



MARCENE TAYLOR INC.

***Conceptual Cost Plan***

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017**

**MTI Job No. 17-0352**

Marcene Taylor Inc.  
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**Conceptual Cost Plan**

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**Basis of Estimate**

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*Executive Summary*

The following estimate was prepared using preliminary program information provided by HMC Architects. The estimate is divided into three sections - a description of the basis of the estimate, overall summary, and building and sitework areas, summaries, and component budgets.

The total construction cost in this estimate is \$11,484,363 for the Tenant Improvement Option, \$15,927,724 for the County portion of the New Construction Option and \$10,588,504 for Town portion of the New Construction Option. Project costs are summarized with each section.

Please feel free to contact me should you require additional information.

Sincerely,



Marcene N. Taylor, CPE  
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(510) 735-6768





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**Basis of Estimate**

***Conceptual Cost Plan***

**County Building and Town Hall  
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*Basis of Estimate*

**Project Description**

Options for a new County Government Building and Town Hall in Mammoth Lakes, California.

**Conditions of Construction**

- The construction start date varies by Option.
- The total construction period varies by Option.
- The general contract will be competitively bid by at least four qualified general contractors and main subcontractors.
- The contractor will be required to pay prevailing wages.
- There will not be small business set aside requirements.
- The general contractor will have access to the site at all hours.

**Inclusions**

The Tenant Improvement Option allows for typical construction for a leased space using BOMA Standards including modification of interior spaces and finishes with reconfiguration of building MEP systems. Costs for the building shell and core and MEP equipment are not included with this option. We have assumed that the building owner will contribute \$40/SF as a TI Allowance (see summary page).

The New Construction Option allows for typical spread footings and slab on grade, two story wood-framed construction, exterior wall framing and finish, roof insulation and coverings, interior partition framing and doors, fittings, stairs, interior finishes, conveying, new MEP systems, equipment and furnishings, and associated sitework.

**Exclusions**

- Cost escalation beyond the construction midpoint listed on the Summary Sheet.
- Land and easement acquisition costs including real estate fees, CEQA mitigation, and entitlement costs.
- Utility surveys.
- Costs associated with special foundation systems and unsuitable soils conditions.
- Environmental impact mitigation.
- Fees associated with LEED certification.
- Builder's risk, project wrap-up, and other owner provided insurance programs.
- Hazardous material abatement.
- Off-site work except as specifically identified.
- Premium or overtime pay.

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### *Basis of Estimate*

#### **Risk Register**

This cost plan has been prepared using only early conceptual ideas of what may be in the project. Costs will change as the design is developed.

The construction market continues to be fairly volatile with fluxuating materials costs and lack of skilled labor. Prices for labor and materials may see increases beyond what is covered in the mark-up for cost escalation. In addition, the project location is in a smaller market and may not attract competitive bidding.

Since this is a preliminary estimate, there is not a design for structural systems and a geotechnical report is not available. There is a risk that standard spread footings will not be an adequate foundation system and costs could increase dramatically if special foundation

#### **Items Used in Preparing Cost Estimate**

Conceptual Building Program for Town of Mammoth Lakes New Town Hall prepared by HMC Architects dated March 21, 2017.

Conceptual Building Program for Mono County prepared by HMC Architects dated March 21, 2017.

Mono County Government Center Feasibility Study Final Report prepared by Collaborative Design Studio dated September 7, 2016.

Discussions with the project architects and engineers.

#### **Assumption of Market Conditions**

This estimate is an opinion of probable construction costs based on measurement and pricing of quantities available through provided information and reasonable assumptions for work not covered in the current drawings and specifications. Unit rates are based on historical data and/or discussions with contractors. The unit rates in this estimate reflect current bid costs in the area and include subcontractors' overhead and profit. MTI has no control over material or labor pricing and market conditions at the time of bid. Hence, MTI cannot guarantee that the bids or construction cost will not vary from this opinion of probable construction cost.

This estimate is based on the assumption that there will be competitive bidding for every portion of the work - a minimum of four bidders for all subcontract items and general contractor bids if applicable. If fewer bids are received, prices may be higher, while more bids received may result in more competitive pricing.



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**Overall Areas and Summaries**

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*Overall Areas*

	Enclosed	Covered	Gross*	
Option 1 - Tenant Improvements	54,000	800	54,400	SF
Option 2 - Phase 1 County Building	33,000	400	33,200	SF
Option 2 - Phase 2 Town Hall	21,000	400	21,200	SF

\* Gross floor area is calculated as the full enclosed area plus one-half of the covered area.



