

**NEW TOWN OFFICE BUILDING  
CONCEPTUAL DESIGN REPORT**

(FINAL)  
May 16, 2023

FOR

**THE TOWN OF DISCOVERY BAY**

AT THE

**THE COMMUNITY SERVICE DISTRICT**

1601 DISCOVERY BAY BLVD.  
DISCOVERY BAY, CALIFORNIA



BY

**AET.**

AETYPIC, INC.  
7 FREELON STREET  
SAN FRANCISCO, CA 94107  
(415)762-8388



THIS PAGE INTENTIONALLY LEFT BLANK



## TABLE OF CONTENTS

1.	Project Team.....	5
2.	Executive Summary .....	7
2.1.	Background .....	7
2.2.	Project Location .....	7
2.3.	Needs Justification.....	8
2.4.	Project Program Overview .....	10
2.5.	Project Goals.....	10
2.6.	Program Approach.....	10
2.7.	Conceptual Site and Building Studies.....	10
2.8.	Conceptual Cost Estimate .....	10
2.9.	Conceptual Summary .....	10
3.	Program and Adjacencies .....	13
4.	Site Analysis.....	17
4.1.	General Information .....	17
4.2.	Property Description .....	17
4.3.	Adjacencies.....	17
4.4.	Parking Requirements .....	17
4.5.	Design Considerations .....	17
5.	Conceptual Building Designs .....	21
5.1.	Scheme A.....	21
5.2.	Scheme B.....	22
5.3.	Scheme C .....	37
6.	Conceptual Site Plan.....	53
6.1.	Scheme .....	53
7.	Conceptual Cost Estimate .....	71



8. Conceptual Drawings ..... 83



## 1. PROJECT TEAM

This Needs Assessment was prepared by a by AET for The Town of Discovery Bay (TODB), Community Service District (CSD).

The Project Team Includes:

### TODB CSD TEAM

Projects Manager: Mike Yeraka  
1800 Willow Lake Rd.  
Discovery Bay, CA 04505  
925-775-5028  
[myeraka@todb.ca.gov](mailto:myeraka@todb.ca.gov)

General Manager: Dina Breitstein  
1800 Willow Lake Rd.  
Discovery Bay, CA 04505  
925-634-1131  
[dbreitstein@todb.ca.gov](mailto:dbreitstein@todb.ca.gov)

### DESIGN TEAM

Architecture: Aetypic, Inc.  
7 Freelon Street  
San Francisco, California 94107  
*Contact:* Steve Grist  
415-762-8388 x35  
[steve.grist@aetypic.com](mailto:steve.grist@aetypic.com)

Cost Engineer: Cumming Group  
475 Sansome St., Suite 700  
San Francisco, CA 94111  
*Contact:* Vaughan Clarke  
415-748-3080  
[vclarke@cumming-group.com](mailto:vclarke@cumming-group.com)



## 2. EXECUTIVE SUMMARY

### 2.1 Background

The Town of Discovery Bay (Town) is one of the unincorporated areas in California that has a community services district (CSD), a special district that provides some basic services that are usually provided by the county. The primary duties of the area's community services district, known as The Town of Discovery Bay Community Service District (District), are providing municipal water treatment and distribution as well as wastewater collection and treatment. The District also provides park, landscaping, and recreation services.

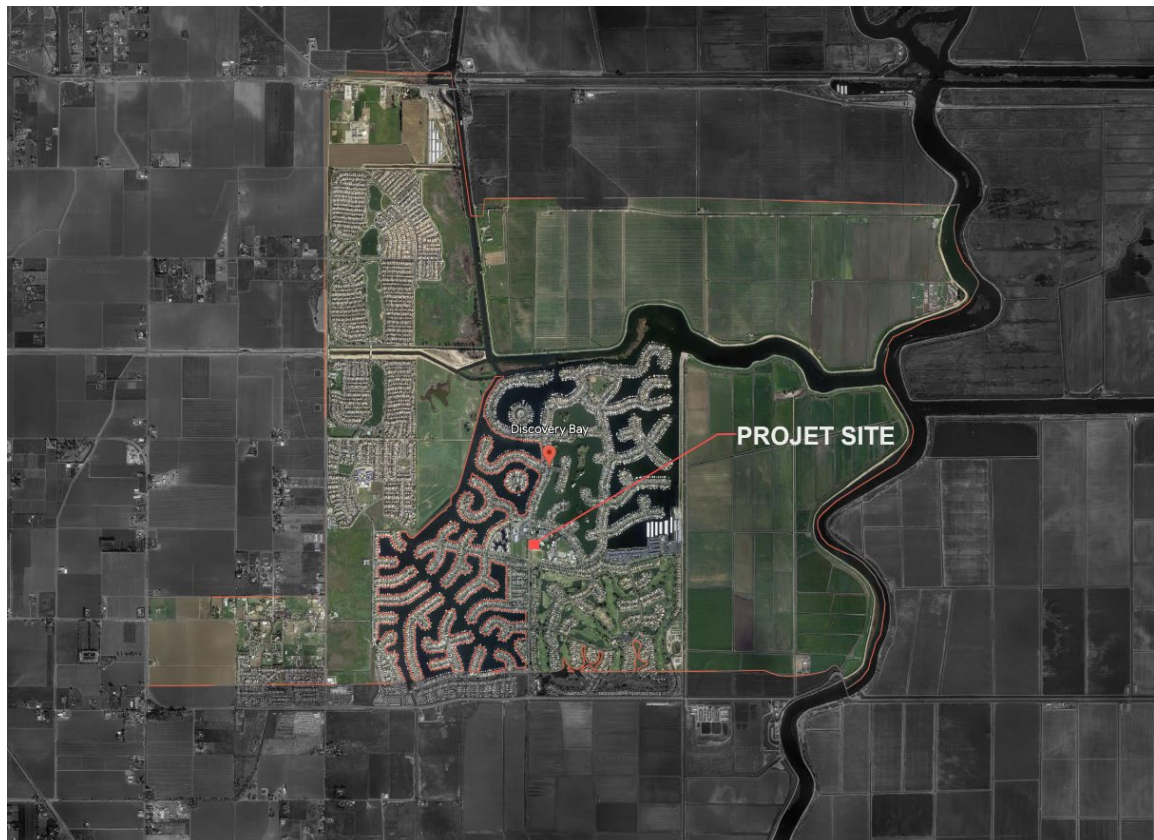
The District retained Aetypic for professional design services to produce conceptual designs for a New Town Office Building (Project) in the form of this Conceptual Design Report (Report).

The District internally developed the Needs Assessment and Building Program. Thereafter, the District solicited assistance for the development of three (3) Architectural Concepts (Schemes) by Aetypic for review by the District.

### 2.2 Project Location

The Town is a census-designated place (CPD) in eastern Contra Costa County, California. Road access is via California State Route 4. Neighboring communities include the cities of Brentwood and Oakley to the west, Stockton to the east, and Tracy to the South.

The Town is made up of a network of man-made dikes, mostly residential with supporting elementary schools, and some commercial areas.





The Project Site is located along Discovery Bay Blvd, which is the main access into the area off California State Route 4.

Across the street and to the northwest of the Project Site, is the Discovery Bay Shopping Center. At the corner of Discovery Bay Blvd. and Riverlake Rd. is a Valero gas station. Directly north of the Project Site is the Community Center and further north along Discovery Bay Blvd. is a boat repair shop. To the east is where the District staff are currently located. Towards the southeast of the site are the Delta Community Presbyterian Church and All God's Children Christian School. The area directly across Discovery Bay Blvd. from the Project Site is undeveloped.

The other immediate surrounding areas are comprised of single-family residential homes.



Directly to the east of the Project Site is a pool house and a couple of large trees that have been identified as desirable to remain.



The existing district offices are located to the east of the Project Area in a single story, approximately 2,160 square foot double wide premanufactured building. It is located towards the rear of the lot and is not visible from Discovery Bay Blvd. or Willow Lake Rd. The area surrounding the existing district offices is primarily a utility yard which contains large water storage tanks, water pumps, a generator, and a storage building. Access to the building is via a driveway shared by the Delta Community Presbyterian Church and parking is limited for staff and/or visitors. The district office building is 450 feet from Willow Lake to the northeast.







The existing board chamber is currently located inside of the Community Center's multi-purpose room. It is comprised of loose tables and chairs for the public to sit, a dais for board members, and a podium directly in front of the dais for hearings.



### 2.3 Needs Justification

The America's Water Infrastructure Act (AWIA) has identified several risks for the Community Water System (CWS). One of which is the public's access to the Willow Water Treatment Plant (WTP) and Well 6 when visiting the District's administrative office building. The Willow WTP is a primary water facility for the Town which contains all aspects of the water process: water well, filters, storage tanks, pumps, chemical equipment, SCADA equipment, etc. By relocating the District's administrative office building, this increases resilience across all asset categories by reducing the risk of accidental or intentional malevolent acts and improving security of the Willow WTP facility.

The location of the existing board chamber does not meet the needs of the District. The lack of even minimum-security measures presents a potential safety threat to the board members and the public. The community center's multi-purpose room was not designed to properly support board meetings and is located off the lobby of the main entrance to the community center. Relocating the board chambers will open up the community center multi-purpose room for use by the Town residents for events.

The existing district office building is inadequate to properly meet the needs of the Town. The public interaction with staff lacks proper separation and security measures to protect district staff in the event of a disruptive encounter. The building also lacks typical administrative support spaces to support the district staff in their mission of providing services to the Town.

The Town has experienced rapid growth since its inception and the number of residents is anticipated to rise due to new development. The existing district office building is not big enough to support the current required staff and provides no room for future anticipated growth.



## 2.4 Project Program Overview

The Project Program was developed by the District and provided to Aetypic. The Project Program identified critical spatial requirements for the Project. These components include:

### Administrative Spaces

- GM Office
- AGM Office
- Briefing Room
- Executive Assistant Office
- Board Secretary Office
- Finance Manager Office
- Accountant Office
- Extra Office
- Conference Room / Emergency Operations Center (EOC) / Safe Room
- Open Area for Clerks
- Community Partner Office Area

### Administrative Support Spaces

- Copy Room
- File/Storage Room
- Hallway
- Restrooms/Shower Areas
- Break Room
- IT Room

### Public Spaces

- Entry Lobby
- Board Chambers
- Briefing Room
- Restroom

### Utility Support Spaces

- Fire Riser Room

See Section 3 for a detailed breakdown of the provided program elements including sizes, space requirements, and desired adjacencies.



## 2.5 Project Goals

The primary goals of this Report are to provide the Town with an understanding of the District's space needs over the next 20 years and the preliminary design and construction costs of three Conceptual Designs for a New Town Office Building. The District's programmatic and operation needs and desires for this new building were provided.

The District determined that maintaining operations at the existing facilities is not desirable. Demolition of select site improvements/areas are needed to accommodate a new building and improve site access for the Public and District operations.

Construction of the Project will accommodate the District's administration personnel, town archives, current and future operational needs, Community Partner offices, and ADA requirements. The new facility will be designed to meet the 2022 California Building Code.

The Project must provide adequate and efficient space for:

- Current and future District staffing, operations, and training
- Current and future Public support services
- Security for District Staff and Public

## 2.6 Program Approach

This Report represents the space and operational needs of the Project. It includes a series of three Conceptual Designs identifying the programmatic needs of individual spaces laid out to the specific requirements of the District. These requirements were developed by the District from a series of interviews with District staff representatives. Aetypic began the process by analyzing the program and space needs provided.

The District provided component diagrams for each space, as well as diagrams to highlight critical operational adjacencies. From these documents, three Schemes were developed.

## 2.7 Conceptual Site and Building Studies

Aetypic developed three conceptual schemes and site studies that achieved the Project Goals. Special consideration was given to exploring opportunities for site arrangements, building orientation, site access, vehicular circulation, and operational constraints and opportunities.

The identified site improvements include adding additional parking, repaving and restriping the existing parking lot, pedestrian circulation, new planting throughout the site, secure parking spaces, a sound wall, an outdoor trellis connection to the adjacent community center, and a prominent procession to the New Town Office Building.

Through a series of design iterations and meetings, the District and Aetypic explored the pros and cons of each scheme. Of the schemes explored, Scheme 1 emerged as the preferred concept by both the District Staff and Aetypic. This Scheme meets all of the identified Project Goals.

All three Schemes will be presented to the Town Board for consideration. Ultimately, the Town Board will make the policy decision as to which Scheme is best for the future of the Town.



## 2.8 Conceptual Project Cost Estimate

After refinement of the Project Program and development of the conceptual Schemes, Cumming Group developed a Conceptual Cost Estimate for each scheme and the proposed site development.

The Project budget includes a rough line item estimate for hard construction costs as well as market escalations, furnishings, permits, special inspections, equipment, utility costs and assumptions for soft costs such as professional fees.

## 2.9 Conceptual Summary

The following table represents a comparison of the data presented in the three (3) conceptual Schemes and the associated. Advantages and disadvantages have been developed and outlined based on this information. Upon evaluation of the three Schemes, Scheme A has been identified as the preferable option for further consideration for the Town of Discovery Bay New Office Building. Along with the District’s operational requirements for public access, security, safety, and cost of construction play a major role in determination of the preferable Scheme. Scheme A has been identified due to its ability to meet the space needs requirements of the District staff, parking capacity and access needs.

Scheme	Building Area	Building Height	Parking	Building Cost	Site Development Cost	Total Project Cost
A			<ul style="list-style-type: none"> <li>• Public -</li> <li>• Staff -</li> </ul>			
B			<ul style="list-style-type: none"> <li>• Public -</li> <li>• Staff -</li> </ul>			
C			<ul style="list-style-type: none"> <li>• Public –</li> <li>• Staff -</li> </ul>			



### 3. PROGRAM AND ADJACENCIES

Administrative Office Spaces				
Space	Dimensions	Gross SF	Space Requirements	Adjacent Spaces
GM Office	12'x15'	180	<ul style="list-style-type: none"> <li>• Executive desk</li> <li>• 2 guest chairs</li> <li>• File cabinets</li> <li>• Wall monitor</li> <li>• Anwar</li> <li>• Full-height mirror</li> <li>• Mini refrigerator</li> <li>• Security Monitor</li> <li>• Larger white board</li> <li>• Acoustical privacy</li> </ul>	<ul style="list-style-type: none"> <li>• AGM Office</li> <li>• Briefing Room</li> </ul>
AGM Office	12'x15'	180	<ul style="list-style-type: none"> <li>• Executive desk</li> <li>• 2 guest chairs</li> <li>• File cabinets</li> <li>• Wall monitor</li> <li>• Anwar</li> <li>• Full-height mirror</li> <li>• Mini refrigerator</li> <li>• Security Monitor</li> <li>• Larger white board</li> <li>• Acoustical privacy</li> </ul>	<ul style="list-style-type: none"> <li>• GM Office</li> <li>• Briefing Room</li> </ul>
Staff Briefing Room	12'x13'	156	<ul style="list-style-type: none"> <li>• 6-person table and chairs</li> <li>• Acoustical privacy</li> <li>• Access to outside</li> </ul>	<ul style="list-style-type: none"> <li>• GM Office</li> <li>• AGM Office</li> </ul>
Executive Assistance	12'x14'	168	<ul style="list-style-type: none"> <li>• Desk</li> <li>• 2 file cabinets</li> <li>• Hutch</li> <li>• Bookcase</li> <li>• 2 guest chairs</li> </ul>	<ul style="list-style-type: none"> <li>• GM Office</li> <li>• Board Secretary</li> </ul>
Board Secretary	12'x14'	168	<ul style="list-style-type: none"> <li>• Desk</li> <li>• 2 file cabinets</li> <li>• Hutch</li> <li>• Bookcase</li> <li>• 2 guest chairs</li> </ul>	<ul style="list-style-type: none"> <li>• Executive Assistant</li> </ul>
Extra Office	12'x14'	168	<ul style="list-style-type: none"> <li>• -</li> </ul>	<ul style="list-style-type: none"> <li>• Board Secretary</li> <li>• AGM Office</li> <li>• File Room</li> </ul>



Administrative Office Spaces				
Space	Dimensions	Gross SF	Space Requirements	Adjacent Spaces
Finance Manager Office	12'x15'	180	<ul style="list-style-type: none"> <li>• Desk</li> <li>• 2 file cabinets</li> <li>• Hutch</li> <li>• Bookcase</li> <li>• 2 guest chairs</li> </ul>	<ul style="list-style-type: none"> <li>• Accounting Office</li> <li>• Clerk Cubicles</li> </ul>
Accountant Office	12'x16'	192	<ul style="list-style-type: none"> <li>• Desk</li> <li>• 2 file cabinets</li> <li>• Hutch</li> <li>• Bookcase</li> <li>• 2 guest chairs</li> </ul>	<ul style="list-style-type: none"> <li>• Finance Manager Office</li> <li>• Copy Room</li> <li>• Clerk Cubicles</li> </ul>
Clerk Cubicles	(2) 8'x9'	144	<ul style="list-style-type: none"> <li>• Desk</li> <li>• Counter</li> </ul>	<ul style="list-style-type: none"> <li>• Finance Manager Office</li> <li>• Accountant Office</li> <li>• Lobby</li> </ul>
Conference Room / E.O.C. Room	14'x20'	280	<ul style="list-style-type: none"> <li>• Wall mounted TV</li> <li>• AV equipment</li> <li>• Counter with bar sink</li> <li>• Under counter refrigerator</li> <li>• Coffee pot</li> <li>• Conference table</li> <li>• 14 chairs</li> <li>• Serve as Emergency Operations Center</li> <li>• Serve as Safe Room</li> </ul>	<ul style="list-style-type: none"> <li>• Board Room</li> <li>• Break Room</li> <li>• Restrooms</li> </ul>
Community Partner Office Space		440	<ul style="list-style-type: none"> <li>• Office 1</li> <li>• Office 2</li> <li>• Coffee Area</li> <li>• Clerk Cubicle</li> </ul>	<ul style="list-style-type: none"> <li>• Lobby</li> </ul>



