

SAN BRUNO

Community Foundation

July 31, 2015

The attached presentation was presented to the San Bruno Community Foundation Board of Directors by Pamela Anderson-Brulé of Anderson Brulé Architects, Inc. (ABA), on July 29, 2015.

SBCF retained ABA to create a capital project cost-modeling tool to help the Board understand and evaluate the types of capital projects identified in SBCF's recently completed Community Listening Campaign report. ABA was charged with creating a high-level cost-modeling tool for seven sample projects to establish a framework for understanding the variety of costs involved in the sample projects. **The model is NOT a detailed cost estimate or a facilities master plan.**

PLEASE KEEP IN MIND THE FOLLOWING POINTS WHEN REVIEWING THIS PRESENTATION:

- The Foundation has made NO decision to fund any of the sample projects. We selected the sample projects because they are representative of the types of projects identified in the Community Listening Campaign report. No funding decisions have been made.
- The 9th slide, entitled "Conceptual Cost Model – Components," details what costs are – and are not – included in the model.
- No plans, designs, feasibility studies, or detailed site land use studies have been completed for the sample projects. As a result, all information in the model is conceptual in nature and based on current metrics in cost per square foot based on current trends in public facilities, service population demands typically used for facilities of a similar nature in other cities, and best estimates with known information for future facility sizes.
- If the Foundation were to decide to fund any of the sample projects, much more extensive planning would be required to determine project scope, size, and cost. The cost-modeling tool is, quite simply, just that: a high-level tool for the Foundation to use at this early stage in the planning process to evaluate certain capital projects and to provide useful background information as the Board begins to deliberate both program and investment strategy.

An aerial photograph of a city and its surrounding landscape, including a river and hills. The image is in grayscale and serves as a background for the text.

San Bruno Community Foundation

Sample Projects Cost Modeling

Foundation Board Meeting

July 29, 2015



Introduction & Agenda Review

Context

Purpose

Intended Results

Context, Purpose, & Intended Results

Context :

The SBCF Board of Directors is in the process of determining the Foundation's program and investment strategies.

Today's Study Session will help Board members understand the general costs of ***Sample Projects*** suggested during SBCF's Community Listening Campaign.

Today's review will include factors that affect those costs and a possible framework for the Foundation's program strategy, both of which will inform the development of the Foundation's investment strategy.

No decisions about program or investment strategy will be made at this meeting.

Context, Purpose, & Intended Results

The Purpose of this Meeting is to:

- Explain ABA's Cost-Modeling Tool
 - Sample Projects
 - The categories of costs involved in capital projects
 - Assumptions built into the model
 - Use of benchmarks
 - The role of escalation
- Provide example cost ranges for each of the Sample Projects
- Explain how the Cost-Modeling Tool can be used to evaluate capital projects

The Intended Results for this Meeting Are:

- Understanding of how the Cost-Modeling Tool works
- Understanding of the categories of costs involved in capital projects and the most critical factors affecting cost
- Understanding of the effects of escalation
- Understanding of example cost ranges for the Sample Projects

Agenda

- Introduction / Agenda Review
- Introduction to Cost Modeling
- Cost Model Functionality
- Sample Project Costs
- Capital Planning
- Conclusion

Introduction to Cost Modeling

Framework

Components

Conceptual Cost Model – Framework

Cost Model versus Cost Estimate

- This is a cost model, not a cost estimate
- Provides a placeholder for budgetary numbers

Assumptions

- Projects outlined are Sample Projects, representative of the projects suggested by the community during the listening Campaign. **No decisions have been made regarding funding.**
- Cost model information is conceptual in nature based on the information available at the time of cost modeling (no plans, designs, feasibility studies, or detailed site land use studies have been completed)
- Sample Projects will remain on the same site in which they reside today (except for the Sample Library Project which may need to be sited elsewhere due to its increased size)
- Site area and building footprint assumptions were made for Sample Projects, and will need to be updated based on final site locations

Conceptual Cost Model – Framework

Items that May affect this Cost Model

- Modifications to the scope of work subsequent to the preparation of this cost model
- Unforeseen Conditions
- Special requirements for site access, off-hour work, or phasing activities
- Restrictive technical specifications, excessive contract or non-competitive bid conditions
- Sole source specifications for materials or products
- Bid approvals delayed beyond the anticipated project schedule
- Off hours and overtime

Conceptual Cost Model – Components

What's Included?

- Demolition Costs
- Site Work Costs
- Building Costs
- Allowance for a Construction Contingency
- Allowance for Soft Costs
- Allowance for Escalation
- Allowance for Project Contingency

What's NOT Included?

- Land Acquisition
- Feasibility Studies
- Financing Costs
- Site Surveys
- Existing Conditions Reports
- Soils Investigation Costs
- Owner Supplied and Installed Items
- Moveable Furniture and Furnishings
- Hazardous Material Investigations and Abatement
- Utility Company Back Charges
- Deep Foundation System
- Temporary Facilities, Staging, and Moving

Cost-Modeling Tool Functionality

Key Concepts

Key Terms

Format & Structure

Conceptual Cost Model – Key Concepts

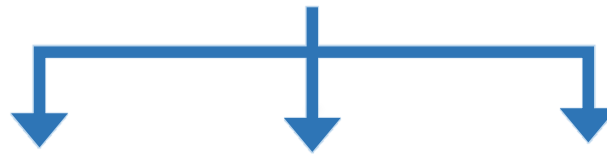
Sample Projects

(Library, Recreation Center, City Pool, Fire Station No. 51, San Bruno City Park, Commodore Park, Crestmoor High School Site Fields)



Program Elements

(Replacement building, new building elements, renovated fields, new playgrounds, improved access and lighting, etc.)



Size

Count

Quality

Conceptual Cost Model – Key Terms

- **Building Program Elements** – Direct costs to construct a building or structure, otherwise known as "brick and mortar" costs
- **Site Program Elements** – Direct costs to construct identified site components
- **Other Program Elements** – Direct costs to develop project site
- **Construction Contingency** – Percentage of construction budget allowed for unforeseeable conditions during construction
- **Soft Costs** – Expenses, other than hard costs, incurred in developing a project
- **Project Contingency** – Percentage of owner budget allowed for unanticipated expenses, often dependent on type of project
- **Escalation**
 - Assumption of labor and material cost increase over time
 - Similar to inflation and deflation, but specific to an item or class of items
 - Unpredictable