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*Overall Summary**Total \$***Option 1 - Tenant Improvements**

Construction Costs	11,484,363
Project Costs	3,737,754
<b>Total</b>	<b>15,222,117</b>

**Option 2 - Phase 1 County Building**

Construction Costs	15,927,724
Project Costs	4,580,892
<b>Total</b>	<b>20,508,615</b>

**Option 2 - Phase 2 Town Hall**

Construction Costs	10,588,504
Project Costs	3,650,480
<b>Total</b>	<b>14,238,984</b>

**COST ALTERNATES***County and Town Buildings as One Phase beginning October 2019*

Construction Costs			
County	33,000	494.76	16,327,090
Town	21,000	491.18	10,314,768
<b>Total Construction Cost - One Phase Complete Project</b>			<b>26,641,858</b>

*County Building beginning October 2019 and Town Building beginning October 2022*

Construction Costs			
County	33,000	494.76	16,327,090
Town	21,000	550.78	11,566,448
<b>Total Construction Cost - County and Town Separate Phases</b>			<b>27,893,537</b>

*County Buildings Two Phases beginning October 2019 and Town Building beginning October 2022*

Construction Costs			
County Phase 1	18,000	494.76	8,905,685
County Phase 2	15,000	524.78	7,871,692
Town	21,000	550.78	11,566,448
<b>Total Construction Cost - County and Town Separate Phases</b>			<b>28,343,825</b>



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**Option 1 - Tenant Improvements**

**Building Areas, Summary, and Detail**

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**Option 1 - Tenant Improvements***Areas and Control Quantities*

<b>Areas</b>	<b>Enclosed</b>	<b>Covered</b>	<b>Gross*</b>	
Second Floor	27,000	400	27,200	SF
Third Floor	27,000	400	27,200	SF
<b>Total Building Area</b>	<b>54,000</b>	<b>800</b>	<b>54,400</b>	<b>SF</b>

<b>Control Quantities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Ratio to Gross</b>
Gross Floor Area	54,400	SF	1.000
Enclosed Area	54,000	SF	0.993
Covered Area	800	SF	0.015
Gross Exterior Wall Area	28,723	SF	0.528
Finished Wall Area	28,723	SF	0.528
Glazing Area	4,308	SF	0.079
Total Roof Area	27,800	SF	0.511
Sloped Roof Area	0	SF	0.000
Flat Roof Area	27,800	SF	0.511
Total Length of Interior Partitions	5,431	LF	0.100

\* Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

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**Option 1 - Tenant Improvements***Project Cost Summary*

\$

Site and Building Acquisition		0
Financing Costs		0
Architecture and Engineering		
Programming and feasibility	0.0%	0
Full design services (SD through CA)	10.0%	932,436
Permit and Plan Check Fees		
Local building permit fees	0.5%	46,622
Local plan check fees	0.4%	37,297
Development fees		0
Specialty Consultants		
Surveys		0
Geotechnical report		0
Hazardous materials survey		0
Storm water management		0
Waterproofing		0
Acoustical		25,000
Data/telecom/security		35,000
Construction Costs		
Building construction per MTI estimate		9,324,363
Testing and Inspection		
Inspector of record		0
Testing and special inspections	1.0%	93,244
Project Management		
Staff program support		TBD
Construction management	0.0%	0
Preconstruction services		0
Document reproduction and reimbursables		35,000
Furnishings, Fixtures, and Equipment		
Furnishings - County to reuse existing		0
City furnishings - allow		500,000
Telecom, security, and audiovisual equipment - allow \$8.50/SF		459,000
Signage and wayfinding - allow \$0.75/SF		40,500
Final fitup		25,000
Relocation and Temporary Facilities		
Move manager		TBD
Moving and storage		TBD
Interim housing		0
Program Expenses		
OPPI insurance		0
Building commissioning		50,000
Legal services		35,000
Outreach, communications, and public relations		25,000
Art program		TBD
PLA administration		0
Training		TBD
Program Risk Costs		
Construction contingency	10.0%	932,436
Scope change contingency	5.0%	466,218

**Total Project Cost** **13,062,117**

Note - County costs are 61% of Total 7,967,891

Note - Town costs are 39% of Total 5,094,226

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**Option 1 - Tenant Improvements**

<i>Component Summary</i>	<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations	0.00	0
A20 Basement Construction	0.00	0
B10 Superstructure	0.92	50,000
B20 Enclosure	0.00	0
B30 Roofing	0.00	0
C10 Interior Construction	39.65	2,156,747
C20 Stairs	0.00	0
C30 Interior Finishes	19.85	1,080,000
D10 Conveying	0.00	0
D20 Plumbing	7.81	425,000
D30 HVAC	32.86	1,787,400
D40 Fire Protection	3.47	189,000
D50 Electrical	29.50	1,604,800
E10 Equipment	4.96	270,000
E20 Furnishings	7.64	415,620
F10 Special Construction	0.00	0
F20 Selective Building Demolition	6.45	351,000
G10 Site Preparation	0.00	0
G20 Site Improvement	0.00	0
G30 Site Mechanical Utilities	0.00	0
G40 Site Electrical Utilities	0.00	0
G90 Other Site Construction	0.00	0

<b>Direct Construction Cost</b>	<b>153.12</b>	<b>8,329,567</b>
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Design Contingency	15.0%	22.97	1,249,435
Bonds and Insurance	2.5%	4.40	239,475
General Requirements	2.5%	4.51	245,462
General Conditions	4.0%	7.40	402,558
GC OH&P or CM Fee	5.0%	9.62	523,325
Cost Escalation to Midpoint of Construction <sup>1</sup>	4.5%	9.09	494,542

<b>Total Construction Cost</b>	<b>211.11</b>	<b>11,484,363</b>
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TI Allowance provided by building owner	(40.00)	(2,160,000)
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<b>Total Construction Cost including TI Allowance</b>	<b>85.54</b>	<b>9,324,363</b>
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<sup>1</sup> Cost escalation to midpoint of construction in April 2018 - 12 months at 4.5% per annum. Construction start October 2017 with 8 month duration.