Administrative Support Spaces				
Space	Dimensions	Gross SF	Space Requirements	Adjacent Spaces
Break Room	16'x16'	256	<ul style="list-style-type: none"> <li>• Refrigerator</li> <li>• 5-gallon water dispenser</li> <li>• Cabinets</li> <li>• Range with cooktop</li> <li>• Microwave</li> <li>• Dishwasher</li> <li>• Island with storage cabinets</li> <li>• Trash receptacles</li> <li>• Access to outside</li> </ul>	<ul style="list-style-type: none"> <li>• AGM Office</li> <li>• Conference Room</li> </ul>
File Room	14x'14'	196	<ul style="list-style-type: none"> <li>• Plan holders</li> <li>• Plan storage pipes</li> <li>• (8) 4-drawer file cabinets</li> <li>• Storage space</li> <li>• 5'x3'-6" table</li> </ul>	<ul style="list-style-type: none"> <li>• Extra Office</li> <li>• Break Room</li> <li>• Restrooms</li> <li>• Conference Room</li> </ul>
IT Room	16'x10'	160	<ul style="list-style-type: none"> <li>• Server</li> <li>• Other equipment</li> <li>• Shelving</li> </ul>	<ul style="list-style-type: none"> <li>• Copy Room</li> <li>• Restrooms</li> <li>• Conference Room</li> </ul>
Copy Room	16'x14'	224	<ul style="list-style-type: none"> <li>• Base cabinet storage</li> <li>• Counter space</li> <li>• Copier</li> <li>• Recycle bin</li> </ul>	<ul style="list-style-type: none"> <li>• IT Room</li> <li>• Accountant Office</li> <li>• Clerk Cubicles</li> </ul>
Staff Restrooms	16'x22'	352	<ul style="list-style-type: none"> <li>• Showers</li> </ul>	<ul style="list-style-type: none"> <li>• File Room</li> <li>• IT Room</li> <li>• Conference Room</li> <li>• Break Room</li> </ul>
Janitor	5'x8'	40	<ul style="list-style-type: none"> <li>• Mop sink</li> </ul>	<ul style="list-style-type: none"> <li>• Restrooms</li> <li>• Break Room</li> <li>• Conference Room</li> </ul>
Hallway			<ul style="list-style-type: none"> <li>• Coffee Area</li> <li>• Meters</li> <li>• File Area</li> </ul>	<ul style="list-style-type: none"> <li>• -</li> </ul>



Public Spaces				
Space	Dimensions	Gross SF	Space Requirements	Adjacent Spaces
Lobby	17'x29'	493	<ul style="list-style-type: none"> <li>• Display area</li> <li>• Chairs</li> </ul>	<ul style="list-style-type: none"> <li>• Clerk Cubicles</li> <li>• Board Room</li> <li>• Public Restroom</li> <li>• Public Briefing Room</li> <li>• Community Partner Office Area</li> </ul>
Board Room	30'x40'	1,200	<ul style="list-style-type: none"> <li>• Dais for 5 Board Members, GM, Secretary, and Attorney</li> <li>• Table for 7 staff members</li> <li>• 33 Seats for the Public</li> </ul>	<ul style="list-style-type: none"> <li>• Lobby</li> <li>• Public Restroom</li> <li>• Public Briefing Room</li> <li>• Equipment Storage Room</li> </ul>
Public Briefing Room	10'x12'	120	<ul style="list-style-type: none"> <li>• Table</li> <li>• 4 Chairs</li> </ul>	<ul style="list-style-type: none"> <li>• Lobby</li> <li>• Board Room</li> <li>• Public Restroom</li> </ul>
Public Restroom	8'x8'	64	<ul style="list-style-type: none"> <li>• Toilet</li> <li>• Sink</li> </ul>	<ul style="list-style-type: none"> <li>• Lobby</li> <li>• Public Briefing Room</li> <li>• Board Room</li> </ul>
Equipment Storage Room	8'x20'	160	<ul style="list-style-type: none"> <li>• -</li> </ul>	<ul style="list-style-type: none"> <li>• Board Room</li> </ul>





## 4. SITE ANALYSIS

### 4.1 General Information

Address:	1601 Discovery Bay Blvd Discovery Bay, CA 94505
APN:	008-200-014
Zoning:	Planned Unit District (P-1)
Current Use:	Office, Recreation
Lot Size:	7.3849 Acres (321,688 square feet)
Height Limit:	Compatibility with existing adjoining development, Planning Commission Approval
Setbacks:	Compatibility with existing adjoining development, Planning Commission Approval

### 4.2 Property Description

#### Parcel

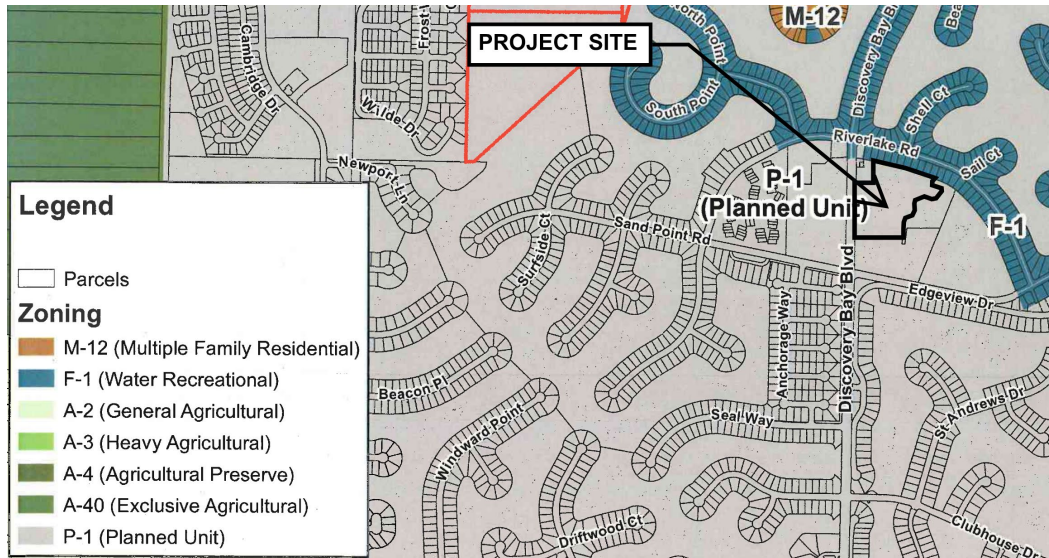
In 2012, Kier and Wright conducted an ALTA/ACSM Title Survey. This survey was used by the Town to apply for a Lot Line Adjustment for approval to reconfigure four parcels. The reconfiguration of the parcels did not change the designation of the County General Plan or Zoning Code for the property. The application was administratively approved by the County of Contra Costa in 2013. The property was broken out into Adjusted Parcels. The existing Town Office Building is situated within Adjusted Parcel A and the existing Community Center is situated within Adjusted Parcel B. The Project will be situated to the south of the Community Center within Adjusted Parcel B.



Adjusted Parcel B - 7.3849 Acres (321,688 square feet)

## Zoning

Planned Unit District (P-1) - Uses permitted by an approved final development plan that are in harmony with each other, serve to fulfill the function of the planned unit development, and are consistent with the general plan. Office use with easy automobile site access is permitted when consistent with the general plan.



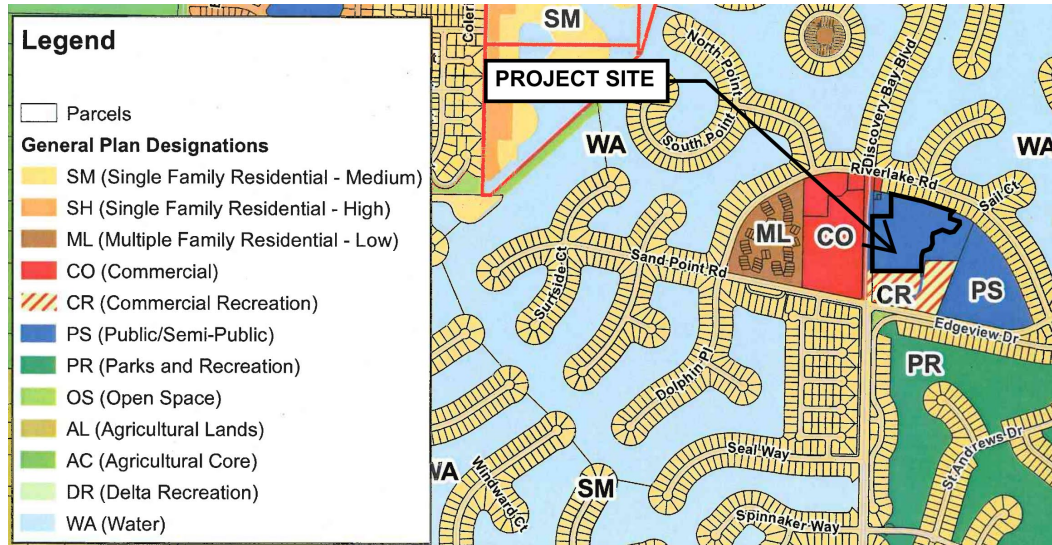
## Development Standards

- Building bulk, height, land coverage, visual appearance from adjacent land, and design compatibility with existing adjoining development and land which will remain, shall be considered and controlled.
- Design should successfully integrate individual buildings and building groups with the surrounding development, other physical features in the area, and existing development which will remain.
- The design of structures should provide for harmonious composition of mass, scale, color, and textures, with special emphasis on the transition from one building type to another, termination of groups of structures, relationships to streets, exploitation of views, and integration of spaces and building forms with the topography of the site and the urban or suburban character of the area.
- Provisions are to be made for an efficient, direct and convenient system of pedestrian circulation, together with landscaping and appropriate treatment of any public areas or lobbies.
- Off-street parking and loading areas should be integrated into the overall vehicular circulation system.



## General Plan

The site is located within the County of Contra Costa designated Public/Semi-Public (PS) in the General Plan. The PS designation identifies sites for public buildings/uses and infrastructure. The Public and Semi-Public designation includes properties owned by public governmental agencies.



## 4.3 Adjacencies

### Shopping Center

Across from the Project Site is the Discovery Bay Shopping Center. The shopping center is comprised of a large parking lot off of Discovery Bay Blvd. and three separate buildings. The buildings all have a similar design aesthetic in that the roofs are light blue standing seam metal and the heights are approximately 22 feet. The roofs overhang a walkway creating an arcade that wraps around the building frontages. The arcade is supported by circular blue wood posts on one side and the building exterior wall on the other. The façade is comprised of storefront windows, grey wood paneling, and white wood trim.



### Boat Repair Shop

To the north of the Project Site, on the adjacent lot, is the boat repair shop which was previously a fire station. The roof of the building is comprised of brown asphalt shingles. The building exterior is comprised of beige wood paneling and white wood trim. The building contains two tall white overhead doors, and the overall height is approximately 24 feet. The building façade that



faces towards the Project Site is comprised of symmetrical stucco finish walls with wood paneling in between. Two circular windows are situated at the center of each of the stucco walls.



### Delta Community Presbyterian Church

To the south of the Project Site is an open space comprised of grass fields and a dirt track. The space is within Adjusted Parcel C and is in the interest of Delta Community Presbyterian Church. The church building is located to the southeast of the Project Site and east of the open space. The roof of the church is terracota colored standing seam metal and the heights are approximately 28 feet including the steeple. The building exterior finish is stucco painted beige. The acces to the church is off of Willow Lake Rd.



### Community Center

Directly to the north of the Project Site is the Community Center. The Community Center is comprised of a parking lot that is oriented parrallel to Discovery Bay Blvd. In addition to the Community Center building, the site contains smaller structures which all have similar parti to the Community Center. The roof material of the structures are comprised of brown asphalt shingles with white facia boards. The exterior walls are beige wood paneling and white wood trim.





## Trees

Directly to the east of the Project Site are two 40-foot tall evergreen trees. These trees are to remain during the construction of the New Town Office Building.



### **4.4 Parking Requirements**

Office Area: One parking space per 250 square feet  
Board Room: One parking space per 50 square feet

### **4.5 Design Considerations**

- Location, width and improvement of vehicular and pedestrian access to the Community Center and the New Town Office Building.
- Planting and maintenance of trees, shrubs, plants and lawns in accordance with a landscaping plan (to be developed at the next phase of the design).
- Construction of fences and walls aesthetic.
- Building and site signage.
- Arrangement and spacing of the New Office Building to the existing Community Center to provide appropriate open spaces.
- Location and size of the loading area.
- Overall design of buildings and structures.
- Construction Duration.

## 5. CONCEPTUAL BUILDING DESIGNS

All the schemes utilize the site area adjacent to the existing Community Center to construct the New Town Office Building. The designs all accommodate the programmatic requirements and needs of the District. Three (3) different conceptual plan layouts were developed and analyzed based on building orientation on the site, site transparency, construction size, street frontage, secure parking access, outdoor area, connection to existing landscaping, and connection to the existing Community Center. The aesthetic of all the schemes are similar in that the exterior facades are proposed to be glass storefront, brick veneer, and standing seam metal roof. Each scheme has distinct advantages and disadvantages which should be taken into consideration.



### 5.1 Scheme A

#### Concept Data

Building Area: 6,233 square feet

Building Height: 20 feet

#### Concept Advantages

- **Building Orientation:** The building is oriented east-west which allows for maximum solar gain from the south during the colder months and minimizes the solar gain during the warmer months. As a result, this minimizes the need for mechanical heating and cooling and be more energy efficient.
- **Visual Transparency:** The orientation of this scheme on the site allows for visual transparency to the park on the east of the building from the street and parking lot located on the west of the site. This maintains visual transparency for the Public who use the site for recreation.
- **Number of Buildings:** This scheme comprises of just one building which reduces the amount of exterior wall structure, foundation, roof material. One building also protects the occupants during extreme weather conditions.
- **Street Frontage:** Scheme A, being that it is oriented east-west, provides less visual impact from the street and parking lot. The separation from the existing Community Center also provides a relief between the two buildings which will minimize the visual appearance of built structures on the site from the street.



- **Secure Parking Access:** The orientation of Scheme A allows for more space to the south of the building for a secure parking lot. Because of this, the vehicular circulation is efficient and less obstructive for the District members.

Concept Disadvantages

- **Community Center Connection:** Scheme A pulls the building away from the existing Community Center. The pedestrian walkway and trellis are extended to create the connection between the entrances of the two buildings.
- **Proximity to Existing Trees:** This scheme locates the building closer to the existing trees at the rear of the building. This may potentially cause some issues during construction and long-term building maintenance should be taken into consideration.





## 5.2 Scheme B

### Concept Data

Building Area:

Building Height: 20 feet

### Advantages

- **Number of Buildings:** This scheme comprises of just one building which reduces the amount of exterior wall structure, foundation, roof material. One building also protects the occupants during extreme weather conditions.
- **Community Center Connection:** Scheme B places the building close to the existing Community Center. The pedestrian walkway and trellis that extended to create the connection between the entrances of the two buildings will act as an arcade.
- **Distance from Existing Trees:** Scheme B locates the building away from the existing trees at the rear of the building. This could facilitate better building and tree maintenance in the long run.

### Disadvantages

- **Building Orientation:** The building is oriented north-south which exposes the building to minimum solar gain from the west during the colder months and maximizes the solar gain during the warmer months. As a result, this increases the need for mechanical heating and cooling and is not energy efficient.
- **Visual Transparency:** The orientation of this scheme on the site blocks visual access to the park on the east of the building from the street and parking lot located on the west of the site. This will negatively affect the visual access for the Public who use the site for recreation.
- **Street Frontage:** Scheme B, being that it is oriented north-south, provides a large visual impact from the street and parking lot in terms of building structures. The proximity to the existing Community Center will limit the amount of relief between the two buildings creating the appearance of one large building on the site.
- **Secure Parking Access:** The orientation of Scheme B also reduces the space to the south of the building for secure parking. Because of this, the vehicular circulation is inefficient and obstructive for the District members when having to access/exit the lot.







### 5.3 Scheme C

#### Concept Data

Building Area:

Building Height: 20 feet

#### Advantages

- **Visual Transparency:** The orientation of this scheme on the site allows for visual transparency to the park on the east of the building from the street and parking lot located on the west of the site. It is important to maintain this visual transparency for the Public who use the site for recreation.
- **Street Frontage:** Scheme C, being that it is oriented east-west, provides less visual impact from the street and parking lot. The separation from the existing Community Center also provides a relief between the two buildings which will minimize the visual appearance of structures on the site.
- **Secure Parking Access:** The orientation of Scheme C also allows for more space to the south of the building for the secure parking lot. Because of this, the vehicular circulation is efficient and less obstructive for the District members.

