



REQUEST FOR PROPOSALS (RFP)

RFP1346
October 2023

Arrowhead Grove Developer Partner

To: Prospective Developer-Partners

Issued by: Housing Authority of the County of San Bernardino (HACSB)

Project: Arrowhead Grove Phase IV

Services: Co-Developer and Partner for the Construction of Arrowhead Grove Phase IV

TIMELINE:

RELEASE OF RFP:	October 16, 2023
PRE-PROPOSAL CONFERENCE (ATTENDANCE ENCOURAGED):	October 25, 2023
QUESTION DUE:	October 26, 2023 @ 2PM
ANSWERS TO QUESTIONS:	October 31, 2023
PROPOSALS DUE:	November 16, 2023 @ 2PM
EVALUATION PROCESS:	November 2023
PRESENTATIONS:	December 3 – December 5
AWARD OF CONTRACT:	TBD

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Document Availability: All RFP documents are available on [PlanetBids Vendor Portal](#)

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SECTION 1: INTRODUCTION

The Housing Authority of the County of San Bernardino (HACSB or the Authority) invites qualified developers to submit proposals to participate in the construction of Arrowhead Grove Phase IV (Project). HACSB seeks an experienced developer-partner (Developer) to collaborate in the development of 92 affordable housing units as well as master planning services for the development of a 120-unit development on an adjacent parcel.

Arrowhead Grove Affordable Housing Phase 4



SECTION 2: PROJECT BACKGROUND AND SCOPE

A. Project Background

Arrowhead Grove Phase IV is the fourth of five total phases to the Arrowhead Grove development, a large-scale redevelopment of former public housing sites and other Authority-owned land. The map below shows previously completed phases I-III, including Valencia Vista, Olive Meadow, and Crestview Terrace. Future phases of development will include a public-use parcel for which HACSB is proposing a community center and/or park, a mixed-used site with commercial space for a community health center, and 38 single-family homeownership units. Feasibility analysis for these projects is currently underway. See [Addendum 1](#) for a detailed tract map.

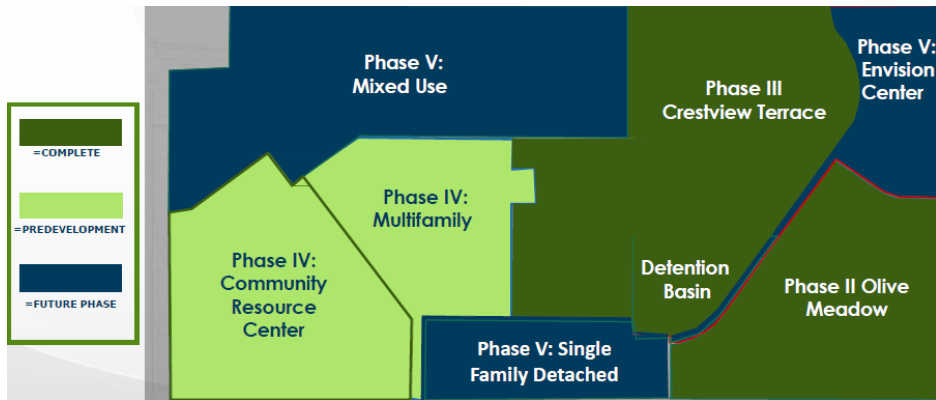


The mixed-use development proposed for Parcel F (shown as Phase V in the map below) contains a plan for the development of commercial space on the ground floor, which will be a community health center offering ancillary services in support of the federally qualified health care center currently being planned for the community center, as well as 120 units of housing. Master planning services for this mixed-use development are included as a part of this RFP. HACSB retains the right to approve or deny the chosen developer’s development plans for this phase of the project based on its overall alignment with HACSB goals and intended outcomes. Following the successful start of work on the 93-unit development, HACSB will discuss the proposed development scope for this future phase with the selected developer and chose whether or not to proceed based on the developers’ successful performance of work on the scope detailed within this RFP.

Separate from this RFP, HACSB is working on a development plan for a Community Resource Center on Parcel E (described below) which will include health care services, food services, and social services for the community.

B. Development and Financing Plans

Arrowhead Grove Phase IV will be a vibrant mixed-use, mixed-income, green community on a 10-acre former public housing the site. Owned by the Authority, the now-vacant project area is part of a larger 38-acre redevelopment area which has replaced the former public housing units with an affordable and walkable community. The project area sites will advance the inclusive redevelopment of Arrowhead Grove and integrate mixed-income housing and managed care of residents via a planned Community Resource Center space. The map below shows Phase IV relative to other phases of the project.



Multifamily Development. Included in this RFP is the development of Parcel E, which includes a fully entitled plan for the development of 92 units of housing reserved for families of various income levels up to 80% of AMI. The plan for this development will include solar panels on roofs and carports, EV charging stations, and many other sustainability features.

The Authority expects to finance this development with a combination of tax-exempt bonds, 4% LIHTC, and various gap funding sources. Preliminary sources, uses, unit mix, operating budget, and 15-year cash flows for this development are included in [Addendum 2](#). The sources and uses stated in this document are preliminary in nature. Several funding sources have either been applied for or are actively being negotiated. Several of the sources mentioned in Addendum 2 are also subject to change. The basis for development cost estimates for the Multifamily Development (as well as the Community Resource Center) is the preliminary cost document included in [Addendum 3](#).

The Authority is in discussions with various gap funding providers (e.g., the City, the County, Dignity Health) regarding the gap funding sources shown in the attached pro forma, however, no formal commitments have been issued to date. Moreover, The Authority understands the attached cost estimates to represent a conservative, upper-bound approximation of development costs. *Consequently, Developers are encouraged to consider and propose (1) additional/alternative gap funding sources and (2) value engineering strategies to reduce costs and improve project feasibility.*



Community Resource Center. The Community Resource Center will include healthcare offices and services provided by Dignity Health as well as additional spaces for local service providers. Dignity Health, and other nonprofit service providers, will utilize the Center as a hub for innovative health-related community outreach efforts for Arrowhead Grove and surrounding communities. The Center’s two-story structures will be commercial construction, Type II-B, with a pre-engineered steel structure, and finishes appropriate for the use, as well as surface parking. Preliminary plans for this development are underway with a team of consultants. Services offered at this facility are meant to be offered in support of the 92-unit Multifamily Development. Offsite work coordination may be necessary as it relates to the scope of work being proposed for this development. HACSB will work with the chosen developer to seek additional sources of funding to offset project-related costs for both projects whenever opportunities for leveraged sources of funding for both projects is identified.

C. Proposed Development and Ownership Structure

The anticipated development structure for the 93-unit development will involve a partnership between the Housing Authority and the selected developer utilizing a previously created LLC for the purposes of developing the Project. All committed funding procured under the LLC will be assigned to a newly formed partnership between the Housing Authority and the chosen developer. HACSB will negotiate with the chosen developer for all ongoing interests in the underlying fee from all procured financing sources.

HACSB also expects the ownership structure for the Multifamily Development to include a separate community development housing organization (CHDO) if the developer partner is not a CHDO. Inclusion of a CHDO in the ownership structure is necessary to access the CHDO HOME award currently proposed as a gap funding source. *Developers should describe whether they qualify as a CHDO and, if not, whether they have identified a CHDO willing to participate in the Project.*

D. RFP Objectives

HACSB is seeking proposals from potential developer partners to assist the Authority with (1) the development of the 93-unit, Phase IV multifamily development and (2) master planning for the 120-unit residential portion of the Phase V mixed-income development. The Authority expects to issue an RFP for the Phase IV Community Resource Center at a later date.

SECTION 3: RFP SCHEDULE

The RFP process will adhere to the following timeline (all times Pacific):

RFP Issue Date:	October 16, 2023
Pre-proposal Conference:	October 25, 2023
Deadline for Written Questions:	October 26, 2023 @ 2pm
Answers to Written Questions:	October 31, 2023
Proposals Due Date:	November 16, 2023 @ 2pm
Committee Evaluation (Including Interviews):	November 2023
Presentations:	December 3 - December 5
Award of Contract:	TBD

Questions regarding the contents of this RFP must be submitted via PlanetBids or before time and date and directed to the RFP Contact listed in Section II, Paragraph A – Contact Information. All questions submitted will be answered and posted on HACSB’s website.

Proposals and questions will not be accepted by e-mail or facsimile. All proposals must be completed and uploaded into the PlanetBids website or by paper response. Instructions listed in Section VII. Proposal Submission.

Late proposals will not be considered.

SECTION 4: CHANGES TO RFP

HACSB reserves the right to change this RFP. Any changes will occur via a written addendum posted at the following web address: [PlanetBids Vendor Portal](#)

SECTION 5: DEVELOPER SCOPE OF SERVICE

1. Proposed Developer Responsibilities

Developer and HACSB would each have certain rights and obligations relating to the development and financing of the Project which would be detailed in a master developer agreement (MDA). Such rights and obligations would include, but not be limited to, construction and development obligations, and ownership and approval rights. Developer and HACSB would work cooperatively and collaboratively on the day-to-day development efforts. Developer would use its best efforts to secure required financing, in collaboration with HACSB.

Developer acknowledges and agrees that Developer would perform, or cause to be performed, the following:

- (a) Lead the effort to engage and coordinate the work of consultants including but not limited to civil engineer, architect, MEP, landscape architect, and structural engineer

- (b) Prepare and monitor budgets for the pre-development costs and manage costs to be within any project budget
- (c) Arrange for all required environmental testing studies and engineering surveys
- (d) Assist HACSB with all federal and state environmental review requirements, including all requirements imposed by HUD or San Bernardino County, which duties and obligations may be specified in a separate agreement between the Parties
- (e) Identify a CHDO to help secure CHDO HOME funds
- (f) Develop a financing plan for the Project and use best efforts to secure financing for the project, including preparing all applications and required submissions for government and private financing such as the LIHTC application
- (g) Apply for zoning variances entitlements, permits, approvals, certificates of occupancy, or equivalent documents for the Project
- (h) Assist HACSB with any submissions to HUD
- (i) Establish appropriate administrative and financial controls for the Project's design and development through the establishment of scopes of work and contracts with consultants
- (j) Carry out pre-construction activities, including design, engineering, and construction for the Project
- (k) Monitor progress of construction and change orders and report variances between actual and budgeted costs
- (l) Obtain necessary warranties of compliance with plans and specifications from architects and general contractors for the Project
- (m) Coordinate and manage lease-up and initial occupancy of the Project
- (n) Oversee, monitor, and direct professionals on behalf of the LIHTC owner
- (o) Ensure filing of IRS form 8609 or any other requisite document from funding sources for the Project
- (p) Provide construction completion guarantee, operating deficit guarantee, repurchase guarantee, recapture guarantee, and any other guarantees as required by lender/investor
- (q) Provide reporting of progress as required to HUD and other agencies

2. HACSB Responsibilities

HACSB will be responsible for general oversight of the Project and carrying out the following:

- (a) Cooperatively work with the Developer to complete the Project in a timely and responsible manner and make available such representatives necessary to review, approve, and execute the documents, contracts, agreements, leases, operating agreements, designs, construction documents, and permits that are necessary to the successful completion of the Project. HACSB staff shall make all critical decisions in a timely manner, unless, at the discretion of HACSB's Executive Director, HACSB Board of Commissioners (Board) approval is required.
- (b) Assign adequate development staff to work closely with Developer
- (c) Undertake a Faircloth-to-RAD conversion for the Project
- (d) Use good faith best efforts to assist Developer in securing state and local gap funding for the Project
- (e) Review and provide timely input on all funding applications, include the LIHTC application.
- (f) To the extent HACSB provides funding, HACSB and the LIHTC owner entity shall negotiate and enter into loan documents to evidence such funds, including, but not limited to, predevelopment loan and construction/permanent loan agreements, promissory notes, regulatory agreements, deeds of trust, security and financing agreements and related documents, which loans shall be paid out of cash flow from the Project
- (g) Assist with applying for required site entitlements, tax exemptions, local code/zoning approvals, and permit applications
- (h) Provide timely input on the site plan, budgets, schedule, plans and specifications, and other significant items, unless, at the discretion of the HACSB's Executive Director, HACSB Board of Commissioners' approval is required
- (i) As necessary, review and comment on all LIHTC and other applications for funding for the Project

3. Joint Responsibilities

Joint party decision making will be required for certain Project components, including the following:

- (a) Leading the community engagement and outreach process for the Project
- (b) Coordinating all matters required to secure necessary governmental approvals for the Project
- (c) Solicitation, evaluation, and selection of prospective lenders, LIHTC syndicators, and LIHTC

Investors for the Project. HACSB, or its consultants shall be responsible for the solicitation of such parties. Developer will have approval rights over all solicitations and other similar requests, as well as over final selection of lenders, LIHTC syndicators, and LIHTC investors for the Project. Selection of such parties shall be on commercially reasonable terms.

- (d) Jointly consenting to the terms and provisions of the LIHTC owner limited partnership agreement or operating agreement and to the terms and execution of any mortgage loan or other financing for the Project
- (e) Providing regular progress reports, education, and in-person outreach to community members about the Project and coordinating and managing resident and community participation, including recommending members for stakeholder groups and conducting resident outreach, and communicating with local, municipal, and elected officials, neighborhood groups, local organizations, and individuals with respect to the Project
- (f) Jointly approving the pre-development, development, and operating budgets for the Project
- (g) Identifying funding for necessary public improvements for the Project
- (h) Determining the scope and budget for any necessary environmental remediation for the Project and incorporating the cost for such remediation into the development budget

4. Representatives

Each Party will designate a representative to be the primary point of contact for the Project.

5. Third Party Contractors

Selection of the general contractor and other third-party contractors is subject to HACSB approval. General contractor fees for the Project shall not exceed the HUD Safe Harbor, and less if there is an identity of interest between the general contractor and Developer. Any third-party contractor with an identity of interest with Developer shall require the prior written approval of HACSB.

6. Property Management; Fees and Agreement

HACSB expects to retain Beacon Property Management to manage the Multifamily Development. The management agent for the Project shall receive a base management fee in accordance with any HUD and applicable requirements, not to exceed 6% of gross rents collected.

7. Predevelopment and Development Costs

Subject to HACSB review and approval of a predevelopment budget, HACSB and Developer shall each be responsible for 50% of the total approved predevelopment budget, which shall be treated as predevelopment loans and reimbursed from the financial closing. Developer shall strive to structure predevelopment budgets, costs, and loans to be supportable from later reimbursements.

8. Developer Fee

The developer fee shall be included as a project cost for the Project in the budget approved by HACSB.

To the extent supported by financing and allowable under HUD and State of California requirements, and subject to the approval of Project lenders and investors, the developer fee will be up to 15% of total development costs, less approved reserves (such as operating reserves and replacement reserves) and less the developer fee itself and other deductions required by regulatory entities.

Developer should not anticipate receiving Developer Fee exceeding HUD's safe harbor of 9% of project costs. Any Developer Fee received by the Developer in excess of 9% of projects costs, if available, must be approved by the State and HUD.

The Developer Fee, including deferred Developer Fee, for the project will be shared as follows:

- a. 100% of cash developer fee installment at construction close shall be paid to Developer.
- b. For the balance of cash developer fee installments, 60% shall be paid to Developer and 40% HACSB.
- c. Then, 100% any deferred developer fee shall be paid to HACSB.

For example, if the developer fee was \$2,000,000, then that fee would be split as follows:

- a. \$400,000 to Developer at construction close
- b. \$600,000 to Developer at conversion/other fee payment milestones
- c. \$400,000 to HACSB at conversion/other fee payment milestones
- d. \$600,000 to HACSB as a deferred fee

Milestones for payment of the developer fee splits (b), (c), and (d) above shall be subject to lender and investor requirements. The Developer will certify that neither Developer nor any of its affiliates will receive fees related to the Project in addition to the Developer Fee other than disclosed related third-party fees such as property management fees, or syndication fees if applicable. Except for the fee referenced above, Developer shall disclose to HACSB in writing all fees paid to Developer derived from an entity which has an identity of interest with Developer.

As is customary for LIHTC and housing authority transactions, HACSB and Developer share of developer fee for the Project will be subject to approval by HUD as well as lender/investor.

