

Development and Construction of New City Hall Offices and Complex
11875 Palm Drive, Desert Hot Springs, CA
Preliminary Cost Estimate



	SUB-CATAGORY	OPTION A - DESCRIPTION	SUB-COST A	COST A	OPTION B - DESCRIPTION	SUB-COST B	COST B	OPTION C -DESCRIPTION	SUB-COST C	COST C
		OPTION A : Development of Site, and Ground Up Construction of Approximately 12,000 Square Feet of New 1-Story or 2-Story Office Building			OPTION B : Development of Site, and Construction of Approximately 12,000 Square Feet of Custom Modular Office Buildings			OPTION C : Development of Site, and Construction of Approximately 12,000 Square Feet of Custom "Butler Steel" Hybrid Office Building		
PHASE 1	Utilities	SCE - Engineering Retainer Fee for removal of power poles & replacing the overhead lines with underground lines	\$2,500.00	\$385,000.00	SCE - Engineering Retainer Fee for removal of power poles & replacing the overhead lines with underground lines	\$2,500.00	\$385,000.00	SCE - Engineering Retainer Fee for removal of power poles & replacing the overhead lines with underground lines	\$2,500.00	\$385,000.00
		Frontier - Engineering Retainer Fee for replacing the overhead telephone & cable lines with underground lines	\$2,500.00		Frontier - Engineering Retainer Fee for replacing the overhead telephone & cable lines with underground lines	\$2,500.00		Frontier - Engineering Retainer Fee for replacing the overhead telephone & cable lines with underground lines	\$2,500.00	
		Remove existing power poles; overhead electrical & telephone cables; and replace them with underground lines (Includes Engineering Fees)	\$300,000.00		Remove existing power poles; overhead electrical & telephone cables; and replace them with underground lines (Includes Engineering Fees)	\$300,000.00		Remove existing power poles; overhead electrical & telephone cables; and replace them with underground lines (Includes Engineering Fees)	\$300,000.00	
		Electrical service from new underground lines to the new central electrical room	\$35,000.00		Electrical service from new underground lines to the new central electrical room	\$35,000.00		Electrical service from new underground lines to the new central electrical room	\$35,000.00	
		Bring new utilities (Gas, Water, Sewer) to the site	\$45,000.00		Bring new utilities (Gas, Water, Sewer) to the site	\$45,000.00		Bring new utilities (Gas, Water, Sewer) to the site	\$45,000.00	
	Environmental Studies	Traffic Impact Assessment (TIA) Study	\$10,000.00	\$35,000.00	Traffic Impact Assessment (TIA) Study	\$10,000.00	\$30,000.00	Traffic Impact Assessment (TIA) Study	\$10,000.00	\$35,000.00
		Environmental Impact Assessment (EIA) Study	\$25,000.00		Environmental Impact Assessment (EIA) Study	\$20,000.00		Environmental Impact Assessment (EIA) Study	\$25,000.00	
	Soil, Geology, and Survey	Initial Soils & Geology	\$12,000.00	\$26,000.00	Initial Soils & Geology	\$10,000.00	\$24,000.00	Initial Soils & Geology Report	\$12,000.00	\$26,000.00
		Surveying for the Existing Site	\$14,000.00		Surveying for the Existing Site	\$14,000.00		Survey for the Existing Site	\$14,000.00	
	Prepare Working Drawings	Prepare Complete Architectural; Structural; MEP; Signage; Civil Engineering & Drainage; Signage; and Landscaping Design Services	\$160,000.00	\$160,000.00	Prepare Complete Architectural; Structural; MEP; Signage; Civil Engineering & Drainage; Signage; and Landscaping Design Services	\$85,000.00	\$85,000.00	Prepare Complete Architectural; Structural; MEP; Signage; Civil Engineering & Drainage; Signage; and Landscaping Design Services	\$160,000.00	\$160,000.00
	Pre-Construction Consulting Fees	Consulting for Preliminary Document Phase I (see attached)	\$65,000.00	\$185,000.00	Consulting for Preliminary Document Phase I (see attached)	\$50,000.00	\$145,000.00	Consulting for Preliminary Document Phase I (see attached)	\$60,000.00	\$170,000.00