#### Disadvantages

- **Number of Buildings:** This scheme comprises of two building which increases the amount of exterior wall structure, foundation, roof material, and building systems. Two buildings also exposes the occupants during extreme weather conditions.
- **Community Center Connection:** Scheme C pulls the building away from the existing Community Center. The pedestrian walkway and trellis are extended to create the connection between the entrances of the two buildings.
- **Proximity to Existing Trees:** This scheme locates the building near the existing trees at the rear of the building. This may potentially cause some issues during construction and long-term building maintenance should be taken into consideration.
- **Building Orientation:** The administration wing of the office building is oriented north-south which exposes this part of the building to minimum solar gain from the east during the colder months and maximizes the solar gain during the warmer months. As a result, this elevates the need for mechanical heating and cooling and is not energy efficient.





## 6. CONCEPTUAL SITE PLAN

The parking lot will be shared by the existing Community Center and the New Town Office Building. The conceptual site plan proposes to provide the maximum number of parking spaces possible. To do this, existing parking lot features have been removed such as the large peninsula located at the ends of the parking segments and the turnaround drop-off area. This allows for additional on-site parking. Being that the parking will be shared between the two facilities, efficiently laying out the parking lot is necessary to accommodate times when a Town board meeting at the New Town Office Building and a recreation event at the Community Center occur simultaneously.

### 6.1 Scheme

#### Concept Data

##### Code Required Site Parking: **66 Spaces**

- One parking space per 50 square feet of Project Board Room area = 23
- One parking space per 250 square feet of Project Office Area = 21
- Community Center (5,000 square feet of office area) = 20
- One ADA parking space per 25 spaces = 2

##### Provided Parking: **87 Spaces**

- Standard parking spaces = 81 (71 public + 10 secure)
- ADA parking spaces = 6 (4 public + 2 secure)

Per the 2022 California Green Building Standards, Electric Vehicle (EV) capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

- Raceways shall ordinate at the service panel
- Terminate in close proximity to the proposed location of the EV capable space
- The panel shall support the electrical load capacity
- The electrical system shall have sufficient capacity

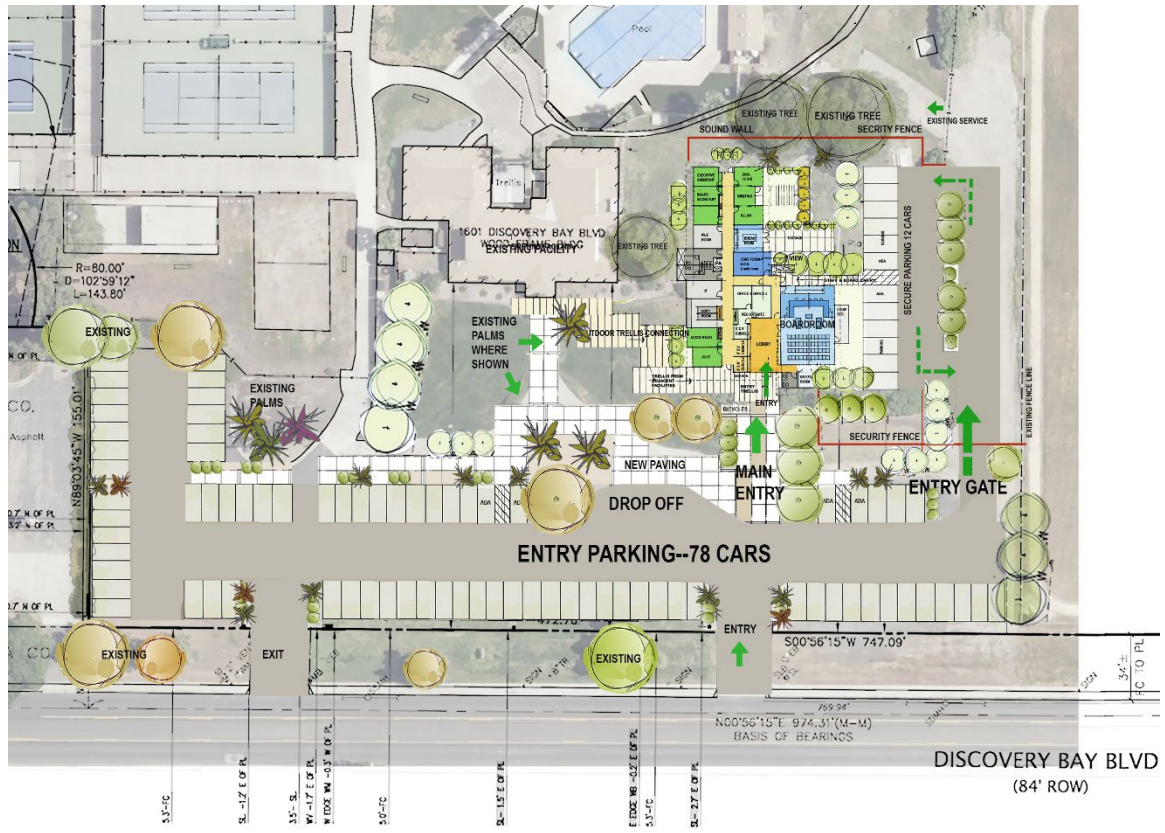
TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) <sup>2</sup>
0-9	0	0
10-25	4	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 and over	20 percent of total <sup>1</sup>	25 percent of EV capable spaces <sup>1</sup>

1. Calculation for spaces shall be rounded up to the nearest whole number.

2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.

The table above indicates that if the total number of actual parking spaces is between 75-100 then 17 spaces are required to be EV capable spaces. Of the 17 EV capable spaces, 4 spaces are required to have Electric Vehicle Service Equipment (EVSE) provided.





THIS PAGE INTENTIONALLY LEFT BLANK



## 7. COST ESTIMATE

# CSD Town Office Building

Conceptual Estimate

April 13, 2023

23-00045.00



Prepared for AET

**CUMMING**  
Building Value Through Expertise



---

**TABLE OF CONTENTS**

---

	<b>Page</b>
<b>1. Project Introduction</b>	
Executive Summary	3
<b>2. Cost Summaries</b>	
Summary	4
Summary Matrix	5
<b>3. Control Areas</b>	
Controls	6
<b>4. Construction Cost Back Up</b>	
Scheme A	7
Scheme B	13
Scheme C	19
Sitework	25
Sitework (Option 1)	28
<b>5. Appendix</b>	
Appendix and Methodology	31

---

**EXECUTIVE SUMMARY**

---

**1.1 Introduction**

This estimate has been prepared, pursuant to an agreement between AET and Cumming, for the purpose of establishing a probable cost of construction at the conceptual estimate stage.

The project scope encompasses construction of a new single town office building with associated site work.

**1.2 Project Schedule**

	Start	Finish	Duration
Design & Engineering	Mar-23	Sep-24	19 months
Construction	Sep-24	Aug-25	12 months

**1.3 Key Assumptions & Exclusions**

This document should be read in association with Appendix 1 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

Key Assumptions

- Design-Bid-Build
- Single Phase Construction
- Minimum grading required
- Service connection from discovery bay blvd
- Union Labor
- AV Equipment

Key Exclusions

- Project Labor Agreement
- Department Relocation
- Seismic Upgrades
- Site Acquisition cost
- Existing Building Demolition
- Hazardous abatement

**SUMMARY**

Element	Scheme A 6,233 SF		Scheme B 6,430 SF		Scheme C 5,500 SF	
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF
Building	\$5,127,236	\$822.60	\$5,275,035	\$820.38	\$4,903,659	\$891.57
Sitework	\$3,426,478	\$58.83	\$3,426,478	\$58.83	\$3,426,478	\$58.83
<b>Total estimate direct construction cost</b>	<b>\$8,553,713</b>		<b>\$8,701,513</b>		<b>\$8,330,136</b>	
Escalation 10.95%	\$936,477		\$952,659		\$912,000	
<b>Total estimate construction cost (Escalated)</b>	<b>\$9,490,191</b>		<b>\$9,654,172</b>		<b>\$9,242,136</b>	
<b>PERMITS, FEE &amp; UTILITIES</b>						
City Planning Fees	\$19,538		\$19,875		\$19,027	
Plan Check Fees	\$46,434		\$47,236		\$45,220	
Building Permit Fees	\$62,616		\$63,698		\$60,979	
Fire	\$26,031		\$26,481		\$25,351	
Utility Fees	\$100,000		\$100,000		\$100,000	
<b>ARCHITECT &amp; ENGINEER</b>						
Feasibility Study	\$30,000		\$30,000		\$30,000	
A/E Fees 10%	\$855,371		\$870,151		\$833,014	
<b>OTHER CONSULTANTS</b>						
Hazardous Material Survey	\$25,000		\$25,000		\$25,000	
Pre-Construction Management	\$192,300		\$192,252		\$192,252	
Construction Management	\$512,700		\$512,700		\$512,700	
<b>TESTING &amp; INSPECTION</b>						
Geotechnical Inspections	\$25,000		\$25,000		\$25,000	
Special Inspections 2.5%	\$213,843		\$217,538		\$208,253	
Misc Consultants	\$20,000		\$20,000		\$20,000	
<b>FF&amp;E + EXPENSES</b>						
FF&E	\$155,825		\$160,750		\$137,500	
Advertising/Printing/Reimbursables/Misc.	\$25,000		\$25,000		\$25,000	
<b>CONTINGENCIES</b>						
Design Contingency (on Direct COW) 12%	\$615,268		\$633,004		\$588,439	
Owner / Construction Contingency 10%	\$1,241,512		\$1,262,286		\$1,208,987	
<b>Total Project Cost</b>	<b>\$13,656,628</b>		<b>\$13,885,143</b>		<b>\$13,298,858</b>	
<b>Alternate (Including markups &amp; escalation)</b>						
Sitework (Option 1)		DDT			<b>-\$1,617,701</b>	

**SUMMARY MATRIX**

Element	Scheme A 6,233 SF			Scheme B 6,430 SF			Scheme C 5,500 SF			Sitework 74,590 SF		
	Subtotal	Total	Cost/SF	Subtotal	Total	Cost/SF	Subtotal	Total	Cost/SF	Subtotal	Total	Cost/SF
<b>A) Shell (1-5)</b>		<b>\$2,202,504</b>	<b>\$353.36</b>		<b>\$2,304,510</b>	<b>\$358.40</b>		<b>\$2,252,748</b>	<b>\$409.59</b>			
1 Foundations	\$190,382		\$30.54	\$195,948		\$30.47	\$169,675		\$30.85			
2 Vertical Structure												
3 Floor & Roof Structures	\$612,272		\$98.23	\$632,050		\$98.30	\$539,635		\$98.12			
4 Exterior Cladding	\$995,882		\$159.78	\$1,057,915		\$164.53	\$1,192,944		\$216.90			
5 Roofing and Waterproofing	\$403,968		\$64.81	\$418,598		\$65.10	\$350,495		\$63.73			
<b>B) Interiors (6-7)</b>		<b>\$717,142</b>	<b>\$115.06</b>		<b>\$693,918</b>	<b>\$107.92</b>		<b>\$624,778</b>	<b>\$113.60</b>			
6 Interior Partitions, Doors and Glazing	\$458,822		\$73.61	\$443,892		\$69.03	\$414,939		\$75.44			
7 Floor, Wall and Ceiling Finishes	\$258,320		\$41.44	\$250,026		\$38.88	\$209,839		\$38.15			
<b>C) Equipment and Vertical Transportation (8-9)</b>		<b>\$105,864</b>	<b>\$16.98</b>		<b>\$110,961</b>	<b>\$17.26</b>		<b>\$104,835</b>	<b>\$19.06</b>			
8 Function Equipment and Specialties	\$105,864		\$16.98	\$110,961		\$17.26	\$104,835		\$19.06			
<b>D) Mechanical and Electrical (10-13)</b>		<b>\$1,199,853</b>	<b>\$192.50</b>		<b>\$1,237,775</b>	<b>\$192.50</b>		<b>\$1,058,750</b>	<b>\$192.50</b>			
10 Plumbing Systems	\$155,825		\$25.00	\$160,750		\$25.00	\$137,500		\$25.00			
11 Heating, Ventilation and Air Conditioning	\$311,650		\$50.00	\$321,500		\$50.00	\$275,000		\$50.00			
12 Electrical Lighting, Power and Communications	\$673,164		\$108.00	\$694,440		\$108.00	\$594,000		\$108.00			
13 Fire Protection Systems	\$59,214		\$9.50	\$61,085		\$9.50	\$52,250		\$9.50			
<b>E) Site Construction (14-16)</b>											<b>\$2,823,765</b>	<b>\$37.86</b>
14 Site Preparation and Demolition										\$300,941		\$4.03
15 Site Paving, Structures & Landscaping										\$1,646,128		\$22.07
16 Utilities on Site										\$876,696		\$11.75
Subtotal Cost		\$4,225,362	\$677.90		\$4,347,164	\$676.08		\$4,041,112	\$734.75		\$2,823,765	\$37.86
General Requirements	3.0%	\$126,761	\$20.34		\$130,415	\$20.28		\$121,233	\$22.04		\$84,713	\$1.14
General Conditions	10.0%	\$435,212	\$69.82		\$447,758	\$69.64		\$416,234	\$75.68		\$290,848	\$3.90
Insurances	2.0%	\$95,747	\$15.36		\$98,507	\$15.32		\$91,572	\$16.65		\$63,987	\$0.86
Contractor's Fee	5.0%	\$244,154	\$39.17		\$251,192	\$39.07		\$233,508	\$42.46		\$163,166	\$2.19
Design Contingency												
Escalation to MOC, 03/02/25	10.9%											
<b>Total Estimated Construction Cost</b>		<b>\$5,127,236</b>	<b>\$822.6</b>		<b>\$5,275,035</b>	<b>\$820.4</b>		<b>\$4,903,659</b>	<b>\$891.6</b>		<b>\$3,426,478</b>	<b>\$45.94</b>

**SCHEDULE OF AREAS AND CONTROL QUANTITIES**

Schedule of Areas	Scheme A	Scheme B	Scheme C	Sitework	Sitework (Option 1)
<b>1. Enclosed Areas (x 100%)</b>					
Floor Area	6,233	6,430	5,500	74,590	29,371
Site Area					
<b>Total Enclosed</b>	<b>6,233</b>	<b>6,430</b>	<b>5,500</b>	<b>74,590</b>	<b>29,371</b>

**SUMMARY - SCHEME A**

Element	Subtotal	Total	Cost / SF	Cost / SF
<b>A) Shell (1-5)</b>		<b>\$2,202,504</b>		<b>\$353.36</b>
1 Foundations	\$190,382		\$30.54	
2 Vertical Structure				
3 Floor & Roof Structures	\$612,272		\$98.23	
4 Exterior Cladding	\$995,882		\$159.78	
5 Roofing and Waterproofing	\$403,968		\$64.81	
<b>B) Interiors (6-7)</b>		<b>\$717,142</b>		<b>\$115.06</b>
6 Interior Partitions, Doors and Glazing	\$458,822		\$73.61	
7 Floor, Wall and Ceiling Finishes	\$258,320		\$41.44	
<b>C) Equipment and Vertical Transportation (8-9)</b>		<b>\$105,864</b>		<b>\$16.98</b>
8 Function Equipment and Specialties	\$105,864		\$16.98	
9 Stairs and Vertical Transportation				
<b>D) Mechanical and Electrical (10-13)</b>		<b>\$1,199,853</b>		<b>\$192.50</b>
10 Plumbing Systems	\$155,825		\$25.00	
11 Heating, Ventilation and Air Conditioning	\$311,650		\$50.00	
12 Electrical Lighting, Power and Communications	\$673,164		\$108.00	
13 Fire Protection Systems	\$59,214		\$9.50	
Subtotal		<u>\$4,225,362</u>		<u>\$677.90</u>
General Requirements	3.00%	\$126,761		\$20.34
Subtotal		<u>\$4,352,123</u>		<u>\$698.24</u>
General Conditions	10.00%	\$435,212		\$69.82
Subtotal		<u>\$4,787,335</u>		<u>\$768.06</u>
Insurances	2.00%	\$95,747		\$15.36
Subtotal		<u>\$4,883,082</u>		<u>\$783.42</u>
Contractor's Fee	5.00%	\$244,154		\$39.17
Subtotal		<u>\$5,127,236</u>		<u>\$822.60</u>
Design Contingency				
Subtotal		<u>\$5,127,236</u>		<u>\$822.60</u>
Escalation to MOC, 03/02/25	10.95%			See Summary
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$5,127,236</b>		<b>\$822.60</b>

Total Area: 6,233 SF

**DETAIL ELEMENTS - SCHEME A**

Element	Quantity	Unit	Unit Cost	Total
<b>1 Foundations</b>				
Layout	6,233	sf slab	\$0.75	\$4,675
Over Excavation and backfill	6,233	sf slab	\$5.00	\$31,165
Foundation, allowance	6,233	sf slab	\$22.50	\$140,243
Miscellaneous				
Concrete curbs, allow	130	lf	\$110.00	\$14,300

<b>Total - Foundations</b>				<b>\$190,382</b>
----------------------------	--	--	--	------------------

**2 Vertical Structure**

Timber Framed Construction

*Included Below*

<b>Total - Vertical Structure</b>				
-----------------------------------	--	--	--	--