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**Option 1 - Tenant Improvements**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>A10 Foundations</u></b>					<b><u>0</u></b>
<b><u>A20 Basement Construction</u></b>					<b><u>0</u></b>
<b><u>B10 Superstructure</u></b>					<b><u>50,000</u></b>
Floor and roof construction					50,000
Core existing slabs as required					
for new penetrations for					
plumbing and electrical					
modifications - allow	100	EA	500.00	50,000	
<b><u>B20 Enclosure</u></b>					<b><u>0</u></b>
<b><u>B30 Roofing</u></b>					<b><u>0</u></b>
<b><u>C10 Interior Construction</u></b>					<b><u>2,156,747</u></b>
Interior partitions					1,678,157
Partition framing, sound					
insulation, and gypsum board					
sheathing	86,896	SF	14.50	1,259,992	
Interior glazing - allow	7,603	SF	55.00	418,165	
Interior doors					343,750
Allow	275	EA	1,250.00	343,750	
Fittings					134,840
Code required signage	54,400	SF	0.35	19,040	
Toilet partitions and accessories	1	LS	75,000.00	75,000	
Miscellaneous fittings including					
markerboards, lockers, and fire					
extinguisher cabinets	54,400	SF	0.75	40,800	

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**Option 1 - Tenant Improvements**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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**C20 Stairs****0****C30 Interior Finishes****1,080,000**

Wall finishes					135,000
Allow including paint, acoustic wall panels, and upgraded finishes at public areas	54,000	SF	2.50	135,000	
Floor finishes					459,000
Allow including carpet, resilient sheet flooring, tile, and upgraded finishes at public areas with associated bases	54,000	SF	8.50	459,000	
Ceiling finishes					486,000
Allow including acoustic ceiling tile and grid, acoustic treatments, suspended gypsum board ceilings, and associated soffit framing and finish	54,000	SF	9.00	486,000	

**D10 Conveying****0****D20 Plumbing****425,000**

Plumbing systems within building					425,000
New fixtures and equipment connections with associated piping modifications as required for new use	85	EA	5,000.00	425,000	

**D30 HVAC****1,787,400**

HVAC systems within building					1,787,400
New equipment as required	54,000	SF	16.50	891,000	
Modify existing ductwork as required for new use	54,000	SF	10.00	540,000	
Diffusers, registers, and grilles	54,000	SF	1.50	81,000	
New zoning and controls	54,000	SF	4.50	243,000	
Testing and balancing	240	HR	135.00	32,400	

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<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>D40 Fire Protection</u></b>					<b><u>189,000</u></b>
Sprinklers					189,000
Modify existing sprinkler head layout as required for new use	54,000	SF	3.50	189,000	
<b><u>D50 Electrical</u></b>					<b><u>1,604,800</u></b>
Electrical systems within building					1,604,800
Lighting and controls	54,400	SF	15.00	816,000	
User convenience power	54,400	SF	4.50	244,800	
Communications	54,400	SF	3.00	163,200	
Fire alarm	54,400	SF	2.50	136,000	
Security	54,400	SF	2.00	108,800	
A/V	54,400	SF	2.00	108,800	
Trade specialties	54,400	SF	0.50	27,200	
<b><u>E10 Equipment</u></b>					<b><u>270,000</u></b>
Institutional equipment					270,000
Allow including appliances and A/V equipment	54,000	SF	5.00	270,000	
<b><u>E20 Furnishings</u></b>					<b><u>415,620</u></b>
Fixed furnishings					415,620
Window blinds and shades	4,308	SF	15.00	64,620	
Fixed casework	54,000	SF	6.50	351,000	
<b><u>F10 Special Construction</u></b>					<b><u>0</u></b>
<b><u>F20 Selective Building Demolition</u></b>					<b><u>351,000</u></b>
Building elements demolition					351,000
Remove existing improvements as required	54,000	SF	6.50	351,000	



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**Option 1 - Tenant Improvements**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>G10 Site Preparation</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>G20 Site Improvement</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>G30 Site Mechanical Utilities</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>G40 Site Electrical Utilities</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>G90 Other Site Construction</u></b>					<b><u>0</u></b>
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**Option 2 - Phase 1 County Building**

**Building Areas, Summary, and Detail**

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**Option 2 - Phase 1 County Building***Areas and Control Quantities*

<b>Areas</b>	<b>Enclosed</b>	<b>Covered</b>	<b>Gross*</b>	
First Floor	19,800	400	20,000	SF
Second Floor	13,200	0	13,200	SF
<b>Total Building Area</b>	<b>33,000</b>	<b>400</b>	<b>33,200</b>	<b>SF</b>

<b>Control Quantities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Ratio to Gross</b>
Gross Floor Area	33,200	SF	1.000
Enclosed Area	33,000	SF	0.994
Covered Area	400	SF	0.012
Gross Exterior Wall Area	24,720	SF	0.745
Finished Wall Area	24,720	SF	0.745
Glazing Area	6,180	SF	0.186
Total Roof Area	21,190	SF	0.638
Sloped Roof Area	13,774	SF	0.415
Flat Roof Area	7,417	SF	0.223
Total Length of Interior Partitions	3,314	LF	0.100
Total Number of Elevators (x 1,000)	2	EA	0.060
Total Site Area	70,000	SF	2.108
Finished Site Area	46,600	SF	1.404

\* Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

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**Option 2 - Phase 1 County Building***Project Cost Summary*

\$

Site and Building Acquisition		0
Financing Costs		0
Architecture and Engineering		
Programming and feasibility	0.0%	0
Full design services (SD through CA)	8.5%	1,353,857
Permit and Plan Check Fees		
Local building permit fees	0.5%	79,639
Local plan check fees	0.4%	63,711
Development fees		0
Specialty Consultants		
Surveys		0
Geotechnical report		0
Hazardous materials survey		0
Storm water management		0
Waterproofing		0
Acoustical		25,000
Data/telecom/security		35,000
Construction Costs		
Building construction per MTI estimate		15,927,724
Testing and Inspection		
Inspector of record		0
Testing and special inspections	1.0%	159,277
Project Management		
Staff program support		TBD
Construction management	0.0%	0
Preconstruction services		0
Document reproduction and reimbursables		35,000
Furnishings, Fixtures, and Equipment		
Furnishings - reuse existing		0
Telecom, security, and audiovisual equipment - allow \$8.50/SF		280,500
Signage and wayfinding - allow \$0.75/SF		24,750
Final fitup		25,000
Relocation and Temporary Facilities		
Move manager		TBD
Moving and storage		TBD
Interim housing		0
Program Expenses		
OPPI insurance		0
Building commissioning		50,000
Legal services		35,000
Outreach, communications, and public relations		25,000
Art program		TBD
PLA administration		0
Training		TBD
Program Risk Costs		
Construction contingency	10.0%	1,592,772
Scope change contingency	5.0%	796,386

**Total Project Cost****20,508,615**

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**Option 2 - Phase 1 County Building**

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		15.40	511,300
A20 Basement Construction		0.00	0
B10 Superstructure		38.06	1,263,700
B20 Enclosure		33.73	1,119,800
B30 Roofing		9.37	310,965
C10 Interior Construction		29.47	978,412
C20 Stairs		4.22	140,000
C30 Interior Finishes		19.88	660,000
D10 Conveying		8.13	270,000
D20 Plumbing		23.82	790,700
D30 HVAC		36.31	1,205,600
D40 Fire Protection		6.00	199,200
D50 Electrical		59.25	1,967,100
E10 Equipment		4.97	165,000
E20 Furnishings		9.25	307,200
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		6.15	204,100
G20 Site Improvement		14.51	481,640
G30 Site Mechanical Utilities		6.85	227,500
G40 Site Electrical Utilities		5.27	175,000
G90 Other Site Construction		0.00	0
<b>Direct Construction Cost</b>		<b>330.64</b>	<b>10,977,217</b>
Design Contingency	15.0%	49.60	1,646,583
Bonds and Insurance	2.5%	9.51	315,595
General Requirements	3.5%	13.64	452,879
General Conditions	5.0%	20.17	669,614
GC OH&P or CM Fee	5.0%	21.18	703,094
Cost Escalation to Midpoint of Construction <sup>1</sup>	7.9%	35.02	1,162,742
<b>Total Construction Cost</b>		<b>479.75</b>	<b>15,927,724</b>

<sup>1</sup> Cost escalation to midpoint of construction in January 2019 - 21 months at 4.5% per annum. Construction start April 2018 with 18 month duration.

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County Building and Town Hall  
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**Option 2 - Phase 1 County Building**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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<b><u>A10 Foundations</u></b>					<b><u>511,300</u></b>
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Standard foundations					298,200
Pad and continuous footings	33,200	SF	8.50	282,200	
Elevator pits	2	EA	8,000.00	16,000	
Slab on grade					213,100
Reinforced concrete slab on grade	19,800	SF	9.50	188,100	
Concrete curbs - allow	1	LS	25,000.00	25,000	

<b><u>A20 Basement Construction</u></b>					<b><u>0</u></b>
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<b><u>B10 Superstructure</u></b>					<b><u>1,263,700</u></b>
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Floor and roof construction					1,263,700
Wood wall, floor, and roof framing with sheathing	33,200	SF	30.00	996,000	
Steel support as required - allow					
2#/SF	33	TN	4,500.00	148,500	
Concrete topping at second floor	13,200	SF	4.00	52,800	
Miscellaneous metals and rough carpentry - allow	33,200	SF	2.00	66,400	

<b><u>B20 Enclosure</u></b>					<b><u>1,119,800</u></b>
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Exterior walls					535,300
Framing - included with B10 Superstructure	24,720	SF	0.00	0	
Insulation at exterior wall	18,540	SF	3.00	55,620	
Gypsum board sheathing to inside face of exterior wall	18,540	SF	3.50	64,890	
Applied exterior finishes - allow for fiber cement board, manufactured stone, and wood trim	18,540	SF	18.50	342,990	
Trim and fascia - allow	24,720	SF	2.50	61,800	
Soffit finish	400	SF	25.00	10,000	
Exterior windows					463,500
Aluminum framed windows and storefronts, insulated, operable	6,180	SF	75.00	463,500	

