



Otay Ranch Village 3, Park 1
Escaya Park
Chula Vista, California

Master Plan Statement of Probable Cost
May 10, 2018
Cumming Project No. #17-00696.00

Prepared for DeLorenzo International

EXECUTIVE SUMMARY

Introduction	<p>This estimate has been prepared, pursuant to an agreement between DeLorenzo International and Cumming, for the purpose of establishing a probable cost of construction at the master plan stage.</p> <p>This project is the construction of Escaya Park in Chula Vista, California. The scope of work encompasses the construction of recreational sports fields, playground, picnic areas, comfort station, parking lot, landscaping and site utilities.</p>
Basis of Estimate	<p>This Statement of Probable Cost (SOPC), is based on a drawing package prepared by DeLorenzo International, received 03/20/18 , along with verbal direction.</p> <ul style="list-style-type: none">- Site Plan, 1 sheet
Estimate Format	<p>A custom format has been used for the preparation of this estimate.</p>
Cost Mark Ups	<p>The following % mark ups have been included in each design option:</p> <ul style="list-style-type: none">- General Conditions (5.00% on direct costs)- Bonds & Insurance (1.50% compound)- Contractor's Fee (5.00% compound)- Design Contingency (15.00% compound)- Escalation to MOC, 07/16/19 (4.78% compound)
Escalation	<p>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.</p>
Design Contingency	<p>An allowance of 15% 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.</p>
Construction Contingency	<p>An allowance of 5% construction contingency has been carried on the summary page.</p>
Construction Schedule	<p>Costs included herein have been based upon a construction period of 9 months. Any costs for excessive overtime to meet accelerated schedule milestone dates are not included in this estimate.</p> <p>Anticipated Start Date: March 2019 Anticipated Completion Date: December 2019 Anticipated Mid-Point of Construction: July 2019</p>
Method of Procurement	<p>The estimate is based on a design-bid-build delivery model.</p>
Bid Conditions	<p>This estimate has been based upon competitive bid situations (minimum of 4 bidders) for all items of subcontracted work.</p>

EXECUTIVE SUMMARY

Basis For Quantities	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.
Basis for Unit Costs	Unit costs as contained herein are based on current bid prices in Chula Vista, California. 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.
Sources for Pricing	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 construction, updated to reflect current conditions in Chula Vista, California.
Key Exclusions	<p>The following items have been excluded from our estimate:</p> <ul style="list-style-type: none">- Professional fees, inspections and testing.- Cost of hazardous materials surveys, abatement and disposal.- Furnishings, furniture and equipment (FF&E), unless noted in the estimate.- Escalation beyond midpoint of construction.- Phasing.- Off hours work.- Demolition.- Offsite work.- Detention basins.- Streetscape including hardscape, landscape, and irrigation (by others).- Landscape and irrigation on 4:1 sloped area (by master developer).
Items Affecting Cost Estimate	<p>Items which may change the estimated construction cost include, but are not limited to:</p> <ul style="list-style-type: none">- 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.

EXECUTIVE SUMMARY

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.

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.

Escaya Park

SUMMARY - ESCAYA PARK

Element		Total	Cost / SF
01 Site Clearance / Demolition		\$29,183	\$0.09
02 Earthwork		\$135,763	\$0.43
03 Erosion Control		\$85,246	\$0.27
04 Comfort Station		\$269,376	\$0.84
05 Parking Lot		\$96,745	\$0.30
06 Hardscape		\$409,063	\$1.28
07 Landscape		\$810,829	\$2.54
08 Fencing		\$52,290	\$0.16
09 Site Structures		\$102,000	\$0.32
10 Site Specialties / Furnishings		\$134,105	\$0.42
11 Recreational Sport Fields and Play Area		\$349,981	\$1.10
12 Site Utilities		\$810,740	\$2.54
Subtotal		<u>\$3,285,319</u>	<u>\$10.29</u>
General Conditions	5.00%	\$164,266	\$0.51
Subtotal		<u>\$3,449,585</u>	<u>\$10.80</u>
Bonds & Insurance	1.50%	\$51,744	\$0.16
Subtotal		<u>\$3,501,329</u>	<u>\$10.97</u>
Contractor's Fee	5.00%	\$175,066	\$0.55
Subtotal		<u>\$3,676,395</u>	<u>\$11.51</u>
Design Contingency	15.00%	\$551,459	\$1.73
Subtotal		<u>\$4,227,854</u>	<u>\$13.24</u>
Escalation to MOC, 07/16/19	4.78%	\$202,270	\$0.63
TOTAL ESTIMATED CONSTRUCTION COST		319,300 SF	\$4,430,124
			\$13.87