**3 Floor & Roof Structures**

Slab on Grade				
Slab On Grade 6" thick	6,233	sf	\$16.00	\$99,728
Timber Vertical and Horizontal Structure				
Vertical framing, roof joists, sheathing, etc. complete	6,233	sf	\$75.00	\$467,475
Interior Ramp/platform				
Interior ramp	97	sf	\$45.00	\$4,365
Railings to ramp	47	lf	\$180.00	\$8,460
Platform to board room	301	sf	\$45.00	\$13,545
Miscellaneous				
Mechanical roof screen				<i>Assume Not Required</i>
Mechanical pads, allow				<i>Assume Not Required</i>
Miscellaneous structures, allowance	6,233	gsf	\$3.00	\$18,699

<b>Total - Floor &amp; Roof Structures</b>				<b>\$612,272</b>
--	--	--	--	------------------

**4 Exterior Cladding**

Exterior Walls & Parapets				
Exterior wall framing, weatherproofing & insulation, complete	6,540	sf	\$44.00	\$287,760
Brick veneer	4,186	sf	\$38.00	\$159,053
Finish to backside of parapet				<i>Not Required</i>
Caulking & sealants	6,233	gsf	\$1.25	\$7,791
Exterior Glazing				
Exterior glazing, allow 36% of exterior	2,354	sf	\$150.00	\$353,160
Premium for operable, allow 15%	353	sf	\$20.00	\$7,063

**CSD Town Office Building**Discovery Bay, CA  
Conceptual EstimateProject # 23-00045.00  
04/13/23**DETAIL ELEMENTS - SCHEME A**

Element	Quantity	Unit	Unit Cost	Total
Exterior Doors				
FRP doors with HM frame, incl. hardware				
Single (3'-0" x 7'-0")	3	ea	\$4,000.00	\$12,000
AL door with Al frame, incl. hardware				
Single with glazing (3'-0" x 7'-0")	3	ea	\$7,500.00	\$22,500
Double with glazing (6'-0" x 7'-0")	2	pr	\$14,500.00	\$29,000
Premium				
Finish, per leaf	3	ea	\$165.00	\$495
Panic Hardware, per leaf	10	ea	\$1,200.00	\$12,000
Exterior Soffits				
Soffit to overhang, cement plaster	1,236	sf	\$55.00	\$67,980
Soffit framing to overhang	1,236	sf	\$30.00	\$37,080

**Total - Exterior Cladding****\$995,882****5 Roofing and Waterproofing**

Roofing				
Metal standing seam roofing system including insulation, slope 1:1.8	7,786	sf	\$48.00	\$373,728
Flashing/Counterflashing	7,786	sf	\$0.50	\$3,893
Miscellaneous				
Trellis				See Sitework
Access hatches, allow				Assume not Required
Gutters and downspouts, allow	516	lf	\$42.00	\$21,672
Sheet metal, caulking, sealants, allow	6,233	gsf	\$0.75	\$4,675

**Total - Roofing and Waterproofing****\$403,968****6 Interior Partitions, Doors and Glazing**

Interior Partitions				
Standard partition	7,029	sf	\$35.00	\$246,015
Premium for rated/acoustic partition, assume 20%	1,406	sf	\$5.00	\$7,029
Plumbing wall	270	sf	\$51.50	\$13,905
Miscellaneous				
Premium for level 5 finish	14,058	sf	\$1.50	\$21,087
Additional blocking, backing, supports, stiffeners, etc.	7,299	sf	\$1.25	\$9,124
Interior Doors				
Solid wood door with HM frame, incl. hardware				
Single (3'-0" x 7'-0")	23	ea	\$3,600.00	\$82,800
Double (6'-0" x 7'-0")	1	pr	\$7,200.00	\$7,200
Sliding door to briefing room	2	ea	\$3,500.00	\$7,000
Premium				
Premium for rated, assume 20%	5	ea	\$150.00	\$690
Finish, per leaf	25	ea	\$185.00	\$4,625
Door hardware premium, allowance	1	ls	\$15,347.25	\$15,347



**DETAIL ELEMENTS - SCHEME A**

Element	Quantity	Unit	Unit Cost	Total
Interior Glazing Glazed partition	400	sf	\$110.00	\$44,000

<b>Total - Interior Partitions, Doors and Glazing</b>				<b>\$458,822</b>
---	--	--	--	------------------

**7 Floor, Wall and Ceiling Finishes**

Floor Finishes				
Carpet tile	4240	sf	\$6.00	\$25,440
Tile to Breakroom/coffee, assume	263	sf	\$32.00	\$8,416
Tile to lobby	521	sf	\$32.00	\$16,672
Tile to restroom/Janitor	482	sf	\$32.00	\$15,424
Back of house space (file room/IT room/storage), assume	842	sf	\$2.50	\$2,105
Wall Base				
Rubber base	1,651	lf	\$4.50	\$7,430
Tile base	188	lf	\$32.00	\$6,016
Wall Finishes				
Ceramic tile to restroom, assume	1,692	sf	\$32.00	\$54,144
Paint	11,198	sf	\$2.50	\$27,996
Ceiling Finishes				
ACT, 2x4	5,230	sf	\$13.50	\$70,605
Gypsum ceiling, painted	1,003	sf	\$24.00	\$24,072

<b>Total - Floor, Wall and Ceiling Finishes</b>				<b>\$258,320</b>
---	--	--	--	------------------

**8 Function Equipment and Specialties**

Toilet Cubicles				
Standard stall, solid phenolic	1	ea	\$1,550.00	\$1,550
Handicap stall, solid phenolic	2	ea	\$1,650.00	\$3,300
Toilet / Restroom Specialties				
Hand dryer, electric	3	ea	\$500.00	\$1,500
Mirror, (1' 6" x 3' 0")	5	ea	\$350.00	\$1,750
Grab bars 36"	3	ea	\$225.00	\$675
Grab bars 42"	3	ea	\$250.00	\$750
Seat cover dispenser	4	ea	\$175.00	\$700
Sanitary napkin disposal	2	ea	\$250.00	\$500
Coat hook	4	ea	\$45.00	\$180
Soap dispenser	5	ea	\$150.00	\$750
Paper towel dispensers	3	ea	\$450.00	\$1,350
Toilet paper dispensers	4	ea	\$150.00	\$600
Vanity countertop	10	lf	\$180.00	\$1,800
Casework				
Breakroom				
Base cabinet with plam countertop	31	lf	\$550.00	\$17,050
Upper cabinet	31	lf	\$380.00	\$11,780
Coffee				
Base cabinet with plam countertop	14	lf	\$550.00	\$7,700

**CSD Town Office Building**

Discovery Bay, CA  
 Conceptual Estimate

Project # 23-00045.00  
 04/13/23

**DETAIL ELEMENTS - SCHEME A**

Element	Quantity	Unit	Unit Cost	Total
Copy room				
Base cabinet with plam countertop	15	lf	\$550.00	\$8,250
File room				
File rack	12	lf	\$350.00	\$4,200
Building Specialties				
Janitor mob rack	1	ea	\$300.00	\$300
Code Signage	6,233	gsf	\$1.20	\$7,480
Fire extinguisher and cabinet	6,233	gsf	\$1.50	\$9,350
Building identification signage	1	ls	\$15,000.00	\$15,000
Corner guards and wall protection			<i>Assume not Required</i>	
Equipment				
Miscellaneous equipment	6,233	gsf	\$1.50	\$9,350

**Total - Function Equipment and Specialties** **\$105,864**

**9 Stairs and Vertical Transportation**

*No Work Required*

**Total - Stairs and Vertical Transportation**

**10 Plumbing Systems**

Plumbing ,allowance	6,233	gsf	\$25.00	\$155,825
---------------------	-------	-----	---------	-----------

**Total - Plumbing Systems** **\$155,825**

**11 Heating, Ventilation and Air Conditioning**

HVAC, allowance	6,233	gsf	\$50.00	\$311,650
Multi-zone variable volume heating/cooling, unit located in attic space				<i>Included Above</i>
Exterior condenser unit				<i>Included Above</i>

**Total - Heating, Ventilation and Air Conditioning** **\$311,650**

**12 Electrical Lighting, Power and Communications**

Electrical, service and distribution, convenience power, HVAC connections, allowance	6,233	gsf	\$30.00	\$186,990
Lighting	6,233	gsf	\$34.00	\$211,922
Recessed lighting				<i>Included Above</i>
Directional lighting				<i>Included Above</i>
Communications, allowance	6,233	gsf	\$12.00	\$74,796

**DETAIL ELEMENTS - SCHEME A**

Element	Quantity	Unit	Unit Cost	Total
Audio visual, allowance	6,233	gsf	\$14.00	\$87,262
Electrical safety and security, allowance	6,233	gsf	\$18.00	\$112,194

**Total - Electrical Lighting, Power and Communications** **\$673,164**

**13 Fire Protection Systems**

Fire Protection systems				
Automatic sprinkler system	6,233	gsf	\$9.50	\$59,214

**Total - Fire Protection Systems** **\$59,214**

**14 Site Preparation and Demolition**

*See Sitework*

**Total - Site Preparation and Demolition**

**15 Site Paving, Structures & Landscaping**

*See Sitework*

**Total - Site Paving, Structures & Landscaping**

**16 Utilities on Site**

*See Sitework*

**Total - Utilities on Site**

**SUMMARY - SCHEME B**

Element	Subtotal	Total	Cost / SF	Cost / SF
<b>A) Shell (1-5)</b>		<b>\$2,304,510</b>		<b>\$358.40</b>
1 Foundations	\$195,948		\$30.47	
2 Vertical Structure				
3 Floor & Roof Structures	\$632,050		\$98.30	
4 Exterior Cladding	\$1,057,915		\$164.53	
5 Roofing and Waterproofing	\$418,598		\$65.10	
<b>B) Interiors (6-7)</b>		<b>\$693,918</b>		<b>\$107.92</b>
6 Interior Partitions, Doors and Glazing	\$443,892		\$69.03	
7 Floor, Wall and Ceiling Finishes	\$250,026		\$38.88	
<b>C) Equipment and Vertical Transportation (8-9)</b>		<b>\$110,961</b>		<b>\$17.26</b>
8 Function Equipment and Specialties	\$110,961		\$17.26	
9 Stairs and Vertical Transportation				
<b>D) Mechanical and Electrical (10-13)</b>		<b>\$1,237,775</b>		<b>\$192.50</b>
10 Plumbing Systems	\$160,750		\$25.00	
11 Heating, Ventilation and Air Conditioning	\$321,500		\$50.00	
12 Electrical Lighting, Power and Communications	\$694,440		\$108.00	
13 Fire Protection Systems	\$61,085		\$9.50	
Subtotal		<u>\$4,347,164</u>		<u>\$676.08</u>
General Requirements	3.00%	\$130,415		\$20.28
Subtotal		<u>\$4,477,579</u>		<u>\$696.36</u>
General Conditions	10.00%	\$447,758		\$69.64
Subtotal		<u>\$4,925,337</u>		<u>\$765.99</u>
Insurances	2.00%	\$98,507		\$15.32
Subtotal		<u>\$5,023,843</u>		<u>\$781.31</u>
Contractor's Fee	5.00%	\$251,192		\$39.07
Subtotal		<u>\$5,275,035</u>		<u>\$820.38</u>
Design Contingency				
Subtotal		<u>\$5,275,035</u>		<u>\$820.38</u>
Escalation to MOC, 03/02/25	10.95%			See Summary
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$5,275,035</b>		<b>\$820.38</b>

Total Area: 6,430 SF

**DETAIL ELEMENTS - SCHEME B**

Element	Quantity	Unit	Unit Cost	Total
<b>1 Foundations</b>				
Layout	6,430	sf slab	\$0.75	\$4,823
Over Excavation and backfill	6,430	sf slab	\$5.00	\$32,150
Foundation, allowance	6,430	sf slab	\$22.50	\$144,675
Miscellaneous				
Concrete curbs, allow	130	lf	\$110.00	\$14,300

<b>Total - Foundations</b>				<b>\$195,948</b>
----------------------------	--	--	--	------------------

**2 Vertical Structure**

Timber Framed Construction

*Included Below*

<b>Total - Vertical Structure</b>				
-----------------------------------	--	--	--	--

**3 Floor & Roof Structures**

Slab on Grade				
Slab On Grade 6" thick	6,430	sf	\$16.00	\$102,880
Timber Vertical and Horizontal Structure				
Vertical framing, roof joists, sheathing, etc. complete	6,430	sf	\$75.00	\$482,250
Interior Ramp/platform				
Interior ramp	109	sf	\$45.00	\$4,905
Railings to ramp	47	lf	\$180.00	\$8,460
Platform to board room	317	sf	\$45.00	\$14,265
Miscellaneous				
Mechanical roof screen				<i>Assume Not Required</i>
Mechanical pads, allow				<i>Assume Not Required</i>
Miscellaneous structures, allowance	6,430	gsf	\$3.00	\$19,290

<b>Total - Floor &amp; Roof Structures</b>				<b>\$632,050</b>
--	--	--	--	------------------

**4 Exterior Cladding**

Exterior Walls & Parapets				
Exterior wall framing, weatherproofing & insulation, complete	6,930	sf	\$44.00	\$304,920
Brick veneer	4,435	sf	\$38.00	\$168,538
Finish to backside of parapet				<i>Not Required</i>
Caulking & sealants	6,430	gsf	\$1.25	\$8,038
Exterior Glazing				
Exterior glazing, allow 36% of exterior	2,495	sf	\$150.00	\$374,220
Premium for operable, allow 15%	374	sf	\$20.00	\$7,484
Exterior Doors				
FRP doors with HM frame, incl. hardware				
Single (3'-0" x 7'-0")	1	ea	\$4,000.00	\$4,000

**CSD Town Office Building**

Discovery Bay, CA  
 Conceptual Estimate

Project # 23-00045.00  
 04/13/23

**DETAIL ELEMENTS - SCHEME B**

Element	Quantity	Unit	Unit Cost	Total
AL door with Al frame, incl. hardware				
Double with glazing (6'-0" x 7'-0")	2	pr	\$14,500.00	\$29,000
Premium				
Finish, per leaf	1	ea	\$165.00	\$165
Panic Hardware, per leaf	5	ea	\$1,200.00	\$6,000
Exterior Soffits				
Soffit to overhang, cement plaster	1,830	sf	\$55.00	\$100,650
Soffit framing to overhang	1,830	sf	\$30.00	\$54,900

<b>Total - Exterior Cladding</b>				<b>\$1,057,915</b>
----------------------------------	--	--	--	--------------------

**5 Roofing and Waterproofing**

Roofing				
Metal standing seam roofing system including insulation, slope 1:1.8	8,082	sf	\$48.00	\$387,936
Flashing/Counterflashing	8,082	sf	\$0.50	\$4,041
Miscellaneous				
Trellis				<i>See Sitework</i>
Access hatches, allow				<i>Assume not Required</i>
Gutters and downspouts, allow	519	lf	\$42.00	\$21,798
Sheet metal, caulking, sealants, allow	6,430	gsf	\$0.75	\$4,823

<b>Total - Roofing and Waterproofing</b>				<b>\$418,598</b>
--	--	--	--	------------------

**6 Interior Partitions, Doors and Glazing**

Interior Partitions				
Standard partition	7,150	sf	\$35.00	\$250,250
Premium for rated/acoustic partition, assume 20%	1,430	sf	\$5.00	\$7,150
Plumbing wall	270	sf	\$51.50	\$13,905
Miscellaneous				
Premium for level 5 finish	14,300	sf	\$1.50	\$21,450
Additional blocking, backing, supports, stiffeners, etc.	7,420	sf	\$1.25	\$9,275
Interior Doors				
Solid wood door with HM frame, incl. hardware				
Single (3'-0" x 7'-0")	23	ea	\$3,600.00	\$82,800
Double (6'-0" x 7'-0")	1	pr	\$7,200.00	\$7,200
Sliding door to briefing room	2	ea	\$3,500.00	\$7,000
Premium				
Premium for rated, assume 20%	5	ea	\$150.00	\$690
Finish, per leaf	25	ea	\$185.00	\$4,625
Door hardware premium, allowance	1	ls	\$15,347.25	\$15,347
Interior Glazing				
Glazed partition	220	sf	\$110.00	\$24,200

<b>Total - Interior Partitions, Doors and Glazing</b>				<b>\$443,892</b>
---	--	--	--	------------------

**CSD Town Office Building**Discovery Bay, CA  
Conceptual EstimateProject # 23-00045.00  
04/13/23**DETAIL ELEMENTS - SCHEME B**

Element	Quantity	Unit	Unit Cost	Total
<b>7 Floor, Wall and Ceiling Finishes</b>				
Floor Finishes				
Carpet tile	4367	sf	\$6.00	\$26,202
Tile to Breakroom/coffee, assume	265	sf	\$32.00	\$8,480
Tile to lobby	653	sf	\$32.00	\$20,896
Tile to restroom/Janitor	379	sf	\$32.00	\$12,128
Back of house space (file room/IT room/storage), assume	780	sf	\$2.50	\$1,950
Wall Base				
Rubber base	1,748	lf	\$4.50	\$7,866
Tile base	140	lf	\$32.00	\$4,480
Wall Finishes				
Ceramic tile to restroom, assume	1,260	sf	\$32.00	\$40,320
Paint (level 5 finish)	12,025	sf	\$2.50	\$30,063
Ceiling Finishes				
ACT	5,398	sf	\$13.50	\$72,873
Gypsum ceiling, painted	1,032	sf	\$24.00	\$24,768

