

REVISED ITEM AND ATTACHMENTS

Agenda Item No. 12



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE Agenda of May 13, 2025

Tom Brandeberry

Todd Bodem

Prepared by:
Tom Brandeberry

Approved by:
Todd Bodem, City Administrator

SUBJECT: Report of the financial and general status of the Royal Theatre Renovation Project.

RECOMMENDATION:

It is recommended that the City Council use the information in this Financial Status report and the attached documents for any future project-related decisions.

BACKGROUND:

The City submitted its first Royal Theatre application to the federal Economic Development Administration (EDA) on February 6, 2022, requesting \$10 million—the maximum grant amount—along with a matching contribution of \$200,000 from the City. The construction estimate, completed on November 1, 2021, was \$9,926,533, which aligned with the requested grant amount.

However, EDA staff indicated after the application was submitted that due to a high volume of grant applications, they will be reducing the maximum grant amount from \$10 million to \$5 million. On April 4, 2022, the City received an award letter indicating the EDA would be awarding the Royal Theatre Renovation Project \$4,889,121. City Staff at this time had already started the search for the approximately \$5 million financial gap for construction-related costs.

City staff eventually secured an additional \$5 million for the project from the state's general fund thanks to the support of Senator Monique Limón. The authorization was granted under Bill No. AB 179, Specified Funding for FY 2022-23. These funds were allocated to the City through the California Arts Council (CAC). It's important to note that this funding was distributed via a check to the City, which is using it to cover project costs (soft costs). Therefore, no City General Funds are currently needed. A special thanks also goes to Alfredo Arredondo from Resolute Company, who also grew up in Guadalupe and who provided additional pro-bono support to encourage the Senator's backing.

Unfortunately, the nearly \$10 million secured by the City from the EDA and CAC does not cover the total costs of the project. Various "soft" costs associated with construction—such as construction management services, environmental and abatement costs, project management, and inspections—are not included in this amount. The City has struggled to address the overall costs of the project and to find

a solution for the funding gap. This gap has fluctuated due to consequences related to the COVID-19 pandemic, primarily inflation, as illustrated by the multiple construction estimates (see Table 1 below). The City has sought and continues to look for additional funding from various potential sources to bridge this financial gap. In addition to the general obligation bond measure that was proposed but not pursued, the City applied for a State Historic Rehabilitation Tax Credit, although this attempt was also unsuccessful (but can be reapplied for next year); see Attachment 5 for more details and analysis. The City is currently pursuing a federal Historic Tax Credit and has initiated a capital campaign. Some foundations in Santa Barbara have expressed their willingness to support the project, although they are waiting to see when construction will begin.

Staff remains optimistic that the financial gap will be closed, but the project, as currently proposed, shows there is a strong possibility that construction can start, has describe in this report. The City staff have revised the list of "alternatives," which, depending on the lowest bid, may not be feasible for inclusion during the initial construction and might need to be deferred for a later date while the search for funding continues. To this end, Attachment 1 is the result of staff collaborating with the design team and Precision to revise (increase) the list of alternates to allow for a lower base bid. See details below under Bid Alternates and Attachment 1.

Construction Estimates

As shown in Table 1, below, the construction estimates have varied significantly. When the original three-story design for the project was put out for bids, only one bid was received, and this bid exceeded \$14 million (September 2024) for three story design, which was considerably higher than the May 2024 construction estimate prepared by Precision Construction Services, requested by the EDA. Because of this bid, and suggested by Andrew Goodwin Design (AGD), the project was redesigned to a one-story project intended to lower the overall construction costs; however, when Precision Construction Services provided a construction cost estimate for the redesigned project, the estimate was nearly \$2 million higher (see Table 1) than the cost of the original three-story project. Because of this, City staff expressed concerns to Precision Construction Services about its two estimates and requested that Precision explain why the three-story estimate was almost \$2 million less than the one-story estimate, which contradicted the designed team (Andrew Goodwin Design) estimate for the redesign, and especially, since the one-story project was intended to reduce construction costs. Attachment 2 addresses the price difference between Precision's two construction estimates. For the foregoing reasons, pricing will likely remain uncertain regardless of the estimates provided.

Due to the outcome of the released bid (\$14 million), and EDA approval of the City's request to redesign the project, the City requested that Precision complete a construction estimate for the redesigned one-story project. The estimate, dated February 25, 2025, was priced higher than the three-story estimate (see Table 1), which was a concern to City staff and AGD. Firstly, City staff requested Precision explain the difference between the lower three-story estimate (\$9,717,886) from the one-story estimate (\$11,581,552). The resulted in Attachment 2. In addition, Precision also submitted notes on the one-story design which suggested some design changes.

These two documents were sent to AGD for review and comments. Additional meetings were held, resulting in a request for AGD to develop a more comprehensive list of alternatives that could

potentially reduce the base bid estimate enough to allow the project to proceed to construction. With AGD’s revised list of alternatives, Precision was asked to update the February 25, 2025, construction

Table 1 Construction Estimates			
Company	Report Date	Total Construction Estimate	Number of Stories
Specialty Construction	November 1, 2021	\$9,926,533	3
Specialty Construction	April 13, 2023	\$11,345,779	3
Precision	May 14, 2024	\$9,717,886	3
Precision	February 25, 2025	\$11,581,552	1
Precision	April 21, 2025	\$10,733,612	1

estimate and to break out the estimate pricing by estimating each alternative and the base bid separately. The result is the April 21, 2025, construction estimate (Attachment 1).

The “good news” is that there appears to be adequate funding for construction of the “base bid” (i.e., the project without any of the additional alternates), see Table 2, below and attachment 4 for details. The “bad news” is that there is still a funding gap that needs to be addressed in order to have the “full” project as designed.

DISCUSSION:

Financial Update

For a detail financial update for the Royal Theatre Renovation Project please see Attachment 4, and Table 2, below. Based on the latest cost estimate for the revised single-story project, there is still a funding gap, to complete the fully designed project as shown under the line “funding Gap”, below, in the Table 2, which is a summary. The comparison is made between the three-story actual bid the City received in September 2024 and the most recent construction estimate (Attachment 1). It also illustrates the available funding and the possible funding that has yet to be secured. Even with the potential funding, the best case shows a \$3-4 million gap.

Table 2		
<u>Costs</u>	<u>Construction Costs (Estimate)</u>	<u>Bid Amount Received</u>
	<u>One Story</u>	<u>Three Story</u>
Construction Estimate & Bid	\$10,733,612	\$14,295,000
Total Soft Costs	\$ 2,929,111	\$ 2,929,111
Total Project Costs	<u>\$13,662,723</u>	<u>\$17,224,111</u>
Total Funds Available ¹	<u>\$10,489,121</u>	<u>\$10,489,121</u>
Funding Gap	<u>\$3,173,602</u>	<u>\$6,734,990</u>
Total Potential Funding	\$850,000	\$850,000

¹ Total Available funds consist of \$4,889,121, EDA, CAC of \$5,000,000 and \$600,000 local RDA.

Potential Funding Gap	<u>\$2,323,602</u>	<u>\$5,884,990</u>
Total Alternate Costs	\$2,517,002	\$1,182,297
Total Project Cost with All Alternate Cost Removed	+ \$193,400	-3,822,693

Total Potential Funding

The present amount listed as total potential funding (\$850,000) is the approximate amount the City could receive in federal Historic Tax Credit investments, should the EDA allow the funding source to be used in addition to its funds, and should the City be awarded a State Historic Rehabilitation Tax Credit next year. Staff are presently working with the City's contract tax credit attorneys and consultants to attempt to address the EDA's concerns, and are hopeful the EDA will allow this funding to be used for this project. Staff intends to resubmit another application for the State Historic Rehabilitation Tax Credit next year and is also hopeful it will be awarded. Staff has conducted a brief analysis (see Attachment 5) explaining why the City was not awarded funding and have offered some recommendations, as these funds will be available next year. City staff have also sent this analysis to Senator Monique Limón office, and they are looking into some concerns City staff have outline in attachment 5.

Foundations: City staff have had discussions with several foundations, most of which are in Santa Barbara County. Some have expressed interest in supporting the project with funding; however, they prefer to contribute when the project appears more feasible or funding operational needs instead of construction.

Capital Campaign: As of this writing, the Capital Campaign Committee, has met but has not yet selected a chairperson. Once the campaign is active and receiving donations, staff or the committee itself will update the City Council on a regular basis.

State Historic Rehabilitation Tax Credit Program: While the City was not successful is submitting an application to Office of Historic Preservation (OHP) this year (see Attachment 5 for details) the program will release additional funds next year and the City will be able to apply again.

While staff continues to research additional funding opportunities, the above represents what the City currently has available.

Bid Alternates

The following Table 3 shows a list of five project components that will be included in the bid package as Alternates. Pre-defined options for modifications to the project scope and are priced (see Table 3 below the most recent construction estimate, Attachment 1) separately from the base bid, will allow the City staff to make informed decisions after receiving the bids and potentially adjust the project scope based on budget constraints. The description details what is included in each alternate and what remains in the base bid to ensure the construction companies that bid have a clear understanding of what are alternates. With these inclusions of these "alternates," the City has the ability to move forward with construction should the total bid be higher than the available funds. One or all alternates could be removed until the available funds can cover the scope of work. The worst-case scenario is the base bid cannot be covered even when all five alternates are removed.

Finally, alternates will allow the City to continue to search and apply for other funding sources while construction is started. As sources of funds are found/awarded one or more of the alternates are added into the construction contract. This is an excellent example of how the Capital Campaign can greatly help the project, before or after construction starts.

It should be noted that the alternates must be added to the construction contract in the order listed in Table 3, below, as a requirement by the EDA, or approved as change orders once construction has started. This means that alternate one must be the first one approved to be included in the construction scope of work or contract, followed by alternates two through five. In other words, alternate five cannot be approved for inclusion until alternates one through four have been added.

Table 3		
Total Project Cost (Includes Alternate Costs)		\$10,733,612
Alternate Number	Alternate Description	Price
1	Alternate 1: Exterior front plaza, exterior amphitheater, exterior stage, perimeter walls.	\$300,418
2	Alternate 2: New building full interior build out for restrooms, green room, and classroom.	\$1,395,686
3	Alternate 3: New building kitchen full interior build-out, including all finishes and appliances	\$332,835
4	Alternate 4: Existing theater audio and visual full interior build-out	\$424,275
5	Alternate 5: New building audio & visual full interior build-out	\$63,788
Total Alternate Costs		\$2,517,002
Total Project Estimated Cost, Removing the Alternate Costs		\$8,216,610

Timeline

The EDA requires this project to be completed by March 2027. This is important because the project has experienced numerous delays, primarily due to funding issues. While the Council received a timeline from AGD during their 100% plan set presentation, there are some additional time-consuming processes

that the City Council should be aware of, which will slow down the City's ability to start construction and jeopardize the City's ability to meet the EDA deadline.

The EDA has reviewed a previous project bid package, which will make the process for this new bid package quicker. However, the EDA will still need to review at least the changes, approve the latest construction estimate, and review the Front End accordingly. At minimum, this will be a three-week process, along completing any requested changes. The timeline that AGD has provided is just from their perspective and does not account for the EDA review. It also did not include several City items, including the staff report to the City Council, the City Council's review and approval of the contractor, contract negotiation and signing, and finally, the notice to proceed. To clarify this for the Council, the AGD construction start date will likely be longer than the timeline presented the City Council.

Additionally, AGD has a one-year construction period, which is considered hopeful. Adding an extra three months to their timeline for the aforementioned items means that the project's construction period of one year would end in October 2026, leaving just a five-month window before the EDA deadline. It is important, staff believe, for the City Council to be aware of the potential time constraints.