Owner Allowances and Costs

Construction Contingency	5.00%	\$221,506
Plan Check, Permit and Inspection Fees	4.50%	\$199,356
Otay Water District Fees (Effective 4/1/2018)		
Potable Water Meter - 1-1/2", and Capacity Fees	1 ea	\$58,457
Recycled Water Meters - 2"	2 ea	\$68,231
Temporary Meter	1 ea	\$2,000
Plan Check	1 ea	\$3,000
City of Chula Vista		
Sewer Capacity Fees, allowance	1 ls	\$5,000
Field Staking and Layout	1 ls	\$86,200
SDG&E Costs and Fees, allowance	1 ls	\$5,000

TOTAL ESTIMATED COST INCLUDING OWNERS COST	319,300 SF	\$5,078,874	\$15.91
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DETAIL ELEMENTS - ESCAYA PARK

Element	Quantity	Unit	Unit Cost	Total
Site Clearance / Demolition				
Demolition, no work anticipated				Excluded
Site Preparation				
Construction fence	2,845	lf	\$8.50	\$24,183
Construction entrance, allowance	1	ea	\$5,000.00	\$5,000
Total - Site Clearance / Demolition				\$29,183

Earthwork

Earthwork				
Field staking / layout (by owner)				Excluded
Rough grading, allowance	1,000	cy	\$5.95	\$5,950
Overexcavate and recompact, 1'-0" below / beyond courts	310	cy	\$6.75	\$2,093
Fine grading	319,300	sf	\$0.40	\$127,720
Total - Earthwork				\$135,763

Erosion Control

Erosion Control, allowance	319,300	sf	\$0.22	\$70,246
SWPPP, allowance	1	ls	\$15,000.00	\$15,000
Total - Erosion Control				\$85,246

Comfort Station

Foundations incl. overexcavate and recompact 3'-0" beyond / below, allowance	576	bsf	\$17.50	\$10,080
Slab On Grade, allowance	576	bsf	\$11.00	\$6,336
Exterior (Walls, finishes, doors, etc.), allowance	864	sf	\$62.00	\$53,568
Roof, allowance	952	sf	\$60.00	\$57,120
Interior (Finishes, specialties, etc.), allowance	576	bsf	\$77.00	\$44,352
Plumbing, allowance	576	bsf	\$120.00	\$69,120
HVAC, assumed no work needed				Excluded

DETAIL ELEMENTS - ESCAYA PARK

Element	Quantity	Unit	Unit Cost	Total
Electrical, allowance	576	bsf	\$50.00	\$28,800
Total - Comfort Station	337	\$ / sf		\$269,376

Parking Lot

Paving				
AC paving, parking lot	5,560	sf	\$5.00	\$27,800
Parking Lot Striping / Striping				
Parking stall, standard	7	ea	\$50.00	\$350
Parking stall, ADA	2	ea	\$350.00	\$700
Miscellaneous parking specialties, allowance	1	ls	\$1,130.00	\$1,130
Concrete Curbs / Ramps				
Concrete curb	406	lf	\$18.50	\$7,511
Trash Enclosure				
Concrete slab	190	sf	\$10.00	\$1,900
Concrete curb	53	lf	\$18.50	\$981
Mansory wall footings	55	lf	\$45.00	\$2,475
Mansory wall	440	sf	\$38.00	\$16,720
Metal security screen	234	sf	\$47.00	\$10,998
Standing seam roof including framing	348	sf	\$60.00	\$20,880
Gate, double, vehicle	1	pr	\$3,500.00	\$3,500
Gate, single, pedestrian	1	ea	\$1,800.00	\$1,800

Total - Parking Lot				\$96,745
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Hardscape

Hardscape				
4" Concrete paving, natural color, pedestrian	27,796	sf	\$7.00	\$194,572
6" Concrete paving, natural color, light vehicle	18,364	sf	\$8.75	\$160,685
Concrete Pad				
Bench pads, 4'-0" x 8'-0"	256	sf	\$7.25	\$1,856
Table pads, 10'-0" x 15'-0"	2,700	sf	\$7.25	\$19,575
Projection screen pad, 30'-0" x 5'-0"	150	sf	\$7.25	\$1,088
Concrete Curbs / Ramps				
Mow curb	1,750	lf	\$10.25	\$17,938

DETAIL ELEMENTS - ESCAYA PARK

Element	Quantity	Unit	Unit Cost	Total
Curb cut concrete ramps	10	ea	\$1,200.00	\$12,000
ADA truncated domes	60	sf	\$22.50	\$1,350

Total - Hardscape				\$409,063
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Landscape