**Total - Floor, Wall and Ceiling Finishes****\$250,026****8 Function Equipment and Specialties**

Toilet Cubicles				
Standard stall, solid phenolic	2	ea	\$1,550.00	\$3,100
Handicap stall, solid phenolic	2	ea	\$1,650.00	\$3,300
Toilet / Restroom Specialties				
Hand dryer, electric	3	ea	\$500.00	\$1,500
Mirror, (1' 6" x 3' 0")	5	ea	\$350.00	\$1,750
Grab bars 36"	3	ea	\$225.00	\$675
Grab bars 42"	3	ea	\$250.00	\$750
Seat cover dispenser	5	ea	\$175.00	\$875
Sanitary napkin disposal	2	ea	\$250.00	\$500
Coat hook	5	ea	\$45.00	\$225
Soap dispenser	5	ea	\$150.00	\$750
Paper towel dispensers	3	ea	\$450.00	\$1,350
Toilet paper dispensers	5	ea	\$150.00	\$750
Vanity countertop	10	lf	\$180.00	\$1,800
Casework				
Breakroom/Kitchen				
Base cabinet with plam countertop	26	lf	\$550.00	\$14,300
Upper cabinet	26	lf	\$380.00	\$9,880
Coffee				
Base cabinet with plam countertop	9	lf	\$550.00	\$4,950
Copy room				
Base cabinet with plam countertop	34	lf	\$550.00	\$18,700
File room				
File rack	10	lf	\$350.00	\$3,500

**DETAIL ELEMENTS - SCHEME B**

Element	Quantity	Unit	Unit Cost	Total
<b>Building Specialties</b>				
Janitor mob rack	1	ea	\$300.00	\$300
Code Signage	6,430	gsf	\$1.20	\$7,716
Fire extinguisher and cabinet	6,430	gsf	\$1.50	\$9,645
Building identification signage	1	ls	\$15,000.00	\$15,000
Corner guards and wall protection			<i>Assume not Required</i>	
<b>Equipment</b>				
Miscellaneous equipment	6,430	gsf	\$1.50	\$9,645
<b>Total - Function Equipment and Specialties</b>				<b>\$110,961</b>

**9 Stairs and Vertical Transportation**

*No Work Required*

<b>Total - Stairs and Vertical Transportation</b>				
---	--	--	--	--

**10 Plumbing Systems**

Plumbing ,allowance	6,430	gsf	\$25.00	\$160,750
<b>Total - Plumbing Systems</b>				<b>\$160,750</b>

**11 Heating, Ventilation and Air Conditioning**

HVAC, allowance	6,430	gsf	\$50.00	\$321,500
Multi-zone variable volume heating/cooling, unit located in attic space				<i>Included Above</i>
Exterior condenser unit				<i>Included Above</i>
<b>Total - Heating, Ventilation and Air Conditioning</b>				<b>\$321,500</b>

**12 Electrical Lighting, Power and Communications**

Electrical, allowance	6,430	gsf	\$30.00	\$192,900
Lighting	6,430	gsf	\$34.00	\$218,620
Recessed lighting				<i>Included Above</i>
Directional lighting				<i>Included Above</i>
Communication allowance	6,430	gsf	\$12.00	\$77,160
Audio visual, allowance	6,430	gsf	\$14.00	\$90,020
Electrical safety and security, allowance	6,430	gsf	\$18.00	\$115,740
<b>Total - Electrical Lighting, Power and Communications</b>				<b>\$694,440</b>



**DETAIL ELEMENTS - SCHEME B**

Element	Quantity	Unit	Unit Cost	Total
<b>13 Fire Protection Systems</b>				
Fire Protection systems				
Automatic sprinkler system	6,430	gsf	\$9.50	\$61,085

**Total - Fire Protection Systems** **\$61,085**

**14 Site Preparation and Demolition**

*See Sitework*

**Total - Site Preparation and Demolition**

**15 Site Paving, Structures & Landscaping**

*See Sitework*

**Total - Site Paving, Structures & Landscaping**

**16 Utilities on Site**

*See Sitework*

**Total - Utilities on Site**

**SUMMARY - SCHEME C**

Element	Subtotal	Total	Cost / SF	Cost / SF
<b>A) Shell (1-5)</b>		<b>\$2,252,748</b>		<b>\$409.59</b>
1 Foundations	\$169,675		\$30.85	
2 Vertical Structure				
3 Floor & Roof Structures	\$539,635		\$98.12	
4 Exterior Cladding	\$1,192,944		\$216.90	
5 Roofing and Waterproofing	\$350,495		\$63.73	
<b>B) Interiors (6-7)</b>		<b>\$624,778</b>		<b>\$113.60</b>
6 Interior Partitions, Doors and Glazing	\$414,939		\$75.44	
7 Floor, Wall and Ceiling Finishes	\$209,839		\$38.15	
<b>C) Equipment and Vertical Transportation (8-9)</b>		<b>\$104,835</b>		<b>\$19.06</b>
8 Function Equipment and Specialties	\$104,835		\$19.06	
9 Stairs and Vertical Transportation				
<b>D) Mechanical and Electrical (10-13)</b>		<b>\$1,058,750</b>		<b>\$192.50</b>
10 Plumbing Systems	\$137,500		\$25.00	
11 Heating, Ventilation and Air Conditioning	\$275,000		\$50.00	
12 Electrical Lighting, Power and Communications	\$594,000		\$108.00	
13 Fire Protection Systems	\$52,250		\$9.50	
Subtotal		<u>\$4,041,112</u>		<u>\$734.75</u>
General Requirements	3.00%	\$121,233		\$22.04
Subtotal		<u>\$4,162,345</u>		<u>\$756.79</u>
General Conditions	10.00%	\$416,234		\$75.68
Subtotal		<u>\$4,578,579</u>		<u>\$832.47</u>
Insurances	2.00%	\$91,572		\$16.65
Subtotal		<u>\$4,670,151</u>		<u>\$849.12</u>
Contractor's Fee	5.00%	\$233,508		\$42.46
Subtotal		<u>\$4,903,659</u>		<u>\$891.57</u>
Design Contingency				
Subtotal		<u>\$4,903,659</u>		<u>\$891.57</u>
Escalation to MOC, 03/02/25	10.95%			See Summary
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$4,903,659</b>		<b>\$891.57</b>

Total Area: 5,500 SF

**DETAIL ELEMENTS - SCHEME C**

Element	Quantity	Unit	Unit Cost	Total
<b>1 Foundations</b>				
Layout	5,500	sf slab	\$0.75	\$4,125
Over Excavation and backfill	5,500	sf slab	\$5.00	\$27,500
Foundation, allowance	5,500	sf slab	\$22.50	\$123,750
Miscellaneous				
Concrete curbs, allow	130	lf	\$110.00	\$14,300

<b>Total - Foundations</b>				<b>\$169,675</b>
----------------------------	--	--	--	------------------

**2 Vertical Structure**

Timber Framed Construction

*Included Below*

<b>Total - Vertical Structure</b>				
-----------------------------------	--	--	--	--

**3 Floor & Roof Structures**

Slab on Grade				
Slab On Grade 6" thick	5,500	sf	\$16.00	\$88,000
Timber Vertical and Horizontal Structure				
Vertical framing, roof joists, sheathing, etc. complete	5,500	sf	\$75.00	\$412,500
Interior Ramp/platform				
Interior ramp	87	sf	\$45.00	\$3,915
Railings to ramp	39	lf	\$180.00	\$7,020
Platform to board room	260	sf	\$45.00	\$11,700
Miscellaneous				
Mechanical roof screen				<i>Assume Not Required</i>
Mechanical pads, allow				<i>Assume Not Required</i>
Miscellaneous structures, allowance	5,500	gsf	\$3.00	\$16,500

<b>Total - Floor &amp; Roof Structures</b>				<b>\$539,635</b>
--	--	--	--	------------------

**4 Exterior Cladding**

Exterior Walls & Parapets				
Exterior wall framing, weatherproofing & insulation, complete	8,250	sf	\$44.00	\$363,000
Brick veneer	5,280	sf	\$38.00	\$200,640
Finish to backside of parapet				<i>Not Required</i>
Caulking & sealants	5,500	gsf	\$1.25	\$6,875
Exterior Glazing				
Exterior glazing, allow 36% of exterior	2,970	sf	\$150.00	\$445,500
Premium for operable, allow 15%	446	sf	\$20.00	\$8,910
Exterior Doors				
FRP doors with HM frame, incl. hardware				
Single (3'-0" x 7'-0")	7	ea	\$4,000.00	\$28,000

**CSD Town Office Building**

Discovery Bay, CA  
 Conceptual Estimate

Project # 23-00045.00  
 04/13/23

**DETAIL ELEMENTS - SCHEME C**

Element	Quantity	Unit	Unit Cost	Total
AL door with Al frame, incl. hardware				
Single with glazing (3'-0" x 7'-0")	1	ea	\$7,500.00	\$7,500
Double with glazing (6'-0" x 7'-0")	2	pr	\$14,500.00	\$29,000
Premium				
Finish, per leaf	7	ea	\$165.00	\$1,155
Panic Hardware, per leaf	12	ea	\$1,200.00	\$14,400
Exterior Soffits				
Soffit to overhang, cement plaster	1,035	sf	\$55.00	\$56,918
Soffit framing to overhang	1,035	sf	\$30.00	\$31,046

<b>Total - Exterior Cladding</b>				<b>\$1,192,944</b>
----------------------------------	--	--	--	--------------------

**5 Roofing and Waterproofing**

Roofing				
Metal standing seam roofing system including insulation, slope 1:1.8	6,519	sf	\$48.00	\$312,912
Flashing/Counterflashing	6,519	sf	\$0.50	\$3,260
Miscellaneous				
Trellis				<i>See Sitework</i>
Access hatches, allow				<i>Assume not Required</i>
Gutters and downspouts, allow	719	lf	\$42.00	\$30,198
Sheet metal, caulking, sealants, allow	5,500	gsf	\$0.75	\$4,125

<b>Total - Roofing and Waterproofing</b>				<b>\$350,495</b>
--	--	--	--	------------------

**6 Interior Partitions, Doors and Glazing**

Interior Partitions				
Standard partition	6,567	sf	\$35.00	\$229,845
Premium for rated/acoustic partition, assume 20%	1,313	sf	\$5.00	\$6,567
Plumbing wall	270	sf	\$51.50	\$13,905
Miscellaneous				
Premium for level 5 finish	13,134	sf	\$1.50	\$19,701
Additional blocking, backing, supports, stiffeners, etc.	6,837	sf	\$1.25	\$8,546
Interior Doors				
Solid wood door with HM frame, incl. hardware				
Single (3'-0" x 7'-0")	22	ea	\$3,600.00	\$79,200
Double (6'-0" x 7'-0")	1	pr	\$7,200.00	\$7,200
Sliding door to briefing room	2	ea	\$3,500.00	\$7,000
Premium				
Premium for rated, assume 20%	4	ea	\$150.00	\$660
Finish, per leaf	24	ea	\$185.00	\$4,440
Door hardware premium, allowance	1	ls	\$14,775.00	\$14,775

**DETAIL ELEMENTS - SCHEME C**

Element	Quantity	Unit	Unit Cost	Total
Interior Glazing				
Glazed partition	210	sf	\$110.00	\$23,100

<b>Total - Interior Partitions, Doors and Glazing</b>				<b>\$414,939</b>
---	--	--	--	------------------

**7 Floor, Wall and Ceiling Finishes**

Floor Finishes				
Carpet tile	3901	sf	\$6.00	\$23,406
Tile to Breakroom/coffee, assume	312	sf	\$32.00	\$9,984
Tile to lobby	345	sf	\$32.00	\$11,040
Tile to restroom/Janitor	260	sf	\$32.00	\$8,320
Back of house space (file room/IT room/storage), assume	648	sf	\$2.50	\$1,620
Wall Base				
Rubber base	1,639	lf	\$4.50	\$7,376
Tile base	114	lf	\$32.00	\$3,648
Wall Finishes				
Ceramic tile to restroom, assume	1,026	sf	\$32.00	\$32,832
Paint (level 5 finish)	12,404	sf	\$2.50	\$31,011
Ceiling Finishes				
ACT	4,895	sf	\$13.50	\$66,083
Gypsum ceiling, painted	605	sf	\$24.00	\$14,520

<b>Total - Floor, Wall and Ceiling Finishes</b>				<b>\$209,839</b>
---	--	--	--	------------------

**8 Function Equipment and Specialties**

Toilet Cubicles				
Standard stall, solid phenolic	2	ea	\$1,550.00	\$3,100
Handicap stall, solid phenolic	2	ea	\$1,650.00	\$3,300
Toilet / Restroom Specialties				
Hand dryer, electric	3	ea	\$500.00	\$1,500
Mirror, (1' 6" x 3' 0")	5	ea	\$350.00	\$1,750
Grab bars 36"	3	ea	\$225.00	\$675
Grab bars 42"	3	ea	\$250.00	\$750
Seat cover dispenser	5	ea	\$175.00	\$875
Sanitary napkin disposal	2	ea	\$250.00	\$500
Coat hook	5	ea	\$45.00	\$225
Soap dispenser	5	ea	\$150.00	\$750
Paper towel dispensers	3	ea	\$450.00	\$1,350
Toilet paper dispensers	5	ea	\$150.00	\$750
Vanity countertop	10	lf	\$180.00	\$1,800
Casework				
Breakroom/Kitchen				
Base cabinet with plam countertop	25	lf	\$550.00	\$13,750
Upper cabinet	25	lf	\$380.00	\$9,500

**CSD Town Office Building**

Discovery Bay, CA  
 Conceptual Estimate

Project # 23-00045.00  
 04/13/23

**DETAIL ELEMENTS - SCHEME C**

Element	Quantity	Unit	Unit Cost	Total
Rec				
Base cabinet with plam countertop	7	lf	\$550.00	\$3,850
Upper cabinet	7	lf	\$380.00	\$2,660
Coffee				
Base cabinet with plam countertop	6	lf	\$550.00	\$3,300
Copy room				
Base cabinet with plam countertop	26	lf	\$550.00	\$14,300
File room				
File rack	5	lf	\$350.00	\$1,750
Building Specialties				
Janitor mob rack	1	ea	\$300.00	\$300
Code Signage	5,500	gsf	\$1.20	\$6,600
Fire extinguisher and cabinet	5,500	gsf	\$1.50	\$8,250
Building identification signage	1	ls	\$15,000.00	\$15,000
Corner guards and wall protection			<i>Assume not Required</i>	
Equipment				
Miscellaneous equipment	5,500	gsf	\$1.50	\$8,250

**Total - Function Equipment and Specialties** **\$104,835**

**9 Stairs and Vertical Transportation**

*No Work Required*

**Total - Stairs and Vertical Transportation**

**10 Plumbing Systems**

Plumbing ,allowance	5,500	gsf	\$25.00	\$137,500
---------------------	-------	-----	---------	-----------

**Total - Plumbing Systems** **\$137,500**

**11 Heating, Ventilation and Air Conditioning**

HVAC, allowance	5,500	gsf	\$50.00	\$275,000
Multi-zone variable volume heating/cooling, unit located in attic space				<i>Included Above</i>
Exterior condenser unit				<i>Included Above</i>

**Total - Heating, Ventilation and Air Conditioning** **\$275,000**

**12 Electrical Lighting, Power and Communications**

Electrical, allowance	5,500	gsf	\$30.00	\$165,000
Lighting	5,500	gsf	\$34.00	\$187,000
Recessed lighting				<i>Included Above</i>
Directional lighting				<i>Included Above</i>

**DETAIL ELEMENTS - SCHEME C**

Element	Quantity	Unit	Unit Cost	Total
Communication allowance	5,500	gsf	\$12.00	\$66,000
Audio visual, allowance	5,500	gsf	\$14.00	\$77,000
Electrical safety and security, allowance	5,500	gsf	\$18.00	\$99,000

**Total - Electrical Lighting, Power and Communications** **\$594,000**

**13 Fire Protection Systems**

Fire Protection systems				
Automatic sprinkler system	5,500	gsf	\$9.50	\$52,250

**Total - Fire Protection Systems** **\$52,250**

**14 Site Preparation and Demolition**

*See Sitework*

**Total - Site Preparation and Demolition**

**15 Site Paving, Structures & Landscaping**

*See Sitework*

**Total - Site Paving, Structures & Landscaping**

**16 Utilities on Site**

*See Sitework*

**Total - Utilities on Site**

**SUMMARY - SITEWORK**

Element	Subtotal	Total	Cost / SF	Cost / SF
<b>E) Site Construction (14-16)</b>		<b>\$2,823,765</b>		<b>\$37.86</b>
14 Site Preparation and Demolition	\$300,941		\$4.03	
15 Site Paving, Structures & Landscaping	\$1,646,128		\$22.07	
16 Utilities on Site	\$876,696		\$11.75	
Subtotal		<u>\$2,823,765</u>		<u>\$37.86</u>
General Requirements	3.00%	\$84,713		\$1.14
Subtotal		<u>\$2,908,478</u>		<u>\$38.99</u>
General Conditions	10.00%	\$290,848		\$3.90
Subtotal		<u>\$3,199,325</u>		<u>\$42.89</u>
Insurances	2.00%	\$63,987		\$0.86
Subtotal		<u>\$3,263,312</u>		<u>\$43.75</u>
Contractor's Fee	5.00%	\$163,166		\$2.19
Subtotal		<u>\$3,426,478</u>		<u>\$45.94</u>
Design Contingency				
Subtotal		<u>\$3,426,478</u>		<u>\$45.94</u>
Escalation to MOC, 03/02/25	10.95%			See Summary
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$3,426,478</b>		<b>\$45.94</b>