9. Purchase Option and Right of First Refusal

Following the close of the 15-year LIHTC compliance period for the Project and subject to the approval of the LIHTC Investor, HACSB (directly or through an affiliate) shall have a purchase option and right of first refusal to acquire the entire LIHTC owner's interest in the Project. The price under the right of first refusal shall be the minimum price under Section 42(i)(7)(B) of the Internal Revenue Code, as amended, subject to mutually acceptable terms, to be negotiated,

relating to the repayment of developer loans, exit taxes, and investor payments.

10. Guarantees

The Developer, or an affiliate of Developer with sufficient assets as determined by lender/investor and first approved by HACSB, shall provide all guarantees required by lenders or the LIHTC investor—including completion guarantee, operating deficit guarantee, repurchase guarantee, recapture guarantee, and any other guarantees as required by lender/investor—and shall provide HACSB with one or more completion guarantees covering all construction and demolition activity for the Project.

11. Equity/Operating Losses

Reserves for the Project will be established by the LIHTC owner as agreed by the parties and as required by lenders, the LIHTC investors, and HUD to cover operating losses and will be negotiated as part of financial closing of the Project.

12. Termination

Terms and conditions for termination shall be contained in the MDA for the Project.

13. Ground Lease

The subject property may be ground leased to the LIHTC owner for an annual rent based on the appraised value, discounted value, or such other means to value the leased premises for outside funding competitiveness, as determined by the HACSB Board in its sole discretion for a period of not less than 65 years, with an option to extend for 30 years at the discretion of HACSB. Affordability restrictions for the Project will also be recorded against the property with the same term as the ground lease. The ground lease for the Project will include an upfront payment and/or other compensation from cash flow to HACSB in an amount supported by the HACSB-approved development budget.

For purposes of funding applications, HACSB will provide ground lease options to individual partnerships to meet the site control requirements of the particular funding application. Such options are to be at no cost.

14. Related Interest Disclosure

The Parties shall disclose any transactions that are with related entities, affiliates, or other than at arm's length for the written approval of the other party, and such disclosures shall be taken into account with respect to the terms hereof.

In the event an affiliate of, or entity related to Developer submits a response to a Project proposal, RFP, RFQ, bid, or any other procurement for the Project, the review of all submissions and a recommendation on the selection of a successful bidder shall be conducted by a third-party selected by HACSB.

15. Communication with the State & Authorities

The Parties shall work together in all communications with the State of California, San Bernardino County, and HUD. HACSB will lead discussions with the State of California, San Bernardino County, and HUD in partnership with the Developer on all matters related to the Project. To the extent HACSB, Developer, or their respective designees take the lead, in consultation with the other, with respect to a particular issue, the lead Party will include the other in meetings and communications and keep the other Party informed as to Project-related communication and developments in a timely manner.

16. Term of Agreement

This Section 5 shall expire upon the earlier of (a) execution by HACSB and Developer of an MDA or (b) expiration of any earlier written agreement.

17. Parties Acknowledgement

The Parties specifically acknowledge an developer's selection as developer for the Project is subject to the successful negotiation and timely execution of an MDA and completion of environmental review. The Parties also specifically acknowledge that the terms set forth herein are subject to the approval of HACSB's Board in their sole discretion.

18. Development Agreement

Following approval of its Board, HACSB will work to finalize an MDA with the developer to define the respective roles and responsibilities of parties, fee structure, and provision of guarantees.

SECTION 6: SUBMISSION DETAILS

Interested developers should submit their proposals electronically via the Opengov.com platform by the submission deadline of **November 16, 2023, at 2pm (Pacific)**.

The submission should encompass the following components:

1. **Developer Profile:** An overview of the developer's experience, qualifications, and past relevant projects
2. **Proposed Development Team:** List of key team members and consultants, including architects and property management entities
3. **Development Approach:** Detailed description of the proposed strategy to achieve Project goals and objectives
4. **Financial Plan:** A comprehensive financial plan outlining funding sources, investment terms, and financial projections
5. **Project Schedule:** Proposed Project timeline featuring key milestones and estimated completion dates
6. **Community Engagement Strategy:** Explanation of plans for resident engagement, empowerment, and involvement

7. **Relevant Experience:** Past experience with similar redevelopment projects, particularly those involving LIHTC and community engagement
8. **Deal Terms:** Completed Attachment E form detailing proposed deal terms
9. **Financial Statements:** Demonstration that liquidity and net worth requirements are met
10. **References:** Contact details for references from at least 3 previous relevant projects

SECTION 7: EVALUATION

A. Method of Award

The eventual award will occur based on the following detailed procedures:

1. **Initial Evaluation for Responsiveness.** Each proposal received will first be evaluated for responsiveness to the Submission Requirements in this RFP.
2. **Evaluation Committee.** HACSB will convene an Evaluation Committee to evaluate each responsive submittal. **Please Note:** Proposers shall not be informed during or after the RFP process about the identity of any Evaluation Committee member. If, by chance, a proposer becomes aware of the identity of such person(s), they shall not attempt to contact or discuss anything related to this RFP with such person(s). This requirement must be adhered to in order to avoid the elimination of proposers from consideration for the award.
3. **Evaluation.** The Evaluation Committee will thoroughly evaluate all responsive proposals received. Proposals will be assessed based on the Evaluation Criteria outlined in this RFP. Upon completion of the proposal evaluation process, a competitive range will be established.
4. **Interviews:** Proposers falling within the competitive range will be invited to participate in an interview with the Evaluation Committee. The purpose of the interview is to gather additional information to facilitate the selection process.
5. **Recommendations:** Subsequent to the evaluation, interviews, and reference checks, the Evaluation Committee will put forth a recommendation for the top-ranked proposer. If the evaluation is completed to the satisfaction of the Executive Director, the recommendation may be forwarded to the HACSB Board of Commissioners for discussion.

B. Evaluation Criteria

No.	Max. Point Value	Factor Description
1	2 points	COVER LETTER
2	10 points	APPROACH How the developer will engage to help fulfill the vision for the Arrowhead Grove Project:

		<ul style="list-style-type: none"> a. Gap funding approach b. Project management approach c. Soundness of project implementation plan, controls, and governance
3	25 points	<p>CAPACITY Demonstrated evidence of ability to perform the work:</p> <ul style="list-style-type: none"> a. Qualifications, experience, and expertise of each team member assigned to the Project (principals and primary staff) b. Current project load and capacity of team to effectively manage this Project
4	15 points	<p>EXPERIENCE Demonstrated Evidence of PAST SUCCESSFUL EXPERIENCE working on projects similar to the Project:</p> <ul style="list-style-type: none"> a. Completion of new construction developments b. Completion of a scope of work that reduces the consumption of energy and water, increased climate resiliency, and improved indoor air quality c. Success in securing volume cap from the California Debt Limit Allocation Committee and LIHTCs from California Tax Credit Allocation Committee d. Success in securing development subsidy from the California Housing Finance Agency and other state-level gap funders e. Experience in repositioning public housing f. Past performance, including the quality of work, cost control, and compliance with performance schedules and regulatory requirements
5	15 points	<p>PARTNERSHIP Degree to which the proposers understand, and their prior work reflect the overall vision for the project, including, but not limited to:</p> <ul style="list-style-type: none"> a. Evidence the proposer understands the project and HACSB's goals, whether from experience with similar projects or from preparatory research b. Demonstrable indications of shared values c. Proven ability to work with stakeholders whose interests and development objectives may differ d. Evidence that the proposed team has experience in providing for meaningful resident and community participation throughout the planning and implementation of the development program, including the team's experience with issues and obstacles related to meaningful resident and community participation
6	20 points	<p>FINANCIAL TERMS AND CAPACITY</p> <ul style="list-style-type: none"> a. Acceptance of business terms proposed by HACSB b. Proposal of alternate business terms
7	10 points	FINANCIAL CAPACITY to provide guarantees
8	3 points	<p>OVERALL QUALITY The overall quality, organization, and professional appearance of the proposal submitted, based upon the opinion of the evaluators</p>
	100 points	Total Points

SECTION 8: SUBMISSION REQUIREMENTS

A. Overview

Concise and clear submissions are strongly encouraged. The Evaluation Committee will view succinct and direct language favorably. Respond only to the items listed below and include only relevant information. Once submitted, no additions, deletions, or substitutions are possible after the due date/time. If necessary, HACSB may seek clarification of submission contents.

B. Submission Requirements

To be considered responsive, each respondent must address the following requirements. Responses must be specific and complete unto themselves. Organize your response by the numbered items listed below.

1. Cover Letter

- Introduce your team and describe your interest in the project, general philosophy, or project approach, and anything that sets your firm apart.
- Identify all members of the Developer entity in the cover letter.
- Address the organizational structure of the Developer entity.
- The letter must be signed by an authorized representative of the Developer entity.

2. Approach

- Describe how the Project will be achieved.
- Outline the organization chart, Project controls, and Project oversight proposed.

3. Capacity

- Include documentation further explaining the proposer's services and how they intend to fulfill the requirements in this RFP.
- Present evidence of ability to perform the work, including qualifications, experience, and expertise of each team member assigned to the Project.
- Provide insight into the current project load and capacity of the team to effectively manage this Project.
- Highlight experience in repositioning public housing and past performance related to quality of work, cost control, and compliance with schedules and regulations.

4. Experience

- Provide evidence of past successful experience with public housing repositioning and affordable housing development and construction of similar scope and size.
- Include new construction or rehabilitation projects with energy and water efficiency improvements and experience with Faircloth-to-RAD or RAD conversions and LIHTCs.
- Showcase success in securing volume cap from the California Debt Limit Allocation Committee (CDLAC) and LIHTCs from California Tax Credit Allocation Committee (TCAC) and development subsidies from the California state sources.
- Highlight experience in repositioning public housing and ensuring related regulatory compliance.

5. Partnership

- Illustrate the overall vision for the Project, including shared values and the ability to work with diverse stakeholders.
- Demonstrate understanding of the Project and HACSB's goals, whether from similar project experience or preparatory research.
- Present evidence of experience in providing meaningful resident and community participation throughout the development program planning and implementation.

6. Financial Terms and Capacity

- Provide discussion of the proposed business terms, or alternative terms.

7. Financial Statements

- Provide 3 years audited financial statements demonstrating, in particular, sufficient liquidity and net worth.

8. References

- Provide references for 3 former or current clients, including public housing authorities if possible, for whom similar services were performed.
- Include client name, contact name, phone number, email, project description, total project costs, number of units, and service dates.

9. Attachments

- A. Exhibit A - Contact Information Form
- B. Exhibit B – Certification Regarding Debarment or Suspension
- C. Exhibit C - HUD Form 5369-B
- D. Exhibit D - HUD Form 5369-C
- E. Exhibit E – Proposal Form
- F. Exhibit F – State of California Labor Code
- G. Addendum 1 – Tract Map No. 18829
- H. Addendum 2 – Sources of Funds
- I. Addendum 3 - Conceptual Design Statement of Probable Cost R1
- J. Addendum 4 – Site Plan

C. Format Requirements

To be considered responsive, each submittal should:

1. Be presented in an 8.5" x 11" format, either vertical or horizontal
2. Be typed with font size no smaller than 10 points
3. Be submitted as a single file in .pdf format
4. Number pages sequentially.

Submission Requirements items 1 through 8 listed above (Cover Letter through References) should not exceed the equivalent of 40 pages. Pages over this amount will not be evaluated.

SECTION 9: STATEMENTS & REQUIRED INFORMATION

A. Clarifications & Addenda

Any respondent requiring clarification of the information must submit specific questions or comments in writing to the RFP Contact. The deadline for submitting such questions for the proposal portion of the process is the close of business October 18, 2023, at 2pm (Pacific). If, in HACSB's opinion, additional information or interpretation is necessary, such information will be supplied in the form of an Addendum made available through at the following web address: [PlanetBids Vendor Portal](#). Such Addenda shall have the same binding effect as though contained in the main body of the Request for Proposal. Oral instructions or information concerning the project specifications given to prospective respondents by HACSB employees or agents shall not bind HACSB. Final Addenda shall be issued by HACSB not less than three (3) calendar days before the proposal deadline.

B. Threshold Requirements

To be eligible for consideration, development teams must meet the following criteria:

1. Possess the minimum experience required by CDLAC/TCAC to receive an allocation of volume cap and LIHTC.
2. No company proposed as part of the development team has filed for bankruptcy in the past seven years, and no owner or principal of the company has filed for bankruptcy in the past seven years.
3. No person involved in the ownership of any development team member can have received a suspension or debarment by HUD. The successful developer must be licensed to do business in California.

C. Clarification or Rejection of Proposals

HACSB reserves the right to seek clarification of the written proposals from respondents and to reject any or all responses to this RFP.

D. Disputes

In case of any doubt or differences of opinions as to the participation sought hereunder, or the interpretation of the provisions of the RFP, the dispute process shall apply.

Contractors may appeal the recommended award, provided the appeal is in writing, contains the RFP number, is delivered to the address listed in Section II – Paragraph A of this RFP, and is submitted according to the time requirements listed below. The following shall apply to protests (unless otherwise specified, this section will use the term “protest” to also include disputes and appeals):

Solicitation: Contractors may protest a solicitation issued by HACSB. It must be received by the Procurement and Contracts Supervisor before the bid or proposal submittal deadline, or it will not be considered.

Award RFP: Any protest against the award of a contract based on an RFP must be received by the Procurement and Contracts Supervisor no later than two full business days after the bid submittal deadline, or before award of the contract, whichever is earlier, or the protest will not be considered.

Award RFP/RFQ: Any protest against the award of a contract based on an RFP or RFQ or appeal of a decision by HACSB to reject a proposal, must be received by the Procurement and Contracts Supervisor within three business days after notification to an unsuccessful proposer that they were not selected, or the protest will not be considered.

Rejection of Bid: Any protest of a decision by HACSB to reject a bid submitted in response to an RFP must be received by the Procurement and Contracts Supervisor within two business days after being notified in writing of HACSB's decision, or the appeal will not be considered.

A written response will be directed to the appealing Contractor within fourteen (14) calendar days of receipt of the appeal, advising of the decision regarding the appeal and the basis for the decision. The decision of the HACSB shall be final and binding upon all parties.

E. Selection of Subconsultants

HACSB reserves the right to accept or reject any subconsultant to the Developer. Additionally, HACSB reserves the right to request the prime consultant subcontract for services with a subconsultant of HACSB's choosing.

F. Cancellation

HACSB reserves the right to cancel or reject any or all submittals, and to cancel award of this contract at any time before execution of the contract by both parties if cancellation is deemed to be in HACSB's best interest. In no event shall HACSB have any liability for cancellation of award.

G. Cost of Preparation

Costs incurred by respondents in preparation of a response to this RFP shall be borne by the respondents.

H. References

HACSB reserves the right to investigate references including those not listed in the response to this RFP. Investigation may include past performance of any team member with respect to its successful performance of similar projects, compliance with specifications and contractual obligations, completion or delivery of a project on schedule or on budget, and its lawful payment of subcontractors, employees, and workers. If demanded by HACSB, supportive references must be furnished.

I. Confidentiality

Proposals are public records. All information submitted by respondents shall be public record and subject to disclosure pursuant to the California Freedom of Information Act, except such portions of the proposal for which respondent requests exception from disclosure consistent with California Law. All such requests shall be in writing, noting specifically which portion of the

proposal the respondent requests exception from disclosure. Respondents shall not copyright, or cause to be copyrighted, any portion of any said document submitted to HACSB as a result of this RFP.

J. Collusion

Proposer, by submitting a proposal, hereby certifies that no officer, agent, or employee of the HACSB has a pecuniary interest in this Proposal; that the Proposal is made in good faith without fraud, collusion, or connection of any kind with any other proposer; and that the proposer is competing solely in its own behalf without connection with, or obligation to any undisclosed person or company.

K. Insurance Requirements

- A. **Proof of Insurance** shall not be terminated or expire without thirty (30) days written notice and are required to be maintained in force until completion of the contract. The Contractor shall require all subcontractors used in the performance of this contract to name HACSB as an additional insured. Following are the standard types and minimum amounts.