ATTACHMENTS:

1. April 25, 2025, Construction Estimate
2. Construction Estimate Comparison
3. Estimator's Note on Revised Design
4. Project Cost/Gap
5. California Historic Rehabilitation Tax Credits Program Analysis

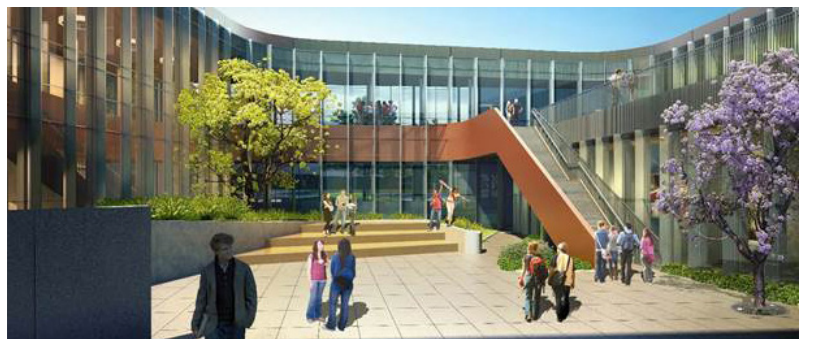
PRECISION

ESTIMATING SERVICES



GUADALUPE ROYAL THEATER

90% CONSTRUCTION COST ESTIMATE



20 APRIL 2025

TABLE OF CONTENTS

1. EXECUTIVE SUMMARY
2. ESTIMATE SUMMARY
3. DETAILED ESTIMATE
4. BID ADD ALTERNATES
5. APPENDIX

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

(1) INTRODUCTION

- The project scope encompasses the renovation and the Royal Theater located at 848 Guadalupe Street, in Guadalupe, California
- This estimate has been prepared for the purpose of establishing a probable cost of construction at the 90% construction document stage of design.
- This estimate has been organized by CSI Divisions.
- This estimate has also been broken down into five design Add Alternates, and are described as the following:
 - Add Alternate 1: Exterior front plaza, exterior amphitheater, exterior state, perimeter walls
 - Add Alternate 2: New building full interior build out for restrooms, green room, and classrooms
 - Add Alternate 3: New building kitchen full interior build-out, including all finishes and appliances
 - Add alternate 4: Existing theater audio & visual full interior build-out
 - Add Alternate 5: New building audio & visual full interior build-out
- Estimate engagement resources
 - 90% CD planset, dated 01/13/2025, prepared by Andrew Goodwin Designs
 - Technical specifications, 10/13/2023, prepared by Andrew Goodwin Designs
 - Base Bid and Alternate language, provided by Andrew Goodwin Designs

(2) CONSTRUCTION SCHEDULE ASSUMPTIONS

START DATE	MIDPOINT	COMPLETION DATE
Oct-2025	Mar-2026	Sep-2026

(3) ASSUMPTIONS & EXCLUSIONS

- This document should be read in association with the Appendix which outlines assumptions, project understanding, approach, and cost management methodology.

Assumptions:

- Prevailing wage rates
- contractor grade finish
- Project completed in a single phase
- Historic preservations applies to areas indicated in plan only
- Add alternate pricing assumes all scopes to be completed. A premium may be inflicted if scopes of work are removed from the final contract

Exclusions:

- Kitchen appliances (included in Owner Allowances)
- Dewatering of excavations
- Hazardous material abatement
- Solar photovoltaics & back-up generator equipment
- Additional contingency to address the current political climate as a result of US tariffs or US immigration policy

(4) SUMMARY OF COST FINDINGS

ELEMENT	BLDG AREA (SF)	COST / SF	TOTAL
BUILDING	10,138	\$621	\$6,300,489
SITE	10,138	\$189	\$1,916,121
TOTAL BASE CONSTRUCTION BUDGET	10,138	\$810	\$8,216,610
TOTAL ALTERNATE 1 BUDGET	10,138	\$30	\$300,418
TOTAL ALTERNATE 2 BUDGET	10,138	\$138	\$1,395,686
TOTAL ALTERNATE 3 BUDGET	10,138	\$33	\$332,835
TOTAL ALTERNATE 4 BUDGET	10,138	\$42	\$424,275
TOTAL ALTERNATE 5 BUDGET	10,138	\$6	\$63,788
TOTAL BASE + ALTERNATES BUDGET	10,138	\$1,059	\$10,733,612

ESTIMATE SUMMARY

PROJECT BREAKDOWN

BUILDING PARAMETERS

Existing building floor area	5,756	SF
Building addition floor area	4,382	SF
Total building floor area	10,138	SF

SITE PARAMETERS

Size of project site	16,664	SF
Square feet of new hardscape	5,217	SF
Square feet of new softscape	11,447	SF
Number of stalls in new parking area	4	EA

COST BREAKDOWN

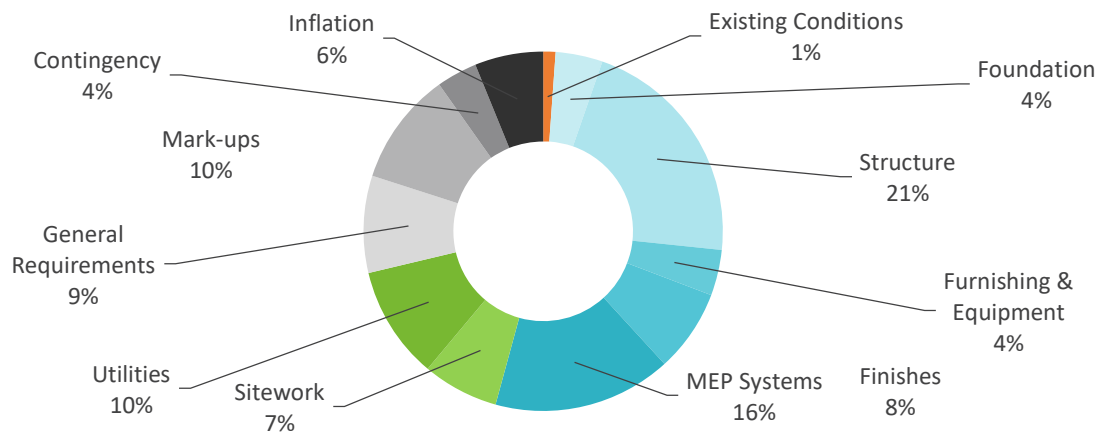
Direct cost per total floor area	\$581 / SF
Total cost per total floor area	\$810 / SF

Direct Cost Subtotal	\$5,893,142
General Requirements	\$707,177
Mark-up Cost	\$822,093
Contingency Cost	\$794,198

TOTAL BASE PROJECT BUDGET

\$8,216,610

Distribution of Project Costs



Guadalupe Royal Theater

90% Construction Document Estimate



3480 S. Higuera, Suite 130
San Luis Obispo, CA 93401
Phone: 805 995 4195
www.PrecisionES.com

BASE BID COST SUMMARY

ITEM	ESTIMATE 05/14/24	DIRECT COSTS
02 40 00 Demolition & Structure Moving	\$73,449	\$89,332
03 00 00 Concrete Division	\$265,079	\$343,661
05 00 00 Metals Division	\$618,081	\$570,233
06 00 00 Wood, Plastic, & Composites	\$392,218	\$489,289
07 00 00 Thermal & Moisture Protection	\$176,807	\$205,764
07 40 00 Roofing & Side Panels	\$137,745	\$225,547
07 70 00 Roofing Specialties & Accessories	\$10,403	\$39,892
08 10 00 Doors & Frames	\$150,845	\$84,810
08 40 00 Entrances, Storefronts & Curtain Walls	\$186,922	\$98,370
08 50 00 Windows	\$3,240	\$9,307
09 20 00 Lath & Plaster	\$141,248	\$122,324
09 29 00 Gypsum Board	\$95,192	\$74,347
09 30 00 Tiling	\$82,544	\$31,418
09 50 00 Ceilings	\$136,494	\$93,483
09 60 00 Flooring	\$160,496	\$185,999
09 70 00 Wall Panels	\$34,394	\$40,832
09 90 00 Painting & Coating	\$86,880	\$53,394
10 00 00 Specialties	\$116,299	\$130,211
12 00 00 Furnishings	\$122,553	\$146,362
13 00 00 Special Construction		\$185,690
14 00 00 Conveying Systems	\$218,970	\$0
21 00 00 Fire Suppression	\$191,050	\$128,561
22 00 00 Plumbing	\$246,354	\$195,333
23 00 00 Heating, Ventilation & Air Conditioning	\$425,945	\$291,255
26 00 00 Electrical	\$766,261	\$631,440
28 00 00 Fire Safety & Security	\$144,796	\$52,002
31 20 00 Earthwork & Grading	\$99,462	\$167,540
31 25 00 Erosion & Sedimentation Controls	\$7,800	\$33,400
32 12 00 Flexible Paving	\$25,625	\$28,913
32 13 00 Rigid Paving	\$153,998	\$124,200
32 16 00 Curb & Gutters	\$23,613	\$12,623
32 17 00 Paving Specialties	\$27,378	\$14,092
32 30 00 Site Improvements	\$62,834	\$20,600
32 31 00 Fences & Gates	\$24,183	\$36,873
32 32 00 Retaining Walls	\$403,239	\$32,374
32 80 00 Irrigation	\$17,457	\$8,061
32 90 00 Planting	\$89,537	\$74,957
33 10 00 Water Utilities	\$79,080	\$105,980
33 30 00 Sanitary Sewerage Utilities	\$467,558	\$448,326
33 40 00 Storm Drain	\$172,420	\$161,472
33 50 00 Fuel Distribution Utilities	\$32,924	\$29,800
33 60 00 Site Electrical		\$75,076

Guadalupe Royal Theater

90% Construction Document Estimate



3480 S. Higuera, Suite 130
San Luis Obispo, CA 93401
Phone: 805 995 4195
www.PrecisionES.com

TOTAL BASE DIRECT COST		\$6,671,370	\$5,893,142
General Requirements	12.0%	\$533,710	\$707,177
Bonding & Insurance	2.5%	\$166,784	\$147,329
Contractor Fee (OH&P)	10.0%	\$884,624	\$674,765
CONSTRUCTION COST SUBTOTAL		\$8,256,488	\$7,422,412
Design Contingency	2.0%	\$412,824	\$148,448
Construction Contingency	2.0%	\$495,389	\$148,448
Escalation to Midpoint of Construction	6.7%	\$553,185	\$497,302
TOTAL BASE PROJECT BUDGET		\$9,717,886	\$8,216,610

ALT 1: FRONT PLAZA, SOD AMPHITHEATER & STAGE, PERIMETER WALLS

ITEM		DIRECT COSTS	
TOTAL BID ALT 1 DIRECT COST			\$215,467
General Requirements	12.0%		\$25,856
Bonding & Insurance	2.5%		\$5,387
Contractor Fee (OH&P)	10.0%		\$24,671
CONSTRUCTION COST SUBTOTAL			\$271,380
Design Contingency	2.0%		\$5,428
Construction Contingency	2.0%		\$5,428
Escalation to Midpoint of Construction	6.7%		\$18,182
TOTAL BID ALT 1 BUDGET			\$300,418

ALT 2: NEW BUILDING INTERIOR BUILD-OUT

ITEM		DIRECT COSTS	
TOTAL ALT 2 DIRECT COST			\$1,001,018
General Requirements	12.0%		\$120,122
Bonding & Insurance	2.5%		\$25,025
Contractor Fee (OH&P)	10.0%		\$114,617
CONSTRUCTION COST SUBTOTAL			\$1,260,782
Design Contingency	2.0%		\$25,216
Construction Contingency	2.0%		\$25,216
Escalation to Midpoint of Construction	6.7%		\$84,472
TOTAL ALT 2 BUDGET			\$1,395,686

Guadalupe Royal Theater

90% Construction Document Estimate



3480 S. Higuera, Suite 130
San Luis Obispo, CA 93401
Phone: 805 995 4195
www.PrecisionES.com

ALT 3: KITCHEN INTERIOR BUILD-OUT

ITEM		DIRECT COSTS
TOTAL ALT. 3 DIRECT COST		\$238,717
General Requirements	12.0%	\$28,646
Bonding & Insurance	2.5%	\$5,968
Contractor Fee (OH&P)	10.0%	\$27,333
CONSTRUCTION COST SUBTOTAL		\$300,664
Design Contingency	2.0%	\$6,013
Construction Contingency	2.0%	\$6,013
Escalation to Midpoint of Construction	6.7%	\$20,144
TOTAL ALT. 3 BUDGET		\$332,835

ALT. 4 EXISTING THEATER AUDIO/ VISUAL BUILD-OUT

ITEM		DIRECT COSTS
TOTAL ALT. 4 DIRECT COST		\$304,300
General Requirements	12.0%	\$36,516
Bonding & Insurance	2.5%	\$7,608
Contractor Fee (OH&P)	10.0%	\$34,842
CONSTRUCTION COST SUBTOTAL		\$383,266
Design Contingency	2.0%	\$7,665
Construction Contingency	2.0%	\$7,665
Escalation to Midpoint of Construction	6.7%	\$25,679
TOTAL ALT. 4 BUDGET		\$424,275