Total Area: 74,590 SF



**CSD Town Office Building**

Discovery Bay, CA  
 Conceptual Estimate

Project # 23-00045.00  
 04/13/23

**DETAIL ELEMENTS - SITEWORK**

Element	Quantity	Unit	Unit Cost	Total
<b>14 Site Preparation and Demolition</b>				
Site Mobilization	1	ls	\$25,000.00	\$25,000
Site Demolition				
Demo hardscape	61,589	sf	\$2.25	\$138,575
Demo landscape	13,001	sf	\$1.50	\$19,502
Remove trees (palm trees)	4	ea	\$300.00	\$1,200
Miscellaneous site demolition	74,590	sf	\$0.50	\$37,295
Protect existing trees	3	ea	\$350.00	\$1,050
Building Demolition				
Demolition of existing buildings				<i>Not Applicable</i>
Hazardous abatement				<i>Excluded</i>
Earthwork				
Rough & Fine grading, misc., allowance	74,590	sf	\$0.75	\$55,943
Erosion control, allowance	74,590	sf	\$0.30	\$22,377

**Total - Site Preparation and Demolition** **\$300,941**

**15 Site Paving, Structures & Landscaping**

Hardscape				
AC paving	50,610	sf	\$8.00	\$404,880
Concrete paving/walkway	9,787	sf	\$18.00	\$176,166
Concrete paving, entry paving	1,192	sf	\$21.00	\$25,032
Terrace, assume pavers	545	sf	\$30.00	\$16,350
Bike rack	85	sf	\$18.00	\$1,530
Site Curbs & Walls				
Concrete curb	943	lf	\$48.00	\$45,264
Stairs & Ramps				<i>Assume Not Required</i>
Fencing & Gates				
Security fence	306	lf	\$220.00	\$67,320
Entry gate	1	ea	\$10,000.00	\$10,000
Landscaping				
Landscape & irrigation, allowance	13,001	sf	\$15.00	\$195,015
Semi automatic irrigation system, assume				<i>Included above</i>
Trees, allow				<i>Included above</i>
Site Furnishings				
Parking Stripings	50,610	gsf	\$0.25	\$12,653
Trellis structure				
Foundation	2,849	sf	\$22.00	\$62,678
Steel (assume 10 lbs/sf)	16	tns	\$10,000.00	\$163,818
Canopy (including lighting)	2,849	sf	\$120.00	\$341,880
Bike rack, allowance	10	ea	\$500.00	\$5,000
Parking signage and wheel stops, allow	50,610	sf	\$0.50	\$25,305
Site furnishings, allowance	74,590	sf	\$1.25	\$93,238

**Total - Site Paving, Structures & Landscaping** **\$1,646,128**

**DETAIL ELEMENTS - SITEWORK**

Element	Quantity	Unit	Unit Cost	Total
<b>16 Utilities on Site</b>				
Domestic & Fire Water				
Domestic & fire water, allowance	74,590	sf	\$1.15	\$85,779
Storm Drainage				
Storm drainage, allowance	74,590	sf	\$2.50	\$186,475
Sanitary Sewer				
Sanitary sewer, allowance	74,590	sf	\$0.75	\$55,943
Natural Gas				
Natural gas, allowance				<i>Not Required</i>
Site Service and Distribution				
Site service and distribution	1	ls	\$125,000.00	\$125,000
Site Lighting and Lighting Control				
Site Lighting and lighting control	1	ls	\$150,000.00	\$150,000
Site Communications				
Site Communication	1	ls	\$40,000.00	\$40,000
Site Security				
Site Security, allowance	1	ls	\$50,000.00	\$50,000
Electric Vehicle Charging				
EV charging stations, complete, allow	9	ea	\$15,500.00	\$139,500
EV charging stations, infrastructure only	8	ea	\$5,500.00	\$44,000
<b>Total - Utilities on Site</b>				<b>\$876,696</b>

**SUMMARY - SITEWORK (OPTION 1)**

Element	Subtotal	Total	Cost / SF	Cost / SF
<b>E) Site Construction (14-16)</b>		<b>\$1,490,615</b>		<b>\$50.75</b>
14 Site Preparation and Demolition	\$131,973		\$4.49	
15 Site Paving, Structures & Landscaping	\$680,910		\$23.18	
16 Utilities on Site	\$677,732		\$23.07	
Subtotal		<u>\$1,490,615</u>		<u>\$50.75</u>
General Requirements	3.00%	\$44,718		\$1.52
Subtotal		<u>\$1,535,334</u>		<u>\$52.27</u>
General Conditions	10.00%	\$153,533		\$5.23
Subtotal		<u>\$1,688,867</u>		<u>\$57.50</u>
Insurances	2.00%	\$33,777		\$1.15
Subtotal		<u>\$1,722,644</u>		<u>\$58.65</u>
Contractor's Fee	5.00%	\$86,132		\$2.93
Subtotal		<u>\$1,808,777</u>		<u>\$61.58</u>
Design Contingency				
Subtotal		<u>\$1,808,777</u>		<u>\$61.58</u>
Escalation to MOC, 03/02/25	10.95%			See Summary
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$1,808,777</b>		<b>\$61.58</b>

Total Area: 29,371 SF

**DETAIL ELEMENTS - SITEWORK (OPTION 1)**

Element	Quantity	Unit	Unit Cost	Total
<b>14 Site Preparation and Demolition</b>				
Site Mobilization	1	ls	\$25,000.00	\$25,000
Site Demolition				
Demo hardscape	20,189	sf	\$2.25	\$45,425
Demo landscape	9,182	sf	\$1.50	\$13,773
Remove trees (palm trees)	4	ea	\$300.00	\$1,200
Miscellaneous site demolition	29,371	sf	\$0.50	\$14,686
Protect existing trees	3	ea	\$350.00	\$1,050
Building Demolition				
Demolition of existing buildings				<i>Not Applicable</i>
Hazardous abatement				<i>Excluded</i>
Earthwork				
Rough & Fine grading, misc., allowance	29,371	sf	\$0.75	\$22,028
Erosion control, allowance	29,371	sf	\$0.30	\$8,811

**Total - Site Preparation and Demolition** **\$131,973**

**15 Site Paving, Structures & Landscaping**

Hardscape				
Reasphalt AC paving	28,603	sf	\$3.50	\$100,111
AC paving	17,338	sf	\$8.00	\$138,704
Concrete paving/walkway	1,830	sf	\$18.00	\$32,940
Concrete paving, entry paving	474	sf	\$21.00	\$9,954
Terrace, assume pavers	467	sf	\$30.00	\$14,010
Bike rack	80	sf	\$18.00	\$1,440
Site Curbs & Walls				
Concrete curb	638	lf	\$48.00	\$30,624
Stairs & Ramps				<i>Assume Not Required</i>
Fencing & Gates				
Security fence	306	lf	\$220.00	\$67,320
Entry gate	1	ea	\$10,000.00	\$10,000
Landscaping				
Landscape & irrigation, allowance	9,182	sf	\$15.00	\$137,730
Semi automatic irrigation system, assume				<i>Included above</i>
Trees, allow				<i>Included above</i>
Site Furnishings				
Parking Stripings	45,941	gsf	\$0.25	\$11,485
Trellis structure				
Foundation	382	sf	\$22.00	\$8,404
Steel (assume 10 lbs/sf)	2	tns	\$10,000.00	\$21,965
Canopy (including lighting)	382	sf	\$120.00	\$45,840
Bike rack, allowance	10	ea	\$500.00	\$5,000
Parking signage and wheel stops, allow	17,338	sf	\$0.50	\$8,669
Site furnishings, allowance	29,371	sf	\$1.25	\$36,714

**Total - Site Paving, Structures & Landscaping** **\$680,910**

**DETAIL ELEMENTS - SITEWORK (OPTION 1)**

Element	Quantity	Unit	Unit Cost	Total
<b>16 Utilities on Site</b>				
Domestic & Fire Water				
Domestic & fire water, allowance	29,371	sf	\$1.15	\$33,777
Storm Drainage				
Storm drainage, allowance	29,371	sf	\$2.50	\$73,428
Sanitary Sewer				
Sanitary sewer, allowance	29,371	sf	\$0.75	\$22,028
Natural Gas				
Natural gas, allowance				<i>Not Required</i>
Site Service and Distribution				
Site service and distribution	1	ls	\$125,000.00	\$125,000
Site Lighting and Lighting Control				
Site Lighting and lighting control	1	ls	\$150,000.00	\$150,000
Site Communications				
Site Communication	1	ls	\$40,000.00	\$40,000
Site Security				
Site Security, allowance	1	ls	\$50,000.00	\$50,000
Electric Vehicle Charging				
EV charging stations, complete, allow	9	ea	\$15,500.00	\$139,500
EV charging stations, infrastructure only	8	ea	\$5,500.00	\$44,000
<b>Total - Utilities on Site</b>				<b>\$677,732</b>

---

## APPENDIX 1 - APPROACH & METHODOLOGY

---

<b>Basis of Estimate</b>	<ul style="list-style-type: none"><li>- List documents used</li><li>- 20230228_TODB Office_Revised Conceptual Plans</li></ul>
<b>Estimate Format</b>	A component cost classification format has been used for the preparation of this estimate. It classifies costs by building system / element.
<b>Cost Mark Ups</b>	<p>The following % mark ups have been included in each design option:</p> <ul style="list-style-type: none"><li>- General Requirements (3.00% compound)</li><li>- General Conditions (10.00% on direct costs)</li><li>- Insurances (2.00% compound)</li><li>- Contractor's Fee (5.00% compound)</li><li>- Design Contingency (0.00% compound)</li><li>- Escalation to MOC, 03/02/25 (10.95% compound)</li></ul>
<b>Escalation</b>	All subcontract prices herein are reflective of current bid prices. Escalation has been included on the summary level to the stated mid point of construction.
<b>Design Contingency</b>	An allowance of 12% for undeveloped design details has been included in this estimate. As the design of each system is further developed, details which historically increase cost become apparent and must be incorporated into the estimate while decreasing the % burden.
<b>Construction Contingency</b>	It is prudent for all program budgets to include an allowance for change orders which occur during the construction phase. These change orders normally increase the cost of the project. It is recommended that a 5-10% construction contingency is carried in this respect. This cost is not included within the estimate.
<b>Construction Schedule</b>	Costs included herein have been based upon a construction period of 12 months. Any costs for excessive overtime to meet accelerated schedule milestone dates are not included in this estimate.
<b>Method of Procurement</b>	The estimate is based on a Design-bid-build methodology.
<b>Bid Conditions</b>	This estimate has been based upon competitive bid situations (minimum of 3 bidders) for all items of subcontracted work.
<b>Basis For Quantities</b>	Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with other projects of a similar nature.
<b>Basis for Unit Costs</b>	Unit costs as contained herein are based on current bid prices in Discovery bay. Sub overheads and profit are included in each line item unit cost. Their overhead and profit covers each sub's cost for labor burden, materials, and equipment, sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead is shown separately on the master summary.
<b>Sources for Pricing</b>	This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database for Sacramento construction, updated to reflect current conditions in Discovery bay.

---

## APPENDIX 1 - APPROACH & METHODOLOGY

---

### Key Exclusions

The following items have been excluded from our estimate:

- Project Labor Agreement
- Department Relocation
- Seismic Upgrades
- Site Acquisition cost
- Existing Building Demolition
- Hazardous abatement

### Items Affecting Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- Restrictive technical specifications or excessive contract conditions.
- Any specified item of material or product that cannot be obtained from 3 sources.
- Any other non-competitive bid situations.
- Bids delayed beyond the projected schedule.

### Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This estimate is made on the basis of the experience, qualifications, and best judgement of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Pricing reflects probable construction costs obtainable in the project locality on the target dates specified and is a determination of fair market value for the construction of this project. The estimate is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all sub and general contractors with a range of 3 - 4 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids. Conversely, an increased number of bidders may result in more competitive bid day responses.

---

## APPENDIX 1 - APPROACH & METHODOLOGY

---

### COVID-19 Disclosure

The outbreak of the novel Coronavirus (COVID-19), declared by the World Health Organization as a “Global Pandemic” on 11 March 2020, has impacted global financial markets.

Market activity is being impacted in many sectors and circumstances remain very fluid and variable in different jurisdictions. Accordingly, as of this date, we are concerned with the market related impacts on the deliverables we are furnishing to you as part of our Services including cost estimates, budgets, and schedules (“Deliverable(s)”). Indeed, the current response to this pandemic means that we are faced with an unprecedented set of circumstances on which to base a judgement of the effects on the availability of labor, materials, and access and other impacts, although we are monitoring those on a continuing basis. Particularly including productivity impacts as a result of the CDC directives regarding social distancing.

Our Deliverables must be regarded with a degree of ‘material uncertainty, – and a higher degree of caution – than would normally be the case. Given the unknown future impact that the COVID-19 pandemic might have on the construction and real estate markets, we recommend that you keep the Deliverables of this project under frequent review. For your information, we have not added or considered a COVID19 additional contingency within this Deliverable”

### Recommendations

Cumming recommends that the Owner and the Architect carefully review this entire document to ensure it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be assumed that its contents have been reviewed and accepted. If the project is over budget or there are unresolved budget issues, alternate systems / schemes should be evaluated before proceeding into further design phases.

It is recommended that there are preparations of further cost estimates throughout design by Cumming to determine overall cost changes since the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.





## 8. CONCEPTUAL DRAWINGS

# TOWN OF DISCOVERY BAY CSD NEW TOWN OFFICE BUILDING

## CONCEPTUAL DRAWINGS



— THE TOWN OF —  
**DISCOVERY BAY**  
*Live Where You Play*

PROJECT NAME: CSD TOWN OFFICE BUILDING

AET PROJECT NO.: AET-22-009

TASK ORDER NO.: -

PROJECT ADDRESS: 1605 DISCOVERY BAY BLVD  
DISCOVERY BAY, CA, 94505

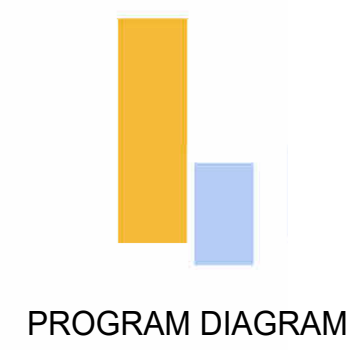
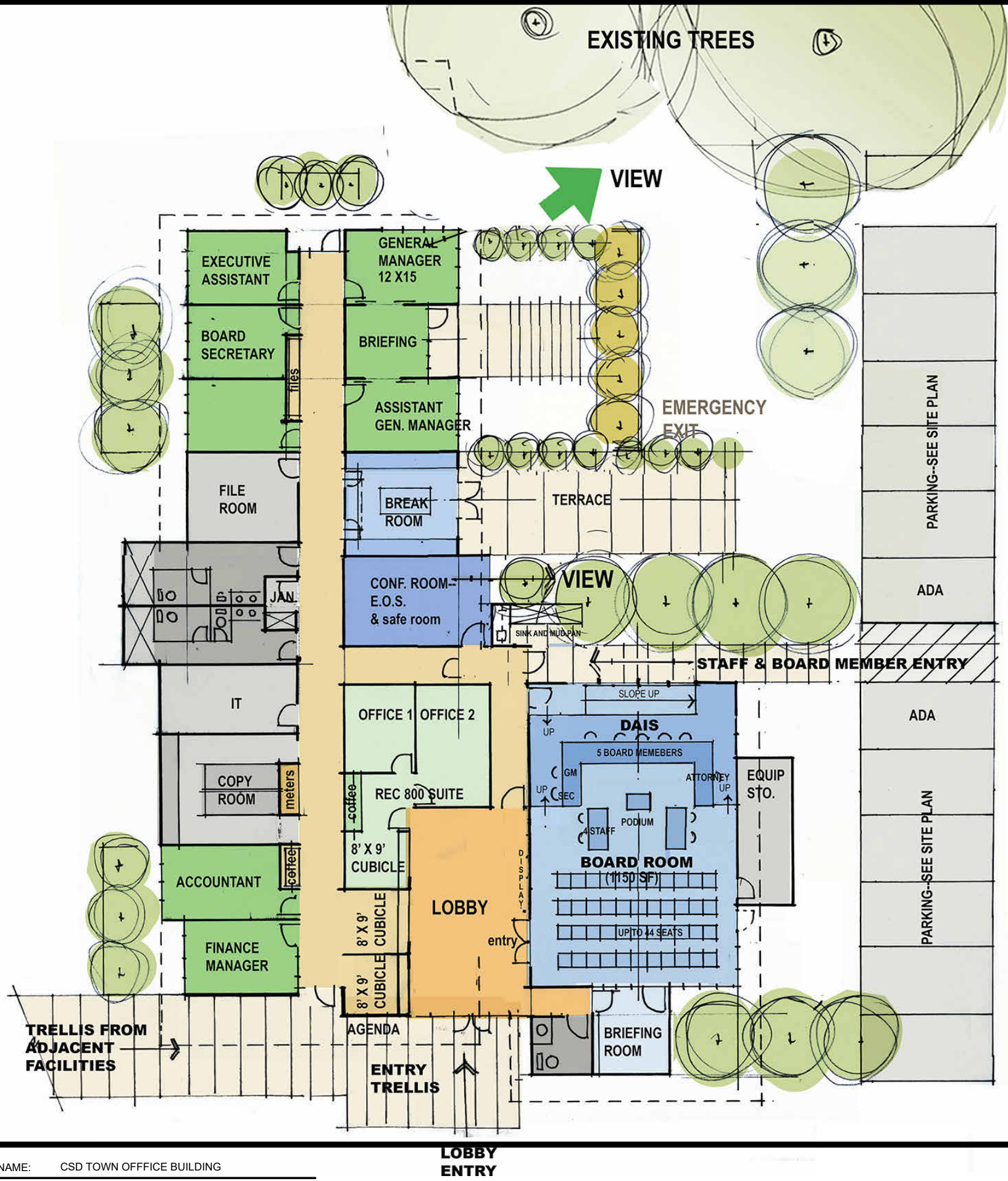
TITLE PAGE