- General Liability:** \$2,000,000 per occurrence and \$3,000,000 aggregate; *HACSB Additional Insured.*
- Commercial General Liability:** limits of coverage for bodily injury and property damage liability of not less than \$1,000,000 per occurrence and not less than \$1,000,000 general aggregate; *HACSB named Additional Insured* on an attached endorsement.
- Comprehensive Automobile Liability:** \$1,000,000; combined single limit bodily and property damage liability per occurrence and aggregate; *HACSB named Additional Insured.*
- Errors and Omissions Liability:** \$1,000,000; combined single limit bodily and property damage liability per occurrence and \$3,000,000 aggregate **OR,**
- Professional Liability:** \$1,000,000; per occurrence and aggregate.
- Workers' Compensation:** \$1,000,000
- Self-Insurance Program**
- Environmental Liability**
- Owner's Liability**
- Fire Insurance with Extended Coverage**
- Crime/Fidelity Insurance:** \$250,000 Sufficient to cover all agents and employees employed by Property Manager;
- Excess/Umbrella Liability:** \$5,000,000; *HACSB named Additional Insured.*

Failure to provide proof of insurance or failure to maintain insurance as required in this bid, or by law; are grounds for immediate termination of the contract. In addition, the awarded bidder should be liable for all re-procurement costs and any other remedies under law.

Indemnification and Insurance Requirements

1. Indemnification

The Contractor agrees to indemnify, defend and hold harmless HACSB and its authorized officers, employees, agents and volunteers from any and all claims, actions, losses, damages, and/or liability arising out of this Contract from any cause whatsoever, including the acts, errors or omissions of any person and for any costs or expenses incurred by HACSB on account of any claim therefore, except where such indemnification is prohibited by law.

2. Additional Named Insured

All policies, except for the Workers' Compensation, Errors and Omissions and Professional Liability policies, shall contain additional endorsements naming HACSB and its officers, employees, agents and volunteers as additional named insured with respect to liabilities arising out of the performance of services hereunder.

3. Waiver of Subrogation Rights

The Contractor shall require the carriers of the above required coverages to waive all rights of subrogation against HACSB, its officers, employees, agents, volunteers, Contractors and subcontractors.

4. Policies Primary and Non-Contributory

All policies required above are to be primary and non-contributory with any insurance or self-insurance programs carried or administered by HACSB.

5. Proof of Coverage

The Contractor shall immediately furnish certificates of insurance to HACSB Procurement Department administering the Contract evidencing the insurance coverage, including the endorsements above required, prior to the commencement of performance of services hereunder, which certificates shall provide that such insurance shall not be terminated or expire without thirty (30) days written notice to the Department. Contractor shall maintain such insurance from the time Contractor commences performance of services hereunder until the completion of such services. Within sixty (60) days of the commencement of this Agreement, the Contractor shall furnish certified copies of the policies and all endorsements.

6. Insurance Review

The above insurance requirements are subject to periodic review by HACSB. HACSB's Risk Manager is authorized, but not required, to reduce or waive any of the above insurance requirements whenever the Risk Manager determines that any of the above insurance is not available, is unreasonably priced, or is not needed to protect the interests of HACSB. In addition, if the Risk Manager determines that heretofore, unreasonably priced or unavailable types of insurance coverage or coverage limits become reasonably priced or available, the Risk Manager is authorized but not required, to change the above insurance requirements, to require additional types of insurance coverage or higher coverage limits, provided that any such change is reasonable in light of past claims against HACSB, inflation, or any other item reasonably related to HACSB's risk. Any such reduction or waiver for the entire term of the Agreement and any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this Agreement. Contractor agrees to execute any such amendment within thirty (30) days of receipt.

EXHIBIT A - Contact Information Form

To: Angie Lardapide, Procurement
Email: procurement@hacsb.com

This document is to acknowledge that we are in receipt of RFP #PC1346 for Developer Services – Arrowhead Grove and have noted our intention to bid.

Vendor Name: _____

Address: _____

Contact/Title: _____

Phone: _____

Fax: _____

Email: _____

I PLAN TO SUBMIT A BID.

- Yes, I will be submitting a bid.
- Maybe, I need to research and get more information (contact HACSB-information listed above)

NO BID. Indicate *any* of the following. We:

- Do NOT desire to be retained on the vendor list.
- Desire to be retained on the vendor list, but decline to bid based on the following:
 - Cannot comply with specifications/scope of work, Explain: _____

 - Cannot meet delivery requirements, Explain: _____

 - Do not regularly provide this type of product/service
 - Other, Explain: _____
 - Please update my information as listed above.

HOW YOU FOUND OUT ABOUT THE BID. Indicate *any* of the following. We:

- Checked the agency website
- Received notice by fax or e-mail
- Newspaper Ad, please list paper: _____
- Trade Publication, please list: _____
- Plan Room, please list: _____
- Other, Explain: _____

EXHIBIT B – Certification Regarding Debarment or Suspension

In compliance with contracts and grants agreements applicable under the U.S. Federal Awards Program, the following certification is required by all Proposers submitting a response to this RFP:

1. The Proposer certifies, to the best of its knowledge and belief, that neither the Proposer nor its Principals are suspended, debarred, proposed for debarment, or declared ineligible for the award of contracts from the United States federal government procurement or non-procurement programs, or are listed in the *List of Parties Excluded from Federal Procurement and Non-procurement Programs* issued by the General Services Administration.
2. “Principals,” for the purposes of this certification, means officers, directors, owners, partners, and persons having primary management or supervisory responsibilities within a business entity (e.g., general manager, plant manager, head of a subsidiary, division, or business segment, and similar positions).
3. The Proposer shall provide immediate written notice to the HACSB Procurement and Contracts Supervisor if, at any time prior to award, the Proposer learns that this certification was erroneous when submitted or has become erroneous by reason of changes circumstances.
4. This certification is a material representation of fact upon which reliance will be placed when making the award. If it is later determined that the Proposer rendered an erroneous certification, in addition to other remedies available to the HACSB government, the HACSB Procurement and Contracts Supervisor may terminate the contract resulting from this solicitation for default.
5. Proposer affirms that it has no record of recent unsatisfactory performance with HACSB, during the past twenty-four (24) months at a minimum.

Printed Name of Representative: _____

Title: _____

Signature: _____

Date: _____

EXHIBIT C – HUD Form 5369-B

Document on Following Page

Instructions to Offerors Non-Construction

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing



- 03291 -

1. Preparation of Offers

(a) Offerors are expected to examine the statement of work, the proposed contract terms and conditions, and all instructions. Failure to do so will be at the offeror's risk.

(b) Each offeror shall furnish the information required by the solicitation. The offeror shall sign the offer and print or type its name on the cover sheet and each continuation sheet on which it makes an entry. Erasures or other changes must be initialed by the person signing the offer. Offers signed by an agent shall be accompanied by evidence of that agent's authority, unless that evidence has been previously furnished to the HA.

(c) Offers for services other than those specified will not be considered.

2. Submission of Offers

(a) Offers and modifications thereof shall be submitted in sealed envelopes or packages (1) addressed to the office specified in the solicitation, and (2) showing the time specified for receipt, the solicitation number, and the name and address of the offeror.

(b) Telegraphic offers will not be considered unless authorized by the solicitation; however, offers may be modified by written or telegraphic notice.

(c) Facsimile offers, modifications or withdrawals will not be considered unless authorized by the solicitation.

3. Amendments to Solicitations

(a) If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

(b) Offerors shall acknowledge receipt of any amendments to this solicitation by

- (1) signing and returning the amendment;
- (2) identifying the amendment number and date in the space provided for this purpose on the form for submitting an offer,
- (3) letter or telegram, or
- (4) facsimile, if facsimile offers are authorized in the solicitation. The HA/HUD must receive the acknowledgment by the time specified for receipt of offers.

4. Explanation to Prospective Offerors

Any prospective offeror desiring an explanation or interpretation of the solicitation, statement of work, etc., must request it in writing soon enough to allow a reply to reach all prospective offerors before the submission of their offers. Oral explanations or instructions given before the award of the contract will not be binding. Any information given to a prospective offeror concerning a solicitation will be furnished promptly to all other prospective offerors as an amendment of the solicitation, if that information is necessary in submitting offers or if the lack of it would be prejudicial to any other prospective offerors.

5. Responsibility of Prospective Contractor

(a) The HA shall award a contract only to a responsible prospective contractor who is able to perform successfully under the terms and conditions of the proposed contract. To be determined responsible, a prospective contractor must -

- (1) Have adequate financial resources to perform the contract, or the ability to obtain them;

- (2) Have a satisfactory performance record;
- (3) Have a satisfactory record of integrity and business ethics;
- (4) Have a satisfactory record of compliance with public policy (e.g., Equal Employment Opportunity); and
- (5) Not have been suspended, debarred, or otherwise determined to be ineligible for award of contracts by the Department of Housing and Urban Development or any other agency of the U.S. Government. Current lists of ineligible contractors are available for inspection at the HA/HUD.

(b) Before an offer is considered for award, the offeror may be requested by the HA to submit a statement or other documentation regarding any of the foregoing requirements. Failure by the offeror to provide such additional information may render the offeror ineligible for award.

6. Late Submissions, Modifications, and Withdrawal of Offers

(a) Any offer received at the place designated in the solicitation after the exact time specified for receipt will not be considered unless it is received before award is made and it -

- (1) Was sent by registered or certified mail not later than the fifth calendar day before the date specified for receipt of offers (e.g., an offer submitted in response to a solicitation requiring receipt of offers by the 20th of the month must have been mailed by the 15th);
- (2) Was sent by mail, or if authorized by the solicitation, was sent by telegram or via facsimile, and it is determined by the HA/ HUD that the late receipt was due solely to mishandling by the HA/ HUD after receipt at the HA;
- (3) Was sent by U.S. Postal Service Express Mail Next Day Service - Post Office to Addressee, not later than 5:00 p.m. at the place of mailing two working days prior to the date specified for receipt of proposals. The term "working days" excludes weekends and U.S. Federal holidays; or
- (4) Is the only offer received.

(b) Any modification of an offer, except a modification resulting from the HA's request for "best and final" offer (if this solicitation is a request for proposals), is subject to the same conditions as in subparagraphs (a)(1), (2), and (3) of this provision.

(c) A modification resulting from the HA's request for "best and final" offer received after the time and date specified in the request will not be considered unless received before award and the late receipt is due solely to mishandling by the HA after receipt at the HA.

(d) The only acceptable evidence to establish the date of mailing of a late offer, modification, or withdrawal sent either by registered or certified mail is the U.S. or Canadian Postal Service postmark both on the envelope or wrapper and on the original receipt from the U.S. or Canadian Postal Service. Both postmarks must show a legible date or the offer, modification, or withdrawal shall be processed as if mailed late. "Postmark" means a printed, stamped, or otherwise placed impression (exclusive of a postage meter machine impression) that is readily identifiable without further action as having been supplied and affixed by employees of the U.S. or Canadian Postal Service on the date of mailing. Therefore, offerors should request the postal clerk to place a hand cancellation bull's-eye postmark on both the receipt and the envelope or wrapper.

(e) The only acceptable evidence to establish the time of receipt at the HA is the time/date stamp of HA on the offer wrapper or other documentary evidence of receipt maintained by the HA.

(f) The only acceptable evidence to establish the date of mailing of a late offer, modification, or withdrawal sent by Express Mail Next Day Service-Post Office to Addressee is the date entered by the post office receiving clerk on the "Express Mail Next Day Service-Post Office to Addressee" label and the postmark on both the envelope or wrapper and on the original receipt from the U.S. Postal Service. "Postmark" has the same meaning as defined in paragraph (c) of this provision, excluding postmarks of the Canadian Postal Service. Therefore, offerors should request the postal clerk to place a legible hand cancellation bull's eye postmark on both the receipt and the envelope or wrapper.

(g) Notwithstanding paragraph (a) of this provision, a late modification of an otherwise successful offer that makes its terms more favorable to the HA will be considered at any time it is received and may be accepted.

(h) If this solicitation is a request for proposals, proposals may be withdrawn by written notice, or if authorized by this solicitation, by telegram (including mailgram) or facsimile machine transmission received at any time before award. Proposals may be withdrawn in person by a offeror or its authorized representative if the identity of the person requesting withdrawal is established and the person signs a receipt for the offer before award. If this solicitation is an invitation for bids, bids may be withdrawn at any time prior to bid opening.

7. Contract Award

(a) The HA will award a contract resulting from this solicitation to the responsible offeror whose offer conforming to the solicitation will be most advantageous to the HA, cost or price and other factors, specified elsewhere in this solicitation, considered.

(b) The HA may

- (1) reject any or all offers if such action is in the HA's interest,
- (2) accept other than the lowest offer,
- (3) waive informalities and minor irregularities in offers received, and (4) award more than one contract for all or part of the requirements stated.

(c) If this solicitation is a request for proposals, the HA may award a contract on the basis of initial offers received, without discussions. Therefore, each initial offer should contain the offeror's best terms from a cost or price and technical standpoint.

(d) A written award or acceptance of offer mailed or otherwise furnished to the successful offeror within the time for acceptance specified in the offer shall result in a binding contract without further action by either party. If this solicitation is a request for proposals, before the offer's specified expiration time, the HA may accept an offer, whether or not there are negotiations after its receipt, unless a written notice of withdrawal is received before award. Negotiations conducted after receipt of an offer do not constitute a rejection or counteroffer by the HA.

(e) Neither financial data submitted with an offer, nor representations concerning facilities or financing, will form a part of the resulting contract.

8. Service of Protest

Any protest against the award of a contract pursuant to this solicitation shall be served on the HA by obtaining written and dated acknowledgment of receipt from the HA at the address shown on the cover of this solicitation. The determination of the HA with regard to such protest or to proceed to award notwithstanding such protest shall be final unless appealed by the protestor.

9. Offer Submission

Offers shall be submitted as follows and shall be enclosed in a sealed envelope and addressed to the office specified in the solicitation. The proposal shall show **the hour and date specified in the solicitation for receipt, the solicitation number, and the name and address of the offeror, on the face of the envelope.**

It is very important that the offer be properly identified on the face of the envelope as set forth above in order to insure that the date and time of receipt is stamped on the face of the offer envelope. Receiving procedures are: date and time stamp those envelopes identified as proposals and deliver them immediately to the appropriate contracting official, and only date stamp those envelopes which do not contain identification of the contents and deliver them to the appropriate procuring activity only through the routine mail delivery procedure.

[Describe bid or proposal preparation instructions here:]

EXHIBIT D – HUD Form 5369-C

Document on Following Page

Certifications and Representations of Offerors Non-Construction Contract

Public reporting burden for this collection of information is estimated to average 5 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This form includes clauses required by OMB's common rule on bidding/offering procedures, implemented by HUD in 24 CFR 85.36, and those requirements set forth in Executive Order 11625 for small, minority, women-owned businesses, and certifications for independent price determination, and conflict of interest. The form is required for nonconstruction contracts awarded by Housing Agencies (HAs). The form is used by bidders/offers to certify to the HA's Contracting Officer for contract compliance. If the form were not used, HAs would be unable to enforce their contracts. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

1. Contingent Fee Representation and Agreement

(a) The bidder/offeror represents and certifies as part of its bid/offer that, except for full-time bona fide employees working solely for the bidder/offeror, the bidder/offeror:

- (1) has, has not employed or retained any person or company to solicit or obtain this contract; and
- (2) has, has not paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

(b) If the answer to either (a)(1) or (a) (2) above is affirmative, the bidder/offeror shall make an immediate and full written disclosure to the PHA Contracting Officer.

(c) Any misrepresentation by the bidder/offeror shall give the PHA the right to (1) terminate the resultant contract; (2) at its discretion, to deduct from contract payments the amount of any commission, percentage, brokerage, or other contingent fee; or (3) take other remedy pursuant to the contract.

2. Small, Minority, Women-Owned Business Concern Representation

The bidder/offeror represents and certifies as part of its bid/offer that it:

- (a) is, is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.
- (b) is, is not a women-owned small business concern. "Women-owned," as used in this provision, means a small business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.
- (c) is, is not a minority enterprise which, pursuant to Executive Order 11625, is defined as a business which is at least 51 percent owned by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals.