PROJECT NAME: Sample Project		Base Yr \$		Construction Start		Constr. Duration (Mo.)		Escalation APR			
PROJECT SCOPE: Replace Building Additional Program, Outdoor		7/1/2015		1/1/17		18.00		3.5%			
	Net-Gross	0.80	Construction Costs Range (\$/Unit):			Include In Program? (#)			Current Program:		
Building Program Elements	NSF	GSF	Low	Med	High	Low	Med	High	NSF	GSF	Construction Costs
Building - Replacement	20,000	25,000	\$ 450.00	\$ 500.00	\$ 550.00		1		20,000	25,000	\$ 12,500,000
Meeting Room	2,000	2,500	\$ 350.00	\$ 400.00	\$ 450.00		1		2,000	2,500	\$ 1,000,000
Tutorial Space	3,000	3,750	\$ 300.00	\$ 350.00	\$ 400.00		1		3,000	3,750	\$ 1,312,500
Computer Lab Space	1,500	1,875	\$ 200.00	\$ 250.00	\$ 300.00		1		1,500	1,875	\$ 750,000
Building - Expansion	15,000	18,750	\$ 450.00	\$ 500.00	\$ 550.00		1		15,000	18,750	\$ 9,375,000
Building Program Total :									41,500	51,875	\$ 24,937,500
Site Program Elements	Unit	Size	Low	Med	High	Low	Med	High	Unit	Size	Construction Costs
Event Space Patio:											\$ 420,000
Concrete Paving - Special	SF	2,000	\$ 50.00	\$ 70.00	\$ 90.00		1		SF	2,000	\$ 140,000
Steel Trellis - Open	SF	2,000	\$ 100.00	\$ 125.00	\$ 150.00		1		SF	2,000.0	\$ 250,000
Power & Lighting	SF	2,000	\$ 10.00	\$ 15.00	\$ 20.00		1		SF	2,000.0	\$ 30,000
Site Program Total :									-	-	\$ 420,000
Other Site Elements	Unit	Size	Low	Med	High	Low	Med	High	Unit	Size	Construction Costs
Demolition Budget:											\$ 250,000
Building Demolition	GSF	20,000	\$ 10.00	\$ 12.50	\$ 15.00		1		GSF	20,000	\$ 250,000
Site Preparation Budget:											\$ 171,048
Site Clearing, Grading, & Compaction - Level Site	SF	28,683	\$ 2.00	\$ 3.00	\$ 4.00		1		SF	28,683	\$ 86,048
OR											
Site Clearing, Grading, & Compaction - Sloped Site	SF	28,683	\$ 4.00	\$ 5.00	\$ 6.00				SF	-	\$ -
Erosion Control (SWPPP)	Acre	2.0	\$ 35,000.00	\$ 42,500.00	\$ 50,000.00		1		Acre	2.0	\$ 85,000
Site Development Budget:											\$ 499,714
Paving, Landscaping, Site Drainage, Lighting, Signage	SF	28,683	\$ 11.00	\$ 13.50	\$ 16.00		1		SF	28,683	\$ 387,214
Monument Sign	Site	1.0	\$ 25,000.00	\$ 37,500.00	\$ 50,000.00		1		Site	1.0	\$ 37,500
Built-in Site Furniture and Furnishings	Site	1.0	\$ 50,000.00	\$ 75,000.00	\$ 100,000.00		1		Site	1.0	\$ 75,000
Site Utility Budget:											225,000
Mechanical (Water, Gas, Sewer, Storm Drain)	Site	1.0	\$ 100,000.00	\$ 125,000.00	\$ 150,000.00		1		Site	1.0	\$ 125,000
Electrical	Site	1.0	\$ 75,000.00	\$ 100,000.00	\$ 125,000.00		1		Site	1.0	\$ 100,000
Parking											3,725,000
Surface Parking at grade	Stalls	50.0	\$ 5,000.00	\$ 6,000.00	\$ 7,000.00		1		Stalls	50.0	\$ 300,000
Deck Parking over underground parking	Stalls	50.0	\$ 7,000.00	\$ 8,500.00	\$ 10,000.00		1		Stalls	50.0	\$ 425,000
Underground Parking ventilated w/ elevator	Stalls	50.0	\$ 50,000.00	\$ 60,000.00	\$ 70,000.00		1		Stalls	50.0	\$ 3,000,000
Other Site Elements Total :											\$ 4,870,761

PROJECT NAME: Sample Project			
Project Costs Elements:			
Building Program Elements	\$ 24,937,500	\$ 27,648,652	
Site Program Elements	\$ 420,000	\$ 465,662	
Other Site Elements	\$ 4,870,761	\$ 5,400,300	
Construction Costs Subtotal	\$ 30,228,261	\$ 33,514,614	
Construction Contingency 5.0%	\$ 1,511,413	\$ 1,675,731	
Project Soft Costs Allowance 35.0%	\$ 10,579,891	\$ 11,730,115	
Subtotal	\$ 42,319,566	\$ 46,920,459	
Project Contingency 10.0%	\$ 4,231,957	\$ 4,692,046	
Estimated Total Project Costs	\$ 46,551,522	\$ 51,612,505	

Format & Structure

Sample Project Name & Scope

Duration & Escalation

ABA

PROJECT NAME: Sample Project		Base Yr \$				Construction Start			Constr. Duration (Mo.)		Escalation APR	
PROJECT SCOPE: Replace Building Additional Program, Outdoor		7/1/2015				1/1/17			18.00		3.5%	
	Net.Gross	0.80	Construction Costs Range (\$/Unit):			Include In Program? (#)			Current Program:			
Building Program Elements	NSF	GSF	Low	Med	High	Low	Med	High	NSF	GSF	Construction Costs	
Building - Replacement	20,000	25,000	\$ 450.00	\$ 500.00	\$ 550.00		1		20,000	25,000	\$ 12,500,000	
Meeting Room	2,000	2,500	\$ 350.00	\$ 400.00	\$ 450.00		1		2,000	2,500	\$ 1,000,000	
Tutorial Space	3,000	3,750	\$ 300.00	\$ 350.00	\$ 400.00		1		3,000	3,750	\$ 1,312,500	
Computer Lab Space	1,500	1,875	\$ 200.00	\$ 250.00	\$ 300.00		1		1,500	1,875	\$ 750,000	
Building - Expansion	15,000	18,750	\$ 450.00	\$ 500.00	\$ 550.00		1		15,000	18,750	\$ 9,375,000	
Building Program Total :									41,500	51,875	\$ 24,937,500	
Site Program Elements	Unit	Size	Low	Med	High	Low	Med	High	Unit	Size	Construction Costs	
Event Space Patio:											\$ 420,000	
Concrete Paving - Special	SF	2,000	\$ 50.00	\$ 70.00	\$ 90.00		1		SF	2,000	\$ 140,000	
Steel Trellis - Open	SF	2,000	\$ 100.00	\$ 125.00	\$ 150.00		1		SF	2,000.0	\$ 250,000	
Power & Lighting	SF	2,000	\$ 10.00	\$ 15.00	\$ 20.00		1		SF	2,000.0	\$ 30,000	
									-	-	\$ -	
Site Program Total :									-	-	\$ 420,000	
Other Site Elements	Unit	Size	Low	Med	High	Low	Med	High	Unit	Size	Construction Costs	
Demolition Budget:											\$ 250,000	
Building Demolition	GSF	20,000	\$ 10.00	\$ 12.50	\$ 15.00		1		GSF	20,000	\$ 250,000	
Site Preparation Budget:											\$ 171,048	
Site Clearing, Grading, & Compaction - Level Site	SF	28,683	\$ 2.00	\$ 3.00	\$ 4.00		1		SF	28,683	\$ 86,048	
OR												
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Erosion Control (SWPPP)	Acre	2.0	\$ 35,000.00	\$ 42,500.00	\$ 50,000.00		1		Acre	2.0	\$ 85,000	
Site Development Budget:											\$ 499,714	
Paving, Landscaping, Site Drainage, Lighting, Signage	SF	28,683	\$ 11.00	\$ 13.50	\$ 16.00		1		SF	28,683	\$ 387,214	
Monument Sign	Site	1.0	\$ 25,000.00	\$ 37,500.00	\$ 50,000.00		1		Site	1.0	\$ 37,500	
Built-in Site Furniture and Furnishings	Site	1.0	\$ 50,000.00	\$ 75,000.00	\$ 100,000.00		1		Site	1.0	\$ 75,000	
Site Utility Budget:											\$ 225,000	
Mechanical (Water, Gas, Sewer, Storm Drain)	Site	1.0	\$ 100,000.00	\$ 125,000.00	\$ 150,000.00		1		Site	1.0	\$ 125,000	
Electrical	Site	1.0	\$ 75,000.00	\$ 100,000.00	\$ 125,000.00		1		Site	1.0	\$ 100,000	
Parking											\$ 3,725,000	
Surface Parking at grade	Stalls	50.0	\$ 5,000.00	\$ 6,000.00	\$ 7,000.00		1		Stalls	50.0	\$ 300,000	
Deck Parking over underground parking	Stalls	50.0	\$ 7,000.00	\$ 8,500.00	\$ 10,000.00		1		Stalls	50.0	\$ 425,000	
Underground Parking ventilated w/ elevator	Stalls	50.0	\$ 50,000.00	\$ 60,000.00	\$ 70,000.00		1		Stalls	50.0	\$ 3,000,000	
Other Site Elements Total :											\$ 4,870,761	