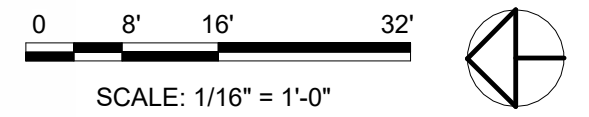
DATE: 03/29/23

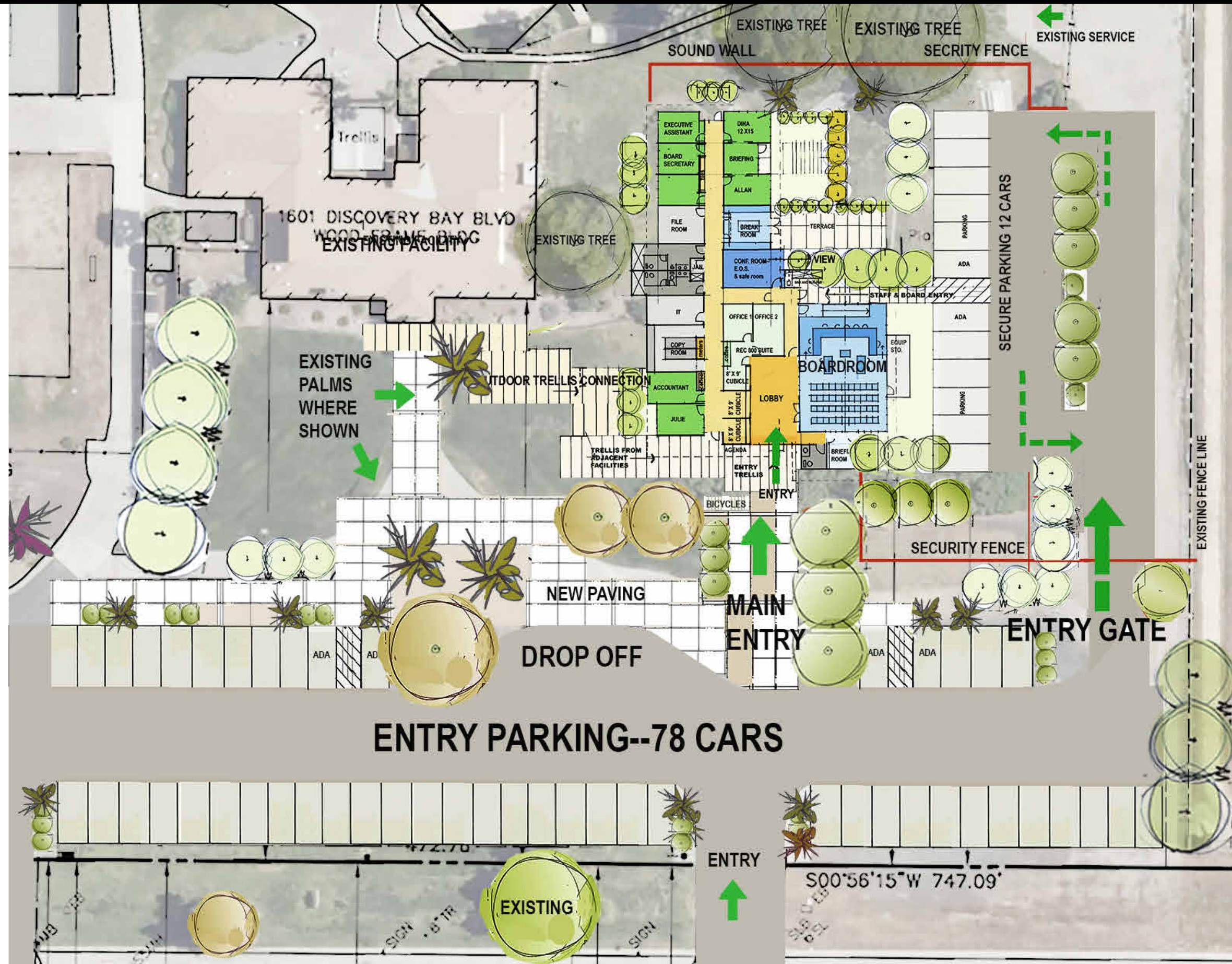
SCALE: AS NOTED

SK-0



AREA ≈ 6,233 SF





THE TOWN OF  
**DISCOVERY BAY**  
*Live Where You Play*

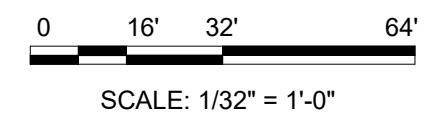
PROJECT NAME: CSD TOWN OFFICE BUILDING  
AET PROJECT NO.: AET-22-009  
TASK ORDER NO.: -  
PROJECT ADDRESS: 1605 DISCOVERY BAY BLVD  
DISCOVERY BAY, CA, 94505

SCHEME A SITE PLAN



DATE: 03/29/23  
SCALE: AS NOTED

SK-2



THE TOWN OF  
**DISCOVERY BAY**  
*Live Where You Play*

PROJECT NAME: CSD TOWN OFFICE BUILDING

AET PROJECT NO.: AET-22-009

TASK ORDER NO.: -

PROJECT ADDRESS: 1605 DISCOVERY BAY BLVD  
DISCOVERY BAY, CA, 94505

SCHEME A ROOF PLAN

**AET.**

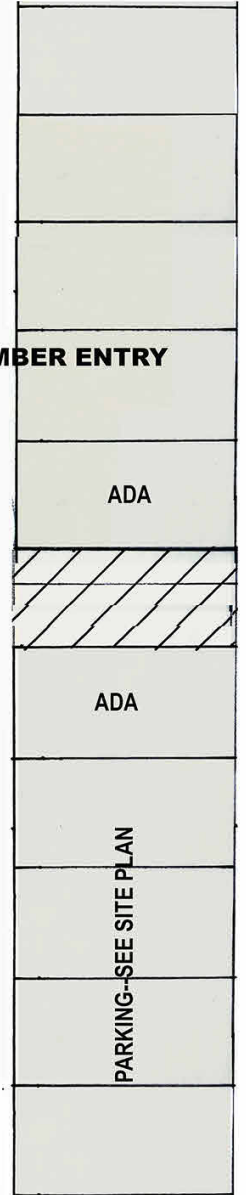
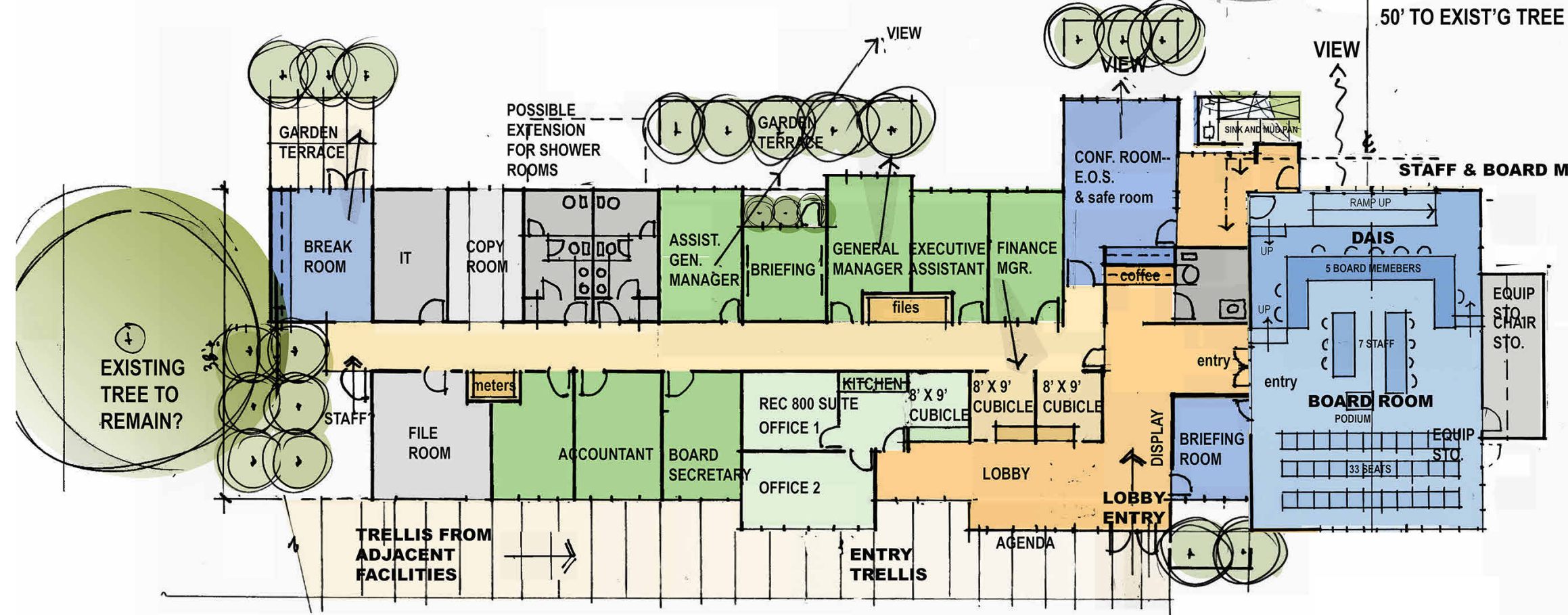
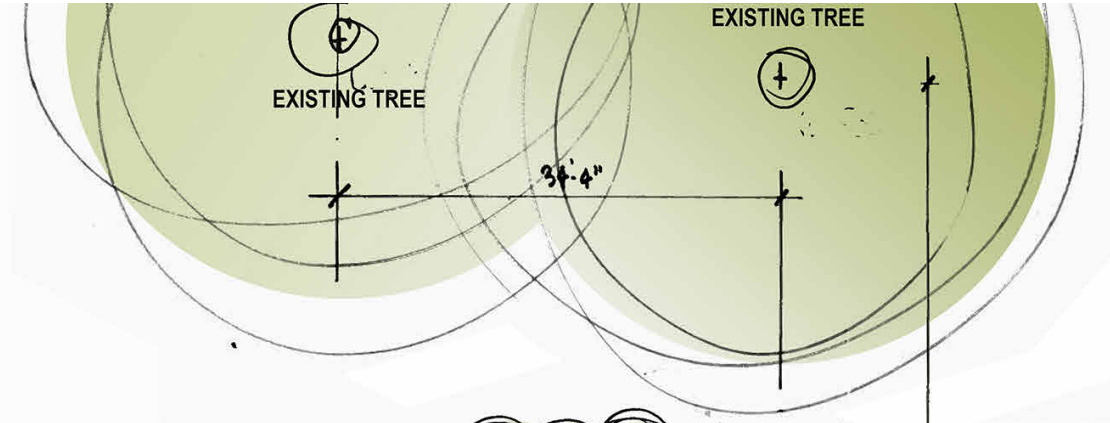
DATE: 03/29/23

SCALE: AS NOTED

SK-3



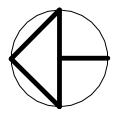
PROGRAM DIAGRAM



AREA ≈ 6,000 SF



SCALE: 1/16" = 1'-0"



THE TOWN OF  
**DISCOVERY BAY**  
*Live Where You Play*

PROJECT NAME: CSD TOWN OFFICE BUILDING  
 AET PROJECT NO.: AET-22-009  
 TASK ORDER NO.: -  
 PROJECT ADDRESS: 1605 DISCOVERY BAY BLVD  
 DISCOVERY BAY, CA, 94505

SCHEME B FLOOR PLAN



DATE: 03/29/23  
 SCALE: AS NOTED

SK-4



SCALE: 1/32" = 1'-0"



THE TOWN OF  
**DISCOVERY BAY**  
*Live Where You Play*

PROJECT NAME: CSD TOWN OFFICE BUILDING

AET PROJECT NO.: AET-22-009

TASK ORDER NO.: -

PROJECT ADDRESS: 1605 DISCOVERY BAY BLVD  
DISCOVERY BAY, CA, 94505

SCHEME B SITE PLAN



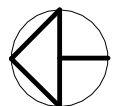
DATE: 03/29/23

SCALE: AS NOTED

SK-5



SCALE: 1/32" = 1'-0"



THE TOWN OF  
**DISCOVERY BAY**  
*Live Where You Play*

PROJECT NAME: CSD TOWN OFFICE BUILDING

AET PROJECT NO.: AET-22-009

TASK ORDER NO.: -

PROJECT ADDRESS: 1605 DISCOVERY BAY BLVD  
DISCOVERY BAY, CA, 94505

SCHEME B ROOF PLAN

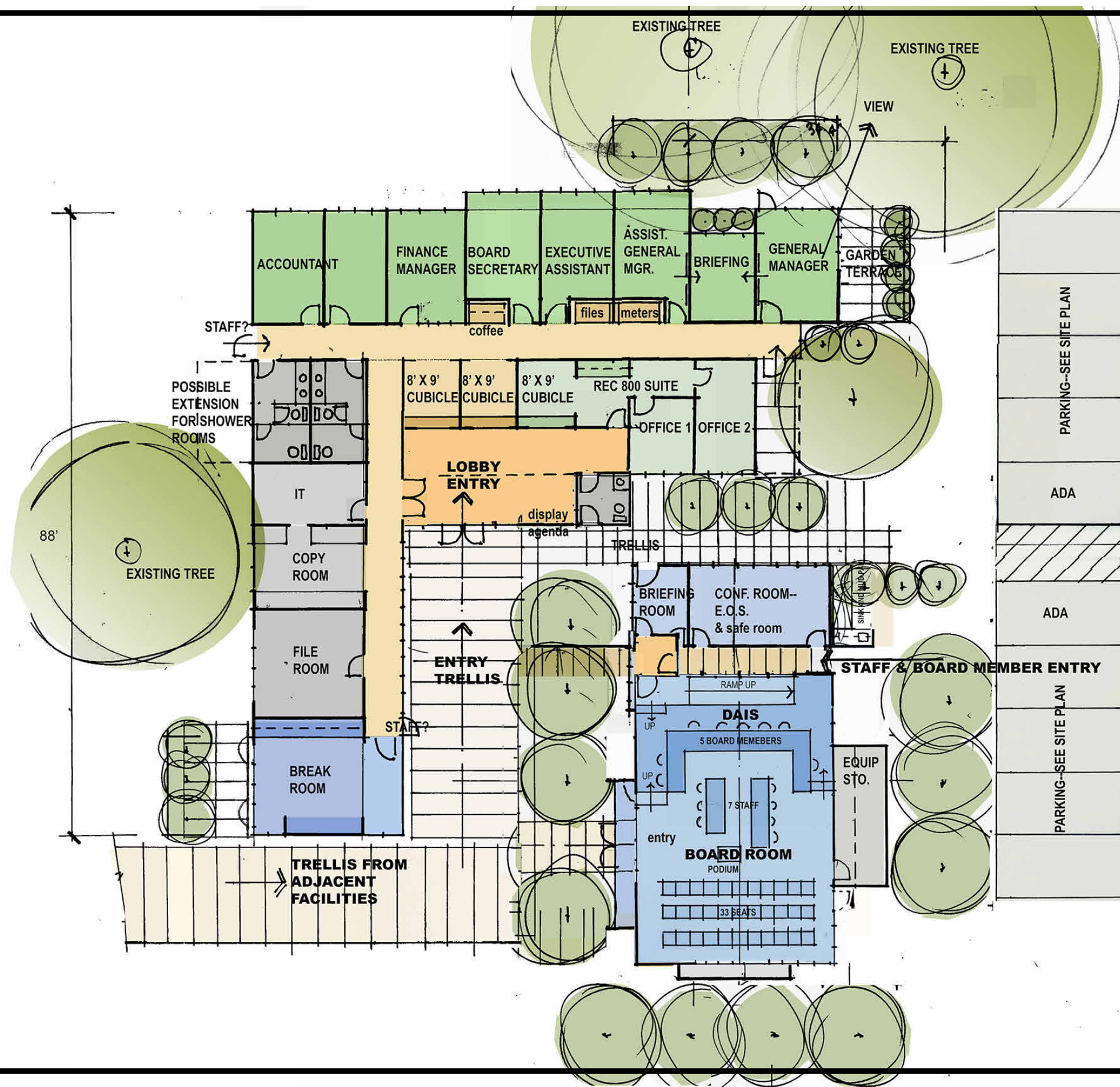
**AET.**

DATE: 03/29/23

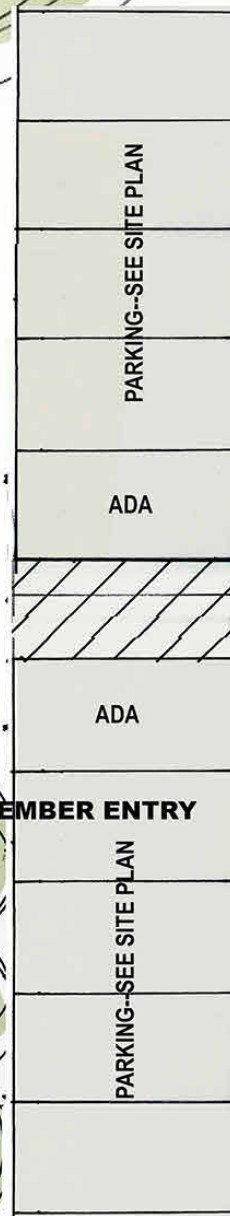
SCALE: AS NOTED

SK-6

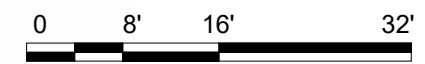




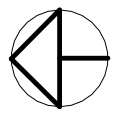
PROGRAM DIAGRAM

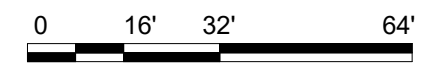


AREA ≈ 6,233 SF



SCALE: 1/16" = 1'-0"