ALT. 5 NEW BUILDING AUDIO/ VISUAL BUILD-OUT

ITEM		DIRECT COSTS
TOTAL ALT. 5 DIRECT COST		\$45,750
General Requirements	12.0%	\$5,490
Bonding & Insurance	2.5%	\$1,144
Contractor Fee (OH&P)	10.0%	\$5,238
CONSTRUCTION COST SUBTOTAL		\$57,622
Design Contingency	2.0%	\$1,152
Construction Contingency	2.0%	\$1,152
Escalation to Midpoint of Construction	6.7%	\$3,861
TOTAL ALT. 5 BUDGET		\$63,788

BASE
ESTIMATE

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
02 40 00 DEMOLITION AND STRUCTURE MOVING					\$89,332
Structure Demolition					
Demo main panelboard at second floor	1	EA	\$1,775	\$1,775	
Demo meter to main panelboard	1	EA	\$1,070	\$1,070	
Demo electrical equip. & distribution at roof	1	EA	\$3,295	\$3,295	
Remove concessions counter for replacement	21	LF	\$80	\$1,680	
Remove door	11	EA	\$122	\$1,342	
Remove post	1	EA	\$93	\$93	
Remove roof mounted equipment, patch and repair roof	1	EA	\$3,280	\$3,280	
Remove stairs	67	SF	\$22	\$1,441	
Remove urinal	2	EA	\$136	\$272	
Remove wall	273	LF	\$32	\$8,600	
Remove water closet	4	EA	\$150	\$600	
Remove (e) roof system, assess underlayment and replace if necessary	4,895	SF	\$1.40	\$6,853	
Remove existing drain system	6	EA	\$150	\$900	
Remove existing scupper box and rain water leader	1	EA	\$278	\$278	
Remove plumbing vent	7	EA	\$150	\$1,050	
Remove roof vent, patch and repair (n) plywood and membrane roof	8	EA	\$122	\$976	
Gut interiors of fittings, fixtures, and finishes	5,088	SF	\$4.70	\$23,914	
Remove and replace metal display case	2	EA	\$345	\$690	
Remove and replace steel window	3	EA	\$1,025	\$3,075	
Salvage, Recycle and Disposal of Debris					
Disposal of construction debris	1	LS	\$28,150	\$28,150	

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
03 00 00 CONCRETE DIVISION					\$343,661
Structure Foundation					
New building foundations, including:	224	CY	\$811	\$181,854	
Continuous footing, 1'6x2'6 (min), 21/S2.1	158	LF			
Continuous footing, 2'6x2'6 (min), 21/S2.1	9	LF			
Continuous footing, 2'x2'6 (min)	643	LF			
Continuous footing, 2'x2'6 (min), 21/S2.1	81	LF			
Continuous footing, 4'x3'(min), 6/S2.2	42	LF			
Pad footing, 13'3x8'	2	EA			
Pad footing, 1'6x1'6	2	EA			
Pad footing, 2'6x1'6	1	EA			
Pad footing, 2'x2'	1	EA			
Pad footing, 3'-0"x3'-0"x2'6"	2	EA			
Pad footing, 3'3x3'3	2	EA			
Pad footing, 3'9x3'9	1	EA			
Pad footing, 4'6x8'	2	EA			
Pad footing, 4'9x4'9	1	EA			
Stemwall footing, 3'x1'3" ftg, stem up to 3' max	41	LF			
Thickened slab edge	77	LF			
Underpin New foundation, 3'x2'6"	26	LF	\$253	\$6,578	
Helical anchors	4	EA	\$4,435	\$17,740	
Drill and dowel anchors into existing foundation and slab	1	LS	\$3,030	\$3,030	
Concrete embedded hardware	1	LS	\$3,680	\$3,680	
Slab-On-Grade					
6" Concrete slab, #4@16" o.c., 15 mil moisture barrier, 4" crushed rock	5,064	SF	\$16	\$79,758	
Concrete SOG at loading dock	90	SF	\$16	\$1,418	
Cast-In-Place Concrete					
Concrete topping slab, 3"-16" thick, #4@16" o.c., dowels 8' o.c./ 32" o.c. @ edge	3,475	SF	\$8.40	\$29,190	
Concrete shear wall, 10" thick	13	LF	\$442	\$5,746	
6" Curb at building	298	LF	\$20	\$6,035	
8" Curb at building	52	LF	\$22	\$1,118	
Cast stairs, 4'6" wide	1	EA	\$7,515	\$7,515	

No dewatering of footings included In costs.

Excavation of footings included in cost. Off haul of spoils are included under the Earthworks division

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
05 00 00 METALS DIVISION					\$570,233
Structural Steel Framing					
Structural steel improvements, including:	76,771	LB	\$6.10	\$468,306	
Column, HSS 6x6x1/2	4	EA			
Column, HSS12x8x5/8	3	EA			
Column, HSS14X4X1/2	8	EA			
Column, HSS16X4X5/8	2	EA			
Column, HSS6X6X1/2	34	EA			
Column, HSS6X8X5/8	4	EA			
Column, W14x53	2	EA			
Column, W14x82	2	EA			
HSS4.5x4.5x1/2	1	EA			
Structural beam, 6x12	37	LF			
W12x45	37	LF			
W14x43	38	LF			
W14x53	2	EA			
W14x61	33	LF			
W14x82	2	EA			
Steel Stud Framing					
Interior wall framing, Double steel stud framing, 3-5/8" 16 ga. Studs @ 16"o.c.	50	LF	\$107	\$5,350	
Steel Fabrications					
Steel stairs, three landings, 3' wide, 17 risers	1	EA	\$37,080	\$37,080	
Steel guardrail w/ hand rail system, Via Railings, 31/A5.30	98	LF	\$104	\$10,192	
Handrail, 36" H, 1-1/2"	40	LF	\$62	\$2,470	
Link and lock self-supported fence, A5.03	51	LF	\$85	\$4,335	
Steel to Masonry Connections					
Epoxy embedded, threaded rods at URM	1	LS	\$42,500	\$42,500	

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
06 00 00 WOOD, PLASTIC, COMPOSITES					\$489,289
Floor and Deck Framing					
Foor and deck framing	2,450	SF	\$41	\$101,063	
Wall Framing					
Exterior wall framing, 2x6 Wood stud @ 16"o.c.	228	LF	\$72	\$16,359	
Exterior parapet wall framing, 2x6 Wood stud @ 16"o.c.	589	LF	\$39	\$22,971	
Interior wall framing, 2x Wall furing @ 16"o.c.	14	LF	\$50	\$700	
Interior wall framing, Wall furing @ URM @ "o.c.	150	LF	\$123	\$18,450	
Interior wall framing, 2x6 Wood stud @ 16"o.c.	507	LF	\$58	\$29,406	
Roof and Soffit Framing					
Roof framing	5,726	SF	\$18	\$101,637	
Roof framing, Supplemental 2x8 RJ at 24" o.c.	2,560	SF	\$18	\$46,720	
Roof framing, Supplemental 2x8 CJ @ 32" o.c.	2,585	SF	\$11	\$28,435	
Roof framing, Add 2x8 CJ to existing CJ @32" o.c. to obtain 16" spacing	592	SF	\$15	\$8,584	
Roof framing, sister 2-11/16x7-1/4 PSL truss to existing bowstring truss	227	LF	\$65	\$14,698	
Stair Framing					
Wood stairs, 5 risers, 3'3wide, 1 landing 3'x3'3	26	SF	\$50	\$1,307	
Structural Panels, Sheathing and Decking					
1-1/8" Floor sheathing	2,990	SF	\$7.70	\$23,023	
1/2" ST1 sheathing at low and new roof	5,876	SF	\$2.30	\$13,515	
Roof sheathing over existing	1,349	SF	\$2.30	\$3,103	
Wall sheathing	8,096	SF	\$3.50	\$28,334	
Ceiling sheathing below Decoustics ceiling tile per detail 31/A5.06	3,196	SF	\$3.60	\$11,506	
Finish Carpentry					
Crown moldings, misc. blocking, and other misc. finish carpentry	1	LS	\$10,290	\$10,290	
Seismic Control Joint					
Emshield WFR2 system seismic seal	1	LS	\$9,190	\$9,190	

Floor sheathing exceeds new floor framing area due to existing floors requiring new sheathing.

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
07 00 00 THERMAL AND MOISTURE PROTECTION					\$205,764
Waterproofing					
Waterproof building foundation	117	LF	\$23	\$2,691	
Thermal Insulation					
R-30 Cellulose insulation at theater ceiling per detail 31/A5.06	3,196	SF	\$6.70	\$21,413	
R-19 Cellulose insulation	2,352	SF	\$4.70	\$11,054	
Mineral wool batt insulation	840	SF	\$5.90	\$4,956	
Interior wall sound batt insulation	11,968	SF	\$4.70	\$56,250	
Floor sound batt insulation	2,990	SF	\$7.60	\$22,724	
Closed-cell spray foam insulation at roofs	10,260	SF	\$8.00	\$82,080	
Foam-built drainage cricket	779	SF	\$5.90	\$4,596	

07 40 00 ROOFING AND SIDING PANELS					\$225,547
Membrane Roofing					
Low roof assembly, TPO roof membrane	361	SF	\$21	\$7,671	
New roof assembly, TPO roofing, rigid insulation,	5,482	SF	\$21	\$116,493	
Theater roof assembly, TPO roof membrane	4,417	SF	\$18	\$79,506	
TPO roofing at parapet walls	2,356	SF	\$5.80	\$13,665	
Wall Panels					
Corten steel wall finish	361	SF	\$23	\$8,213	

An allowance to repair the existing roof sheathing above the theater has been included within the Owner Allowance section of this estimate.

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
07 70 00 ROOFING SPECIALTIES AND ACCESSORIES					\$39,892
Flashing and Coping					
Sheet metal flashing & counterflashing	1	LS	\$9,385	\$9,385	
Replace parapet cap at existing	372	LF	\$52	\$19,251	
Roof scupper	9	EA	\$489	\$4,401	
Roofing Specialties					
Roof access ladder	1	EA	\$3,600	\$3,600	
Roof access hatch, 30"x30"	1	EA	\$3,255	\$3,255	
<hr/>					
08 10 00 DOORS AND FRAMES					\$84,810
Exterior Doors					
Single leaf door, 3' - 6"x7' - 0", hollow metal, type A, rated 45 MIN.	1	EA	\$7,385	\$7,385	
Double leaf door, 6' - 0"x8' - 0", hollow metal, type B, rated 45 MIN.	1	EA	\$13,760	\$13,760	
Single leaf door, 3' - 0"x8'-0", hollow metal, type A, rated 45 MIN.	1	EA	\$7,515	\$7,515	
Gate at outdoor classroom	1	EA	\$1,210	\$1,210	
Interior Doors					
Double leaf door, 6' - 0"x7' - 0", hollow metal, type B	3	EA	\$3,335	\$10,005	
Single leaf door, 3' - 0"x6' - 8", hollow metal, type A	8	EA	\$1,845	\$14,760	
Single leaf door, 3' - 0"x7' - 0", hollow metal, type A	1	EA	\$1,900	\$1,900	
Specialty Doors					
Sectional overhead door, insulated, impact rated glass, 12' x 10'	1	EA	\$8,035	\$8,035	
Specialty Door Hardware					
Door hardware package	16	EA	\$1,265	\$20,240	

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
08 40 00 ENTRANCES, STOREFRONTS AND CURTAIN WALLS					\$98,370
Entrances and Storefronts					
Storefront, 10'x8'1-1/2" with two double leaf doors	1	EA	\$29,570	\$29,570	
Storefront, 10'x8'1-1/2" with two double leaf doors	1	EA	\$29,570	\$29,570	
Replace existing storefront	1	EA	\$39,230	\$39,230	
<hr/>					
08 50 00 WINDOWS					\$9,307
Metal Windows					
Historic ticket window, to be preserved	1	EA			
Replace existing windows	2	EA	\$809	\$1,618	
Interior window, 10" x 10"	1	EA	\$482	\$482	
Interior window, 4' x 5'	2	EA	\$1,515	\$3,030	
Interior window, 5' x 3'	1	EA	\$637	\$637	
Interior window, 5' x 5'	2	EA	\$1,770	\$3,540	
<hr/>					
09 20 00 LATH AND PLASTER					\$122,324
Cement Plastering					
3-Layer cement plaster w/ fiberglass mesh	5,264	SF	\$17	\$88,172	
Plaster fascia	382	SF	\$20	\$7,449	
3-Layer cement plaster w/ fiberglass mesh at overhang	1,242	SF	\$22	\$26,703	
<hr/>					