PROJECT NAME:		Sample Project			

Format & Structure

Sample Project Name & Scope

Duration & Escalation

Building Program Elements

PROJECT NAME: Sample Project		Base Yr \$				Construction Start			Constr. Duration (Mo.)		Escalation APR	
PROJECT SCOPE: Replace Building Additional Program, Outdoor		7/1/2015				1/1/17			18.00		3.5%	
	NetGross	0.80	Construction Costs Range (\$/Unit):				Include In Program? (#)			Current Program:		
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Building - Replacement	20,000	25,000	\$ 450.00	\$ 500.00	\$ 550.00		1		20,000	25,000	\$ 12,500,000	
Meeting Room	2,000	2,500	\$ 350.00	\$ 400.00	\$ 450.00		1		2,000	2,500	\$ 1,000,000	
Tutorial Space	3,000	3,750	\$ 300.00	\$ 350.00	\$ 400.00		1		3,000	3,750	\$ 1,312,500	
Computer Lab Space	1,500	1,875	\$ 200.00	\$ 250.00	\$ 300.00		1		1,500	1,875	\$ 750,000	
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Concrete Paving - Special	SF	2,000	\$ 50.00	\$ 70.00	\$ 90.00		1		SF	2,000	\$ 140,000	
Steel Trellis - Open	SF	2,000	\$ 100.00	\$ 125.00	\$ 150.00		1		SF	2,000.0	\$ 250,000	
Power & Lighting	SF	2,000	\$ 10.00	\$ 15.00	\$ 20.00		1		SF	2,000.0	\$ 30,000	
									-	-	\$ -	
Site Program Total :									-	-	\$ 420,000	
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Other Site Elements Total :											\$ 4,870,761	

PROJECT NAME: Sample Project											
		Base Year \$		Construction Year \$							
Project Costs Elements:											
Building Program Elements	\$	24,937,500		\$ 27,648,652							
Site Program Elements	\$	420,000		\$ 465,662							
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Format & Structure

Sample Project Name & Scope

Duration & Escalation

Building Program Elements

Site Program Elements

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Format & Structure

Sample Project Name & Scope

Duration & Escalation

Building Program Elements

Site Program Elements

Other Site Elements

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Building - Replacement	20,000	25,000	\$ 450.00	\$ 500.00	\$ 550.00		1		20,000	25,000	\$ 12,500,000	
Meeting Room	2,000	2,500	\$ 350.00	\$ 400.00	\$ 450.00		1		2,000	2,500	\$ 1,000,000	
Tutorial Space	3,000	3,750	\$ 300.00	\$ 350.00	\$ 400.00		1		3,000	3,750	\$ 1,312,500	
Computer Lab Space	1,500	1,875	\$ 200.00	\$ 250.00	\$ 300.00		1		1,500	1,875	\$ 750,000	
Building - Expansion	15,000	18,750	\$ 450.00	\$ 500.00	\$ 550.00		1		15,000	18,750	\$ 9,375,000	
											\$ -	
Building Program Total :									41,500	51,875	\$ 24,937,500	
Site Program Elements	Unit	Size	Low	Med	High	Low	Med	High	Unit	Size	Construction Costs	
Event Space Patio:											\$ 420,000	
Concrete Paving - Special	SF	2,000	\$ 50.00	\$ 70.00	\$ 90.00		1		SF	2,000	\$ 140,000	
Steel Trellis - Open	SF	2,000	\$ 100.00	\$ 125.00	\$ 150.00		1		SF	2,000.0	\$ 250,000	
Power & Lighting	SF	2,000	\$ 10.00	\$ 15.00	\$ 20.00		1		SF	2,000.0	\$ 30,000	
											\$ -	
Site Program Total :									-	-	\$ 420,000	
Other Site Elements	Unit	Size	Low	Med	High	Low	Med	High	Unit	Size	Construction Costs	
Demolition Budget:											\$ 250,000	
Building Demolition	GSF	20,000	\$ 10.00	\$ 12.50	\$ 15.00		1		GSF	20,000	\$ 250,000	
Site Preparation Budget:											\$ 171,048	
Site Clearing, Grading, & Compaction - Level Site	SF	28,683	\$ 2.00	\$ 3.00	\$ 4.00		1		SF	28,683	\$ 86,048	
OR												
Site Clearing, Grading, & Compaction - Sloped Site	SF	28,683	\$ 4.00	\$ 5.00	\$ 6.00				SF	-	\$ -	
Erosion Control (SWPPP)	Acre	2.0	\$ 35,000.00	\$ 42,500.00	\$ 50,000.00		1		Acre	2.0	\$ 85,000	
Site Development Budget:											\$ 499,714	
Paving, Landscaping, Site Drainage, Lighting, Signage	SF	28,683	\$ 11.00	\$ 13.50	\$ 16.00		1		SF	28,683	\$ 387,214	
Monument Sign	Site	1.0	\$ 25,000.00	\$ 37,500.00	\$ 50,000.00		1		Site	1.0	\$ 37,500	
Built-in Site Furniture and Furnishings	Site	1.0	\$ 50,000.00	\$ 75,000.00	\$ 100,000.00		1		Site	1.0	\$ 75,000	
Site Utility Budget:											\$ 225,000	
Mechanical (Water, Gas, Sewer, Storm Drain)	Site	1.0	\$ 100,000.00	\$ 125,000.00	\$ 150,000.00		1		Site	1.0	\$ 125,000	
Electrical	Site	1.0	\$ 75,000.00	\$ 100,000.00	\$ 125,000.00		1		Site	1.0	\$ 100,000	
Parking											\$ 3,725,000	
Surface Parking at grade	Stalls	50.0	\$ 5,000.00	\$ 6,000.00	\$ 7,000.00		1		Stalls	50.0	\$ 300,000	
Deck Parking over underground parking	Stalls	50.0	\$ 7,000.00	\$ 8,500.00	\$ 10,000.00		1		Stalls	50.0	\$ 425,000	
Underground Parking ventilated w/ elevator	Stalls	50.0	\$ 50,000.00	\$ 60,000.00	\$ 70,000.00		1		Stalls	50.0	\$ 3,000,000	
Other Site Elements Total :											\$ 4,870,761	