SCALE: 1/32" = 1'-0"



THE TOWN OF  
**DISCOVERY BAY**  
*Live Where You Play*

PROJECT NAME: CSD TOWN OFFICE BUILDING

AET PROJECT NO.: AET-22-009

TASK ORDER NO.: -

PROJECT ADDRESS: 1605 DISCOVERY BAY BLVD  
DISCOVERY BAY, CA, 94505

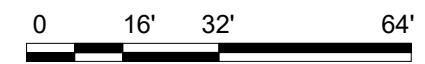
SCHEME C SITE PLAN

**AET.**

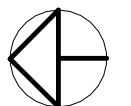
DATE: 03/29/23

SCALE: AS NOTED

SK-8



SCALE: 1/32" = 1'-0"



THE TOWN OF  
**DISCOVERY BAY**  
*Live Where You Play*

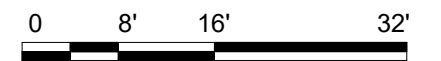
PROJECT NAME: CSD TOWN OFFICE BUILDING  
 AET PROJECT NO.: AET-22-009  
 TASK ORDER NO.: -  
 PROJECT ADDRESS: 1605 DISCOVERY BAY BLVD  
 DISCOVERY BAY, CA, 94505

SCHEME C ROOF PLAN



DATE: 03/29/23  
 SCALE: AS NOTED

SK-9



SCALE: 1/16" = 1'-0"



THE TOWN OF  
**DISCOVERY BAY**  
*Live Where You Play*

PROJECT NAME: CSD TOWN OFFICE BUILDING

AET PROJECT NO.: AET-22-009

TASK ORDER NO.: -

PROJECT ADDRESS: 1605 DISCOVERY BAY BLVD  
DISCOVERY BAY, CA, 94505

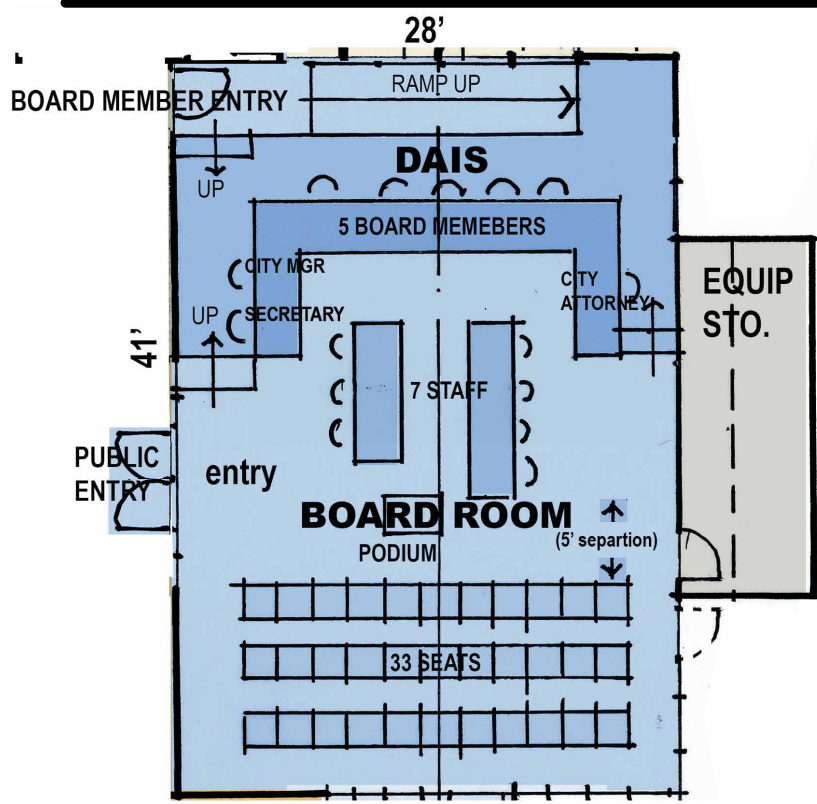
ELEVATION CONCEPT

**AET.**

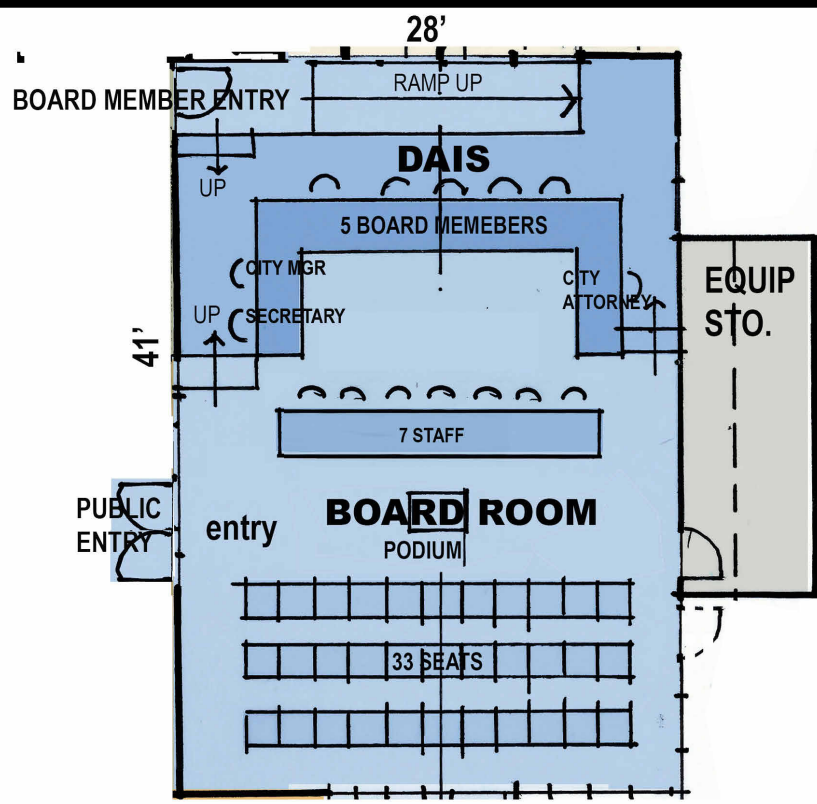
DATE: 03/29/23

SCALE: AS NOTED

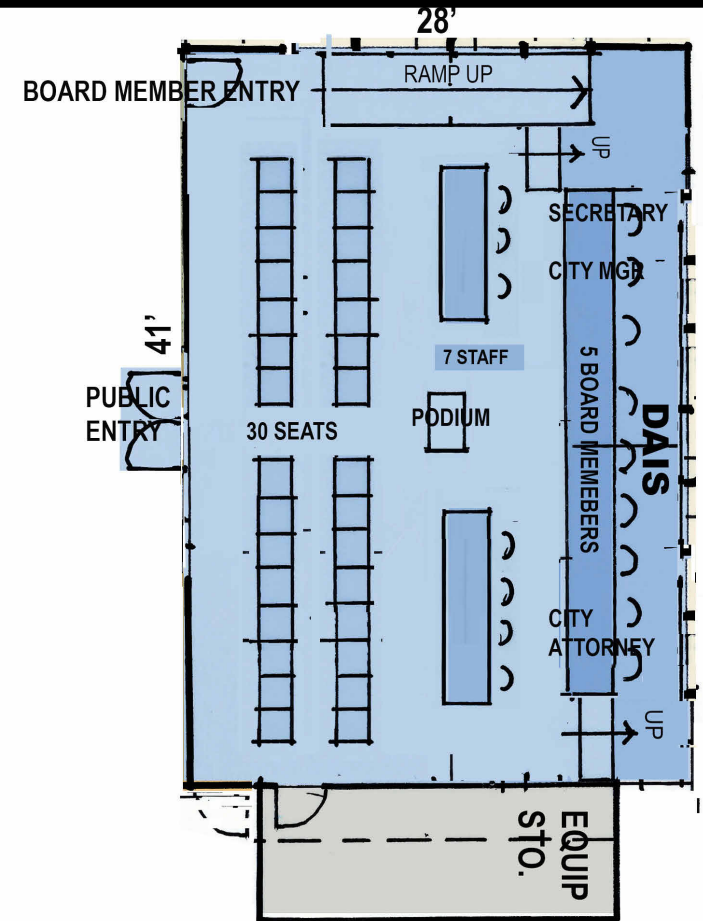
SK-10



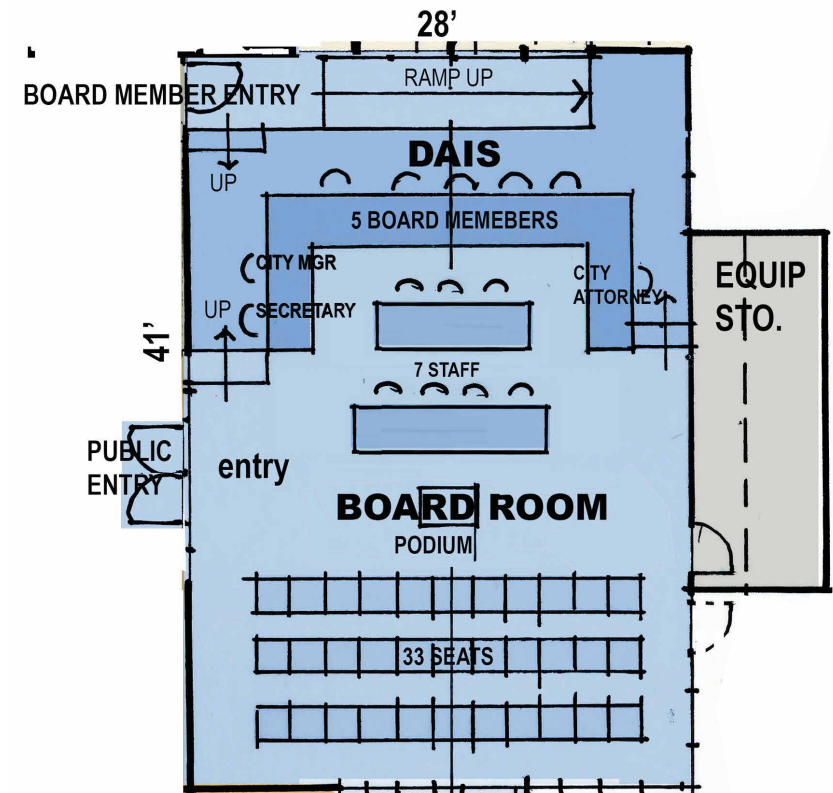
OPTION 1



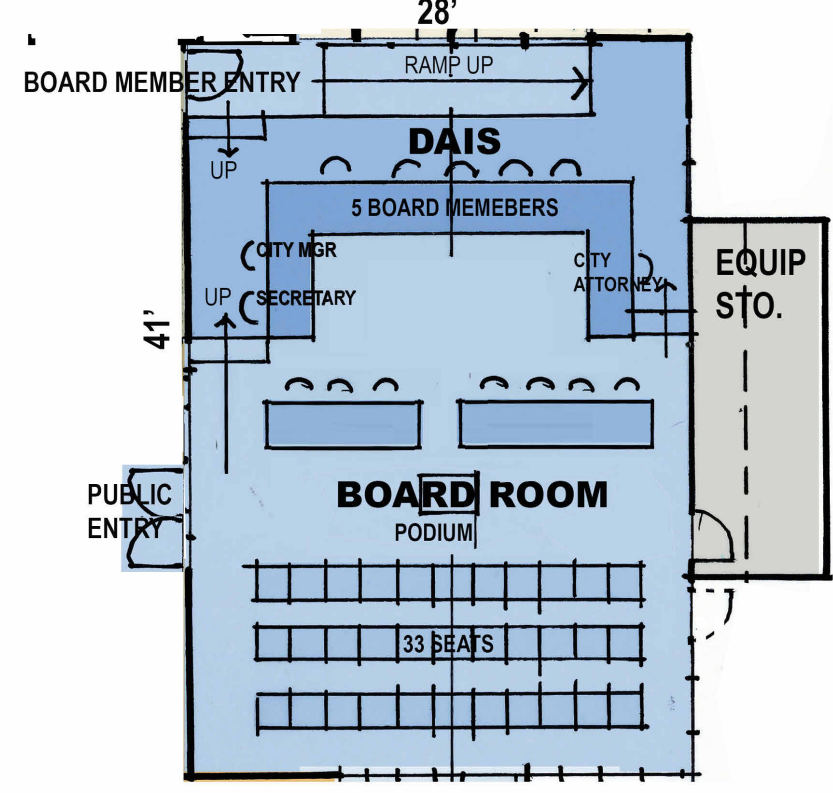
OPTION 2



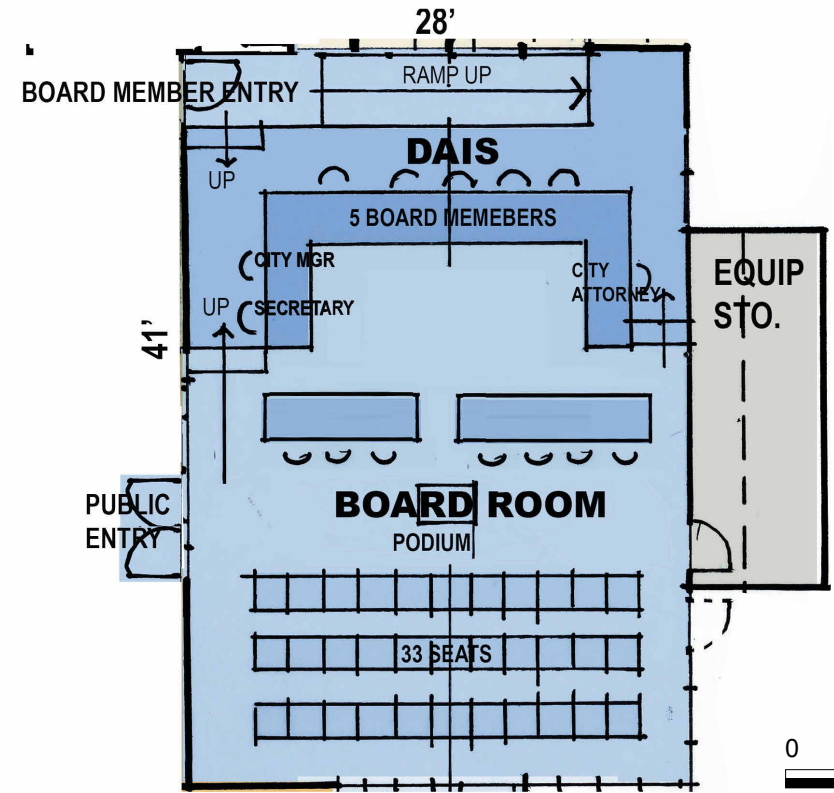
OPTION 5



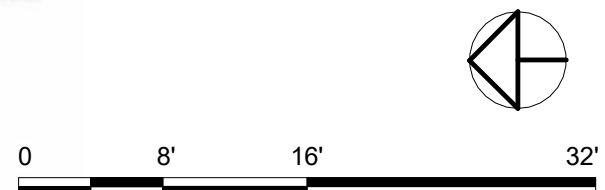
OPTION 3



OPTION 4



OPTION 6



SCALE: 3/32" = 1'-0"



PROJECT NAME: CSD TOWN OFFICE BUILDING  
 AET PROJECT NO.: AET-22-009  
 TASK ORDER NO.: -  
 PROJECT ADDRESS: 1605 DISCOVERY BAY BLVD  
 DISCOVERY BAY, CA, 94505

BOARD ROOM LAYOUT OPTIONS



DATE: 03/29/23  
 SCALE: AS NOTED

SK-11



THE TOWN OF  
**DISCOVERY BAY**  
*Live Where You Play*

PROJECT NAME: CSD TOWN OFFICE BUILDING  
 AET PROJECT NO.: AET-22-009  
 TASK ORDER NO.: -  
 PROJECT ADDRESS: 1605 DISCOVERY BAY BLVD  
 DISCOVERY BAY, CA, 94505

CONCEPTUAL SITE DEVELOPMENT PLAN



DATE: 03/29/23  
 SCALE: AS NOTED

SK-12