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
09 29 00 GYPSUM BOARD					\$74,347
Gypsum board panels					
5/8" Gypsum board at interior walls, level 4 finish	14,664	SF	\$3.30	\$48,391	
(2) layers of 5/8" gypsum wall board	1,600	SF	\$6.70	\$10,720	
C-5 Gypsum hard lid w/ smooth finish	2,111	SF	\$5.30	\$11,188	
C-4 WR Gypsum hard lid	328	SF	\$4.40	\$1,443	
5/8" Fiberglass gyp. Sheathing	840	SF	\$3.10	\$2,604	
<hr/>					
09 30 00 TILING					\$31,418
Tile Backing Board and Underlayment					
1/2" Backerboard at wall tile	844	SF	\$5.30	\$4,473	
Anti-fracture membrane and moisture barrier	941	SF	\$1.30	\$1,223	
Ceramic and Porcelain Tiling					
T-4 24"x24" Floor tile	97	SF	\$14	\$1,358	
S-2 Polished wall tile, 5' tall	260	LF	\$28	\$7,215	
S-3 Wall tile mixed finish, 5' tall	380	LF	\$28	\$10,545	
S-5 4" Square wall tile. 6' tall	204	LF	\$28	\$5,763	
B-2 6" Tile base	40	LF	\$21	\$840	

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
09 50 00 CEILINGS					\$93,483

Acoustical Ceiling Assemblies C-2 2x4 Acoustic ceiling panel, Decoustics Claro, running bond, 1-1/16" NRC 0.9	3,196	SF	\$29	\$93,483	
--	-------	----	------	----------	--

09 60 00 FLOORING					\$185,999
--------------------------	--	--	--	--	------------------

Specialty Flooring					
M-1 Terrazzo	351	SF	\$68	\$23,780	
B-3 Terrazzo cove base	133	LF	\$52	\$6,850	
F-1 Springstep IV floating wood subfloor, painted black	850	SF	\$34	\$29,113	
F-2 Carpet @ aisles	1,151	SF	\$69	\$79,419	
F-3 Charter Oak Coretec LVP	1,342	SF	\$12	\$15,433	
Resilient Floor Base					
B-1 Rubber base	630	LF	\$5.40	\$3,402	
Fluid Applied Flooring					
F-4 Epoxy floor finish	1,366	SF	\$21	\$28,003	

09 70 00 WALL PANELS					\$40,832
-----------------------------	--	--	--	--	-----------------

Wall Coverings					
A-1 Acoustic wall panel, 48x72" panels by Decoustics	1,002	SF	\$41	\$40,832	

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
09 90 00 PAINTING AND COATING					\$53,394
Exterior and Interior Painting					
Existing building siding to be refreshed	1,149	SF	\$3.00	\$3,447	
Exterior stucco painting	6,888	SF	\$2.30	\$15,842	
Interior gypsum painting	18,703	SF	\$1.60	\$29,925	
Door and trim work painting	1	LS	\$4,180	\$4,180	
10 00 00 SPECIALTIES					\$130,211
Restroom Accessories					
Restroom accessory package, including:	1	LS	\$15,710	\$15,710	
Grab bar, 36	3	EA			
Grab bar, 42	3	EA			
Mirror, 18" x 24"	2	EA			
Mirror, 48" x 36"	1	EA			
Partition, urinal	2	EA			
Sanitary napkin disposal	2	EA			
Stall, ADA	3	EA			
Stall, standard	3	EA			
Toilet paper dispenser double	5	EA			
Toilet seat cover dispenser	5	EA			
Waste receptacle/ paper towel dispenser combo, recessed	3	EA			
Signage					
Raised lettering signage "Guadalupe Visual and Performing Arts Center"	1	EA	\$8,095	\$8,095	
Signage package	49	EA	\$202	\$9,898	
Restore existing marque	1	LS	\$95,000	\$95,000	
Miscellaneous Specialties					
Fire extinguisher, recessed	4	EA	\$377	\$1,508	

The hand dryers and soap dispensers are integral with the lavatory faucets and are captured under division 22- Plumbing.

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
12 00 00 FURNISHINGS					\$146,362
Cabinets and Casework Concessions counter at lobby and entry	15	LF	\$650	\$9,750	
Other Furnishing Restore and reinstall theater chairs	196	EA	\$697	\$136,612	
13 00 00 SPECIAL CONSTRUCTION					\$185,690
Structural Retrofit Allowances					
Allowance: Repair URM cracks and repoint grout	1	LS	\$131,950	\$131,950	
Allowance: Replace fungus infested and insect infested wood members and sheathing	1	LS	\$17,240	\$17,240	
Allowance: Remove existing plaster to brown coat and resurface with integral color	1	LS	\$36,500	\$36,500	
14 00 00 CONVEYING SYSTEMS					
Lifts					
Vertical platform lift, AVPL 36x60		EA	\$15,200		
21 00 00 FIRE SUPPRESSION					\$128,561
Sprinkler System					
Install new fire sprinkler system	5,778	SF	\$22	\$128,561	

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
22 00 00 PLUMBING					\$195,333
Plumbing Piping Distribution					
Water distribution	11	EA	\$1,360	\$14,960	
Plumbing vent line	11	EA	\$674	\$7,414	
Plumbing waste line	30	EA	\$981	\$29,430	
Clean out	10	EA	\$442	\$4,420	
Floor drain	5	EA	\$1,920	\$9,600	
Rainwater Drainage					
Primary and overflow drains, Zurn Z165 or equip	5	EA	\$2,990	\$14,950	
Storm line distribution	432	LF	\$77	\$33,048	
Remove and replace roof drain + overflow	4	EA	\$4,170	\$16,680	
Plumbing Equipment					
Electric water heater, 17 gal. capacity	1	EA	\$10,820	\$10,820	
Gas meter	1	EA	\$1,455	\$1,455	
Plumbing Fixtures					
Floor sink	2	EA	\$1,070	\$2,140	
Water closet, ADA	2	EA	\$1,655	\$3,310	
Urinal	2	EA	\$1,680	\$3,360	
Lavatory, wall hung	1	EA	\$976	\$976	
Water closet	2	EA	\$1,480	\$2,960	
Hand-washing sink	1	EA	\$1,460	\$1,460	
Lavatory, double faucet with integral hand dryer and soap dispenser	1	EA	\$10,770	\$10,770	
Plumbing fixture rough-ins	11	EA	\$1,480	\$16,280	
Testing and Commissioning					
Test, purge, and sterilize	1	LS	\$3,700	\$3,700	
Sub-contractor commissioning	1	LS	\$7,600	\$7,600	

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
23 00 00 HVAC					\$291,255
Mechanical Distribution and Controls					
Ducting general distribution	10,138	SF	\$14	\$139,398	
Grease duct, 9" diameter	30	LF	\$18	\$533	
Refrigerant and condensate piping	10,138	SF	\$1.20	\$12,166	
Registers, grilles, dampers	91	EA	\$334	\$30,394	
Misc. mechanical fittings and controls	10,138	SF	\$3.30	\$33,455	
Sound and vibration control silencers	8	EA	\$1,450	\$11,600	
Mechanical Equipment					
Variable refrigerant flow condensing unit, 12 tons, 154,000 BTUH, 750 lbs	1	EA	\$31,990	\$31,990	
Packaged heat pumps	7	EA	\$12,810	\$89,670	
Economizer and power exhaust, 5,000 CFM, centrifugal type, 740 lb	1	EA	\$16,900	\$16,900	
Economizer and power exhaust, 2,400 CFM, centrifugal type, 335 lb	1	EA	\$14,600	\$14,600	
Economizer and power exhaust, 2,400 CFM, centrifugal type, 335 lb	1	EA	\$14,600	\$14,600	
Economizer and power exhaust, 1,600 CFM, centrifugal type, 225 lb	1	EA	\$12,550	\$12,550	
Economizer and power exhaust, 1,200 CFM, centrifugal type, 225 lb	1	EA	\$11,530	\$11,530	
Exhaust fans	9	EA	\$1,470	\$13,230	
Fan coils	6	EA	\$7,460	\$44,760	
Heat recovery box, 8-ports	1	EA	\$2,650	\$2,650	
Intake / exhaust hood	6	EA	\$335	\$2,010	
Testing and Commissioning					
Testing and balancing	1	LS	\$9,700	\$9,700	
Sub-contractor commissioning	1	LS	\$19,700	\$19,700	
General Adjustment for Cold Shell					
Cold shell adjustment for addition	-4,360	SF	\$51	-\$220,180	

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
26 00 00 ELECTRICAL					\$631,440
Power and Distribution					
Pad mounted switchgear, 1,200 A, 3-phase, 4 wire, NEMA 3R enclosure, 65KAIC	1	EA	\$169,400	\$169,400	
Distribution panel, 1,200A, 3-phase, 4 wire, NEMA 1 enclosure, 65KAIC	1	EA	\$53,010	\$53,010	
Power, lighting, and equipment subpanels	7	EA	\$11,040	\$77,280	
Emergency lighting inverter, 750VA/750W, 120V	1	EA	\$37,420	\$37,420	
Emergency lighting inverter, 2.1KVA/2.1KW, 120V	1	EA	\$37,420	\$37,420	
Power and equipment feeders	10,138	SF	\$8.10	\$82,118	
General Distribution					
Conduit pathway to future generator	1	EA	\$4,695	\$4,695	
Conduit pathway to future PV system, (1) 2"C	1	EA	\$3,755	\$3,755	
Electrical devices, general distribution, lighting controls	10,138	SF	\$13	\$131,794	
Lighting Fixtures					
Fixture L3- hallway step light	3	EA	\$163	\$489	
Fixture L5- studio line downlight	21	EA	\$620	\$13,020	
Fixture L6- vanity wall sconce	3	EA	\$398	\$1,194	
Fixture L9- aisle lighting	248	LF	\$29	\$7,130	
Fixture L10- 6" LED downlight	18	EA	\$199	\$3,582	
Fixture L11- 6" LED downlight	33	EA	\$199	\$6,567	
Fixture X1- ceiling mounted illuminated emergency sign	1	EA	\$446	\$446	
Fixture X2- wall mounted illuminated emergency exit sign	3	EA	\$424	\$1,272	
Fixture X3- low level exit sign	2	EA	\$424	\$848	

General distribution expense includes pathways for audio, video, and security devices.

Lighting package includes exterior lighting and exterior lighting distribution.

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
28 00 00 FIRE SAFETY AND SECURITY					\$52,002
Fire and Safety System					
Fire alarm system	5,778	SF	\$4.20	\$24,268	
Security					
Security alarm and camera system	5,778	SF	\$4.80	\$27,734	

31 20 00 EARTHWORK AND GRADING					\$167,540
Equipment Mobilization					
Mobilize and demobilize equipment	1	LS	\$8,000	\$8,000	
Earth Clearing and Grading					
Rough grading	16,664	SF	\$1.50	\$24,996	
Finish grading	11,774	SF	\$1.30	\$15,306	
Excavation and Fill					
Building pad prep	4,890	SF	\$13	\$61,125	
Cut & fill operations	398	CY	\$76	\$30,254	
Import native fill	194	LCY	\$69	\$13,415	
Import and placement of class II base	106	CY	\$136	\$14,444	

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
31 25 00 EROSION AND SEDIMENTATION CONTROLS					\$33,400

Sedimentation Controls					
Install, maintain, and remove SWPPP measures around campgrounds	1	LS	\$33,400	\$33,400	

32 12 00 FLEXIBLE PAVING					\$28,913
---------------------------------	--	--	--	--	-----------------

Asphalt Paving					
AC paving demo & patch back	454	SF	\$19	\$8,740	
Gravel Surfacing					
Cobble, 4" - 6"	387	SF	\$3.90	\$1,509	
Stabilized decomposed granite pathways	156	SF	\$4.20	\$655	
DG Parking lot paving	4,502	SF	\$3.70	\$16,657	
Aluminum header	102	LF	\$13	\$1,352	

No details provided for the DG paving at parking lot. Plans reference sheet C6.0, which were absent in this planset. This estimate assumes a 4" stabilized DG section over 8" of class II base.