PROJECT NAME:		Sample Project									
		Base Year \$				Construction Year \$					
Project Costs Elements:											
Building Program Elements		\$	24,937,500			\$	27,648,652				
Site Program Elements		\$	420,000			\$	465,662				
Other Site Elements		\$	4,870,761			\$	5,400,300				
Construction Costs Subtotal		\$	30,228,261			\$	33,514,614				
Construction Contingency		5.0%	\$ 1,511,413			\$	1,675,731				
Project Soft Costs Allowance		35.0%	\$ 10,579,891			\$	11,730,115				
Subtotal		\$	42,319,566			\$	46,920,459				
Project Contingency		10.0%	\$ 4,231,957			\$	4,692,046				
Estimated Total Project Costs		\$	46,551,522			\$	51,612,505				

Format & Structure

Sample Project Name & Scope

Duration & Escalation

Building Program Elements

Site Program Elements

Other Site Elements

Sample Project Totals

Format & Structure

ABA

PROJECT NAME: Sample Project			Base Yr \$			Construction Start			Constr. Duration (Mo.)			Escalation APR		
PROJECT SCOPE: Replace Building Additional Program, Outdoor			7/1/2015			1/1/17			18.00			3.5%		
	Net-Gross	0.80	Construction Costs Range (\$/Unit):			Include In Program? (#)			Current Program:					
Building Program Elements	NSF	GSF	Low	Med	High	Low	Med	High	NSF	GSF	Construction Costs			
Building - Replacement	20,000	25,000	\$ 450.00	\$ 500.00	\$ 550.00	1			20,000	25,000	\$ 12,500,000			
Meeting Room	2,000	2,500	\$ 350.00	\$ 400.00	\$ 450.00	1			2,000	2,500	\$ 1,000,000			
Tutorial Space	3,000	3,750	\$ 300.00	\$ 350.00	\$ 400.00	1			3,000	3,750	\$ 1,312,500			
Computer Lab Space	1,500	1,875	\$ 200.00	\$ 250.00	\$ 300.00	1			1,500	1,875	\$ 750,000			
Building - Expansion	15,000	18,750	\$ 450.00	\$ 500.00	\$ 550.00	1			15,000	18,750	\$ 9,375,000			
Building Program Total :									41,500	51,875	\$ 24,937,500			
Site Program Elements	Unit	Size	Low	Med	High	Low	Med	High	Unit	Size	Construction Costs			
Event Space Patio:											\$ 420,000			
Concrete Paving - Special	SF	2,000	\$ 50.00	\$ 70.00	\$ 90.00	1			SF	2,000	\$ 140,000			
Steel Trellis - Open	SF	2,000	\$ 100.00	\$ 125.00	\$ 150.00	1			SF	2,000.0	\$ 250,000			
Power & Lighting	SF	2,000	\$ 10.00	\$ 15.00	\$ 20.00	1			SF	2,000.0	\$ 30,000			
Site Program Total :									-	-	\$ 420,000			
Other Site Elements	Unit	Size	Low	Med	High	Low	Med	High	Unit	Size	Construction Costs			
Demolition Budget:											\$ 250,000			
Building Demolition	GSF	20,000	\$ 10.00	\$ 12.50	\$ 15.00	1			GSF	20,000	\$ 250,000			
Site Preparation Budget:											\$ 171,048			
Site Clearing, Grading, & Compaction - Level Site	SF	28,683	\$ 2.00	\$ 3.00	\$ 4.00	1			SF	28,683	\$ 86,048			
OR														
Site Clearing, Grading, & Compaction - Sloped Site	SF	28,683	\$ 4.00	\$ 5.00	\$ 6.00				SF	-	\$ -			
Erosion Control (SWPPP)	Acre	2.0	\$ 35,000.00	\$ 42,500.00	\$ 50,000.00	1			Acre	2.0	\$ 85,000			
Site Development Budget:											\$ 499,714			
Paving, Landscaping, Site Drainage, Lighting, Signage	SF	28,683	\$ 11.00	\$ 13.50	\$ 16.00	1			SF	28,683	\$ 387,214			
Monument Sign	Site	1.0	\$ 25,000.00	\$ 37,500.00	\$ 50,000.00	1			Site	1.0	\$ 37,500			
Built-in Site Furniture and Furnishings	Site	1.0	\$ 50,000.00	\$ 75,000.00	\$ 100,000.00	1			Site	1.0	\$ 75,000			
Site Utility Budget:											225,000			
Mechanical (Water, Gas, Sewer, Storm Drain)	Site	1.0	\$ 100,000.00	\$ 125,000.00	\$ 150,000.00	1			Site	1.0	\$ 125,000			
Electrical	Site	1.0	\$ 75,000.00	\$ 100,000.00	\$ 125,000.00	1			Site	1.0	\$ 100,000			
Parking											3,725,000			
Surface Parking at grade	Stalls	50.0	\$ 5,000.00	\$ 6,000.00	\$ 7,000.00	1			Stalls	50.0	\$ 300,000			
Deck Parking over underground parking	Stalls	50.0	\$ 7,000.00	\$ 8,500.00	\$ 10,000.00	1			Stalls	50.0	\$ 425,000			
Underground Parking ventilated w/ elevator	Stalls	50.0	\$ 50,000.00	\$ 60,000.00	\$ 70,000.00	1			Stalls	50.0	\$ 3,000,000			
Other Site Elements Total :											\$ 4,870,761			

Format & Structure

Sample Program Element Element Size

PROJECT NAME: Sample Project														
			Base Year \$			Construction Year \$								
Project Costs Elements:														
Building Program Elements	\$	24,937,500				\$ 27,648,652								
Site Program Elements	\$	420,000				\$ 465,662								
Other Site Elements	\$	4,870,761				\$ 5,400,300								
Construction Costs Subtotal	\$	30,228,261				\$ 33,514,614								
Construction Contingency	5.0%	\$ 1,511,413				\$ 1,675,731								
Project Soft Costs Allowance	35.0%	\$ 10,579,891				\$ 11,730,115								
Subtotal	\$	42,319,566				\$ 46,920,459								
Project Contingency	10.0%	\$ 4,231,957				\$ 4,692,046								
Estimated Total Project Costs	\$	46,551,522				\$ 51,612,505								