For the purpose of this definition, minority group members are:

(Check the block applicable to you)

- | | |
|---|---|
| <input type="checkbox"/> Black Americans | <input type="checkbox"/> Asian Pacific Americans |
| <input type="checkbox"/> Hispanic Americans | <input type="checkbox"/> Asian Indian Americans |
| <input type="checkbox"/> Native Americans | <input type="checkbox"/> Hasidic Jewish Americans |

3. Certificate of Independent Price Determination

(a) The bidder/offeror certifies that—

- (1) The prices in this bid/offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other bidder/offeror or competitor relating to (i) those prices, (ii) the intention to submit a bid/offer, or (iii) the methods or factors used to calculate the prices offered;
- (2) The prices in this bid/offer have not been and will not be knowingly disclosed by the bidder/offeror, directly or indirectly, to any other bidder/offeror or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and
- (3) No attempt has been made or will be made by the bidder/offeror to induce any other concern to submit or not to submit a bid/offer for the purpose of restricting competition.

(b) Each signature on the bid/offer is considered to be a certification by the signatory that the signatory:

- (1) Is the person in the bidder/offeror's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or
- (2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above (insert full name of person(s) in the bidder/offeror's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the bidder/offeror's organization);
(ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and

(iii) As an agent, has not personally participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above.

(c) If the bidder/offeror deletes or modifies subparagraph (a)2 above, the bidder/offeror must furnish with its bid/offer a signed statement setting forth in detail the circumstances of the disclosure.

4. Organizational Conflicts of Interest Certification

(a) The Contractor warrants that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of work under a proposed contract and a prospective contractor's organizational, financial, contractual or other interest are such that:

- (i) Award of the contract may result in an unfair competitive advantage;
- (ii) The Contractor's objectivity in performing the contract work may be impaired; or
- (iii) That the Contractor has disclosed all relevant information and requested the HA to make a determination with respect to this Contract.

(b) The Contractor agrees that if after award he or she discovers an organizational conflict of interest with respect to this contract, he or she shall make an immediate and full disclosure in writing to the HA which shall include a description of the action which the Contractor has taken or intends to eliminate or neutralize the conflict. The HA may, however, terminate the Contract for the convenience of HA if it would be in the best interest of HA.

(c) In the event the Contractor was aware of an organizational conflict of interest before the award of this Contract and intentionally did not disclose the conflict to the HA, the HA may terminate the Contract for default.

(d) The Contractor shall require a disclosure or representation from subcontractors and consultants who may be in a position to influence the advice or assistance rendered to the HA and shall include any necessary provisions to eliminate or neutralize conflicts of interest in consultant agreements or subcontracts involving performance or work under this Contract.

5. Authorized Negotiators (RFPs only)

The offeror represents that the following persons are authorized to negotiate on its behalf with the PHA in connection with this request for proposals: (list names, titles, and telephone numbers of the authorized negotiators):

6. Conflict of Interest

In the absence of any actual or apparent conflict, the offeror, by submission of a proposal, hereby warrants that to the best of its knowledge and belief, no actual or apparent conflict of interest exists with regard to my possible performance of this procurement, as described in the clause in this solicitation titled "Organizational Conflict of Interest."

7. Offeror's Signature

The offeror hereby certifies that the information contained in these certifications and representations is accurate, complete, and current.

Signature & Date:

Typed or Printed Name:

Title:

EXHIBIT E – Proposal Form

Vendor Name: _____

To: The Housing Authority of the County of San Bernardino
715 E. Brier Drive
San Bernardino, CA 92408

1. The undersigned, having familiarized themselves with the local conditions affecting the cost of the work, and with the Specifications, if any thereto, hereby proposes to furnish all labor, materials, equipment and services required to provide such service(s) described in the Scope of Work in accordance therewith.

2. In submitting this proposal, it is understood that the right is reserved by the Housing Authority of the County of San Bernardino to reject any and all proposals. If written notice of the acceptance of this proposal is mailed, telegraphed, faxed, or delivered to the undersigned within thirty (30) days after the opening thereof, or at any time thereafter before this proposal is withdrawn, the undersigned agrees to a contract/agreement in the prescribed form and furnish any required insurance requirements within ten (10) days after the contract is presented to him for signature.

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

Date _____, 20____

(Company Name)

(Official Address)

(By)

(Title)

(Contractors State License Number)

(Telephone Number)

EXHIBIT F – STATE OF CALIFORNIA LABOR CODE



State of California LABOR CODE Section 1771.1

(a) A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

(b) Notice of the requirement described in subdivision (a) shall be included in all bid invitations and public works contracts, and a bid shall not be accepted nor any contract or subcontract entered into without proof of the contractor or subcontractor's current registration to perform public work pursuant to Section 1725.5.

(c) An inadvertent error in listing a subcontractor who is not registered pursuant to Section 1725.5 in a bid proposal shall not be grounds for filing a bid protest or grounds for considering the bid nonresponsive, provided that any of the following apply:

- (1) The subcontractor is registered prior to the bid opening.
- (2) Within 24 hours after the bid opening, the subcontractor is registered and has paid the penalty registration fee specified in subparagraph (E) of paragraph (2) of subdivision (a) of Section 1725.5.
- (3) The subcontractor is replaced by another registered subcontractor pursuant to Section 4107 of the Public Contract Code.

(d) Failure by a subcontractor to be registered to perform public work as required by subdivision (a) shall be grounds under Section 4107 of the Public Contract Code for the contractor, with the consent of the awarding authority, to substitute a subcontractor who is registered to perform public work pursuant to Section 1725.5 in place of the unregistered subcontractor.

(e) The department shall maintain on its Internet Web site a list of contractors who are currently registered to perform public work pursuant to Section 1725.5.

(f) A contract entered into with any contractor or subcontractor in violation of subdivision (a) shall be subject to cancellation, provided that a contract for public work shall not be unlawful, void, or voidable solely due to the failure of the awarding body, contractor, or any subcontractor to comply with the requirements of Section 1725.5 or this section.

(g) This section shall apply to any bid proposal submitted on or after March 1, 2015, and any contract for public work entered into on or after April 1, 2015.

(Added by Stats. 2014, Ch. 28, Sec. 63. (SB 854) Effective June 20, 2014.)

Addendum 1 – Tract Map No. 18829

Document on Following Page

SURVEYOR'S NOTES:

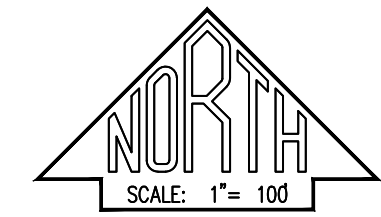
- INDICATES FOUND MONUMENT AS NOTED.
- ⊙ INDICATES FOUND STANDARD WELL MONUMENT.
- INDICATES TO BE SET 3/4" I.P. W/ TAG STAMPED LS 5173.
- (R1) INDICATES RECORD DATA PER PARCEL MAP NO. 14951 RECORDED IN P.M.B. 182, PAGES 85 AND 86.
- (R2) INDICATES RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 27 PAGE 86.
- (R3) INDICATES RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 157 PAGE 92.
- (R4) INDICATES RECORD DATA PR RECORD OF SURVEY FILED IN BOOK 60 PAGE 22.

TRACT MAP NO. 18829

BEING A PORTION OF LOTS 11, 12, 13 AND 14, IN BLOCK 42, RANCHO SAN BERNARDINO AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

TRANSTECH ENGINEERS

SEPTEMBER 2020

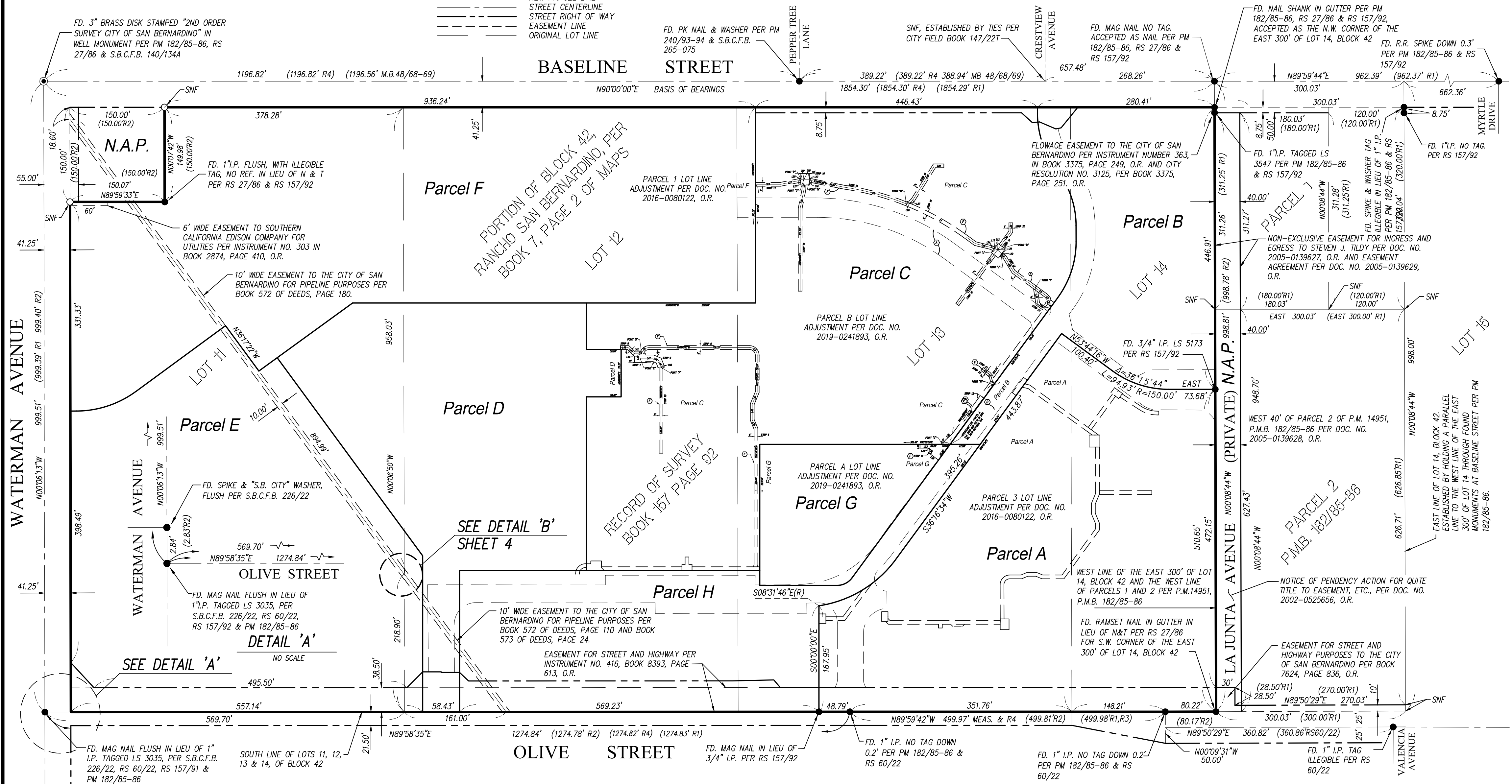


LINE TYPE LEGEND:

- TRACT BOUNDARY
- NEW PARCEL LINE
- STREET CENTERLINE
- STREET RIGHT OF WAY
- EASEMENT LINE
- ORIGINAL LOT LINE

BASIS OF BEARINGS:

THE CENTERLINE OF BASELINE STREET, EAST OF WATERMAN AVENUE PER PARCEL MAP NO. 14951 FILED IN BOOK 182 OF PARCEL MAPS PAGES 85 AND 86. BEING NORTH 90°00'00" EAST.



SEE DETAIL 'A'

SEE DETAIL 'B' SHEET 4

RECORD OF SURVEY BOOK 157 PAGE 92

PORTION OF BLOCK 42, RANCHO SAN BERNARDINO, PER BOOK 7, PAGE 2 OF MAPS

PARCEL 2 P.M.B. 182/85-86

NOTICE OF PENDENCY ACTION FOR QUITE TITLE TO EASEMENT, ETC., PER DOC. NO. 2002-0525656, O.R.

WEST LINE OF THE EAST 300' OF LOT 14, BLOCK 42 AND THE WEST LINE OF PARCELS 1 AND 2 PER P.M.14951, P.M.B. 182/85-86

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO STEVEN J. TILDY PER DOC. NO. 2005-0139627, O.R. AND EASEMENT AGREEMENT PER DOC. NO. 2005-0139629, O.R.

FLOWAGE EASEMENT TO THE CITY OF SAN BERNARDINO PER INSTRUMENT NUMBER 363, IN BOOK 3375, PAGE 249, O.R. AND CITY RESOLUTION NO. 3125, PER BOOK 3375, PAGE 251, O.R.

PARCEL 1 LOT LINE ADJUSTMENT PER DOC. NO. 2016-0080122, O.R.

PARCEL A LOT LINE ADJUSTMENT PER DOC. NO. 2019-0241893, O.R.

PARCEL 3 LOT LINE ADJUSTMENT PER DOC. NO. 2016-0080122, O.R.

PARCEL B LOT LINE ADJUSTMENT PER DOC. NO. 2019-0241893, O.R.

FD. MAG NAIL FLUSH IN LIEU OF 1" I.P. TAGGED LS 3035, PER S.B.C.F.B. 226/22, RS 60/22, RS 157/92 & PM 182/85-86

FD. SPIKE & "S.B. CITY" WASHER, FLUSH PER S.B.C.F.B. 226/22

FD. 1" I.P. FLUSH, WITH ILLEGIBLE TAG, NO REF. IN LIEU OF N & T PER RS 27/86 & RS 157/92

FD. 3" BRASS DISK STAMPED "2ND ORDER SURVEY CITY OF SAN BERNARDINO" IN WELL MONUMENT PER PM 182/85-86, RS 27/86 & S.B.C.F.B. 140/134A

FD. MAG NAIL IN LIEU OF 3/4" I.P. PER RS 157/92

FD. 1" I.P. NO TAG DOWN 0.2" PER PM 182/85-86 & RS 60/22

FD. 1" I.P. NO TAG DOWN 0.2" PER PM 182/85-86 & RS 60/22

FD. 1" I.P. TAG ILLEGIBLE PER RS 60/22

FD. NAIL SHANK IN GUTTER PER PM 182/85-86, RS 27/86 & RS 157/92, ACCEPTED AS THE N.W. CORNER OF THE EAST 300' OF LOT 14, BLOCK 42

FD. R.R. SPIKE DOWN 0.3" PER PM 182/85-86 & RS 157/92

FD. 1" I.P. TAGGED LS 3547 PER PM 182/85-86 & RS 157/92

WEST 40' OF PARCEL 2 OF P.M. 14951, P.M.B. 182/85-86 PER DOC. NO. 2005-0139628, O.R.

EAST LINE OF LOT 14, BLOCK 42. ESTABLISHED BY HOLDING A PARALLEL LINE TO THE WEST LINE OF THE EAST 300' OF LOT 14 THROUGH FOUND MONUMENTS AT BASELINE STREET PER PM 182/85-86.

EASEMENT FOR STREET AND HIGHWAY PURPOSES TO THE CITY OF SAN BERNARDINO PER BOOK 7624, PAGE 836, O.R.