**Conceptual Cost Plan**

County Building and Town Hall  
 Mono County and Town of Mammoth Lakes  
 Mammoth Lakes, California

April 5, 2017  
 MTI Job No. 17-0352

**Option 2 - Phase 1 County Building**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Exterior doors					121,000
Glazed entry doors, double, automatic	4	PR	10,000.00	40,000	
Glazed entry doors, single	8	EA	3,500.00	28,000	
Hollow metal doors, frames, and hardware	20	LVS	1,650.00	33,000	
Specialty and panic hardware - allow	1	LS	20,000.00	20,000	
<b><u>B30 Roofing</u></b>					<b><u>310,965</u></b>
Roof coverings					310,965
Insulation and roofing, complete	21,190	SF	12.00	254,280	
Flashings and sheetmetal	21,190	SF	1.50	31,785	
Caulking and sealants	33,200	SF	0.75	24,900	
<b><u>C10 Interior Construction</u></b>					<b><u>978,412</u></b>
Interior partitions					679,392
Partition sound insulation and gypsum board sheathing - framing included with B10 Superstructure	53,024	SF	8.00	424,192	
Interior glazing - allow	4,640	SF	55.00	255,200	
Interior doors					212,500
Allow	170	EA	1,250.00	212,500	
Fittings					86,520
Code required signage	33,200	SF	0.35	11,620	
Toilet partitions and accessories	1	LS	50,000.00	50,000	
Miscellaneous fittings including markerboards, lockers, and fire extinguisher cabinets	33,200	SF	0.75	24,900	
<b><u>C20 Stairs</u></b>					<b><u>140,000</u></b>
Stair construction and finishes					140,000
Staircase flights, floor to floor	4	EA	35,000.00	140,000	

**Conceptual Cost Plan**

County Building and Town Hall  
 Mono County and Town of Mammoth Lakes  
 Mammoth Lakes, California

April 5, 2017  
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**Option 2 - Phase 1 County Building**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>C30 Interior Finishes</u></b>					<b><u>660,000</u></b>
Wall finishes					82,500
Allow including paint, acoustic wall panels, and upgraded finishes at public areas	33,000	SF	2.50	82,500	
Floor finishes					280,500
Allow including carpet, resilient sheet flooring, tile, and upgraded finishes at public areas with associated bases	33,000	SF	8.50	280,500	
Ceiling finishes					297,000
Allow including acoustic ceiling tile and grid, acoustic treatments, suspended gypsum board ceilings, and associated soffit framing and finish	33,000	SF	9.00	297,000	
<b><u>D10 Conveying</u></b>					<b><u>270,000</u></b>
Elevators and lifts					270,000
Hydraulic elevator, 2 stop	2	EA	135,000.00	270,000	
<b><u>D20 Plumbing</u></b>					<b><u>790,700</u></b>
Plumbing systems within building					790,700
Plumbing fixtures	45	EA	3,000.00	135,000	
Domestic water distribution	33,200	SF	6.25	207,500	
Sanitary waste	33,200	SF	6.75	224,100	
Water treatment and storage	33,200	SF	2.25	74,700	
Gas distribution	33,200	SF	2.50	83,000	
Miscellaneous plumbing	33,200	SF	2.00	66,400	



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County Building and Town Hall  
 Mono County and Town of Mammoth Lakes  
 Mammoth Lakes, California

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**Option 2 - Phase 1 County Building**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>D30 HVAC</u></b>					<b><u>1,205,600</u></b>
HVAC systems within building					1,205,600
Piping, insulation, valves and specialties	33,200	SF	4.00	132,800	
Air handling equipment	33,200	SF	5.50	182,600	
Air distribution and return	33,200	SF	16.50	547,800	
Unit ventilation	33,200	SF	3.50	116,200	
Diffusers, registers, and grilles	33,200	SF	3.50	116,200	
Controls and instrumentation	33,200	SF	2.50	83,000	
Testing and balancing	200	HR	135.00	27,000	
<b><u>D40 Fire Protection</u></b>					<b><u>199,200</u></b>
Sprinklers					199,200
Automatic sprinkler system with heat trace	33,200	SF	6.00	199,200	
<b><u>D50 Electrical</u></b>					<b><u>1,967,100</u></b>
Electrical systems within building					1,967,100
Electrical service and distribution	33,200	SF	12.00	398,400	
Machine and equipment power	33,200	SF	3.00	99,600	
User convenience power	33,200	SF	6.50	215,800	
Lighting and controls	33,200	SF	20.00	664,000	
Communications	33,200	SF	6.50	215,800	
Fire alarm	33,200	SF	5.00	166,000	
Security	33,200	SF	3.00	99,600	
A/V	33,200	SF	2.50	83,000	
Trade specialties	33,200	SF	0.75	24,900	
<b><u>E10 Equipment</u></b>					<b><u>165,000</u></b>
Institutional equipment					165,000
Allow including appliances and A/V equipment	33,000	SF	5.00	165,000	
<b><u>E20 Furnishings</u></b>					<b><u>307,200</u></b>
Fixed furnishings					307,200
Window blinds and shades	6,180	SF	15.00	92,700	
Fixed casework	33,000	SF	6.50	214,500	