PROJECT NAME: Sample Project			Base Yr \$			Construction Start			Constr. Duration (Mo.)			Escalation APR		
PROJECT SCOPE: Replace Building Additional Program, Outdoor			7/1/2015			1/1/17			18.00			3.5%		
	Net-Gross	0.80	Construction Costs Range (\$/Unit):			Include In Program? (#)			Current Program:					
Building Program Elements	NSF	GSF	Low	Med	High	Low	Med	High	NSF	GSF	Construction Costs			
Building - Replacement	20,000	25,000	\$ 450.00	\$ 500.00	\$ 550.00		1		20,000	25,000	\$ 12,500,000			
Meeting Room	2,000	2,500	\$ 350.00	\$ 400.00	\$ 450.00		1		2,000	2,500	\$ 1,000,000			
Tutorial Space	3,000	3,750	\$ 300.00	\$ 350.00	\$ 400.00		1		3,000	3,750	\$ 1,312,500			
Computer Lab Space	1,500	1,875	\$ 200.00	\$ 250.00	\$ 300.00		1		1,500	1,875	\$ 750,000			
Building - Expansion	15,000	18,750	\$ 450.00	\$ 500.00	\$ 550.00		1		15,000	18,750	\$ 9,375,000			
						Building Program Total :			41,500	51,875	\$ 24,937,500			
Site Program Elements	Unit	Size	Low	Med	High	Low	Med	High	Unit	Size	Construction Costs			
Event Space Patio:											\$ 420,000			
Concrete Paving - Special	SF	2,000	\$ 50.00	\$ 70.00	\$ 90.00		1		SF	2,000	\$ 140,000			
Steel Trellis - Open	SF	2,000	\$ 100.00	\$ 125.00	\$ 150.00		1		SF	2,000.0	\$ 250,000			
Power & Lighting	SF	2,000	\$ 10.00	\$ 15.00	\$ 20.00		1		SF	2,000.0	\$ 30,000			
											\$ -			
						Site Program Total :			-	-	\$ 420,000			
Other Site Elements	Unit	Size	Low	Med	High	Low	Med	High	Unit	Size	Construction Costs			
Demolition Budget:											\$ 250,000			
Building Demolition	GSF	20,000	\$ 10.00	\$ 12.50	\$ 15.00		1		GSF	20,000	\$ 250,000			
Site Preparation Budget:											\$ 171,048			
Site Clearing, Grading, & Compaction - Level Site	SF	28,683	\$ 2.00	\$ 3.00	\$ 4.00		1		SF	28,683	\$ 86,048			
OR														
Site Clearing, Grading, & Compaction - Sloped Site	SF	28,683	\$ 4.00	\$ 5.00	\$ 6.00				SF	-	\$ -			
Erosion Control (SWPPP)	Acre	2.0	\$ 35,000.00	\$ 42,500.00	\$ 50,000.00		1		Acre	2.0	\$ 85,000			
Site Development Budget:											\$ 499,714			
Paving, Landscaping, Site Drainage, Lighting, Signage	SF	28,683	\$ 11.00	\$ 13.50	\$ 16.00		1		SF	28,683	\$ 387,214			
Monument Sign	Site	1.0	\$ 25,000.00	\$ 37,500.00	\$ 50,000.00		1		Site	1.0	\$ 37,500			
Built-in Site Furniture and Furnishings	Site	1.0	\$ 50,000.00	\$ 75,000.00	\$ 100,000.00		1		Site	1.0	\$ 75,000			
Site Utility Budget:											225,000			
Mechanical (Water, Gas, Sewer, Storm Drain)	Site	1.0	\$ 100,000.00	\$ 125,000.00	\$ 150,000.00		1		Site	1.0	\$ 125,000			
Electrical	Site	1.0	\$ 75,000.00	\$ 100,000.00	\$ 125,000.00		1		Site	1.0	\$ 100,000			
Parking											3,725,000			
Surface Parking at grade	Stalls	50.0	\$ 5,000.00	\$ 6,000.00	\$ 7,000.00		1		Stalls	50.0	\$ 300,000			
Deck Parking over underground parking	Stalls	50.0	\$ 7,000.00	\$ 8,500.00	\$ 10,000.00		1		Stalls	50.0	\$ 425,000			
Underground Parking ventilated w/ elevator	Stalls	50.0	\$ 50,000.00	\$ 60,000.00	\$ 70,000.00		1		Stalls	50.0	\$ 3,000,000			
						Other Site Elements Total :					\$ 4,870,761			

Format & Structure

Sample Program Element

Element Size

Construction Cost Range

PROJECT NAME: Sample Project														
			Base Year \$			Construction Year \$								
Project Costs Elements:														
Building Program Elements	\$	24,937,500				\$	27,648,652							
Site Program Elements	\$	420,000				\$	465,662							
Other Site Elements	\$	4,870,761				\$	5,400,300							
Construction Costs Subtotal	\$	30,228,261				\$	33,514,614							
Construction Contingency	5.0%	\$ 1,511,413				\$	1,675,731							
Project Soft Costs Allowance	35.0%	\$ 10,579,891				\$	11,730,115							
Subtotal	\$	42,319,566				\$	46,920,459							
Project Contingency	10.0%	\$ 4,231,957				\$	4,692,046							
Estimated Total Project Costs	\$	46,551,522				\$	51,612,505							

PROJECT NAME: Sample Project			Base Yr \$			Construction Start			Constr. Duration (Mo.)			Escalation APR		
PROJECT SCOPE: Replace Building Additional Program, Outdoor			7/1/2015			1/1/17			18.00			3.5%		
	Net-Gross	0.80	Construction Costs Range (\$/Unit):			Include In Program? (#)			Current Program:					
Building Program Elements	NSF	GSF	Low	Med	High	Low	Med	High	NSF	GSF	Construction Costs			
Building - Replacement	20,000	25,000	\$ 450.00	\$ 500.00	\$ 550.00		1		20,000	25,000	\$ 12,500,000			
Meeting Room	2,000	2,500	\$ 350.00	\$ 400.00	\$ 450.00		1		2,000	2,500	\$ 1,000,000			
Tutorial Space	3,000	3,750	\$ 300.00	\$ 350.00	\$ 400.00		1		3,000	3,750	\$ 1,312,500			
Computer Lab Space	1,500	1,875	\$ 200.00	\$ 400.00	\$ 450.00		1		1,500	1,875	\$ 750,000			
Building - Expansion	15,000	18,750	\$ 450.00	\$ 500.00	\$ 550.00		1		15,000	18,750	\$ 9,375,000			
Building Program Total :									41,500	51,875	\$ 24,937,500			
Site Program Elements	Unit	Size	Low	Med	High	Low	Med	High	Unit	Size	Construction Costs			
Event Space Patio:											\$ 420,000			
Concrete Paving - Special	SF	2,000	\$ 50.00	\$ 70.00	\$ 90.00		1		SF	2,000	\$ 140,000			
Steel Trellis - Open	SF	2,000	\$ 100.00	\$ 125.00	\$ 150.00		1		SF	2,000.0	\$ 250,000			
Power & Lighting	SF	2,000	\$ 10.00	\$ 15.00	\$ 20.00		1		SF	2,000.0	\$ 30,000			
											\$ -			
Site Program Total :									-	-	\$ 420,000			
Other Site Elements	Unit	Size	Low	Med	High	Low	Med	High	Unit	Size	Construction Costs			
Demolition Budget:											\$ 250,000			
Building Demolition	GSF	20,000	\$ 10.00	\$ 12.50	\$ 15.00		1		GSF	20,000	\$ 250,000			
Site Preparation Budget:											\$ 171,048			
Site Clearing, Grading, & Compaction - Level Site	SF	28,683	\$ 2.00	\$ 3.00	\$ 4.00		1		SF	28,683	\$ 86,048			
OR														
Site Clearing, Grading, & Compaction - Sloped Site	SF	28,683	\$ 4.00	\$ 5.00	\$ 6.00				SF	-	\$ -			
Erosion Control (SWPPP)	Acre	2.0	\$ 35,000.00	\$ 42,500.00	\$ 50,000.00		1		Acre	2.0	\$ 85,000			
Site Development Budget:											\$ 499,714			
Paving, Landscaping, Site Drainage, Lighting, Signage	SF	28,683	\$ 11.00	\$ 13.50	\$ 16.00		1		SF	28,683	\$ 387,214			
Monument Sign	Site	1.0	\$ 25,000.00	\$ 37,500.00	\$ 50,000.00		1		Site	1.0	\$ 37,500			
Built-in Site Furniture and Furnishings	Site	1.0	\$ 50,000.00	\$ 75,000.00	\$ 100,000.00		1		Site	1.0	\$ 75,000			
Site Utility Budget:											225,000			
Mechanical (Water, Gas, Sewer, Storm Drain)	Site	1.0	\$ 100,000.00	\$ 125,000.00	\$ 150,000.00		1		Site	1.0	\$ 125,000			
Electrical	Site	1.0	\$ 75,000.00	\$ 100,000.00	\$ 125,000.00		1		Site	1.0	\$ 100,000			
Parking											3,725,000			
Surface Parking at grade	Stalls	50.0	\$ 5,000.00	\$ 7,000.00	\$ 10,000.00		1		Stalls	50.0	\$ 300,000			
Deck Parking over underground parking	Stalls	50.0	\$ 7,000.00	\$ 8,500.00	\$ 10,000.00		1		Stalls	50.0	\$ 425,000			
Underground Parking ventilated w/ elevator	Stalls	50.0	\$ 50,000.00	\$ 60,000.00	\$ 70,000.00		1		Stalls	50.0	\$ 3,000,000			
Other Site Elements Total :											\$ 4,870,761			

