



Engineering Division  
 Post Office Box 151  
 San Pedro, CA 90733-0151

Estimate No:  
 Sheet No:  
 Prepared by: Emilio Macias  
 Checked by: Emil Zordilla  
 Date: October 24, 2012

**Change to Space Needs Action Plan**  
**HAB 1st and 2nd Floor Tenant Improvement**  
**Class "C" Cost Estimate**

	DESCRIPTION	QTY	UNIT	UNIT COST	COST	TOTAL
<b>1</b>	<b>Demolition Costs</b>					
a	Remove tile in shower area	260	SF	\$2	\$520	
b	Remove ceiling	4,000	SF	\$1	\$4,000	
c		0	SF	\$0	\$0	
					<b>Subtotal</b>	<b>\$5,000</b>
<b>2</b>	<b>Site Improvement</b>					
a	Plumbing connections retrofit	1	LS	\$10,000	\$10,000	
b		0	SF	\$0	\$0	
					<b>Subtotal</b>	<b>\$10,000</b>
<b>3</b>	<b>Construction</b>					
a	Clean Carpet	4,000	SF	\$1	\$4,000	
b	Replace Resilient Flooring	3,000	SF	\$7	\$21,000	
c	Repair/Replace Ceiling	4,000	SF	\$7	\$28,000	
d	Retile Shower Area	260	SF	\$30	\$7,800	
e	Replace Shower Fixtures/Equipment	5	EA	\$1,000	\$5,000	
f	Replace Plumbing Fixtures	5	EA	\$1,000	\$5,000	
g	Install new walls	20	LF	\$150	\$3,000	
h	Paint entire area	4,000	EA	\$4	\$16,000	
i	Replace Breakroom Cabinetry	15	LS	\$510	\$7,650	
j	Breakroom furniture allowance	1	LS	\$5,000	\$5,000	
k	Electrical Systems Renovation Allowance	4,000	SF	\$5	\$20,000	
l	Security System Allowance	4,000	SF	\$4	\$16,000	
m	Telecommunication System Allowance	4,000	SF	\$5	\$20,000	
					<b>Subtotal</b>	<b>\$159,000</b>
<b>4</b>	<b>Construction Fees</b>					
a	Building & Safety Permits & Other Agency Fees	1.5%	of 1,2&3	\$174,000	\$2,610	
					<b>Subtotal</b>	<b>\$3,000</b>
<b>5</b>	<b>Engineering Management, Planning, Design, and Construction Services</b>					
a	Program / Design Management (ENG)	4.0%	1,2,&3	\$174,000	\$6,960	
b	Planning & Design Services (In-house or Consultant - ENG)	15.0%	1,2,&3	\$174,000	\$26,100	
c	Construction Administration Services (ENG)	1.5%	1,2,&3	\$174,000	\$2,610	
d	Construction Management Services (ENG or CMD)	5.0%	1,2,&3	\$174,000	\$8,700	
e	Testing & Inspection (ENG or CMD)	4.0%	1,2,&3	\$174,000	\$6,960	
f	Owner Administration	5.0%	1,2,&3	\$174,000	\$8,700	
					<b>Subtotal</b>	<b>\$61,000</b>
<b>6</b>	<b>Construction &amp; Maintenance / Contractor Services</b>					
a	Contractor General Conditions, Training & Administration (C&M)	10.0%	1,2,&3	\$174,000	\$17,400	
b	Contractor/Sub Contractor Labor Overhead (C&M)	10.0%	1,2,&3	\$174,000	\$17,400	
					<b>Subtotal</b>	<b>\$35,000</b>
<b>7</b>	<b>Other</b>					
a	Escalation (Tot. Cost x Esc.% x Duration)	2.0%	yr	1.0	\$4,240	
b	Premium for work in occupied space	30.0%	of 1,2&3	\$174,000	\$52,200	
c	Premium for work after normal working hours	8.8%	of 1,2&3	\$174,000	\$15,225	
d	Construction Contingency (existing building system upgrade & compliance, and unforeseen conditions)	50.0%	of 1,2&3	\$174,000	\$87,000	
e	Project Contingency	1	LS	\$ 10,000	\$10,000	
					<b>Subtotal</b>	<b>\$169,000</b>
					<b>Project Total</b>	<b>\$442,000</b>