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County Building and Town Hall  
 Mono County and Town of Mammoth Lakes  
 Mammoth Lakes, California

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**Option 2 - Phase 1 County Building**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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**F10 Special Construction** **0**

**F20 Selective Building Demolition** **0**

**G10 Site Preparation** **204,100**

Site clearing					59,500
Clear and grub site area	70,000	SF	0.85	59,500	
Site earthwork					144,600
Grade site as required	70,000	SF	1.50	105,000	
Prepare building pad	19,800	SF	2.00	39,600	

**G20 Site Improvement** **481,640**

Vehicular paving					90,360
Asphalt parking lots and driveways with curbs and gutters tied to existing	15,060	SF	6.00	90,360	
Pedestrian paving					70,280
Concrete sidewalk and plaza paving	10,040	SF	7.00	70,280	
Site development					70,000
Allow for site signage and accessories	70,000	SF	1.00	70,000	
Landscaping					251,000
Soil preparation, shrubs and groundcover, trees, and irrigation	25,100	SF	10.00	251,000	

**G30 Site Mechanical Utilities** **227,500**

Site mechanical utilities					227,500
Domestic water supply	70,000	SF	0.35	24,500	
Fire water supply	70,000	SF	0.65	45,500	
Sanitary sewer	70,000	SF	0.50	35,000	
Storm drainage	70,000	SF	1.00	70,000	
Natural gas distribution	70,000	SF	0.75	52,500	

**Conceptual Cost Plan**

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017  
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**Option 2 - Phase 1 County Building**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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<b><u>G40 Site Electrical Utilities</u></b>					<b><u>175,000</u></b>
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Site electrical utilities					175,000
Electrical distribution	70,000	SF	1.50	105,000	
Site lighting	70,000	SF	0.75	52,500	
Site communications and security	70,000	SF	0.25	17,500	

<b><u>G90 Other Site Construction</u></b>					<b><u>0</u></b>
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MARCENE TAYLOR INC.

**Option 2 - Phase 2 Town Hall**

**Building Areas, Summary, and Detail**

***Conceptual Cost Plan***

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017**

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**Conceptual Cost Plan**

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017  
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**Option 2 - Phase 2 Town Hall***Areas and Control Quantities*

<b>Areas</b>	<b>Enclosed</b>	<b>Covered</b>	<b>Gross*</b>	
First Floor	12,600	400	12,800	SF
Second Floor	8,400	0	8,400	SF
<b>Total Building Area</b>	<b>21,000</b>	<b>400</b>	<b>21,200</b>	<b>SF</b>

<b>Control Quantities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Ratio to Gross</b>
Gross Floor Area	21,200	SF	1.000
Enclosed Area	21,000	SF	0.991
Covered Area	400	SF	0.019
Gross Exterior Wall Area	19,621	SF	0.926
Finished Wall Area	19,621	SF	0.926
Glazing Area	4,905	SF	0.231
Total Roof Area	13,630	SF	0.643
Sloped Roof Area	8,860	SF	0.418
Flat Roof Area	4,771	SF	0.225
Total Length of Interior Partitions	2,116	LF	0.100
Total Number of Elevators (x 1,000)	1	EA	0.047
Total Site Area	30,000	SF	1.415
Finished Site Area	17,400	SF	0.821

\* Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

**Conceptual Cost Plan**

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017  
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**Option 2 - Phase 2 Town Hall***Project Cost Summary*

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Site and Building Acquisition		0
Financing Costs		0
Architecture and Engineering		
Programming and feasibility	0.0%	0
Full design services (SD through CA)	8.5%	900,023
Permit and Plan Check Fees		
Local building permit fees	0.5%	52,943
Local plan check fees	0.4%	42,354
Development fees		0
Specialty Consultants		
Surveys		0
Geotechnical report		0
Hazardous materials survey		0
Storm water management		0
Waterproofing		0
Acoustical		25,000
Data/telecom/security		35,000
Construction Costs		
Building construction per MTI estimate		10,588,504
Testing and Inspection		
Inspector of record		0
Testing and special inspections	1.0%	105,885
Project Management		
Staff program support		TBD
Construction management	0.0%	0
Preconstruction services		0
Document reproduction and reimbursables		35,000
Furnishings, Fixtures, and Equipment		
Furnishings - allow		500,000
Telecom, security, and audiovisual equipment - allow \$10/SF		210,000
Signage and wayfinding - allow \$1/SF		21,000
Final fitup		25,000
Relocation and Temporary Facilities		
Move manager		TBD
Moving and storage		TBD
Interim housing		0
Program Expenses		
OPPI insurance		0
Building commissioning		50,000
Legal services		35,000
Outreach, communications, and public relations		25,000
Art program		TBD
PLA administration		0
Training		TBD
Program Risk Costs		
Construction contingency	10.0%	1,058,850
Scope change contingency	5.0%	529,425