FD. 1" I.P. TAG ILLEGIBLE PER RS 60/22

Addendum 2 – Sources of Funds

Document on Following Page

PERMANENT	AMOUNT	INT. RATE	TERM (Yr)	AMORT.	DSCR	
Permanent Loan	\$ 10,479,309	7.50%	20		35	1.2
City HOME Loan	\$ 3,000,000	3.00%	55			
CalHFA MIP	\$ 2,585,337	3.00%	57			
ProHousing Grant	\$ 5,000,000	3.00%	55			
BUILD Energy Smart Grant	\$ 500,000	0.00%	55			
County HOME	\$ 3,000,000	3.00%	0			Units Reserved
NSP (Neighborhood Stabilization Program)	\$ 1,900,000	3.00%	0			
Housing Development Fund Grant	\$ 2,000,000	3.00%	55			
Accrued and Deferred Soft loan Interest	\$ -					
Developer Fee Contribution (GP Equity)	\$ 4,324,447					
Deferred Developer Fee	\$ 1,300,000					
Capital Contributions						
General Partner	\$ 100					Credit pricing (Fe \$ 0.91
Limited Partners (Tax Credit Equity)	\$ 28,464,034					Credit pricing (St: \$ 0.85
TOTAL SOURCES	\$ 62,553,227					
Surplus/(Shortfall)	\$ -					

CONSTRUCTION	AMOUNT	INT. RATE	TERM (Mo)		
Tax-Exempt Construction Loan	\$ 31,793,338	8.25%	24	Aggregate Basis \$	59,987,431
Construction Loan Taxable Tail	\$ 2,725,754	8.50%	24		
City HOME Loan	\$ 3,000,000	3%			
CalHFA MIP	\$ -	3%			
ProHousing Grant	\$ 5,000,000	3%			
BUILD Energy Smart Grant	\$ -	0%			
Accrued and Deferred Soft loan Interest	\$ -				
Developer Fee Contribution (GP Equity)	\$ 4,324,447				
Deferred Developer Fee	\$ 1,300,000				
Costs Deferred Until Completion	\$ 1,596,781				
Capital Contributions				\$	-
General Partner	\$ 100			\$	-
Limited Partners (Tax Credit Equity)	\$ 5,912,807			\$	386,781
				\$	-
				\$	1,210,000
TOTAL SOURCES	\$ 62,553,227				
Surplus/(Shortfall)	\$ -				

LIHTC EQUITY PAY-IN SCHEDULE		DEVELOPER FEE PAY-IN SCHEDULE		
Closing	\$ 2,846,403	Closing	25.0%	\$ 550,000 Sep-24
25% Construction Complete	\$ -	25% Construction Complete	0.0%	\$ - Feb-25
50% Construction Complete	\$ 220,000	50% Construction Complete	10.0%	\$ 220,000 Jul-25
60% Construction Complete	\$ -	60% Construction Complete	0.0%	\$ - Aug-25
70% Construction Complete	\$ -	70% Construction Complete	0.0%	\$ - Oct-25
Completion	\$ 2,846,403	Completion	10.0%	\$ 220,000 Apr-26
Conversion	\$ 22,426,227	Conversion	49.3%	\$ 1,085,000 Oct-26
8609	\$ 125,000	8609	5.7%	\$ 125,000 Feb-27
TOTAL	\$ 28,464,034	TOTAL		\$ 2,200,000
		Deferred Fee		\$ 1,300,000
		TOTAL		\$ 3,500,000

Addendum 3 – Conceptual Design Statement of Probable Cost R1

Document on Following Page

Waterman Gardens Phase II

Conceptual Design Statement of Probable Cost R1

July 28, 2023

23-0000

Prepared for Housing Authority County of San Bernardino



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SUMMARY

Element	Area	Cost / SF	Total
Community Center - East Wing	28,138 SF	\$606.73	\$17,072,202
Community Center- North Wing, Dignity	14,462 SF	\$973.15	\$14,073,723
Community Center - North Wing Growing Hope	11,562 SF	\$931.86	\$10,774,176
Community Center - Lobby	4,970 SF	\$1,250.78	\$6,216,384
Building B	76,960 SF	\$439.20	\$33,801,172
Building D	11,098 SF	\$423.60	\$4,701,132
Building F	16,546 SF	\$371.41	\$6,145,337
Sitework	480,702 SF	\$70.89	\$34,075,978
Total Estimated Construction Cost	47,570 SF	\$2,666.81	\$126,860,104

Soft Costs (40% for project, 50% for Dignity), allowance \$52,151,414

Total Estimated Project Cost	93,028 SF	\$1,924.28	\$179,011,519
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Funding Breakouts	Construction (\$)	Soft Cost (\$)	Total (\$)
Community Center	\$48,045,476	\$20,622,529	\$68,668,005
Housing	\$44,919,481	\$17,967,792	\$62,887,273
PV	\$12,950,322	\$5,180,129	\$18,130,451
Offsite and Bus Stops	\$619,527	\$247,811	\$867,338
Urban Greening	\$7,029,077	\$2,811,631	\$9,840,707
Pathways	\$1,601,884	\$640,753	\$2,242,637

Total Grant Funding	\$162,636,412
----------------------------	----------------------

Soft Cost Breakouts Per Funding Package

Total

Community Center

Architectural	8.00%	\$3,644,051
Engineering	2.25%	\$1,031,126
Cost Estimating	0.28%	\$130,536
Permitting	2.00%	\$960,910
Legal	0.50%	\$240,227
PM/CM	4.00%	\$1,921,819
FF&E	16.70%	\$7,524,627
Contingency	11.00%	\$5,085,415

Precon Portions

A/E Design		\$368,779.52
Engineering Design		\$113,423.91
Cost Estimating		\$130,535.59

Housing

Architectural	7.0%	\$3,144,364
Engineering	2.0%	\$898,390
Cost Estimating	0.3%	\$116,791
Permitting	2.0%	\$898,390
Legal	0.5%	\$224,597
PM/CM	4.0%	\$1,796,779
FF&E	14.2%	\$6,378,566
Contingency	10.0%	\$4,491,948

Precon Portions

A/E Design		\$274,000.00
Engineering Design		\$98,822.86
Cost Estimating		\$116,790.65

Solar - Housing

Architectural	8.0%	\$283,072
Engineering	2.0%	\$70,768
Cost Estimating	0.3%	\$9,200
Permitting	2.0%	\$70,768
Legal	0.5%	\$17,692
PM/CM	6.0%	\$212,304
FF&E	6.0%	\$212,304
Contingency	15.0%	\$530,759

Precon Portions

A/E Design		\$31,137.87
Engineering Design		\$7,784.47
Cost Estimating		\$9,199.83

Solar - Community Center

Architectural	8.0%	\$752,954
Engineering	2.0%	\$188,239
Cost Estimating	0.3%	\$24,471
Permitting	2.0%	\$188,239
Legal	0.5%	\$47,060
PM/CM	6.0%	\$564,716
FF&E	6.0%	\$564,716
Contingency	0.0%	\$1,411,789

Precon Portions

A/E Design		\$82,824.97
Engineering Design		\$20,706.24
Cost Estimating		\$24,471.01

Urban Greening - Housing

Architectural	8.0%	\$408,864
Engineering	2.0%	\$102,216
Cost Estimating	0.3%	\$13,288
Permitting	2.0%	\$102,216
Legal	0.5%	\$25,554
PM/CM	6.0%	\$306,648
FF&E	6.0%	\$306,648
Contingency	15.0%	\$766,620

Precon Portions

A/E Design		\$44,975.04
Engineering Design		\$11,243.76
Cost Estimating		\$13,288.08

Urban Greening - Community Center

Architectural	8.0%	\$153,462
Engineering	2.0%	\$38,366
Cost Estimating	0.3%	\$4,988
Permitting	2.0%	\$38,366
Legal	0.5%	\$9,591
PM/CM	6.0%	\$115,097
FF&E	6.0%	\$115,097
Contingency	15.0%	\$287,741

Precon Portions

A/E Design		\$16,880.83
Engineering Design		\$4,220.21
Cost Estimating		\$4,987.52

Pathways - Housing

Architectural	11.0%	\$45,365
Engineering	3.0%	\$12,372
Cost Estimating	0.3%	\$1,072
Permitting	2.0%	\$8,248
Legal	0.5%	\$2,062
PM/CM	6.0%	\$24,745
FF&E	5.0%	\$20,621
Contingency	12.0%	\$49,489

Precon Portions

A/E Design		\$4,990.19
Engineering Design		\$1,360.96
Cost Estimating		\$1,072.27

Pathways - Community Center

Architectural	11.0%	\$130,842
Engineering	3.0%	\$35,684
Cost Estimating	0.3%	\$3,093
Permitting	2.0%	\$23,789
Legal	0.5%	\$5,947
PM/CM	6.0%	\$71,368
FF&E	5.0%	\$59,474
Contingency	12.0%	\$142,737

Precon Portions

A/E Design		\$14,392.60
Engineering Design		\$3,925.26
Cost Estimating		\$3,092.63

Offsite

Architectural	12.0%	\$74,343
Engineering	4.0%	\$24,781
Cost Estimating	0.3%	\$1,611
Permitting	2.0%	\$12,391
Legal	0.5%	\$3,098
PM/CM	6.0%	\$37,172
FF&E	0.0%	\$0
Contingency	15.0%	\$92,929

Precon Portions

A/E Design		\$8,177.76
Engineering Design		\$2,725.92
Cost Estimating		\$1,610.77

Waterman Gardens Phase II
San Bernardino, California
Conceptual Design Statement of Probable Cost R1

SUMMARY MATRIX

Element	Community Center - East Wing 28,138 SF		Community Center- North Wing, Dignity 14,462 SF		Community Center - North Wing Growing Hope 11,562 SF		Community Center - Lobby 4,970 SF		Building B 76,960 SF		Building D 11,098 SF		Building F 16,546 SF	
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF
01 General Requirements														
02 Existing Conditions														
03 Concrete	\$659,244	\$23.43	\$423,339	\$29.27	\$337,414	\$29.18	\$342,955	\$69.01	\$994,377	\$12.92	\$194,045	\$17.48	\$187,385	\$11.33
04 Masonry														
05 Metals	\$467,353	\$16.61	\$15,908	\$1.10	\$12,718	\$1.10	\$732,262	\$147.34	\$61,275	\$0.80	\$12,869	\$1.16	\$12,832	\$0.78
06 Wood, Plastics, And Composites									\$5,278,474	\$68.59	\$625,034	\$56.32	\$744,992	\$45.03
07 Thermal And Moisture Protection	\$470,780	\$16.73	\$390,485	\$27.00	\$236,533	\$20.46	\$431,757	\$86.87	\$696,654	\$9.05	\$109,508	\$9.87	\$116,511	\$7.04
08 Openings	\$952,867	\$33.86	\$1,201,068	\$83.05	\$658,477	\$56.95	\$707,029	\$142.26	\$966,123	\$12.55	\$138,150	\$12.45	\$229,488	\$13.87
09 Finishes	\$2,029,125	\$72.11	\$1,433,582	\$99.13	\$721,388	\$62.39	\$775,744	\$156.09	\$5,973,065	\$77.61	\$662,151	\$59.66	\$906,830	\$54.81
10 Specialties	\$202,396	\$7.19	\$130,496	\$9.02	\$93,473	\$8.08	\$43,824	\$8.82	\$426,607	\$5.54	\$98,452	\$8.87	\$165,591	\$10.01
11 Equipment									\$385,000	\$5.00	\$55,000	\$4.96	\$32,400	\$1.96
12 Furnishings	\$2,293	\$0.08	\$11,595	\$0.80	\$11,595	\$1.00	\$13,085	\$2.63						
13 Special Construction	\$1,236,426	\$43.94	\$1,117,546	\$77.27	\$2,485,103	\$214.94								
14 Conveying Systems	\$214,608	\$7.63												
21 Fire Suppression	\$223,416	\$7.94	\$114,828	\$7.94	\$91,802	\$7.94	\$39,462	\$7.94	\$758,056	\$9.85	\$109,315	\$9.85	\$140,641	\$8.50
22 Plumbing	\$344,784	\$12.25	\$592,972	\$41.00	\$321,357	\$27.79	\$90,600	\$18.23	\$2,131,122	\$27.69	\$307,304	\$27.69	\$458,159	\$27.69
23 HVAC	\$1,316,577	\$46.79	\$1,211,771	\$83.79	\$575,672	\$49.79	\$232,546	\$46.79	\$1,270,019	\$16.50	\$183,117	\$16.50	\$273,009	\$16.50
25 Integrated Automation	\$217,788	\$7.74	\$140,860	\$9.74	\$89,490	\$7.74	\$38,468	\$7.74	\$261,664	\$3.40	\$37,733	\$3.40	\$56,256	\$3.40
26 Electrical	\$1,665,917	\$59.21	\$1,321,014	\$91.34	\$741,972	\$64.17	\$290,894	\$58.53	\$2,417,094	\$31.41	\$403,858	\$36.39	\$551,158	\$33.31
27 Communications	\$254,930	\$9.06	\$246,722	\$17.06	\$104,752	\$9.06	\$45,028	\$9.06	\$132,241	\$1.72	\$19,089	\$1.72	\$28,459	\$1.72
28 Electrical Safety And Security	\$288,696	\$10.26	\$314,693	\$21.76	\$118,626	\$10.26	\$60,932	\$12.26	\$155,370	\$2.02	\$22,418	\$2.02	\$33,423	\$2.02
31 Earthwork	\$145,137	\$5.16	\$147,507	\$10.20	\$147,507	\$12.76	\$48,740	\$9.81	\$71,119	\$0.92	\$78,734	\$7.09	\$58,697	\$3.55
32 Exterior Improvements														
33 Utilities														
Subtotal Cost	\$10,692,338	\$380.00	\$8,814,387	\$609.49	\$6,747,878	\$583.63	\$3,893,328	\$783.37	\$21,978,257	\$285.58	\$3,056,778	\$275.44	\$3,995,832	\$241.50
Design Contingency 15.0%	\$1,603,851	\$57.00	\$1,322,158	\$91.42	\$1,012,182	\$87.54	\$583,999	\$117.50	\$3,296,739	\$42.84	\$458,517	\$41.32	\$599,375	\$36.22
Construction Contingency 5.0%	\$614,809	\$21.85	\$506,827	\$35.05	\$388,003	\$33.56	\$223,866	\$45.04	\$1,263,750	\$16.42	\$175,765	\$15.84	\$229,760	\$13.89
Escalation to MOC, varies 11.4%	\$1,666,544	\$59.23	\$1,373,840	\$95.00	\$1,051,747	\$90.97	\$606,827	\$122.10	\$2,323,260	\$30.19	\$323,123	\$29.12	\$422,388	\$25.53
General Conditions 8.0%	\$1,166,203	\$41.45	\$961,377	\$66.48	\$735,985	\$63.66	\$424,642	\$85.44	\$2,308,960	\$30.00	\$321,135	\$28.94	\$419,788	\$25.37
Bonds & Insurance 2.3%	\$362,106	\$12.87	\$298,508	\$20.64	\$228,523	\$19.77	\$131,851	\$26.53	\$716,932	\$9.32	\$99,712	\$8.98	\$130,344	\$7.88
GC Fee 6.0%	\$966,351	\$34.34	\$796,626	\$55.08	\$609,859	\$52.75	\$351,871	\$70.80	\$1,913,274	\$24.86	\$266,102	\$23.98	\$347,849	\$21.02
Total Estimated Construction Cost	\$17,072,202	\$606.73	\$14,073,723	\$973.15	\$10,774,176	\$931.86	\$6,216,384	\$1,250.78	\$33,801,172	\$439.20	\$4,701,132	\$423.60	\$6,145,337	\$371.41
Soft Costs 40.0%	\$6,828,881	\$242.69	\$7,036,862	\$486.58	\$4,309,671	\$56.00	\$2,486,554	\$500.31	\$13,520,469	\$175.68	\$1,880,453	\$169.44	\$2,458,135	\$148.56
Total Estimated Project Cost	\$23,901,083	\$849.42	\$21,110,585	\$1,459.73	\$15,083,847	\$987.86	\$8,702,938	\$1,751.09	\$47,321,641	\$614.89	\$6,581,584	\$593.04	\$8,603,471	\$519.97