The planset did not specify the thickness of the DG pathway. This estimate assumes a 3" DG section.

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
32 13 00 RIGID PAVING					\$124,200
Concrete Paving					
Valley gutter, 5' wide	350	LF	\$65	\$22,663	
Commercial driveway per city standards	260	SF	\$25	\$6,565	
Pedestrian concrete	1,714	SF	\$14	\$23,996	
Concrete steps	10	SF	\$257	\$2,570	
Vehicular concrete	1,457	SF	\$18	\$26,590	
Curb ramp	46	SF	\$17	\$771	
Loading dock concrete	264	SF	\$19	\$5,082	
Unit Pavers					
Unit paving	972	SF	\$37	\$35,964	

32 16 00 CURBS AND GUTTERS					\$12,623
Concrete Curbs					
Curb, 6"	330	LF	\$38	\$12,623	

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
32 17 00 PAVING SPECIALTIES					\$14,092
Parking Bumpers					
Wheel stop	4	EA	\$96	\$382	
Concrete filled bollard	12	EA	\$801	\$9,612	
Markings and Signage					
Signage, ADA	2	EA	\$411	\$822	
Signage, address	1	EA	\$411	\$411	
Signage, No Parking	2	EA	\$411	\$822	
Striping	300	LF	\$1.70	\$510	
Striping, handicap symbol	2	EA	\$85	\$170	
Striping, Lettering	4	EA	\$27	\$108	
Allowance: Paint curbs	144	LF	\$5.70	\$821	
Tactile Warning					
Truncated domes	12	SF	\$36	\$435	

32 30 00 SITE IMPROVEMENTS					\$20,600
Site Furnishing					
Bench with wood slab backrest	1	EA	\$1,795	\$1,795	
Bike rack bollard	5	EA	\$509	\$2,545	
Trash and recycling receptacles	4	EA	\$1,225	\$4,900	
Site Structures					
Trash enclosure, 12'x12', double gate + single door	1	EA	\$11,360	\$11,360	

Shear planting ring cost includes cost of crane used when setting the planting ring.

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
32 31 00 FENCES AND GATES					\$36,873
Metal Fence					
Handrail	9	LF	\$244	\$2,196	
Controlled access gate, 10' wide	1	EA	\$29,300	\$29,300	
Perimeter fencing	76	LF	\$71	\$5,377	
Fencing at trash enclosure (included with trash enclosure assembly)					
<hr/>					
32 32 00 SITE WALLS					\$32,374
Concrete and Masonry Site Walls					
Retaining wall at loading dock	34	LF	\$211	\$7,174	
6' tall mural wall	40	LF	\$630	\$25,200	
<hr/>					
Mural wall assumes a 6' tall concrete wall with plaster finish. Mural is assumed to be commissioned by the City of Guadalupe.					
32 80 00 IRRIGATION					\$8,061
Drip and Sprinkler Irrigation					
Drip irrigation	1,832	SF	\$4.40	\$8,061	
Pop-up irrigation		SF	\$1.90		
<hr/>					

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
32 90 00 PLANTING					\$74,957
Planting Preparation					
Tree pit preparation	5	EA	\$690	\$3,450	
Planting bed preparation	1,832	SF	\$4.90	\$8,977	
Tree planting					
36" Box tree	3	EA	\$1,040	\$3,120	
15 Gallon tree	2	EA	\$416	\$832	
Shrubs, Perennials, Annuals					
Vegetated swale	48	SF	\$9.00	\$432	
Landscaped area	1,784	SF	\$6.80	\$12,131	
Landscape Accessories & Maintenance					
2' Boulder	21	EA	\$1,210	\$25,410	
3' Boulder	13	EA	\$1,585	\$20,605	

33 10 00 WATER UTILITIES					\$105,980
Water Distribution					
Connect to existing system	1	LS	\$20,000	\$20,000	
Irrigation meter, 1"	1	EA	\$931	\$931	
Water meter, 2"	1	EA	\$2,570	\$2,570	
Double detector backflow, 4"	1	EA	\$8,450	\$8,450	
Pressure reducing backflow preventer, 1"	1	EA	\$2,760	\$2,760	
Pressure reducing backflow preventer, 2"	1	EA	\$4,405	\$4,405	
1" water line	34	LF	\$186	\$6,324	
2" water line	124	LF	\$195	\$24,180	
4" Water main	122	LF	\$230	\$28,060	
8" Water main	25	LF	\$252	\$6,300	
Fire department connection	1	EA	\$2,000	\$2,000	

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
33 30 00 SANITARY SEWERAGE UTILITIES					\$448,326
Sanitary Sewer Piping					
Connect to existing system	1	LS	\$15,000	\$15,000	
4" PVC SDR 35 sewer line	237	LF	\$166	\$39,342	
5'6"x4' valve box, 5' deep	1	EA	\$2,840	\$2,840	
Grease interceptor	1	EA	\$48,100	\$48,100	
Sewer cleanout	2	EA	\$222	\$444	
Sanitary Sewer Assemblies					
Sanitary sewer pump lift station, 15' deep	1	LS	\$342,600	\$342,600	
<hr/>					
33 40 00 STORM DRAIN					\$161,472
Stormwater Conveyance					
4" HDPE	204	LF	\$142	\$28,968	
6" HDPE	236	LF	\$193	\$45,548	
6" Trench drain, traffic-rated	13	LF	\$281	\$3,653	
12" drain inlet with traffic rated grate	1	EA	\$6,920	\$6,920	
Area drain with pedestrian grate	7	EA	\$569	\$3,983	
1" wide slot drain	50	LF	\$222	\$11,100	
Stormwater Management					
Stormtech MC-3500 infiltration chamber	1	EA	\$61,300	\$61,300	
<hr/>					

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
33 50 00 FUEL DISTRIBUTION UTILITIES					\$29,800
Fuel Distribution					
Connection to existing system	1	LS	\$16,000	\$16,000	
Gas line	120	LF	\$115	\$13,800	
<hr/>					
33 60 00 SITE ELECTRICAL					\$75,076
Site Power and Distribution					
Distribution precast box	1	EA	\$6,835	\$6,835	
Dual port EV charger bollard	1	EA	\$1,105	\$1,105	
Pull box	3	EA	\$2,650	\$7,950	
Equipment pad,	120	SF	\$16	\$1,890	
EV charger distribution	46	LF	\$48	\$2,197	
Motorized gate distribution	176	LF	\$30	\$5,192	
Primary power distribution	143	LF	\$349	\$49,907	
<hr/>					
TOTAL BASE DIRECT COST					\$5,893,142
General Requirements				12.0%	\$707,177
Bonding & Insurance				2.5%	\$147,329
Contractor Fee (OH&P)				10.0%	\$674,765
CONSTRUCTION COST SUBTOTAL					\$7,422,412
Design Contingency				2.0%	\$148,448
Construction Contingency				2.0%	\$148,448
Escalation to Midpoint of Construction				6.7%	\$497,302
TOTAL BASE BUDGET					\$8,216,610

ADD ALT 1
ESTIMATE

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
ALT 1: FRONT PLAZA, SOD AMPHITHEATER & STAGE, PERIMETER WALLS					
32 12 00 FLEXIBLE PAVING					\$4,690

Gravel Surfacing

Stabilized decomposed granite pathways

697 SF

\$4.20

\$2,927

Aluminum header

133 LF

\$13

\$1,762

No details provided for the DG paving at parking lot. Plans reference sheet C6.0, which were absent in this planset. This estimate assumes a 4" stabilized DG section over 8" of class II base.

The planset did not specify the thickness of the DG pathway. This estimate assumes a 3" DG section.

32 13 00 RIGID PAVING					\$9,727
------------------------------	--	--	--	--	----------------

Concrete Paving

Colored concrete, decorative scoring

397 SF

\$25

\$9,727

32 30 00 SITE IMPROVEMENTS					\$48,570
-----------------------------------	--	--	--	--	-----------------

Site Furnishing

Shear planting ring

3 EA

\$16,190

\$48,570

Shear planting ring cost includes cost of crane used when setting the planting ring.

32 32 00 SITE WALLS					\$130,086
----------------------------	--	--	--	--	------------------

Concrete and Masonry Site Walls

Site retaining wall/ curb

438 LF

\$297

\$130,086

Mural wall assumes a 6' tall concrete wall with plaster finish. Mural is assumed to be commissioned by the City of Guadalupe.

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
32 80 00 IRRIGATION					\$5,847
Drip and Sprinkler Irrigation					
Drip irrigation	366	SF	\$4.40	\$1,610	
Pop-up irrigation	2,230	SF	\$1.90	\$4,237	
<hr/>					
32 90 00 PLANTING					\$16,547
Planting Preparation					
Planting bed preparation	366	SF	\$4.90	\$1,793	
Sod planting preparation	2,230	SF	\$3.40	\$7,582	
Shrubs, Perennials, Annuals					
Landscaped area	366	SF	\$6.80	\$2,489	
Sod planting	2,230	SF	\$2.10	\$4,683	
<hr/>					
TOTAL BID ALT 1 DIRECT COST					\$215,467
General Requirements				12.0%	\$25,856
Bonding & Insurance				2.5%	\$5,387
Contractor Fee (OH&P)				10.0%	\$24,671
CONSTRUCTION COST SUBTOTAL					\$271,380
Design Contingency				2.0%	\$5,428
Construction Contingency				2.0%	\$5,428
Escalation to Midpoint of Construction				6.7%	\$18,182
TOTAL BID ALT 1 BUDGET					\$300,418

ADD ALT 2
ESTIMATE

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
ALT 2: NEW BUILDING INTERIOR BUILD-OUT					
07 00 00 THERMAL AND MOISTURE PROTECTION					\$20,595
Thermal Insulation					
Interior wall sound batt insulation	4,382	SF	\$4.70	\$20,595	
<hr/>					
08 10 00 DOORS AND FRAMES					\$28,205
Interior Doors					
Double leaf interior metal door, 5070	2	EA	\$3,145	\$6,290	
Single leaf door, 3' - 0"x6' - 8", hollow metal, type A	1	EA	\$1,845	\$1,845	
Single leaf door, 3' - 0"x7' - 0", hollow metal, type A	7	EA	\$1,900	\$13,300	
Specialty Door Hardware					
Door hardware package	10	EA	\$677	\$6,770	
<hr/>					
08 40 00 ENTRANCES, STOREFRONTS AND CURTAIN WALLS					\$29,000
Entrances and Storefronts					
Storefront, Interior 17'11" x 10' with double leaf doors	1	EA	\$29,000	\$29,000	
<hr/>					

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
09 29 00 GYPSUM BOARD					\$38,725
Gypsum Board Panels					
5/8" Gypsum board at interior walls, level 4 finish	9,044	SF	\$3.30	\$29,845	
C-5 Gypsum hard lid w/ smooth finish	1,004	SF	\$5.30	\$5,321	
C-4 WR Gypsum hard lid	327	SF	\$4.40	\$1,439	
Gypsum Board Accessories					
1/2" Resilient channel	400	LF	\$5.30	\$2,120	
09 30 00 TILING					\$31,980
Tile Backing Board and Underlayment					
1/2" Backerboard at wall tile	675	SF	\$5.30	\$3,578	
Anti-fracture membrane and moisture barrier	1,010	SF	\$1.30	\$1,313	
Ceramic and Porcelain Tiling					
T-1/ T-2 12"x12" Square tile	288	SF	\$16	\$4,680	
T-3 2" Hexagon tile	47	SF	\$15	\$717	
S-2 Polished wall tile, 5' tall	265	LF	\$28	\$7,354	
S-3 Wall tile mixed finish, 5' tall	270	LF	\$28	\$7,493	
S-4 12" Square wall tile, 5' tall	140	LF	\$29	\$3,990	
B-2 6" Tile base	136	LF	\$21	\$2,856	