		Consulting for Design Phase II (see attached) Includes Preliminary Design of the Building & Site	\$85,000.00		Consulting for Design Phase II (see attached) Includes Preliminary Design of the Building & Site	\$70,000.00		Consulting for Design Phase II (see attached) Includes Preliminary Design of the Building & Site	\$80,000.00	
		Consulting for Project's Bid Phase III (see attached)	\$35,000.00		Consulting for Project's Bid Phase III (see attached)	\$25,000.00		Consulting for Project's Bid Phase III (see attached)	\$30,000.00	
Sub-Total Phase 1			\$791,000.00	Sub-Total Phase 1			\$669,000.00	Sub-Total Phase 1		
PHASE 2	Site Improvements	Site improvements including demo existing parking lot, new parking lot, driveway, walkways, ramps, landscaping, utility service line distribution to the buildings	\$360,000.00	\$400,000.00	Site improvements including demo existing parking lot, new parking lot, driveway, walkways, ramps, landscaping, utility service line distribution to the buildings	\$280,000.00	\$320,000.00	Site improvements including demo existing parking lot, new parking lot, driveway, walkways, ramps, landscaping, utility service line distribution to the buildings	\$360,000.00	\$400,000.00
		Sidewalk & driveway improvements	\$40,000.00		Sidewalk & driveway improvements	\$40,000.00		Sidewalk & driveway improvements	\$40,000.00	
	Building Construction Cost	Cost of Ground-up Construction of Approximately 12000 Square Feet of 1-Story or 2-Story Office Building (Assume \$285.00/square feet)	\$3,420,000.00	\$3,570,000.00	Cost of two (2) 1-story Custom Modular Office Buildings with a total of 12,000 Square Feet footprint (Assume \$150.00/square feet, Including TI Work)	\$1,800,000.00	\$1,860,000.00	Cost of Ground-up Construction of Approximately 12,000 Square Feet of 1-Story or 2-Story Hybrid Steel Structure Office Building (Assume \$185.00/square feet, Including TI	\$2,220,000.00	\$2,370,000.00
		Partial Tenant Improvement as part of the Building Shell (Bearing Walls, Restrooms, Janitorial Room)	\$150,000.00		Partial Tenant Improvement as part of the Building Shell (Bearing Walls, Restrooms, Janitorial Room)	\$0.00		Partial Tenant Improvement as part of the Shell Building (Bearing Walls, Restrooms, Janitorial Room)	\$150,000.00	
		Cost of Fire Sprinkler & Fire Alarm System (Included with the building)	\$0.00		Cost of Fire Sprinkler & Fire Alarm System (Assume \$5.00/square feet)	\$60,000.00		Cost of Fire Sprinkler & Fire Alarm System (Included with the building)	\$0.00	
	Tenant Improvement	Tenant Improvement of Remaining Portion of the Building. (Assume \$45/square feet)	\$540,000.00	\$540,000.00	Tenant Improvement of Remaining Portion of the Building. (Assume \$25/square feet)	\$300,000.00	\$300,000.00	Tenant Improvement of Remaining Portion of the Building. (Assume \$45/square feet)	\$540,000.00	\$540,000.00
	Soil, Geology, Survey & Material Testing During	Soils & Material Sampling during construction	\$12,000.00	\$20,000.00	Soils & Material Sampling during construction	\$10,000.00	\$18,000.00	Soils & Material Sampling during construction	\$12,000.00	\$20,000.00
		Survey during construction	\$8,000.00		Survey during construction	\$8,000.00		Survey during construction	\$8,000.00	
	Project Management Cost	Project Management/Inspection during construction	\$170,000.00	\$170,000.00	Project Management/Inspection during construction	\$115,000.00	\$115,000.00	Project Management/Inspection during construction	\$170,000.00	\$170,000.00
	Sub-Total Phase 2			\$4,700,000.00	Sub-Total Phase 2			\$2,613,000.00	Sub-Total Phase 2	
TOTAL			\$5,491,000.00	TOTAL			\$3,282,000.00	TOTAL		
Contingency (10%)			\$549,100.00	Contingency (10%)			\$328,200.00	Contingency (10%)		
Total Estimated Cost			\$6,040,100.00	Total Estimated Cost			\$3,610,200.00	Total Estimated Cost		
Contingency (10%)			\$549,100.00	Contingency (10%)			\$328,200.00	Contingency (10%)		
Total Estimated Cost			\$6,040,100.00	Total Estimated Cost			\$3,610,200.00	Total Estimated Cost		