Format & Structure

Sample Program Element
Element Size
Construction Cost Range
Quantity & Quality

PROJECT NAME: Sample Project														
			Base Year \$			Construction Year \$								
Project Costs Elements:														
Building Program Elements	\$	24,937,500				\$ 27,648,652								
Site Program Elements	\$	420,000				\$ 465,662								
Other Site Elements	\$	4,870,761				\$ 5,400,300								
Construction Costs Subtotal	\$	30,228,261				\$ 33,514,614								
Construction Contingency	5.0%	\$ 1,511,413				\$ 1,675,731								
Project Soft Costs Allowance	35.0%	\$ 10,579,891				\$ 11,730,115								
Subtotal	\$	42,319,566				\$ 46,920,459								
Project Contingency	10.0%	\$ 4,231,957				\$ 4,692,046								
Estimated Total Project Costs	\$	46,551,522				\$ 51,612,505								

PROJECT NAME:	Sample Project
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Estimated Total Project Costs	\$	46,551,522	\$	51,612,505
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Sample Program Element
Element Size
Construction Cost Range
Quantity & Quality
Total Construction Cost

Format & Structure

	Net:Gross	0.80	Construction Costs Range (\$/Unit):			Include In Program? (#)			Current Program:		
Building Program Elements	NSF	GSF	Low	Med	High	Low	Med	High	NSF	GSF	Construction Costs
Building - Replacement	20,000	25,000	\$ 450.00	\$ 500.00	\$ 550.00		1		20,000	25,000	\$ 12,500,000
Meeting Room	2,000	2,500	\$ 350.00	\$ 400.00	\$ 450.00		1		2,000	2,500	\$ 1,000,000
Tutorial Space	3,000	3,750	\$ 300.00	\$ 350.00	\$ 400.00		1		3,000	3,750	\$ 1,312,500
Computer Lab Space	1,500	1,875	\$ 250.00	\$ 300.00	\$ 350.00		1		1,500	1,875	\$ 750,000
Building - Expansion	12,000	15,000	\$ 450.00	\$ 500.00	\$ 550.00		1		12,000	15,000	\$ 7,500,000
		-							-	-	\$ -
Building Program Total :									38,500	48,125	\$ 23,062,500

Building Program Elements: Size, Count, Quality

- NSF = Size
- Number to include in program = Count
- Low, Medium, or High to include in program = Quality

Format & Structure

	Net:Gross	0.80	Construction Costs Range (\$/Unit):			Include In Program? (#)			Current Program:		
Building Program Elements	NSF	GSF	Low	Med	High	Low	Med	High	NSF	GSF	Construction Costs
Building - Replacement	20,000	25,000	\$ 450.00	\$ 500.00	\$ 550.00		1		20,000	25,000	\$ 12,500,000
Meeting Room	2,000	2,500	\$ 350.00	\$ 400.00	\$ 450.00		1		2,000	2,500	\$ 1,000,000
Tutorial Space	3,000	3,750	\$ 300.00	\$ 350.00	\$ 400.00		1		3,000	3,750	\$ 1,312,500
Computer Lab Space	3,000	3,750	\$ 350.00	\$ 400.00	\$ 450.00		1		3,000	3,750	\$ 1,500,000
Building - Expansion	15,000	18,750	\$ 450.00	\$ 500.00	\$ 550.00		1		15,000	18,750	\$ 9,375,000
		-							-	-	\$ -
Building Program Total :									43,000	53,750	\$ 25,687,500

Building Program Elements: Size, Count, Quality

- NSF = Size
- Number to include in program = Count
- Low, Medium, or High to include in program = Quality

Format & Structure

	Net:Gross	0.80	Construction Costs Range (\$/Unit):			Include In Program? (#)			Current Program:		
Building Program Elements	NSF	GSF	Low	Med	High	Low	Med	High	NSF	GSF	Construction Costs
Building - Replacement	20,000	25,000	\$ 450.00	\$ 500.00	\$ 550.00		1		20,000	25,000	\$ 12,500,000
Meeting Room	2,000	2,500	\$ 350.00	\$ 400.00	\$ 450.00		1		2,000	2,500	\$ 1,000,000
Tutorial Space	3,000	3,750	\$ 300.00	\$ 350.00	\$ 400.00		1		3,000	3,750	\$ 1,312,500
Computer Lab Space	3,000	3,750	\$ 350.00	\$ 400.00	\$ 450.00		1		3,000	3,750	\$ 1,500,000
Building - Expansion	15,000	18,750	\$ 450.00	\$ 500.00	\$ 550.00		1		15,000	18,750	\$ 9,375,000
		-							-	-	\$ -
Building Program Total :									43,000	53,750	\$ 25,687,500

Building Program Elements: Size, Count, Quality

- NSF = Size
- Number to include in program = Count
- Low, Medium, or High to include in program = Quality

Format & Structure

	Net:Gross	0.80	Construction Costs Range (\$/Unit):			Include In Program? (#)			Current Program:		
Building Program Elements	NSF	GSF	Low	Med	High	Low	Med	High	NSF	GSF	Construction Costs
Building - Replacement	20,000	25,000	\$ 450.00	\$ 500.00	\$ 550.00		1		20,000	25,000	\$ 12,500,000
Meeting Room	2,000	2,500	\$ 350.00	\$ 400.00	\$ 450.00		1		2,000	2,500	\$ 1,000,000
Tutorial Space	3,000	3,750	\$ 300.00	\$ 350.00	\$ 400.00		1		3,000	3,750	\$ 1,312,500
Computer Lab Space	3,000	3,750	\$ 250.00	\$ 400.00	\$ 450.00		2		6,000	7,500	\$ 3,000,000
Building - Expansion	15,000	18,750	\$ 450.00	\$ 500.00	\$ 550.00		1		15,000	18,750	\$ 9,375,000
		-							-	-	\$ -
Building Program Total :									46,000	57,500	\$ 27,187,500