Element	Sitework		Overall Totals
	Total	Cost/SF	Total
	480,702 SF		
01 General Requirements			\$144,211
02 Existing Conditions	\$144,211	\$0.30	\$3,138,759
03 Concrete			\$1,315,218
04 Masonry			\$6,648,500
05 Metals			\$2,452,227
06 Wood, Plastics, And Composites			\$4,853,201
07 Thermal And Moisture Protection			\$12,501,886
08 Openings			\$1,160,839
09 Finishes			\$472,400
10 Specialties			\$38,568
11 Equipment			\$4,839,075
12 Furnishings			\$214,608
13 Special Construction			\$1,477,520
14 Conveying Systems			\$4,246,298
21 Fire Suppression			\$5,062,711
22 Plumbing			\$842,259
23 HVAC	\$10,473,110	\$21.79	\$17,865,017
25 Integrated Automation			\$831,220
26 Electrical			\$994,158
27 Communications			\$1,598,425
28 Electrical Safety And Security			\$8,745,171
31 Earthwork	\$900,983	\$1.87	\$1,365,194
32 Exterior Improvements	\$8,745,171	\$18.19	
33 Utilities	\$1,365,194	\$2.84	
Subtotal Cost	\$21,628,669	\$44.99	\$80,807,465
Design Contingency 15.0%	\$3,244,300	\$6.75	\$12,121,120
Construction Contingency 5.0%	\$1,243,648	\$2.59	\$4,646,429
Escalation to MOC, varies 11.4%	\$2,980,038	\$6.20	\$10,747,769
General Conditions 8.0%	\$2,327,732	\$4.84	\$8,665,823
Bonds & Insurance 2.3%	\$722,761	\$1.50	\$2,690,738
GC Fee 6.0%	\$1,928,829	\$4.01	\$7,180,761
Total Estimated Construction Cost	\$34,075,978	\$70.89	\$126,860,104
Soft Costs 40.0%	\$13,630,391	\$28.36	\$52,151,414
Total Estimated Project Cost	\$47,706,369	\$99.24	\$179,011,519

SCHEDULE OF AREAS AND CONTROL QUANTITIES

Schedule of Areas	Community Center - East Wing	Community Center - North Wing, Dignity	Community Center - North Wing Growing Hope	Community Center - Lobby	Building B	Building D	Building F	Sitework	SF
1. Enclosed Areas (x 100%)									
Level 1	14,244	14,462	11,561	4,970	5,671	6,280	5,745	480,702	543,635
Level 2	13,894				5,772	4,818	5,400		29,884
Level 3					3,949		5,400		9,349
Level 4									
Level 5									
Level 6									
Level 7									
Buildings	1	1	1	1	5	1	1	1	
Total Enclosed	28,138	14,462	11,562	4,970	76,960	11,098	16,546	480,702	582,868
2. Unenclosed Areas (x 50%)									
Covered Deck									
Total Unenclosed									
Total Gross Floor Area	28,138	14,462	11,562	4,970	76,960	11,098	16,546	480,702	582,868

Building B

SUMMARY - BUILDING B

Element		Total	Cost / SF
01	General Requirements		
02	Existing Conditions		
03	Concrete	\$994,377	\$12.92
04	Masonry		
05	Metals	\$61,275	\$0.80
06	Wood, Plastics, And Composites	\$5,278,474	\$68.59
07	Thermal And Moisture Protection	\$696,654	\$9.05
08	Openings	\$966,123	\$12.55
09	Finishes	\$5,973,065	\$77.61
10	Specialties	\$426,607	\$5.54
11	Equipment	\$385,000	\$5.00
12	Furnishings		
13	Special Construction		
14	Conveying Systems		
21	Fire Suppression	\$758,056	\$9.85
22	Plumbing	\$2,131,122	\$27.69
23	HVAC	\$1,270,019	\$16.50
25	Integrated Automation	\$261,664	\$3.40
26	Electrical	\$2,417,094	\$31.41
27	Communications	\$132,241	\$1.72
28	Electrical Safety And Security	\$155,370	\$2.02
31	Earthwork	\$71,119	\$0.92
32	Exterior Improvements		
33	Utilities		
	Subtotal	\$21,978,257	\$285.58
	Design Contingency	15.00% \$3,296,739	\$42.84
	Subtotal	\$25,274,995	\$328.42
	Construction Contingency	5.00% \$1,263,750	\$16.42
	Subtotal	\$26,538,745	\$344.84
	Escalation to MOC	8.75% \$2,323,260	\$30.19
	Subtotal	\$28,862,005	\$375.03
	General Conditions	8.00% \$2,308,960	\$30.00
	Subtotal	\$31,170,966	\$405.03
	Bonds & Insurance	2.30% \$716,932	\$9.32
	Subtotal	\$31,887,898	\$414.34
	GC Fee	6.00% \$1,913,274	\$24.86
	TOTAL ESTIMATED CONSTRUCTION COST	\$33,801,172	\$439.20

Total Area: 76,960 SF

DETAIL ELEMENTS - BUILDING B

Element	Quantity	Unit	Unit Cost	Total
03 Concrete				
Footings and Foundations				
F2 - Spread Footing				
Concrete, spread footings, 3000 psi	61	cy	\$301.17	\$18,221
Spread footing reinforcing	9,983	lbs	\$1.70	\$16,970
Formwork, spread footings	2,960	sf	\$9.92	\$29,363
Foundation excavation	127	cy	\$25.30	\$3,214
Foundation backfill	67	cy	\$21.97	\$1,462
Foundation haul excess	61	cy	\$19.65	\$1,189
F3 - Spread Footing				
Concrete, spread footings, 3000 psi	28	cy	\$301.17	\$8,282
Spread footing reinforcing	5,550	lbs	\$1.70	\$9,435
Formwork, spread footings	990	sf	\$9.92	\$9,821
Foundation excavation	58	cy	\$25.30	\$1,461
Foundation backfill	30	cy	\$21.97	\$665
Foundation haul excess	28	cy	\$19.65	\$540
F3A - Spread Footing				
Concrete, spread footings, 3000 psi	77	cy	\$301.17	\$23,090
Spread footing reinforcing	14,183	lbs	\$1.40	\$19,857
Formwork, spread footings	2,760	sf	\$9.92	\$27,379
Foundation excavation	161	cy	\$25.30	\$4,073
Foundation backfill	84	cy	\$21.97	\$1,853
Foundation haul excess	77	cy	\$19.65	\$1,507
F3B - Spread Footing				
Concrete, spread footings, 3000 psi	61	cy	\$301.17	\$18,221
Spread footing reinforcing	12,100	lbs	\$1.40	\$16,940
Formwork, spread footings	2,040	sf	\$9.92	\$20,237
Foundation excavation	127	cy	\$25.30	\$3,214
Foundation backfill	67	cy	\$21.97	\$1,462
Foundation haul excess	61	cy	\$19.65	\$1,189
F4A - Spread Footing				
Concrete, spread footings, 3000 psi	66	cy	\$301.17	\$19,877
Spread footing reinforcing	13,860	lbs	\$1.40	\$19,404
Formwork, spread footings	1,600	sf	\$9.92	\$15,872
Foundation excavation	139	cy	\$25.30	\$3,507
Foundation backfill	73	cy	\$21.97	\$1,595
Foundation haul excess	66	cy	\$19.65	\$1,297
F4B - Spread Footing				
Concrete, spread footings, 3000 psi	17	cy	\$301.17	\$4,969
Spread footing reinforcing	3,465	lbs	\$1.40	\$4,851
Formwork, spread footings	385	sf	\$9.92	\$3,819
Foundation excavation	35	cy	\$25.30	\$877

DETAIL ELEMENTS - BUILDING B

Element	Quantity	Unit	Unit Cost	Total
Foundation backfill	18	cy	\$21.97	\$399
Foundation haul excess	17	cy	\$19.65	\$324
C1 - Continuous Footing				
Concrete, continuous footings, 3000 psi	17	cy	\$301.17	\$4,969
Continuous footing reinforcing	3,218	lbs	\$1.40	\$4,505
Formwork, continuous footings	710	sf	\$8.97	\$6,369
Foundation excavation	35	cy	\$25.30	\$877
Foundation backfill	18	cy	\$21.97	\$399
Foundation haul excess	17	cy	\$19.65	\$324
C1.5 - Continuous Footing				
Concrete, continuous footings, 3000 psi	253	cy	\$301.17	\$76,196
Continuous footing reinforcing	51,865	lbs	\$1.40	\$72,611
Formwork, continuous footings	8,285	sf	\$8.97	\$74,316
Foundation excavation	531	cy	\$25.30	\$13,442
Foundation backfill	278	cy	\$21.97	\$6,114
Foundation haul excess	253	cy	\$19.65	\$4,971
GB1.5 - Grade Beam				
Concrete, grade beams, 3000 psi	22	cy	\$301.17	\$6,626
Grade beam reinforcing	4,400	lbs	\$1.40	\$6,160
Formwork, grade beams	730	sf	\$8.98	\$6,555
Foundation excavation	46	cy	\$25.30	\$1,169
Foundation backfill	24	cy	\$21.97	\$532
Foundation haul excess	22	cy	\$19.65	\$432
T1 - Tie Beam				
Concrete, tie beams, 3000 psi	22	cy	\$301.17	\$6,626
Tie beam reinforcing	4,070	lbs	\$1.40	\$5,698
Formwork, tie beams	1,110	sf	\$8.98	\$9,968
Foundation excavation	46	cy	\$25.30	\$1,169
Foundation backfill	24	cy	\$21.97	\$532
Foundation haul excess	22	cy	\$19.65	\$432
Concrete Stem Wall/Column				
Concrete, columns, 4000 psi	13	cy	\$326.10	\$4,076
Column reinforcing	2,500	lbs	\$1.40	\$3,500
Formwork, columns	360	sf	\$17.23	\$6,203
Foundation excavation	26	cy	\$25.30	\$664
Foundation backfill	14	cy	\$21.97	\$302
Foundation haul excess	13	cy	\$19.65	\$246
Slab on Grade				
S.O.G. 4"				
Concrete, slab on grade, 3000 psi	347	cy	\$230.21	\$79,782
Slab on grade reinforcing	21,093	lbs	\$1.40	\$29,530
Formwork, slab on grade	2,525	lf	\$6.88	\$17,372
Vapor barrier	23,940	sf	\$1.44	\$34,474
Radon mitigation	23,940	sf	\$2.19	\$52,429

DETAIL ELEMENTS - BUILDING B

Element	Quantity	Unit	Unit Cost	Total
Base course	23,940	sf	\$3.95	\$94,563
Fine grading	23,940	sf	\$0.68	\$16,279
Finish to slab on grade	23,940	sf	\$1.15	\$27,531

Total - Concrete				\$994,377
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05 Metals

Miscellaneous

Exterior Guardrails and Handrails
 Balcony Guardrail, 3'-6" high

645	lf	\$95.00	\$61,275
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Total - Metals				\$61,275
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06 Wood, Plastics, And Composites

Rough Carpentry

Wood Columns

Double 2x4, treated lumber	2,467	bf	\$9.30	\$22,940
Double 2x6, treated lumber	9,600	bf	\$8.04	\$77,184
4x6, treated lumber	38,400	bf	\$7.94	\$304,896
6x6, treated lumber	2,100	bf	\$6.72	\$14,112

Wood Beams/Headers

Double 2x12, treated lumber	2,940	bf	\$6.09	\$17,905
4x4, treated lumber	1,713	bf	\$6.60	\$11,308
4x6, treated lumber	1,380	bf	\$7.49	\$10,336
4x12, treated lumber	440	bf	\$8.12	\$3,573
6x12, treated lumber	4,020	bf	\$6.15	\$24,723
7x11.25, parallam	325	lf	\$84.00	\$27,300

Wood Joists

2x12, treated lumber	80,490	bf	\$6.24	\$502,258
1-3/4x11-1/4, laminated veneer lumber, 2-ply	1,390	lf	\$34.68	\$48,205
1-3/4x11-1/4, laminated veneer lumber, 3-ply	355	lf	\$34.68	\$12,311

Pre-Fabricated Wood Trusses

Wood trusses, includes accessories, blocking and delivery	24,720	sf	\$10.00	\$247,200
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Sheathing

Plywood floor sheathing, 3/4"	50,620	sf	\$4.35	\$220,197
Gypcrete	50,620	sf	\$5.09	\$257,656
Roof sheathing, 5/8"	18,500	sf	\$5.44	\$100,640
Starter board at eaves	6,220	sf	\$5.75	\$35,765
Shear wall sheathing, 1/2", exterior	26,994	sf	\$4.45	\$120,123

Wall Framing, Wood Studs

Wood studs, 2" x 6" at 16" o.c., exterior walls	61,010	sf	\$9.67	\$589,967
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DETAIL ELEMENTS - BUILDING B

Element	Quantity	Unit	Unit Cost	Total
Wood studs, 2" x 4" at 16" o.c., exterior walls	14,650	sf	\$6.72	\$98,448
Wood studs, 2" x 4", staggered stud exterior wall	20,650	sf	\$9.94	\$205,261
Wood studs, 2" x 6" at 16" o.c., partitions	56,815	sf	\$7.93	\$450,543
Wood studs, 2" x 4" at 16" o.c., partitions	8,900	sf	\$6.72	\$59,808
Wood studs, 2" x 6" at 16" o.c., furring	6,320	sf	\$7.93	\$50,118
Wood studs, 2" x 4" at 16" o.c., furring	7,100	sf	\$6.72	\$47,712
Wood studs, 2" x 4", staggered stud partition	11,750	sf	\$9.94	\$116,795
Miscellaneous Rough Carpentry				
Wood stairs, incl. treads and risers	5,100	lfr	\$96.53	\$492,303
Miscellaneous blocking/strapping and backing	76,960	sf	\$0.16	\$12,314
Finish Carpentry				
Casework and millwork				
Base cabinets, solid surface countertops	945	lf	\$546.91	\$516,830
Upper cabinets	825	lf	\$358.09	\$295,424
Full height cabinets	140	lf	\$645.32	\$90,345
Vanity units, solid surface countertop	385	lf	\$315.21	\$121,356
Closet shelving, wood, includes rods	1,900	lf	\$30.12	\$57,228
Miscellaneous trim and millwork	76,960	sf	\$0.20	\$15,392

Total - Wood, Plastics, And Composites **\$5,278,474**

DETAIL ELEMENTS - BUILDING B

Element	Quantity	Unit	Unit Cost	Total
07 Thermal And Moisture Protection				
Roofing and Accessories				
Metal Flashings, Copings and Fascias				
Composite trim with nailers and flashing	745	lf	\$10.87	\$8,098
Asphalt Shingle Roof				
Asphalt shingles over roofing underlayment	29,695	sf	\$6.88	\$204,302
Roof Insulation				
Roof / attic / ceiling insulation (per A.B41)	28,805	sf	\$1.12	\$32,262
Roof Accessories				
Square gutter	2,390	lf	\$12.66	\$30,257
3" x 4" Downspout	2,665	lf	\$12.96	\$34,538
Splash Block	80	ea	\$105.00	\$8,400
Fypon roof rafter tail	1,195	lf	\$48.24	\$57,647
Alumawood Trellis				
Alumawood trellis, at balconies	4,065	sf	\$18.57	\$75,487
Exterior Wall Insulation				
Sound batt insulation, unbacked	62,550	sf	\$1.83	\$114,467
Fiberglass batt insulation, unbacked	8,150	sf	\$2.06	\$16,789
Interior Wall Insulation				
Sound batt insulation, unbacked	54,135	sf	\$1.34	\$72,541
Fiberglass batt insulation, unbacked	16,020	sf	\$1.45	\$23,229
Waterproofing				
Patio deck	5,325	sf	\$3.50	\$18,638

Total - Thermal And Moisture Protection				\$696,654
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08 Openings

Exterior Doors and Frames

Fiberglass doors and hardware				
3'-0" x 6'-8", glazed, WD Frame	50	ea	\$1,342.00	\$67,100
3'-0" x 6'-8", WD frame	30	ea	\$1,105.00	\$33,150
Hollow metal doors and hardware				
2'-6" x 6'-8", HM frame	5	ea	\$968.00	\$4,840
2'-6" x 6'-8", louvered, WD frame	70	ea	\$1,084.00	\$75,880
3'-0" x 6'-8", HM frame	15	ea	\$1,040.00	\$15,600
3'-0" x 6'-8", louvered, HM frame	10	ea	\$1,108.00	\$11,080
Solid core wood doors and hardware				
3'-0" x 6'-8", timely frame	40	ea	\$1,108.00	\$44,320