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
09 50 00 CEILINGS					\$53,544
Acoustical Ceiling Assemblies					
C-3 2x4 Acoustic drop ceiling with Arktura Vaporsoft, Cora, backlit	1,083	SF	\$28	\$30,595	
C-1 2x2 Acoustic drop ceiling, 2x2 USG Fine Line	1,162	SF	\$20	\$22,950	
<hr/>					
09 60 00 FLOORING					\$57,724
Specialty Flooring					
F-3 Charter Oak Coretec LVP	2,327	SF	\$12	\$26,761	
D-1 2CM Paver raised deck system	295	SF	\$33	\$9,661	
Resilient Floor Base					
B-1 Rubber base	589	LF	\$5.40	\$3,181	
Fluid Applied Flooring					
F-4 Epoxy floor finish	884	SF	\$21	\$18,122	
<hr/>					
09 70 00 WALL PANELS					\$5,273
Wall Coverings					
S-1 Art-deco wall paper	561	SF	\$9.40	\$5,273	
<hr/>					
09 90 00 PAINTING AND COATING					\$20,780
Exterior and Interior Painting					
Interior gypsum painting	10,375	SF	\$1.60	\$16,600	
Door and trim work painting	1	LS	\$4,180	\$4,180	
<hr/>					

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
10 00 00 SPECIALTIES					\$17,702
Restroom Accessories					
Restroom accessory package, including:	1	LS	\$7,600	\$7,600	
Changing station	2	EA			
Grab bar, 36	2	EA			
Grab bar, 42	2	EA			
Mirror, 18" x 24"		EA			
Mirror, 48" x 36"	2	EA			
Partition, urinal	1	EA			
Sanitary napkin disposal	2	EA			
Stall, ADA	1	EA			
Toilet paper dispenser double	3	EA			
Toilet seat cover dispenser	3	EA			
Waste receptacle/ paper towel dispenser combo, recessed	2	EA			
Partitions					
Accordion type partition, Modernfold Soundmaster 12M	19	LF	\$492	\$9,348	
Miscellaneous Specialties					
Fire extinguisher, recessed	2	EA	\$377	\$754	
The hand dryers and soap dispensers are integral with the lavatory faucets and are captured under division 22- Plumbing.					
12 00 00 FURNISHINGS					\$27,549
Cabinets and Casework					
Concessions counter at lobby and entry	16	LF	\$650	\$10,400	
Stainless steel countertop, built-in	21	LF	\$315	\$6,615	
Dressing room countertop	10	LF	\$217	\$2,170	
Other Furnishing					
Additional chairs throughout theater facilities	12	EA	\$697	\$8,364	
14 00 00 CONVEYING SYSTEMS					\$15,200
Lifts					
Vertical platform lift, AVPL 36x60	1	EA	\$15,200	\$15,200	

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
21 00 00 FIRE SUPPRESSION					\$33,136
Sprinkler System					
Install new fire sprinkler system	4,360	SF	\$7.60	\$33,136	
<hr/>					
22 00 00 PLUMBING					\$124,399
Plumbing Piping Distribution					
Water distribution	19	EA	\$849	\$16,131	
Plumbing vent line	19	EA	\$674	\$12,806	
Floor drain	2	EA	\$1,920	\$3,840	
Plumbing Equipment					
Incinerator "Evolution Compact" disposer	1	EA	\$6,335	\$6,335	
Instant gas water heater	1	EA	\$2,600	\$2,600	
Gas meter	1	EA	\$1,455	\$1,455	
Instant water heater	1	EA	\$821	\$821	
Plumbing Fixtures					
Floor sink	5	EA	\$1,070	\$5,350	
Water closet, ADA	3	EA	\$1,655	\$4,965	
Dual level drinking fountain with bottle filler	1	EA	\$1,675	\$1,675	
Mop sink	1	EA	\$2,055	\$2,055	
Urinal	1	EA	\$1,680	\$1,680	
Lavatory, wall hung	1	EA	\$976	\$976	
Water closet	1	EA	\$1,480	\$1,480	
Hand-washing sink	1	EA	\$1,460	\$1,460	
Lavatory, double faucet with integral hand dryer and soap dispenser	2	EA	\$10,770	\$21,540	
Prep sink	1	EA	\$1,420	\$1,420	
Service sink	1	EA	\$1,070	\$1,070	
Three-compartment sink	1	EA	\$2,085	\$2,085	
Plumbing fixture rough-ins	19	EA	\$1,445	\$27,455	
Testing and Commissioning					
Test, purge, and sterilize	1	LS	\$2,400	\$2,400	
Sub-contractor commissioning	1	LS	\$4,800	\$4,800	

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
23 00 00 HVAC					\$220,180
General Adjustment for Cold Shell Building addition HVAC system	4,360	SF	\$51	\$220,180	

26 00 00 ELECTRICAL					\$236,041
Power and Distribution					
Power and equipment feeders	10,138	SF	\$8.10	\$82,118	
General Distribution					
Electrical devices, general distribution, lighting controls	10,138	SF	\$13	\$131,794	
Lighting Fixtures					
Fixture L1- 2x2 recessed LED	9	EA	\$321	\$2,889	
Fixture L2- 5' surface direct downlight	8	EA	\$366	\$2,928	
Fixture L3- hallway step light	6	EA	\$163	\$978	
Fixture L4- exterior downlight	24	EA	\$148	\$3,552	
Fixture L6- vanity wall sconce	5	EA	\$398	\$1,990	
Fixture L7- decorative chandelier	1	EA	\$1,260	\$1,260	
Fixture L8- 8' surface direct downlight	10	EA	\$315	\$3,150	
Fixture L10- 6" LED downlight	8	EA	\$199	\$1,592	
Fixture L11- 6" LED downlight	2	EA	\$199	\$398	
Fixture X2- wall mounted illuminated emergency exit sign	6	EA	\$424	\$2,544	
Fixture X3- low level exit sign	2	EA	\$424	\$848	

General distribution expense includes pathways for audio, video, and security devices.

Lighting package includes exterior lighting and exterior lighting distribution.

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
28 00 00 FIRE SAFETY AND SECURITY					\$40,984
Fire and Safety System Fire alarm system	4,360	SF	\$4.40	\$19,184	
Security Security alarm and camera system	4,360	SF	\$5.00	\$21,800	
TOTAL ALT 2 DIRECT COST					\$1,001,018
General Requirements				12.0%	\$120,122
Bonding & Insurance				2.5%	\$25,025
Contractor Fee (OH&P)				10.0%	\$114,617
CONSTRUCTION COST SUBTOTAL					\$1,260,782
Design Contingency				2.0%	\$25,216
Construction Contingency				2.0%	\$25,216
Escalation to Midpoint of Construction				6.7%	\$84,472
TOTAL ALT 2 BUDGET					\$1,395,686

ADD ALT 3
ESTIMATE

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
ALT 3: KITCHEN INTERIOR BUILD-OUT					
09 29 00 GYPSUM BOARD					\$3,696
Gypsum Board Panels 5/8" Gypsum board at interior walls, level 4 finish	1,120	SF	\$3.30	\$3,696	
09 30 00 TILE					\$9,973
Tile Backing Board and Underlayment Anti-fracture membrane and moisture barrier	509	SF	\$1.30	\$662	
Ceramic and Porcelain Tiling T-4 24"x24" Floor tile	509	SF	\$13	\$6,744	
B-2 6" Tile base	130	LF	\$20	\$2,568	
09 50 00 CEILINGS					\$8,288
Acoustical Ceiling Assemblies C-1 2x2 Acoustic drop ceiling, 2x2 USG Fine Line	448	SF	\$19	\$8,288	
09 70 00 WALL PANELS					\$2,338
Wall Coverings S-7 Stainless steel wall panel	85	SF	\$28	\$2,338	
09 90 00 PAINTING AND COATING					\$1,792
Exterior and Interior Painting Interior gypsum painting	1,120	SF	\$1.60	\$1,792	

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
11 00 00 APPLIANCES					\$125,000
Allowance: Kitchen appliances	1	LS	\$125,000	\$125,000	
Counter soda dispenser	1	EA			
Dishwasher	1	EA			
Espresso machine, La Marzocco Linea PB- group 2	1	EA			
Freezer	1	EA			
Ice machine	1	EA			
Microwave, Avantco 194UC280FA	1	EA			
Popcorn machine	1	EA			
Refrigerator	1	EA			
Refrigerator display, Hussman MDN-B1A/S1A, 36" wide	1	EA			
Under counter refrigerator	1	EA			
Gas range, Wolf Challenger XL, 36" wide	1	EA			
12 00 00 FURNISHINGS					\$60,000
Allowance: Kitchen furnishings and working counters	1	LS	\$60,000	\$60,000	
Dry goods wire shelving	5	LF			
Stainless steel wall cabinet, 15"x48", Advance Tabco WCH-15-48	28	LF			
Steel work table	41	LF			
21 00 00 FIRE SUPPRESSION					\$27,630
Hood vent ANSUL fire suppression system, 7' wide	1	EA	\$27,630	\$27,630	
TOTAL ALT. 3 DIRECT COST					\$238,717
General Requirements				12.0%	\$28,646
Bonding & Insurance				2.5%	\$5,968
Contractor Fee (OH&P)				10.0%	\$27,333
CONSTRUCTION COST SUBTOTAL					\$300,664
Design Contingency				2.0%	\$6,013
Construction Contingency				2.0%	\$6,013
Escalation to Midpoint of Construction				6.7%	\$20,144
TOTAL ALT. 3 BUDGET					\$332,835

ADD ALT 4
ESTIMATE

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
ALT. 4 EXISTING THEATER AUDIO/ VISUAL BUILD-OUT					
27 00 00 AUDIO / VISUAL					\$304,300
Allowance: Audio and visual package	1	LS	\$104,300	\$104,300	
Allowance: Stage lighting package	1	LS	\$200,000	\$200,000	
<hr/>					
TOTAL ALT. 4 DIRECT COST					\$304,300
General Requirements				12.0%	\$36,516
Bonding & Insurance				2.5%	\$7,608
Contractor Fee (OH&P)				10.0%	\$34,842
CONSTRUCTION COST SUBTOTAL					\$383,266
Design Contingency				2.0%	\$7,665
Construction Contingency				2.0%	\$7,665
Escalation to Midpoint of Construction				6.7%	\$25,679
TOTAL ALT. 4 BUDGET					\$424,275

ADD ALT 5
ESTIMATE

Guadalupe Royal Theater
90% Construction Document Estimate

SCOPE OF WORK	QTY	UNIT	UNIT PRICE	LINE COST	TOTAL
ALT. 5 NEW BUILDING AUDIO/ VISUAL BUILD-OUT					
27 00 00 AUDIO / VISUAL					\$45,750
Allowance: Audio and visual package	1	LS	\$45,750	\$45,750	

TOTAL ALT. 5 DIRECT COST					\$45,750
General Requirements				12.0%	\$5,490
Bonding & Insurance				2.5%	\$1,144
Contractor Fee (OH&P)				10.0%	\$5,238
CONSTRUCTION COST SUBTOTAL					\$57,622
Design Contingency				2.0%	\$1,152
Construction Contingency				2.0%	\$1,152
Escalation to Midpoint of Construction				6.7%	\$3,861
TOTAL ALT. 5 BUDGET					\$63,788

APPENDIX

APPENDIX

PLANNING BASIS

Method of Procurement:	This estimate is based on a lump-sum, low-bid method of procurement. The estimate assumes that the Project will be competitively bid, with a minimum of 4-5 qualified bidding contractors.
Wage Determination:	This cost estimate has been prepared with the understanding that all work performed on site will be subject to Davis-Bacon prevailing wage rates.