Building Program Elements: Size, Count, Quality

- NSF = Size
- Number to include in program = Count
- Low, Medium, or High to include in program = Quality

Format & Structure

	Net:Gross	0.80	Construction Costs Range (\$/Unit):			Include In Program? (#)			Current Program:		
Building Program Elements	NSF	GSF	Low	Med	High	Low	Med	High	NSF	GSF	Construction Costs
Building - Replacement	20,000	25,000	\$ 450.00	\$ 500.00	\$ 550.00		1		20,000	25,000	\$ 12,500,000
Meeting Room	2,000	2,500	\$ 350.00	\$ 400.00	\$ 450.00		1		2,000	2,500	\$ 1,000,000
Tutorial Space	3,000	3,750	\$ 300.00	\$ 350.00	\$ 400.00		1		3,000	3,750	\$ 1,312,500
Computer Lab Space	3,000	3,750	\$ 250.00	\$ 400.00	\$ 450.00		2		6,000	7,500	\$ 3,000,000
Building - Expansion	15,000	18,750	\$ 450.00	\$ 500.00	\$ 550.00		1		15,000	18,750	\$ 9,375,000
		-							-	-	\$ -
Building Program Total :									46,000	57,500	\$ 27,187,500

Building Program Elements: Size, Count, Quality

- NSF = Size
- Number to include in program = Count
- Low, Medium, or High to include in program = Quality

Format & Structure

	Net:Gross	0.80	Construction Costs Range (\$/Unit):			Include In Program? (#)			Current Program:		
Building Program Elements	NSF	GSF	Low	Med	High	Low	Med	High	NSF	GSF	Construction Costs
Building - Replacement	20,000	25,000	\$ 450.00	\$ 500.00	\$ 550.00		1		20,000	25,000	\$ 12,500,000
Meeting Room	2,000	2,500	\$ 350.00	\$ 400.00	\$ 450.00		1		2,000	2,500	\$ 1,000,000
Tutorial Space	3,000	3,750	\$ 300.00	\$ 350.00	\$ 400.00		1		3,000	3,750	\$ 1,312,500
Computer Lab Space	3,000	3,750	\$ 250.00	\$ 400.00	\$ 450.00		0	2	6,000	7,500	\$ 3,375,000
Building - Expansion	15,000	18,750	\$ 450.00	\$ 500.00	\$ 550.00		1		15,000	18,750	\$ 9,375,000
		-							-	-	\$ -
Building Program Total :									46,000	57,500	\$ 27,562,500

Building Program Elements: Size, Count, Quality

- NSF = Size
- Number to include in program = Count
- Low, Medium, or High to include in program = Quality

Format & Structure

Construction Start	Constr. Duration (Mo.)	Escalation APR
1/1/17	18.00	3.5%

		Base Year \$		Construction Year \$
Project Costs Elements:				
Building Program Elements		\$ 24,937,500		\$ 27,648,652
Site Program Elements		\$ 420,000		\$ 465,662
Other Site Elements		\$ 4,870,161		\$ 5,400,300
Construction Costs Subtotal		\$ 30,227,661		\$ 33,514,614
Construction Contingency	5.0%	\$ 1,511,413		\$ 1,675,731
Project Soft Costs Allowance	35.0%	\$ 10,579,891		\$ 11,730,115
Subtotal		\$ 42,319,566		\$ 46,920,459
Project Contingency	10.0%	\$ 4,231,957		\$ 4,692,046
Estimated Total Project Costs		\$ 46,551,522		\$ 51,612,505

Escalation

- Construction Duration = Time
- Escalation APR = Rate over time

Format & Structure

Construction Start	Constr. Duration (Mo.)	Escalation APR
1/1/17	24.00	3.5%

		Base Year \$		Construction Year \$
Project Costs Elements:				
Building Program Elements		\$ 24,937,500		\$ 28,128,342
Site Program Elements		\$ 420,000		\$ 473,741
Other Site Elements		\$ 4,870,161		\$ 5,493,993
Construction Costs Subtotal		\$ 30,237,661		\$ 34,096,075
Construction Contingency	5.0%	\$ 1,511,413		\$ 1,704,804
Project Soft Costs Allowance	35.0%	\$ 10,579,891		\$ 11,933,626
Subtotal		\$ 42,319,566		\$ 47,734,505
Project Contingency	10.0%	\$ 4,231,957		\$ 4,773,451
Estimated Total Project Costs		\$ 46,551,522		\$ 52,507,956

Escalation

- Construction Duration = Time
- Escalation APR = Rate over time

Format & Structure

Construction Start	Constr. Duration (Mo.)	Escalation APR
1/1/17	24.00	3.5%

		Base Year \$		Construction Year \$
Project Costs Elements:				
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Escalation

- Construction Duration = Time
- Escalation APR = Rate over time

Format & Structure

Construction Start	Constr. Duration (Mo.)	Escalation APR
1/1/17	24.00	4.0%

		Base Year \$		Construction Year \$
Project Costs Elements:				
Building Program Elements		\$ 24,937,500		\$ 28,606,821
Site Program Elements		\$ 420,000		\$ 481,799
Other Site Elements		\$ 4,870,761		\$ 5,587,448
Construction Costs Subtotal		\$ 30,238,261		\$ 34,676,069
Construction Contingency	5.0%	\$ 1,511,413		\$ 1,733,803
Project Soft Costs Allowance	35.0%	\$ 10,579,891		\$ 12,136,624
Subtotal		\$ 42,319,566		\$ 48,546,496
Project Contingency	10.0%	\$ 4,231,957		\$ 4,854,650
Estimated Total Project Costs		\$ 46,551,522		\$ 53,401,146

Escalation

- Construction Duration = Time
- Escalation APR = Rate over time

Format & Structure

Construction Start	Constr. Duration (Mo.)	Escalation APR
1/1/17	24.00	4.0%

		Base Year \$		Construction Year \$
Project Costs Elements:				
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Site Program Elements		\$ 420,000		\$ 481,799
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Construction Costs Subtotal		\$ 30,227,661		\$ 34,676,069
Construction Contingency	5.0%	\$ 1,511,413		\$ 1,733,803
Project Soft Costs Allowance	35.0%	\$ 10,579,891		\$ 12,136,624
Subtotal		\$ 42,319,566		\$ 48,546,496
Project Contingency	10.0%	\$ 4,231,957		\$ 4,854,650
Estimated Total Project Costs		\$ 46,551,522		\$ 53,401,146

Contingencies

- Construction Contingency = Unforeseeable conditions during construction
- Project Soft Costs Allowance = Fees, Taxes, Other Expenses
- Project Contingency = Unanticipated expenses