DETAIL ELEMENTS - BUILDING B

Element	Quantity	Unit	Unit Cost	Total
Exterior Glazing				
Vinyl windows	5,794	sf	\$58.00	\$336,038
Interior Doors and Frames				
Hollow core wood doors, wood frames & hardware				
Flush 3'-0" x 6'-8" Hollow Core WD, WD frame	190	ea	\$648.00	\$123,120
Flush 2'-6" x 6'-8" Hollow Core WD, WD frame	120	ea	\$626.00	\$75,120
Sliding 3'-0" x 6'-8" Hollow Core WD, WD frame	20	ea	\$648.00	\$12,960
Louvered 3'-0" x 6'-8" Hollow Core WD, WD frame	40	ea	\$798.00	\$31,920
Double, Louvered 6'-0" x 6'-8" Hollow Core WD, WD frame	10	pr	\$947.00	\$9,470
Double, Louvered 5'-0" x 6'-8" Hollow Core WD, WD frame	20	pr	\$885.00	\$17,700
Double, Sliding 6'-0" x 6'-8" Hollow Core WD, WD frame	55	pr	\$872.00	\$47,960
Triple, Sliding 9'-0" x 6'-8" Hollow Core WD, WD frame	65	ea	\$921.00	\$59,865

Total - Openings				\$966,123
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09 Finishes

Exterior Finishes

Composite wood board and batten, at façade, incl. moisture barrier, trim and flashings	12,045	sf	\$28.76	\$346,414
Cement plaster over lath, includes moisture barrier and trim	69,540	sf	\$25.47	\$1,771,184
Soffit, cement plaster over lath, includes moisture barrier, trim and framing	7,625	sf	\$31.88	\$243,085

Exterior Walls And Parapets

Sheathing				
Exterior walls, densglass sheathing	99,350	sf	\$4.48	\$445,088
Gypsum Board to Interior of Exterior				
Interior of exterior, 5/8" thick gypsum board X, finished	91,425	sf	\$3.95	\$361,129
Interior of exterior, 5/8" thick gypsum board X, unfinished	20,650	sf	\$3.00	\$61,950
Gypsum board, 1" thick coreboard at exterior fire walls	16,300	sf	\$4.72	\$76,936

Interior Partitions

Partitions				
Metal stud	4,800	sf	\$10.00	\$48,000
Gypsum Board				
Gypsum board, 5/8" thick, finished	105,160	sf	\$3.95	\$415,382
Gypsum board, 5/8" thick, finished, mold resistant	56,070	sf	\$4.07	\$228,205
Gypsum board, 5/8" thick, unfinished	10,575	sf	\$3.00	\$31,725
Gypsum board, 1" thick coreboard at interior fire walls	16,095	sf	\$4.72	\$75,968
Premiums				
Fire sealant	17,500	lf	\$1.25	\$21,875

Interior Finishes

Floors				
VPF flooring	58,755	sf	\$4.13	\$242,658
Pli-dek, at stairs	2,735	sf	\$5.19	\$14,195
Sealed concrete	2,300	sf	\$1.94	\$4,462

DETAIL ELEMENTS - BUILDING B

Element	Quantity	Unit	Unit Cost	Total
Base				
MDF, 4"	19,590	lf	\$4.44	\$86,980
Walls				
Paint walls	176,310	sf	\$1.48	\$260,939
Ceiling				
Gypsum board ceilings, incl. framing	58,915	sf	\$16.68	\$982,702
Gypsum board ceilings, mold resistant, incl. framing	7,125	sf	\$17.30	\$123,263
Gypsum board soffit drops, incl. framing	1,025	sf	\$16.70	\$17,118
Paint gypsum board ceilings/soffit drops	67,065	sf	\$1.59	\$106,633
Attic access hatch, 20"x30"	35	ea	\$205.00	\$7,175

Total - Finishes				\$5,973,065
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10 Specialties

Buidling Specialties				
Fire extinguisher and cabinet	6	ea	\$247.00	\$1,482
Restroom Specialties				
Medicine cabinets	90	ea	\$240.00	\$21,600
Bathroom mirror	155	ea	\$366.20	\$56,761
Grab bar, ADA units	50	ea	\$258.91	\$12,946
Towel bars	90	ea	\$222.05	\$19,985
Toilet paper holder	155	ea	\$295.29	\$45,770
Locker/mail rooms, allow	300	sf	\$220.00	\$66,000
Miscellaneous				
Trash chutes	2	ea	\$18,300.00	\$36,600
Code signage	76,960	sf	\$0.65	\$50,024
General building specialties	76,960	sf	\$1.50	\$115,440

Total - Specialties				\$426,607
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11 Equipment

Appliances				
Kitchen appliances, allowance	70	unit	\$5,500.00	\$385,000

Total - Equipment				\$385,000
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DETAIL ELEMENTS - BUILDING B

Element	Quantity	Unit	Unit Cost	Total
21 Fire Suppression				
Fire Protection				
Wet-pipe sprinklers	76,960	sf	\$9.85	\$758,056
Total - Fire Suppression				\$758,056

22 Plumbing

Plumbing

General Plumbing Equipment

Water heater, gas, residential, 70 gal	70	ea	\$1,296.00	\$90,720
Circulating pump	70	ea	\$631.80	\$44,226
HW rough-in at water heater	70	ea	\$472.50	\$33,075
HW rough-in at circulating pump	70	ea	\$405.00	\$28,350

Sanitary Fixtures

Water closet, WC-1, floor	120	ea	\$589.41	\$70,729
Lavatory, L-1, wall	190	ea	\$684.99	\$130,148
Bathtub, BT-1	120	ea	\$2,239.65	\$268,758

Rough-ins

Local rough-in at fixture	430	ea	\$734.15	\$315,685
Rough-in to dishwasher	70	ea	\$250.58	\$17,541
Cold water rough-in at laundry equipment	70	ea	\$523.01	\$36,611

Domestic Water

3/4" pipe, cu type L, in bldg	8,400	lf	\$29.19	\$245,196
1" pipe, cu type L, in bldg	1,925	lf	\$32.17	\$61,927
1-1/4" pipe, cu type L, in bldg	3,150	lf	\$31.93	\$100,580
1-1/2" pipe, cu type L, in bldg	700	lf	\$34.41	\$24,087
Pipe insulation, 3/4" pipe	5,600	lf	\$9.56	\$53,536
Pipe insulation, 1" pipe	525	lf	\$10.02	\$5,261
Pipe insulation, 1-1/4" pipe	1,400	lf	\$12.57	\$17,598

Waste / Vent

DWV connection to washer box	70	ea	\$418.23	\$29,276
1-1/2" pipe, ci, no-hub, in bldg	210	lf	\$44.66	\$9,379
2" pipe, ci, no-hub, in bldg	4,060	lf	\$46.53	\$188,912
3" pipe, ci, no-hub, in bldg	5,250	lf	\$57.27	\$300,668
4" pipe, ci, no-hub, in bldg	875	lf	\$67.27	\$58,861

Total - Plumbing

\$2,131,122

DETAIL ELEMENTS - BUILDING B

Element	Quantity	Unit	Unit Cost	Total
23 HVAC				
HVAC				
Refrigerant Piping				
3/8" pipe, acr, type L	3,920	lf	\$26.27	\$102,978
7/8" pipe, acr, type L	3,920	lf	\$31.93	\$125,166
Pipe insulation, 7/8" pipe	3,920	lf	\$11.08	\$43,434
DX Fancoils/splits				
Fan coil, dx, 1.5 ton, 600 cfm	70	ea	\$1,707.75	\$119,543
Condensing unit, 2 tons	70	ea	\$3,515.40	\$246,078
Fans				
Exhaust fan EF-2, 500 cfm	120	ea	\$1,391.85	\$167,022
Air Distribution				
Ductwork, galv, self-fab'd, incl shop OH	21,369	lb	\$8.67	\$185,269
Flexible duct, insulated, various sizes	7,630	lf	\$20.28	\$154,736
Grilles and diffusers				
Ceiling diffusers	350	ea	\$179.28	\$62,748
Louvers	250	ea	\$252.18	\$63,045
Total - HVAC				\$1,270,019

DETAIL ELEMENTS - BUILDING B

Element	Quantity	Unit	Unit Cost	Total
25 Integrated Automation				
HVAC Controls	76,960	sf	\$3.40	\$261,664
Total - Integrated Automation				\$261,664

26 Electrical

Service and distribution

Distribution equipment

Panelboard, 150 amp, 480/277v, 3ph, 4w	70	ea	\$2,426.68	\$169,868
Panelboard, 225 amp, 120/208v, 3ph, 4w	10	ea	\$2,777.80	\$27,778
INV-125A	5	ea	\$4,784.74	\$23,924
Meter Stack	5	ea	\$11,110.20	\$55,551
Conduit, 2" pvc	26,075	lf	\$7.86	\$204,950
Copper wire, #6 thhn	200	lf	\$1.38	\$276
Copper wire, #3/0 thhn	600	lf	\$5.62	\$3,372
Aluminum wire, #3/0	26,980	lf	\$2.62	\$70,688
Aluminum wire, #4	8,990	lf	\$1.12	\$10,069
Grounding	5	ls	\$1,012.50	\$5,063
Copper wire, #6 thhn	500	lf	\$1.38	\$690
Pull box, 12x12x6 N3R	5	ea	\$194.75	\$974
Branch power,	15	lf	\$15.86	\$238

HVAC and equipment connections

WH-1	70	ea	\$666.85	\$46,680
Heat pump	70	ea	\$666.85	\$46,680
Radon Fan	70	ea	\$87.62	\$6,133
Circ Pump	70	ea	\$87.62	\$6,133
Exhaust fan	110	ea	\$254.89	\$28,038
Irrigation controller	5	ea	\$87.62	\$438
Hood vent	70	ea	\$87.62	\$6,133
12/2 Romex	13,000	lf	\$3.16	\$41,080
8/3 Romex	6,300	lf	\$5.55	\$34,965

Convenience power

Duplex receptacle, 20 amp	1,020	ea	\$79.18	\$80,764
Double duplex receptacle, 20 amp	5	ea	\$105.75	\$529
Duplex receptacle, 20 amp GFCI	560	ea	\$100.41	\$56,230
Duplex receptacle, 20 amp GFCI, wp	120	ea	\$114.86	\$13,783
20Amp Appliance	350	ea	\$89.81	\$31,434
30Amp Appliance	70	ea	\$106.51	\$7,456
50Amp Appliance	70	ea	\$102.99	\$7,209
12/2 Romex	41,100	lf	\$3.16	\$129,876
8/3 Romex	3,150	lf	\$5.55	\$17,483
6/3 Romex	3,150	lf	\$6.73	\$21,200
Door Bell & Chime, Xfrm	70	ea	\$355.17	\$24,862
Door Bell Strobe	150	ea	\$62.87	\$9,431

DETAIL ELEMENTS - BUILDING B

Element	Quantity	Unit	Unit Cost	Total
12/2 Romex	1,500	lf	\$3.16	\$4,740
16/2 Cable	5,600	lf	\$1.39	\$7,784
Lighting and lighting control				
Fixture Type A2	8	ea	\$323.96	\$2,592
Fixture Type A3	6	ea	\$212.72	\$1,276
Fixture Type R1	200	ea	\$262.06	\$52,412
Fixture Type R2	870	ea	\$178.43	\$155,234
Fixture Type R3	160	ea	\$290.50	\$46,480
Fixture Type R4	160	ea	\$190.13	\$30,421
Fixture Type R5	110	ea	\$230.28	\$25,331
Fixture Type S1	80	ea	\$257.04	\$20,563
Single pole switch	225	ea	\$87.62	\$19,715
Dimmer switch	220	ea	\$250.64	\$55,141
Dimmer three way switch	100	ea	\$277.69	\$27,769
Three way switch	1	ea	\$97.91	\$98
Occupancy sensor, ceiling mounted	20	ea	\$293.24	\$5,865
Occupancy sensor, wall mounted	215	ea	\$254.89	\$54,801
12/2 Romex	35,625	lf	\$3.16	\$112,575
12/3 Romex	3,030	lf	\$3.49	\$10,575
PV, allowance	125	kw	\$4,750.00	\$593,750

Total - Electrical **\$2,417,094**

27 Communications

Voice and Data system				
Tele/data outlet, 1 port	230	ea	\$56.06	\$12,894
CATV Outlet	70	ea	\$52.51	\$3,676
Telephone outlet	10	ea	\$56.06	\$561
Comm Panel	70	ea	\$809.46	\$56,662
Fire treated plywood	5	ea	\$304.53	\$1,523
Telecommunication grounding busbar	5	ea	\$344.86	\$1,724
CAT-6, 4 pair 23 AWG, UTP	12,000	lf	\$1.10	\$13,200
Coax Cable	3,500	lf	\$1.11	\$3,885
Closed circuit television system				
CCTV PTZ IP camera	15	ea	\$2,349.43	\$35,241
Head End Equip	1	ea	\$1,809.93	\$1,810
CCTV cabling	750	lf	\$1.42	\$1,065

Total - Communications **\$132,241**

DETAIL ELEMENTS - BUILDING B

Element	Quantity	Unit	Unit Cost	Total
28 Electrical Safety And Security				
Fire alarm system				
FA control panel	5	ea	\$11,059.56	\$55,298
FA horn wp strobe unit, wall mount	40	ea	\$255.92	\$10,237
FA horn strobe unit, wall mount	16	ea	\$182.86	\$2,926
Tamper and Flow Switch Conn	24	ea	\$120.62	\$2,895
Fire Alarm Bell	5	ea	\$195.95	\$980
Fire alarm cable rated, 4C	4,500	lf	\$4.22	\$18,990
CO/Smoke Det with Hearing Impaired Strobe	250	ea	\$141.93	\$35,483
12/3 Romex	6,250	lf	\$3.49	\$21,813
Misc Fire alarm	5	ea	\$1,350.00	\$6,750

Total - Electrical Safety And Security **\$155,370**

31 Earthwork

Earthwork				
Overexcavation and recompaction	1,212	cy	\$11.37	\$13,775
Engineered fill	1,212	cy	\$27.15	\$32,893
Haul	1,212	cy	\$15.23	\$18,452
Rough and fine grading	6,521	sf	\$0.92	\$5,999

Total - Earthwork **\$71,119**

Building D

SUMMARY - BUILDING D

Element		Total	Cost / SF
02 Existing Conditions			
03 Concrete		\$194,045	\$17.48
04 Masonry			
05 Metals		\$12,869	\$1.16
06 Wood, Plastics, And Composites		\$625,034	\$56.32
07 Thermal And Moisture Protection		\$109,508	\$9.87
08 Openings		\$138,150	\$12.45
09 Finishes		\$662,151	\$59.66
10 Specialties		\$98,452	\$8.87
11 Equipment		\$55,000	\$4.96
12 Furnishings			
13 Special Construction			
14 Conveying Systems			
21 Fire Suppression		\$109,315	\$9.85
22 Plumbing		\$307,304	\$27.69
23 HVAC		\$183,117	\$16.50
25 Integrated Automation		\$37,733	\$3.40
26 Electrical		\$403,858	\$36.39
27 Communications		\$19,089	\$1.72
28 Electrical Safety And Security		\$22,418	\$2.02
31 Earthwork		\$78,734	\$7.09
32 Exterior Improvements			
33 Utilities			
Subtotal		\$3,056,778	\$275.44
Design Contingency	15.00%	\$458,517	\$41.32
Subtotal		\$3,515,295	\$316.75
Construction Contingency	5.00%	\$175,765	\$15.84
Subtotal		\$3,691,059	\$332.59
Escalation to MOC	8.75%	\$323,123	\$29.12
Subtotal		\$4,014,183	\$361.70
General Conditions	8.00%	\$321,135	\$28.94
Subtotal		\$4,335,318	\$390.64
Bonds & Insurance	2.30%	\$99,712	\$8.98
Subtotal		\$4,435,030	\$399.62
GC Fee	6.00%	\$266,102	\$23.98

TOTAL ESTIMATED CONSTRUCTION COST		\$4,701,132	\$423.60
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Total Area: 11,098 SF