**Total Project Cost****14,238,984**

**Conceptual Cost Plan**

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017  
MTI Job No. 17-0352**

**Option 2 - Phase 2 Town Hall**

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		16.03	339,800
A20 Basement Construction		0.00	0
B10 Superstructure		39.93	846,500
B20 Enclosure		40.97	868,578
B30 Roofing		9.43	199,905
C10 Interior Construction		29.46	624,578
C20 Stairs		3.30	70,000
C30 Interior Finishes		19.81	420,000
D10 Conveying		6.37	135,000
D20 Plumbing		24.00	508,700
D30 HVAC		36.39	771,500
D40 Fire Protection		6.00	127,200
D50 Electrical		59.25	1,256,100
E10 Equipment		4.95	105,000
E20 Furnishings		9.91	210,075
F10 Special Construction		0.00	0
F20 Selective Building Demolition		1.65	35,000
G10 Site Preparation		4.51	95,700
G20 Site Improvement		8.15	172,680
G30 Site Mechanical Utilities		4.60	97,500
G40 Site Electrical Utilities		3.54	75,000
G90 Other Site Construction		0.00	0
<b>Direct Construction Cost</b>		<b>328.25</b>	<b>6,958,816</b>
Design Contingency	15.0%	49.24	1,043,822
Bonds and Insurance	2.5%	9.44	200,066
General Requirements	3.5%	13.54	287,095
General Conditions	5.0%	20.02	424,490
GC OH&P or CM Fee	5.0%	21.02	445,714
Cost Escalation to Midpoint of Construction <sup>1</sup>	13.1%	57.95	1,228,500
<b>Total Construction Cost</b>		<b>499.46</b>	<b>10,588,504</b>

<sup>1</sup> Cost escalation to midpoint of construction in December 2020 - 45 months at 3.5% per annum. Construction start April 2020 with 16 month duration.

**Conceptual Cost Plan**

County Building and Town Hall  
 Mono County and Town of Mammoth Lakes  
 Mammoth Lakes, California

April 5, 2017  
 MTI Job No. 17-0352

**Option 2 - Phase 2 Town Hall**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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**A10 Foundations****339,800**

Standard foundations					198,800
Pad and continuous footings tied to existing	21,200	SF	9.00	190,800	
Elevator pits	1	EA	8,000.00	8,000	
Slab on grade					141,000
Reinforced concrete slab on grade tied to existing	12,600	SF	10.00	126,000	
Concrete curbs - allow	1	LS	15,000.00	15,000	

**A20 Basement Construction****0****B10 Superstructure****846,500**

Floor and roof construction					846,500
Wood wall, floor, and roof framing with sheathing	21,200	SF	30.00	636,000	
Steel support as required - allow 2#/SF	21	TN	4,500.00	94,500	
Concrete topping at second floor	8,400	SF	4.00	33,600	
Seismic joints and covers	1	LS	40,000.00	40,000	
Miscellaneous metals and rough carpentry - allow	21,200	SF	2.00	42,400	

**B20 Enclosure****868,578**

Exterior walls					426,953
Framing - included with B10 Superstructure	19,621	SF	0.00	0	
Insulation at exterior wall	14,716	SF	3.00	44,148	
Gypsum board sheathing to inside face of exterior wall	14,716	SF	3.50	51,506	
Applied exterior finishes - allow for fiber cement board, manufactured stone, and wood trim	14,716	SF	18.50	272,246	
Trim and fascia - allow	19,621	SF	2.50	49,053	
Soffit finish	400	SF	25.00	10,000	



**Conceptual Cost Plan**

County Building and Town Hall  
 Mono County and Town of Mammoth Lakes  
 Mammoth Lakes, California

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**Option 2 - Phase 2 Town Hall**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Exterior windows					367,875
Aluminum framed windows and storefronts, insulated, operable	4,905	SF	75.00	367,875	
Exterior doors					73,750
Glazed entry doors, double, automatic	2	PR	10,000.00	20,000	
Glazed entry doors, single	4	EA	3,500.00	14,000	
Hollow metal doors, frames, and hardware	15	LVS	1,650.00	24,750	
Specialty and panic hardware - allow	1	LS	15,000.00	15,000	
<b><u>B30 Roofing</u></b>					<b><u>199,905</u></b>
Roof coverings					199,905
Insulation and roofing, complete	13,630	SF	12.00	163,560	
Flashings and sheetmetal	13,630	SF	1.50	20,445	
Caulking and sealants	21,200	SF	0.75	15,900	
<b><u>C10 Interior Construction</u></b>					<b><u>624,578</u></b>
Interior partitions					433,758
Partition sound insulation and gypsum board sheathing - framing included with B10					
Superstructure	33,856	SF	8.00	270,848	
Interior glazing - allow	2,962	SF	55.00	162,910	
Interior doors					137,500
Allow	110	EA	1,250.00	137,500	
Fittings					53,320
Code required signage	21,200	SF	0.35	7,420	
Toilet partitions and accessories	1	LS	30,000.00	30,000	
Miscellaneous fittings including markerboards, lockers, and fire extinguisher cabinets	21,200	SF	0.75	15,900	
<b><u>C20 Stairs</u></b>					<b><u>70,000</u></b>
Stair construction and finishes					70,000
Staircase flights, floor to floor	2	EA	35,000.00	70,000	