Planting

Soil preparation and amendments, 9" deep, allowance	250,128	sf	\$0.26	\$65,033
Decomposed granite paving (3") incl. fabric	2,305	sf	\$2.50	\$5,763
Detention basin, existing, no work anticipated				Excluded
Sodded turf	229,833	sf	\$0.71	\$163,181
Shrubbery, allowance	20,295	sf	\$3.70	\$75,092
Trees, 24" box	115	ea	\$650.00	\$74,750
Mulch, allowance	20,295	sf	\$0.30	\$6,089
Landscape maintenance	12	mo	\$3,500.00	\$42,000

Irrigation

Planting area	20,295	sf	\$2.25	\$45,664
Lawn area	229,833	sf	\$1.45	\$333,258

Total - Landscape				\$810,829
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Fencing

Fencing

Peeler log, 3 rail	1,162	lf	\$45.00	\$52,290
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Total - Fencing				\$52,290
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Site Structures

Site Structures

Pre-fabricated shade shelter, 24'-0" x 34'-0", allowance	1	ea	\$102,000.00	\$102,000
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Total - Site Structures				\$102,000
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Site Specialties / Furnishings

Signage

Monument signage, 4'-0" x 1'-6" x 20'-0", allowance	1	ea	\$12,500.00	\$12,500
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DETAIL ELEMENTS - ESCAYA PARK

Element	Quantity	Unit	Unit Cost	Total
Monument signage, 4'-0" x 1'-6" x 35'-0", allowance	1	ea	\$16,200.00	\$16,200
Site signage, allowance	1	ls	\$20,000.00	\$20,000
Site Furnishings				
Bench, 6'-6"	8	ea	\$2,590.00	\$20,720
Picnic table	10	ea	\$1,390.00	\$13,900
Picnic table, ADA	8	ea	\$1,390.00	\$11,120
Trash / recycle receptacle	12	ea	\$1,180.00	\$14,160
Hot ash receptacle	3	ea	\$915.00	\$2,745
BBQ grill	6	ea	\$590.00	\$3,540
Bicycle rack, quote provided by dero	1	ea	\$839.99	\$840
Drinking fountains, ADA, with sump drain	3	ea	\$4,460.00	\$13,380
Projection screen, by others				Excluded
Bounce house, no work anticipated				Excluded
Miscellaneous site furnishing, allowance	1	ls	\$5,000.00	\$5,000

Total - Site Specialties / Furnishings				\$134,105
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Recreational Sport Fields and Play Area

Basketball Court				
Concrete paving	7,980	sf	\$7.00	\$55,860
Epoxy bonded surfacing	7,980	sf	\$1.25	\$9,975
Basket ball striping, allowance	1	ls	\$750.00	\$750
Pickle ball striping, allowance	1	ls	\$500.00	\$500
Basketball post, backboard and hoops	2	ea	\$6,500.00	\$13,000

Play Area				
Play surfacing				
PIP rubber surface, quote provided by Dave Bang Associates	6,516	sf	\$13.60	\$88,586
4" aggregate base	6,516	sf	\$0.28	\$1,810
Play structures				
Play structure, 5-12, quote provided by Dave Bang Associates	1	ls	\$83,700.00	\$83,700
Play structure, 2-5, quote provided by Dave Bang Associates	1	ls	\$35,500.00	\$35,500
Swing structure, quote provided by Dave Bang Associates	1	ls	\$7,500.00	\$7,500
Nuclea, quote provided by Dave Bang Associates	1	ls	\$1,500.00	\$1,500
Installation for the play structures, budget provided by Dave Bang	1	ls	\$51,300.00	\$51,300

Soccer Fields				
Goals and nets, by others				Excluded

Total - Recreational Sport Fields and Play Area				\$349,981
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DETAIL ELEMENTS - ESCAYA PARK

Element	Quantity	Unit	Unit Cost	Total
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DETAIL ELEMENTS - ESCAYA PARK

Element	Quantity	Unit	Unit Cost	Total
Site Utilities (Excluding meter and capacity charges, plan check and inspection fees)				
Domestic Water, allowance	850	lf	\$75.00	\$63,750
Sanitary Sewer, allowance	450	lf	\$75.00	\$33,750
Storm Drainage, allowance	319,300	sf	\$0.80	\$255,440
Pedestrian Lighting, allowance	319,300	sf	\$0.80	\$255,440
Soccer Field Lighting				
Musco lights	4	ea	\$45,000.00	\$180,000
Musco controls	1	ls	\$10,500.00	\$10,500
Concrete pull box (CALTRANS No. 5)	6	ea	\$450.00	\$2,700
Musco lighting branch	800	lf	\$11.45	\$9,160
Total - Site Utilities				\$810,740