COST BASIS

Sources for Pricing:	This estimate has been prepared by Precision's team of qualified cost consultants, who are experienced in estimating construction costs at each design milestone. These cost consultants have used pricing data from Precision's database(s) for construction, updated to reflect current conditions specific to the Project location.
-----------------------------	--

MARKUP BASIS

State & Local Taxes:	Applicable State, County, City & Special Taxes included within each line item.
Bonds & Insurance:	Bond premium assumed at 2% and insurance assumed at 0.5%
General Contractor Fee:	Includes both overhead & profit.
Design Contingency:	Per AACE standards, the recommended Design Contingency is based on the stage of design development.
Construction Contingency:	Recommended allowance based on size, scope, and complexity of project.
Escalation to Midpoint of Construction:	Based on a construction start date of Oct-2025 and a midpoint of construction in Mar-2026

ESTIMATE STRUCTURE

Basis for Unit Costs:	Unit costs as contained herein are based on current bid prices with respect to the geographical region of the Project. Subcontractor mark-ups for overhead and profit are included in each line item unit cost. These mark-ups cover each subcontractor's costs for labor, burden, materials, equipment, sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead and profit is broken out separately in this report.
Contingency:	Contingency represents the recommended amount to be added to an estimate to allow for uncertainty and to mitigate risk within a project. The AACE recommends holding a contingency in most estimates, with the expectation that the contingency allowance will be expended. Items included within contingency consist of minor price fluctuations (outside of general escalation), development of the design and changes within the scope, as well as field changes.
Design Contingency:	An allowance for undeveloped design details and potential design changes.
Construction Contingency:	It is standard practice for contractors to mitigate risk by accounting for unintentional bid errors and omissions by including a contingency factor within line item prices. Construction Contingency is a necessary element to this cost estimate as it (in conjunction with the direct costs and other mark-ups referenced herein) will be factored into contractor pricing and increase bid amounts.
Escalation:	All subcontract prices are reflective of current bid prices within the geographical region of the Project. As an additional markup, escalation has been included to account for natural price increases over time.
General Requirements:	Required project costs that cannot be directly attributed to any single element of the Project. General Requirements are not standardized within the construction industry. As a result, line items carried within this construction division can vary from contractor to contractor. Common examples include project management & site supervision; material testing; temporary utilities (water, power, lighting); temporary office trailers, restrooms, & site fencing; temporary job support equipment (generators, cranes, scaffolding, trench plates); as well as site cleanup.

ESTIMATING STANDARDS

Association for the Advancement of Cost Engineers International (AACE):	Precision relies on the code of ethics and standards set forth by the AACE for recommended best practices.
American Society of Professional Estimators (ASPE):	Precision relies on the code of ethics and standards set forth by the ASPE for recommended best practices.

Evaluation of the Two Construction Estimates from Precisions

5/14/24 Estimate	2/25/25 Estimate
Total floor area 13,407 SF	Total floor area 10,138- The floor area is a big driving cost for divisions like Mechanical, Electrical, Plumbing, and Fire Sprinklers (MEPF)
Direct cost per SF- \$498/SF Total Direct cost- \$6.67M	Direct cost per SF- \$707/SF Total Direct cost- \$7.17M
Total cost per SF- \$725/SF Total cost (less options)- \$9.71M	Total cost per SF- \$986/SF Total cost (less owner allowances)- \$10M
Total contractor fees- \$1.58M Contractor markup- 22.5%	Total contractor fees- \$1.86M Contractor markup- 24.5% We assumed a 4% higher GC markup due to little more complexity, but a 2% lower OH&P mark-up due to a higher dollar value
Contingency allowances- \$1.46M Contingency markup- 17.7%	Contingency allowances- \$966K Contingency markup- 10.7% This is typical to see the mark-ups decrease as a project design progresses
From here on out any dollar values will be referenced in terms of direct cost	
Site Improvements- \$1.68M	Site Improvements- \$1.60M
The biggest decrease in cost is coming from a \$240K decrease in the retaining wall cost. This estimate had 993 LF in walls, where the newest estimate had 512 LF in walls	The biggest add in cost are coming from the Earthwork division, +\$81K, and the addition of site electrical work, +\$75K, which was absent in the 5/14/24 estimate plan set.
Based on feedback we've received on recent projects, our estimate grading and cut & fill operations were significantly underestimated.	Despite having a lower quantity of cut & fill required, because of the underestimated costs in the previous round, we did increase the cost for this division.
Structure divisions 3-9.20 - \$2.0M	Structure divisions 3-9.20 - \$2.3M
Metals -\$47K Doors -\$37K Storefronts -\$47K	Concrete +\$78K Wood framing +\$114K Roofing +\$170K, are the largest drivers
	Concrete is straight forward, with the addition of more slab area
	Floor framing saw a \$50K decrease Wall framing saw a \$11K increase due to an additional 300LF of walls Roof framing saw a \$86K increase Sheathing saw a \$40K increase
	Framing costs have seen an increase in material and labor costs. Additionally, because the scope of

Evaluation of the Two Construction Estimates from Precisions

	framing has decreased, we expect unit rates to increase.
	Roofing costs increased due to a number of factors. This plan set includes the replacement of the existing roof above the theater, adding \$108K. Previously we assumed a TPO roof, which is cheaper than a PVC roof. And the new roof area increased by 1,400 SF.
Interior finishes Division 09.29 – 09.90	
Total interior finish cost \$596K	Total interior finish cost \$743K
	Gypsum added \$34K Unit pricing and square footages roughly stayed the same. The cost increase is being driven by the callout for level 5 finishes, double layered gypsum, and quiet rock type gypsum. These details provided double the cost/SF for gypsum
	Flooring added \$83K We calculated an additional 900 SF of finished flooring in this round. Unit pricing for most items stayed roughly the same, but we did increase the unit price for the carpet due to a lower traffic grade priced previously.
	Wall panels added \$33K The previous estimate did not capture any acoustic wall panes or the stainless-steel panels in the kitchen
MEP divisions 14-28	
Total MEP cost \$1.99M	Total MEP cost \$1.85M
Elevators -\$203K	
	Plumbing +\$85K Half of this cost increase is due to the additional roof drains and drain lines The other half is due to additional plumbing fixtures and the plumbing distribution that comes with those fixtures
	HVAC +\$85K Based on feedback we received recently; we increased all unit costs across the board in this division.
Electrical -\$28K	
Fire Safety & Security -\$51K	

03- Concrete

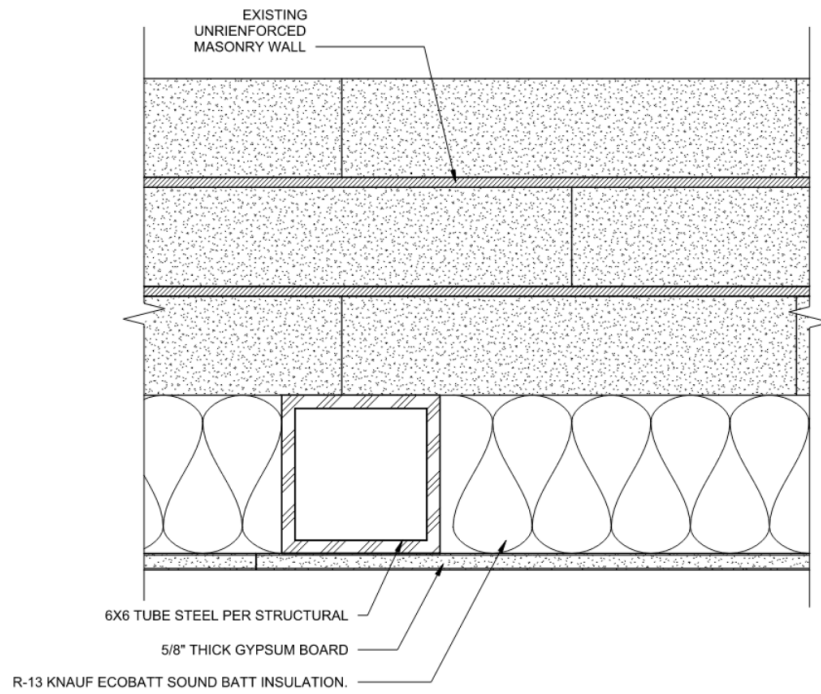
- ## 05- Structural Steel

-

- 33/A5.01- Wall type 7, which is the wall furring within the theater space, shows a new gypsum board, but it does not show any support framing system to support/ affix the

Estimator's Note on Revised Design (single story)

new gypsum board. We had assumed we would need some sort of support framing

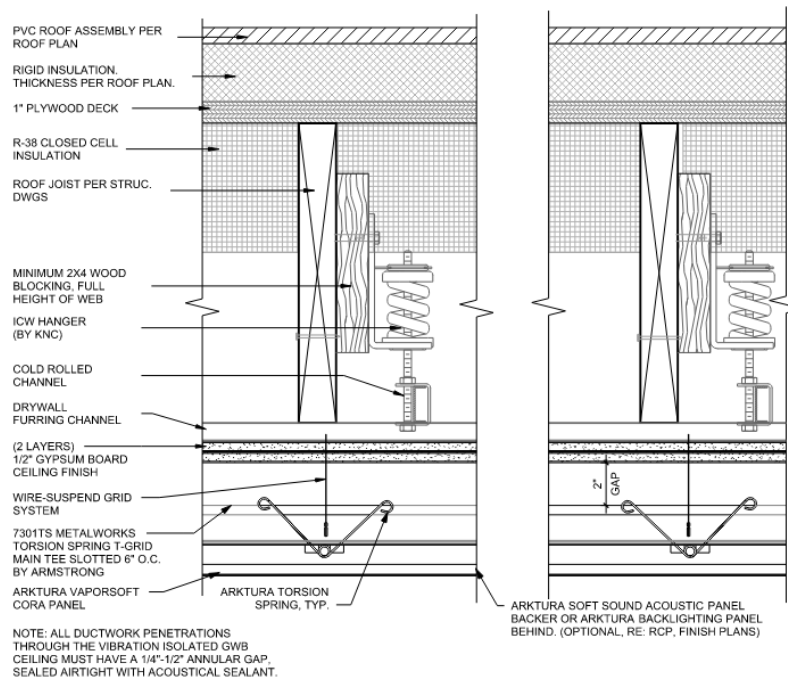


33 WALL TYPE 7 - 6X6 TUBE STEEL WALL 3" = 1'-0"

- 15/A5.0- This ceiling detail was not called out anywhere in the plans, so we did not include in our estimate this assembly showing the IWC hangers/ RC channel/

Estimator's Note on Revised Design (single story)

double layer of drywall.



15 NEW ROOF ASSEMBLY 3" = 1'-0"

- S1.2- There is a note that says Framing for the spotlights to be coordinated later with the provider. For bidding purposes this needs to be better defined

Note: (N) Framing TBD for Support of Spotlights to be Coordinated with Provider

Need clarity for bidding

- S1.2- This is a note regarding the structural supports for the reinstallation of the historic Marquee to be evaluated at a later date. For bidding purposes this needs to be better defined

(E) Historic Marquee of Unknown Construction to be Removed, Renovated, and Re-installed in a Similar Configuration. Structural Support to be Evaluated and Submitted After Existing Conditions are Uncovered During Demolition.

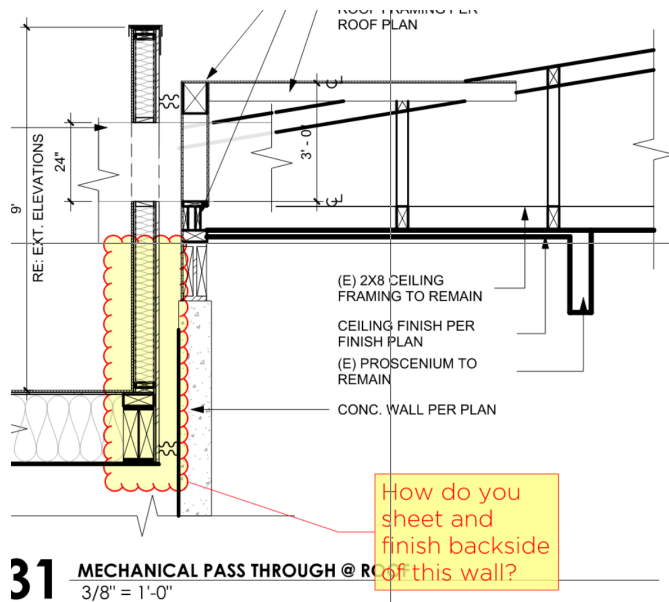
Estimator's Note on Revised Design (single story)

- 24/A5.03- This detail calls out TPO roofing where all other roofing callouts state PVC roofing. We assumed PVC roofing throughout this project
- 12/A5.01- This detail calls out for the repair and replacement of the existing roof sheathing "as needed". Language stating "as needed" is problematic in a hard bid situation. We included an Owner Allowance in our estimate to cover the replacement of all the roof sheathing. At the time of bid there could be a number of ways in which you could solve for this and we would be happy to discuss these options with you.

•

07- Siding

- 31/A5.07- The constructability of this detail is a challenge. How does the sheathing get affixed to the roof deck and what is the assumed finish here?