**Conceptual Cost Plan**

County Building and Town Hall  
 Mono County and Town of Mammoth Lakes  
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**Option 2 - Phase 2 Town Hall**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>C30 Interior Finishes</u></b>					<b><u>420,000</u></b>
Wall finishes					52,500
Allow including paint, acoustic wall panels, and upgraded finishes at public areas	21,000	SF	2.50	52,500	
Floor finishes					178,500
Allow including carpet, resilient sheet flooring, tile, and upgraded finishes at public areas with associated bases	21,000	SF	8.50	178,500	
Ceiling finishes					189,000
Allow including acoustic ceiling tile and grid, acoustic treatments, suspended gypsum board ceilings, and associated soffit framing and finish	21,000	SF	9.00	189,000	
<b><u>D10 Conveying</u></b>					<b><u>135,000</u></b>
Elevators and lifts					135,000
Hydraulic elevator, 2 stop	1	EA	135,000.00	135,000	
<b><u>D20 Plumbing</u></b>					<b><u>508,700</u></b>
Plumbing systems within building					508,700
Plumbing fixtures	30	EA	3,000.00	90,000	
Domestic water distribution	21,200	SF	6.25	132,500	
Sanitary waste	21,200	SF	6.75	143,100	
Water treatment and storage	21,200	SF	2.25	47,700	
Gas distribution	21,200	SF	2.50	53,000	
Miscellaneous plumbing	21,200	SF	2.00	42,400	

**Conceptual Cost Plan**

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

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**Option 2 - Phase 2 Town Hall**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>D30 HVAC</u></b>					<b><u>771,500</u></b>
HVAC systems within building					771,500
Piping, insulation, valves and specialties	21,200	SF	4.00	84,800	
Air handling equipment	21,200	SF	5.50	116,600	
Air distribution and return	21,200	SF	16.50	349,800	
Unit ventilation	21,200	SF	3.50	74,200	
Diffusers, registers, and grilles	21,200	SF	3.50	74,200	
Controls and instrumentation	21,200	SF	2.50	53,000	
Testing and balancing	140	HR	135.00	18,900	
<b><u>D40 Fire Protection</u></b>					<b><u>127,200</u></b>
Sprinklers					127,200
Automatic sprinkler system with heat trace	21,200	SF	6.00	127,200	
<b><u>D50 Electrical</u></b>					<b><u>1,256,100</u></b>
Electrical systems within building					1,256,100
Electrical service and distribution	21,200	SF	12.00	254,400	
Machine and equipment power	21,200	SF	3.00	63,600	
User convenience power	21,200	SF	6.50	137,800	
Lighting and controls	21,200	SF	20.00	424,000	
Communications	21,200	SF	6.50	137,800	
Fire alarm	21,200	SF	5.00	106,000	
Security	21,200	SF	3.00	63,600	
A/V	21,200	SF	2.50	53,000	
Trade specialties	21,200	SF	0.75	15,900	
<b><u>E10 Equipment</u></b>					<b><u>105,000</u></b>
Institutional equipment					105,000
Allow including appliances and A/V equipment	21,000	SF	5.00	105,000	
<b><u>E20 Furnishings</u></b>					<b><u>210,075</u></b>
Fixed furnishings					210,075
Window blinds and shades	4,905	SF	15.00	73,575	
Fixed casework	21,000	SF	6.50	136,500	

**Conceptual Cost Plan**

County Building and Town Hall  
 Mono County and Town of Mammoth Lakes  
 Mammoth Lakes, California

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**Option 2 - Phase 2 Town Hall**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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**F10 Special Construction****0****F20 Selective Building Demolition****35,000**

Building elements demolition Remove portion of existing exterior wall and nearby interior finishes as required for addition	1	LS	35,000.00	35,000	35,000
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**G10 Site Preparation****95,700**

Site clearing Clear and grub site area	30,000	SF	0.85	25,500	25,500
Site earthwork Grade site as required	30,000	SF	1.50	45,000	70,200
Prepare building pad	12,600	SF	2.00	25,200	

**G20 Site Improvement****172,680**

Vehicular paving Asphalt parking lots and driveways with curbs and gutters tied to existing	5,220	SF	6.00	31,320	31,320
Pedestrian paving Concrete sidewalk and plaza paving	3,480	SF	7.00	24,360	24,360
Site development Allow for site signage and accessories	30,000	SF	1.00	30,000	30,000
Landscaping Soil preparation, shrubs and groundcover, trees, and irrigation	8,700	SF	10.00	87,000	87,000

**Conceptual Cost Plan**

**County Building and Town Hall  
Mono County and Town of Mammoth Lakes  
Mammoth Lakes, California**

**April 5, 2017  
MTI Job No. 17-0352**

**Option 2 - Phase 2 Town Hall**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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**G30 Site Mechanical Utilities 97,500**

Site mechanical utilities					97,500
Domestic water supply	30,000	SF	0.35	10,500	
Fire water supply	30,000	SF	0.65	19,500	
Sanitary sewer	30,000	SF	0.50	15,000	
Storm drainage	30,000	SF	1.00	30,000	
Natural gas distribution	30,000	SF	0.75	22,500	

**G40 Site Electrical Utilities 75,000**

Site electrical utilities					75,000
Electrical distribution	30,000	SF	1.50	45,000	
Site lighting	30,000	SF	0.75	22,500	
Site communications and security	30,000	SF	0.25	7,500	

**G90 Other Site Construction 0**