Format & Structure

Construction Start	Constr. Duration (Mo.)	Escalation APR
1/1/17	24.00	4.0%

		Base Year \$		Construction Year \$
Project Costs Elements:				
Building Program Elements		\$ 24,937,500		\$ 28,606,821
Site Program Elements		\$ 420,000		\$ 481,799
Other Site Elements		\$ 4,870,861		\$ 5,587,448
Construction Costs Subtotal		\$ 30,228,261		\$ 34,676,069
Construction Contingency	10.0%	\$ 3,022,826		\$ 3,467,607
Project Soft Costs Allowance	35.0%	\$ 10,579,891		\$ 12,136,624
Subtotal		\$ 43,830,979		\$ 50,280,300
Project Contingency	10.0%	\$ 4,383,098		\$ 5,028,030
Estimated Total Project Costs		\$ 48,214,077		\$ 55,308,330

Contingencies

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Format & Structure

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1/1/17	24.00	4.0%

		Base Year \$		Construction Year \$
Project Costs Elements:				
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Construction Costs Subtotal		\$ 30,228,261		\$ 34,676,069
Construction Contingency	10.0%	\$ 3,022,826		\$ 3,467,607
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Format & Structure

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Other Site Elements		\$ 4,870,161		\$ 5,587,448
Construction Costs Subtotal		\$ 30,228,261		\$ 34,676,069
Construction Contingency	10.0%	\$ 3,022,826		\$ 3,467,607
Project Soft Costs Allowance	40.0%	\$ 12,091,305		\$ 13,870,427
Subtotal		\$ 45,342,392		\$ 52,014,103
Project Contingency	10.0%	\$ 4,534,239		\$ 5,201,410
Estimated Total Project Costs		\$ 49,876,631		\$ 57,215,513

Contingencies

- Construction Contingency = Unforeseeable conditions during construction
- Project Soft Costs Allowance = Fees, Taxes, Other Expenses
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Format & Structure

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Construction Costs Subtotal		\$ 30,228,261		\$ 34,676,069
Construction Contingency	10.0%	\$ 3,022,826		\$ 3,467,607
Project Soft Costs Allowance	40.0%	\$ 12,091,305		\$ 13,870,427
Subtotal		\$ 45,342,392		\$ 52,014,103
Project Contingency	15.0%	\$ 6,801,359		\$ 7,802,115
Estimated Total Project Costs		\$ 52,143,751		\$ 59,816,218

Contingencies

- Construction Contingency = Unforeseeable conditions during construction
- Project Soft Costs Allowance = Fees, Taxes, Other Expenses
- Project Contingency = Unanticipated expenses

Sample Project Costs

Sample Project Costs

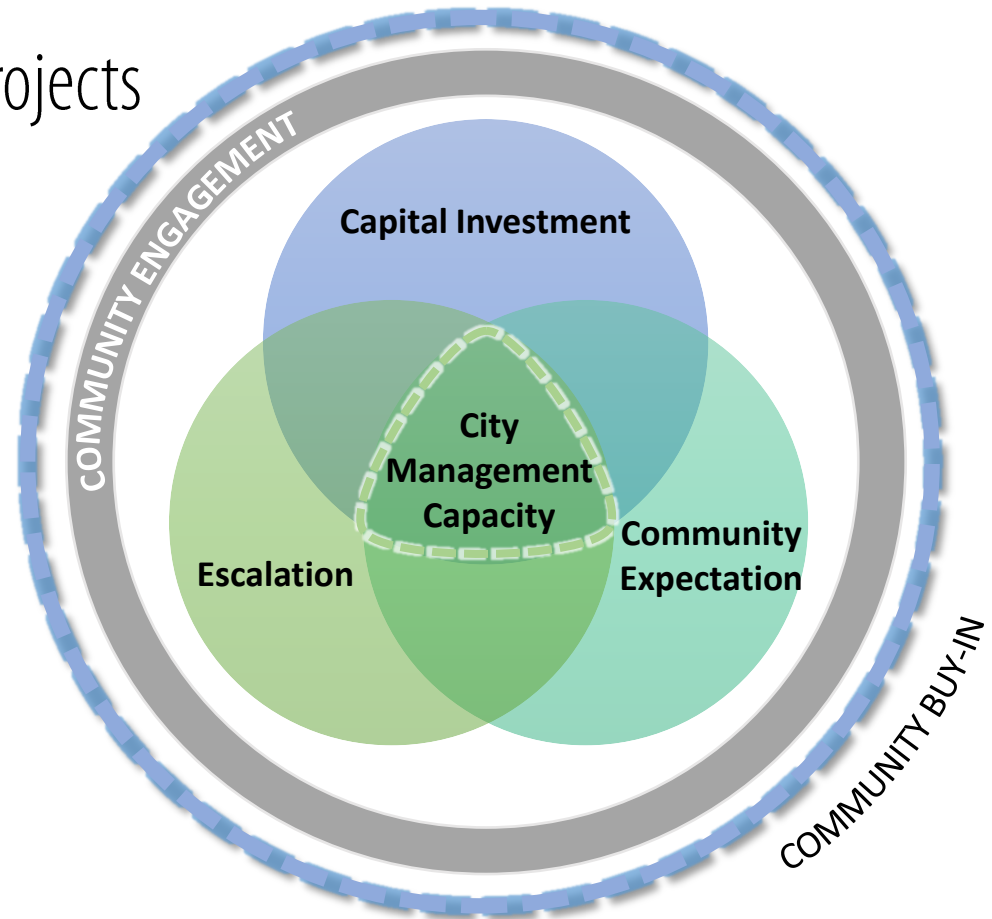
	Base Year (2015) Total Project Cost		Hypothetical Construction Year	Construction Year Total Project Cost	
	Low	High		Low	High
City Library	\$ 32,468,000	\$ 41,439,000	2018	\$ 37,258,000	\$ 47,552,000
Veterans Memorial Recreation Center	\$ 26,644,000	\$ 34,786,000	2018	\$ 30,575,000	\$ 39,918,000
City Swimming Pool	\$ 7,311,000	\$ 8,771,000	2018	\$ 8,390,000	\$ 10,064,000
Fire Station No. 51	\$ 13,013,000	\$ 15,906,000	2018	\$ 14,933,000	\$ 18,253,000
San Bruno City Park	\$ 9,294,000	\$ 21,575,000	2018	\$ 10,665,000	\$ 24,758,000
Commodore Park	\$ 2,829,000	\$ 10,329,000	2018	\$ 3,247,000	\$ 11,852,000
Crestmoor High School Fields	\$ 7,452,000	\$ 12,152,000	2018	\$ 8,551,000	\$ 13,945,000
Estimated Total Program Costs*	\$ 99,010,000	\$ 144,958,000	-	\$ 113,619,000	\$ 166,342,000

*Projects outlined are Sample Projects, representative of the projects suggested by the community during the listening Campaign.
No decisions have been made regarding funding.

Capital Planning

Capital Planning for Public Projects

- City Led Process with Recommendations from Community Stakeholders & Foundation
- Balance of Factors Over Time
 - Capital Investment
 - Interest strategy
 - Potential to grow investment
 - Escalation
 - Project cost increase overtime
 - Community Expectation
 - Aging Facilities
 - Outreach
 - City Management Capacity
 - Methodologies
 - Strategies



Conclusion

- **Next Steps**

- Coordinate with City of San Bruno
 - Develop Comprehensive Facilities Master Plan
 - Community Outreach

- **Feedback**



Thank You