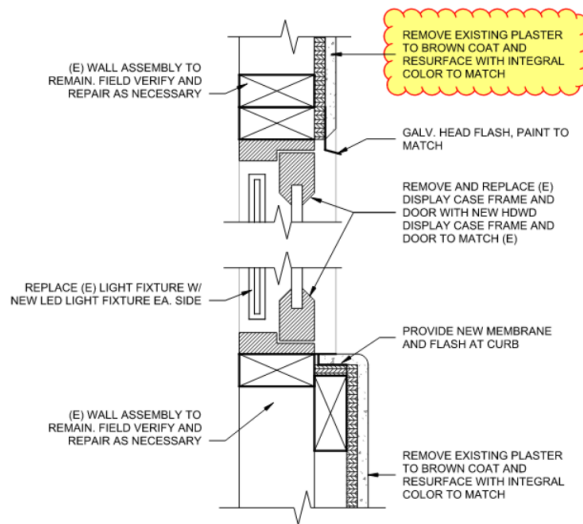


- Adfa

09- Stucco

- 13/A5.02- This detail calls out for the existing stucco to be taken down to the brown coat and resurfaced. This is a larger scope of work, and it is our recommendation to have this called out on the plan sheets/ elevation sheets as a keynote so it is not missed by bidders, creating a point of contention. In addition, taking the plaster down to the brown coat is a very difficult task and we would recommend removing the plaster all together, which provides the added benefit of being able to replace the waterproofing layer.

Estimator's Note on Revised Design (single story)



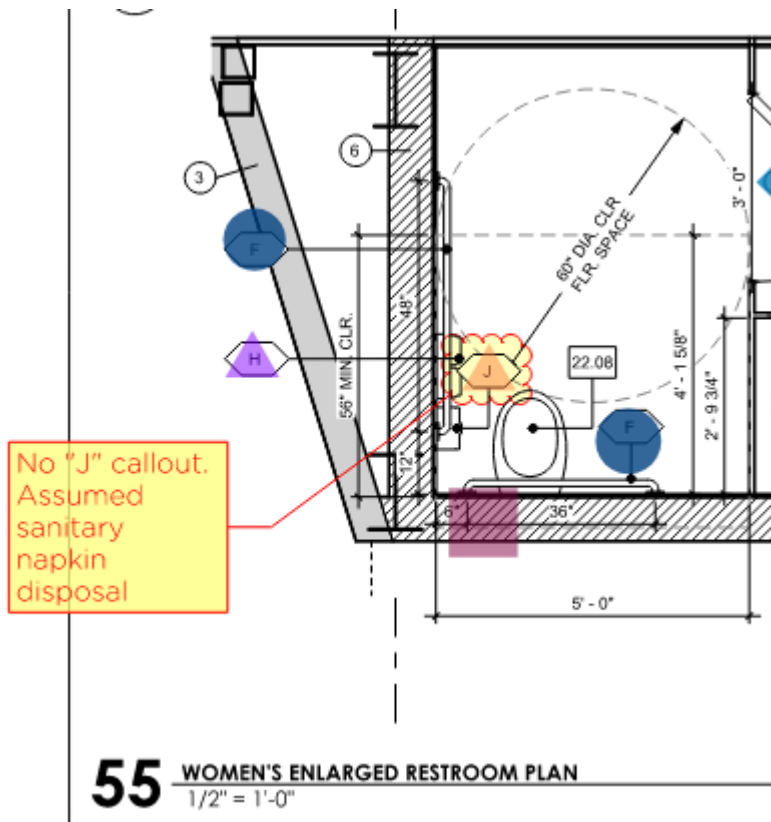
- **13** EXT. DISPLAY CASE
3" = 1'-0"

- Asdf

10- Restroom Accessories

- 55/A2.22- Within the women's restroom there is a callout J shown on plans, but no callout J specifications provided. We assumed this is meant to be a sanitary napkin disposal

Estimator's Note on Revised Design (single story)



12- Furnishing

- A2.01- The plans reference 196 theater chairs, but we counted 195. We assumed the safer 196 in our estimate. We also counted an additional 12 seats throughout the theater.

13- Specialties

- The restoration of the historic marquee requires a detailed definition of what is required if contractors are expected to include this within their scopes of work. If it does remain within the General Contractor's scope of work it is our recommendation the RFP contains a guideline that can point to an authority in the manner. What we have seen on other projects includes standards for preservation, rehabilitation, restoration, and reconstruction that adheres to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

22- Plumbing

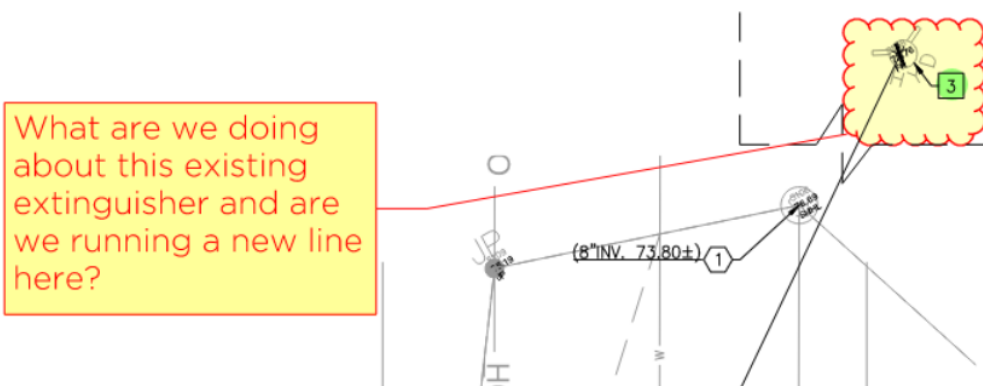
- Plumbing fixtures starting with an E (E-1, E-2, E-14, E-21, E-22) are not specified in the plumbing fixture schedule shown on sheet P0.0. Our estimate assumes

Estimator's Note on Revised Design (single story)

standard, commercial grade plumbing fixtures and the fixture type is based on how they are rendered on plan.

31- Civil

- C3.0- There are several references to sheets that were not provided. For example: Callout 12 & 13 references C6.0, callout 18 references sheet C7.0. We assumed standard details for any of these callouts/ details not provided.
- C3.0- Towards the top right of the sheet there is a fire hydrant with a callout #3. Callout #3 is shown as a proposed sanitary sewer cleanout, which makes no sense in this context. We did not assume any work at this hydrant.



**Total Project Cost, Available Funds and Gap
Royal Theatre**

<u>Costs:</u>	<u>Construction Costs (Estimate)</u> <u>April 20, 2025</u> One Story	<u>Bid Amount Received</u> <u>September 2024</u> Three Story
Construction	\$10,733,612	\$14,295,000
<u>Soft Costs:</u>		
City Inspector	\$ 85,000	\$ 85,000
Plan Check	\$ 40,000	\$ 40,000
Design Team	\$ 970,000	\$ 970,000
Project Manager	\$ 300,000	\$ 300,000
Townsend Public Affairs	\$ 5,000	\$ 5,000
Various Legal Services	\$ 100,000	\$ 100,000
Environmental Services	\$ 50,000	\$ 50,000
Lead, Asbestos, Mold	\$ 20,000	\$ 20,000
PG&E	\$ 50,000	\$ 50,000
Lot Merger	\$ 5,000	\$ 5,000
County Public Heath	\$ 4,500	\$ 4,500
Historic Architect	\$ 45,000	\$ 45,000
Historic Consultant	\$ 15,000	\$ 15,000
Public Notices	\$ 4,000	\$ 4,000
Capitalized Reserves	\$ 500,000	\$ 500,000
Total Soft Costs¹	\$ 2,929,111	\$ 2,929,111
Total Project Costs	\$13,662,723	\$17,224,111

¹ There is a \$500,000 increase of soft costs from the start of the project primarily due increase in design costs. Other cost increases are from a second plan check, additional historic architect cost, to name some.

**Total Project Cost, Available Funds and Gap
Royal Theatre**

Alternates²	\$2,517,002	\$1,182,297
<u>Total Cost Minus Alternates</u>	\$11,145,721	\$16,041,814
<u>Sources of Available Funding</u>		
Economic Development Administration (EDA)	\$4,889,121	\$4,889,121
California Arts Council ³	\$5,000,000	\$5,000,000
RDA (Match)	\$600,000	\$600,000
Total Funds Available	\$10,489,121	\$10,489,121
Funding Gap	<u>\$3,173,602</u>	\$6,734,990
Funding Gap Minus Alternates	\$656,600	\$5,552,693
<u>Potential Funding</u>		
Federal Historic Tax Credits (HTC) ⁴	\$850,000	\$850,000
Foundations	Unknown At This Time	Unknown At This Time
Capital Campaign	Unknown At This Time	Unknown At This Time
Total Additional Funding	\$850,000	\$850,000
Potential Funding Gap	<u>\$2,323,602</u>	\$5,004,990
Total Alternate Costs	\$2,517,002	\$1,182,297
Total Project Cost with All Alternate Cost Removed	+ \$193,400	-3,822,693

² See attachment 1 for details.

³ Funds were allocated in the state budget and passed through CAC.

⁴ 20% of historic renovation costs (4.5M) \$900,000 minus fees of approximately \$50,000.

California Historic Rehabilitation Tax Credit Program

Synopsis

This is a brief overview of the City's efforts to secure State Historic Rehabilitation Tax Credits (SHRTC). A total of 35 applications were submitted to the Office of Historic Preservation (OHP) at California State Parks. Applicants competed on a first-come, first-served basis for the \$40 million in available tax credit funding from the SHRTC program. This group of applicants was categorized under commercial projects with Qualified Rehabilitation Expenses (QRE) exceeding \$1 million. There were two other funding buckets, both pertaining to housing-related historic rehabilitation.

Applicants were required to submit their applications on or after January 6, 2025, starting at 8:00 AM, with the time received at OHP being the determining factor for first-come, first-served status. The City's application was received at 8:01:09 AM (Attachment B), placing it 21st. For the complete list of applications, see the timestamp in Attachment A.

Among the 35 applicants, most were large cities—8 from Los Angeles and 6 from San Francisco—with the exceptions of 3 unincorporated communities and the City of Guadalupe. Unlike most state funding programs, this initiative had no specific set-aside for rural disadvantaged communities or any other type of set-aside.

It's important to recognize that the email delivery system has inherent issues related to upload and download speeds. Factors such as internet connection stability, server processing times, and email size can affect the time it takes for an email to be sent and received. As shown in the attached emails, the City's application was sent precisely at 8:00 AM (Attachment C) but was received at 8:01:09 AM, one minute and nine seconds later. Sending the application *before* 8:00 AM to improve the receiving time could risk it being considered received before the designated opening time, rendering it ineligible.

The first application received was from the NAS Building 8 (Alameda), which arrived at 8:00 AM. According to the attached application chart, it was the first and only application to be fully funded, while the second project in line, the Hearst Building (San Francisco), received partial funding, was received at 8:00:12 AM.

Additional other information on this funding process will be provided once the Office of Historic Preservation, California State Parks program, responds to a Public Records Act request.

Attachments:

- 1 list of applicants in the order they were received electronically
- 2 Copy of the email indicating when the City's application was sent
- 3 Copy of the email showing when the City's application was received

Recommendations

This funding source will be available annually. Since this is their first year, we can assume changes will be made to the process and the rules and regulations. I recommend that the City Council (or whoever the Council

California Historic Rehabilitation Tax Credit Program

chooses to delegate this action to) send a letter to State Parks, OHP and our state representatives outlining the issues mentioned above.

1. Request that future releases of the SHRTC program funds allocate a portion specifically for rural, disadvantaged communities. Only 4 out of the 35 applicants met this criterion for being rural.
2. The program should be required to release the award list (SHRTC Applications) within a reasonable timeframe. The period from January 6th to March 21st (when the City received the email with the list) is too lengthy, especially since eligibility is essentially determined by one question: who submitted their application first, based on the timestamp.
3. Since the \$40 million in Tax Credit funds was fully awarded to one applicant and partially to another, causing the depletion of funds, this situation needs to be re-evaluated. Consider either increasing the total fund amount or implementing a maximum grant per application.
4. Finally, as all 35 applicants submitted their applications between 8:00 AM and 8:03:44 AM, it appears that the winning applicant had faster internet speeds, enabling them to submit their application to OHP more quickly. Did the City's application include too many attachments, causing delays in submission to OHP? Were the internet speeds insufficient to ever get in first place.