DETAIL ELEMENTS - BUILDING D

Element	Quantity	Unit	Unit Cost	Total
03 Concrete				
Footings and Foundations				
F2A - Spread Footing				
Concrete, spread footings, 3000 psi	12	cy	\$301.17	\$3,614
Spread footing reinforcing	2,400	lbs	\$1.40	\$3,360
Formwork, spread footings	512	sf	\$9.92	\$5,079
Foundation excavation	25	cy	\$25.30	\$638
Foundation backfill	13	cy	\$21.97	\$290
Foundation haul excess	12	cy	\$19.65	\$236
F2 - Spread Footing				
Concrete, spread footings, 3000 psi	4	cy	\$301.17	\$1,071
Spread footing reinforcing	711	lbs	\$1.40	\$996
Formwork, spread footings	128	sf	\$9.92	\$1,270
Foundation excavation	7	cy	\$25.30	\$189
Foundation backfill	4	cy	\$21.97	\$86
Foundation haul excess	4	cy	\$19.65	\$70
F3A - Spread Footing				
Concrete, spread footings, 3000 psi	2	cy	\$301.17	\$602
Spread footing reinforcing	400	lbs	\$1.40	\$560
Formwork, spread footings	96	sf	\$9.92	\$952
Foundation excavation	4	cy	\$25.30	\$106
Foundation backfill	2	cy	\$21.97	\$48
Foundation haul excess	2	cy	\$19.65	\$39
F3B - Spread Footing				
Concrete, spread footings, 3000 psi	1	cy	\$301.17	\$301
Spread footing reinforcing	200	lbs	\$1.40	\$280
Formwork, spread footings	48	sf	\$9.92	\$476
Foundation excavation	2	cy	\$25.30	\$53
Foundation backfill	1	cy	\$21.97	\$24
Foundation haul excess	1	cy	\$19.65	\$20
C1 - Continuous Footing				
Concrete, continuous footings, 3000 psi	2	cy	\$301.17	\$535
Continuous footing reinforcing	347	lbs	\$1.40	\$485
Formwork, continuous footings	70	sf	\$8.97	\$628
Foundation excavation	4	cy	\$25.30	\$94
Foundation backfill	2	cy	\$21.97	\$43
Foundation haul excess	2	cy	\$19.65	\$35
C1.25 - Continuous Footing				
Concrete, continuous footings, 3000 psi	46	cy	\$301.17	\$13,804
Continuous footing reinforcing	8,938	lbs	\$1.40	\$12,513
Formwork, continuous footings	1,980	sf	\$8.97	\$17,761
Foundation excavation	96	cy	\$25.30	\$2,435
Foundation backfill	50	cy	\$21.97	\$1,108

DETAIL ELEMENTS - BUILDING D

Element	Quantity	Unit	Unit Cost	Total
Foundation haul excess	46	cy	\$19.65	\$901
GB1.25 - Grade Beam				
Concrete, grade beams, 3000 psi	20	cy	\$301.17	\$6,065
Grade beam reinforcing	4,028	lbs	\$1.40	\$5,639
Formwork, grade beams	870	sf	\$8.98	\$7,813
Foundation excavation	42	cy	\$25.30	\$1,070
Foundation backfill	22	cy	\$21.97	\$487
Foundation haul excess	20	cy	\$19.65	\$396
Slab on Grade				
S.O.G. 4"				
Concrete, slab on grade, 3000 psi	80	cy	\$230.21	\$18,313
Slab on grade reinforcing	14,319	lbs	\$1.40	\$20,047
Formwork, slab on grade	410	lf	\$6.88	\$2,821
Vapor barrier	6,450	sf	\$1.44	\$9,288
Radon mitigation	6,450	sf	\$2.19	\$14,126
Base course	6,450	sf	\$3.95	\$25,478
Fine grading	6,450	sf	\$0.68	\$4,386
Finish to slab on grade	6,450	sf	\$1.15	\$7,418

Total - Concrete				\$194,045
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05 Metals

Miscellaneous

Exterior Guardrails and Handrails

Balcony Guardrail, 3'-6" high	103	lf	\$95.00	\$9,785
Metal Awning, 6' x 3'	3	ea	\$1,028.00	\$3,084

Total - Metals				\$12,869
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DETAIL ELEMENTS - BUILDING D

Element	Quantity	Unit	Unit Cost	Total
06 Wood, Plastics, And Composites				
Rough Carpentry				
Wood Columns				
Double 2x6, treated lumber	728	bf	\$8.04	\$5,853
4x6, treated lumber	4,266	bf	\$7.94	\$33,872
6x6, treated lumber	1,066	bf	\$6.72	\$7,164
Wood Beams/Headers				
4x4, treated lumber	91	bf	\$6.60	\$601
4x6, treated lumber	226	bf	\$7.49	\$1,693
4x8, treated lumber	28	bf	\$8.31	\$235
6x8, treated lumber	171	bf	\$6.05	\$1,035
6x10, treated lumber	125	bf	\$6.11	\$764
6x12, treated lumber	152	bf	\$6.15	\$935
Wood Joists				
2x6, treated lumber	119	bf	\$6.11	\$727
2x12, treated lumber	8,370	bf	\$6.24	\$52,229
1-3/4x11-1/4, laminated veneer lumber, 2-ply	47	lf	\$34.68	\$1,630
1-3/4x11-1/4, laminated veneer lumber, 3-ply	179	lf	\$34.68	\$6,208
Pre-Fabricated Wood Trusses				
Wood trusses, includes accessories, blocking and delivery	6,200	sf	\$10.00	\$62,000
Sheathing				
Plywood floor sheathing, 3/4"	5,632	sf	\$4.35	\$24,499
Gypcrete	5,632	sf	\$5.09	\$28,667
Roof sheathing, 5/8"	5,344	sf	\$5.44	\$29,071
Starter board at eaves	856	sf	\$5.75	\$4,922
Shear wall sheathing, 1/2", exterior	1,444	sf	\$4.45	\$6,427
Wall Framing, Wood Studs				
Wood studs, 2" x 6" at 16" o.c., exterior walls	7,746	sf	\$9.67	\$74,904
Wood studs, 2" x 4" at 16" o.c., exterior walls	595	sf	\$6.72	\$3,998
Wood studs, 2" x 4", staggered stud exterior wall	2,228	sf	\$9.94	\$22,146
Wood studs, 2" x 6" at 16" o.c., partitions	7,098	sf	\$7.93	\$56,287
Wood studs, 2" x 4" at 16" o.c., partitions	320	sf	\$6.72	\$2,150
Wood studs, 2" x 6" at 16" o.c., furring	399	sf	\$7.93	\$3,164
Wood studs, 2" x 4", staggered stud partition	1,417	sf	\$8.55	\$12,115
Miscellaneous Rough Carpentry				
Wood stairs, incl. treads and risers	202	lfr	\$119.78	\$24,224
Miscellaneous blocking/strapping and backing	11,098	sf	\$0.16	\$1,776
Finish Carpentry				
Casework and millwork				
Base cabinets, solid surface countertops	138	lf	\$546.97	\$75,482
Upper cabinets	116	lf	\$358.16	\$41,547

DETAIL ELEMENTS - BUILDING D

Element	Quantity	Unit	Unit Cost	Total
Full height cabinets	40	lf	\$645.37	\$25,815
Vanity units, solid surface countertop	20	lf	\$315.26	\$6,305
Closet shelving, wood, includes rods	145	lf	\$30.14	\$4,370
Miscellaneous trim and millwork	11,098	sf	\$0.20	\$2,220

Total - Wood, Plastics, And Composites				\$625,034
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07 Thermal And Moisture Protection

Roofing and Accessories				
Metal Flashings, Copings and Fascias				
Parapet coping	445	lf	\$12.17	\$5,416
Built Up Roofing				
Single ply membrane roofing	6,319	sf	\$6.41	\$40,505
Roof Insulation				
Roof rigid insulation	6,319	sf	\$2.94	\$18,578
Roof / attic / ceiling insulation (per A.D41)	6,319	sf	\$1.12	\$7,077
Crickets	1,000	sf	\$3.06	\$3,060
Roof Accessories				
Overflow scupper	9	ea	\$148.00	\$1,332
3" x 4" Downspout	235	lf	\$12.96	\$3,046
Splash block	12	ea	\$105.00	\$1,260
Leader box	10	ea	\$84.00	\$840
Roof hatch, 10 sf	1	ea	\$948.00	\$948
Radon riser	2	ea	\$74.00	\$148
Exterior Wall Insulation				
Sound batt insulation, unbacked	7,420	sf	\$1.83	\$13,579
Interior Wall Insulation				
Sound batt insulation, unbacked	8,964	sf	\$1.34	\$12,012
Waterproofing				
Patio deck	488	sf	\$3.50	\$1,708

Total - Thermal And Moisture Protection				\$109,508
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08 Openings

Exterior Doors and Frames				
Fiberglass doors and hardware				
3'-0" x 6'-8", glazed, WD Frame	10	ea	\$1,342.00	\$13,420
Hollow metal doors and hardware				
2'-0" x 6'-8", HM frame	1	ea	\$968.00	\$968
2'-6" x 6'-8", louvered, WD frame	8	ea	\$1,084.00	\$8,672

DETAIL ELEMENTS - BUILDING D

Element	Quantity	Unit	Unit Cost	Total
3'-0" x 6'-8", HM frame	1	ea	\$1,040.00	\$1,040
3'-0" x 6'-8", louvered, HM frame	2	ea	\$1,108.00	\$2,216
Solid core wood doors and hardware			#REF!	
3'-0" x 6'-8", timely frame	8	ea	\$1,108.00	\$8,864
			#REF!	
Exterior Glazing				
Vinyl windows	860	sf	\$58.00	\$49,880
Interior Doors and Frames				
Hollow core wood doors, wood frames & hardware				
Flush 3'-0" x 6'-8" Hollow Core WD, WD frame	40	ea	\$648.00	\$25,920
Double, Louvered 6'-0" x 6'-8" Hollow Core WD, WD frame	10	pr	\$947.00	\$9,470
Double, Sliding 6'-0" x 6'-8" Hollow Core WD, WD frame	20	pr	\$885.00	\$17,700

Total - Openings				\$138,150
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09 Finishes

Exterior Finishes

Composite wood board and batten, at façade, incl. moisture barrier, trim and flashings	1,398	sf	\$28.76	\$40,206
Cement plaster over lath, includes moisture barrier and trim	6,284	sf	\$25.47	\$160,042
Soffit, cement plaster over lath, includes moisture barrier, trim and framing	1,737	sf	\$31.88	\$55,376

Exterior Walls And Parapets

Sheathing				
Exterior walls, densglass sheathing	10,400	sf	\$4.48	\$46,592
Gypsum Board to Interior of Exterior				
Interior of exterior, 5/8" thick gypsum board X, finished	10,920	sf	\$3.95	\$43,134
Interior of exterior, 5/8" thick gypsum board X, unfinished	2,010	sf	\$3.00	\$6,030

Interior Partitions

Partitions				
Metal stud	380	sf	\$10.00	\$3,800
Gypsum Board				
Gypsum board, 5/8" thick, finished	10,081	sf	\$3.95	\$39,820
Gypsum board, 5/8" thick, finished, mold resistant	5,409	sf	\$4.07	\$22,015
Gypsum board, 5/8" thick, unfinished	1,215	sf	\$3.00	\$3,645

Interior Finishes

Floors				
VPF flooring	8,079	sf	\$4.13	\$33,366
Sealed concrete	324	sf	\$1.94	\$629
Base				
MDF, 4"	2,650	lf	\$4.44	\$11,766
Walls				
Paint walls	26,500	sf	\$1.48	\$39,220

DETAIL ELEMENTS - BUILDING D

Element	Quantity	Unit	Unit Cost	Total
Ceiling				
Gypsum board ceilings, incl. framing	7,566	sf	\$16.68	\$126,201
Gypsum board ceilings, mold resistant, incl. framing	777	sf	\$17.30	\$13,442
Gypsum board soffit drops, incl. framing	197	sf	\$16.70	\$3,290
Paint gypsum board ceilings/soffit drops	8,540	sf	\$1.59	\$13,579

Total - Finishes				\$662,151
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10 Specialties

Building Specialties				
Fire extinguisher and cabinet	6	ea	\$247.00	\$1,482
Restroom Specialties				
Medicine cabinets	20	ea	\$240.00	\$4,800
Bathroom mirror	10	ea	\$366.20	\$3,662
Grab bar, ADA units	10	ea	\$258.91	\$2,589
Towel bars	20	ea	\$222.05	\$4,441
Toilet paper holder	10	ea	\$295.29	\$2,953
Misc. accessories, allow	11,098	sf	\$1.20	\$13,318
Locker/mail rooms, allow	150	sf	\$220.00	\$33,000
Miscellaneous				
Trash chutes, allow	2	ea	\$10,000.00	\$20,000
Code signage	11,098	sf	\$0.65	\$7,214
General building specialties	11,098	sf	\$0.45	\$4,994

Total - Specialties				\$98,452
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11 Equipment

Appliances				
Kitchen appliances, allowance	10	unit	\$5,500.00	\$55,000

Total - Equipment				\$55,000
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21 Fire Suppression

Fire Protection				
Wet-pipe sprinklers	11,098	sf	\$9.85	\$109,315

Total - Fire Suppression				\$109,315
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DETAIL ELEMENTS - BUILDING D

Element	Quantity	Unit	Unit Cost	Total
22 Plumbing				
Plumbing				
General Plumbing Equipment	11,098	sf	\$2.55	\$28,300
Sanitary Fixtures	11,098	sf	\$6.10	\$67,698
Rough-ins	11,098	sf	\$4.81	\$53,381
Domestic Water	11,098	sf	\$6.60	\$73,247
Waste / Vent	11,098	sf	\$7.63	\$84,678
Total - Plumbing				\$307,304
23 HVAC				
Refrigerant Piping	11,098	sf	\$3.53	\$39,176
DX Fancoils/splits	11,098	sf	\$4.75	\$52,716
Fans	11,098	sf	\$2.17	\$24,083
Air Distribution	11,098	sf	\$4.42	\$49,053
Grilles and diffusers	11,098	sf	\$1.63	\$18,090
Total - HVAC				\$183,117
25 Integrated Automation				
HVAC Controls	11,098	sf	\$3.40	\$37,733
Total - Integrated Automation				\$37,733
26 Electrical				
Power and lighting				
Distribution equipment	11,098	sf	\$7.45	\$82,680
HVAC and equipment connections	11,098	sf	\$2.81	\$31,185
Convenience power	11,098	sf	\$5.36	\$59,485
Lighting and lighting control	11,098	sf	\$7.93	\$88,007

DETAIL ELEMENTS - BUILDING D

Element	Quantity	Unit	Unit Cost	Total
PV, allowance	30	kw	\$4,750.00	\$142,500
Total - Electrical				\$403,858

27 Communications

Voice and Data system	11,098	sf	\$1.22	\$13,540
Closed circuit television system	11,098	sf	\$0.50	\$5,549
Total - Communications				\$19,089

28 Electrical Safety And Security

Fire alarm system	11,098	sf	\$2.02	\$22,418
Total - Electrical Safety And Security				\$22,418

31 Earthwork

Earthwork				
Overexcavation and recompaction	1,341	cy	\$11.37	\$15,250
Engineered fill	1,341	cy	\$27.15	\$36,414
Haul	1,341	cy	\$15.23	\$20,427
Rough and fine grading	7,221	sf	\$0.92	\$6,643
Total - Earthwork				\$78,734

Building F

SUMMARY - BUILDING F

Element		Total	Cost / SF
02 Existing Conditions			
03 Concrete		\$187,385	\$11.33
04 Masonry			
05 Metals		\$12,832	\$0.78
06 Wood, Plastics, And Composites		\$744,992	\$45.03
07 Thermal And Moisture Protection		\$116,511	\$7.04
08 Openings		\$229,488	\$13.87
09 Finishes		\$906,830	\$54.81
10 Specialties		\$165,591	\$10.01
11 Equipment		\$32,400	\$1.96
12 Furnishings			
13 Special Construction			
14 Conveying Systems			
21 Fire Suppression		\$140,641	\$8.50
22 Plumbing		\$458,159	\$27.69
23 HVAC		\$273,009	\$16.50
25 Integrated Automation		\$56,256	\$3.40
26 Electrical		\$551,158	\$33.31
27 Communications		\$28,459	\$1.72
28 Electrical Safety And Security		\$33,423	\$2.02
31 Earthwork		\$58,697	\$3.55
32 Exterior Improvements			
33 Utilities			
Subtotal		\$3,995,832	\$241.50
Design Contingency	15.00%	\$599,375	\$36.22
Subtotal		\$4,595,206	\$277.72
Construction Contingency	5.00%	\$229,760	\$13.89
Subtotal		\$4,824,967	\$291.61
Escalation to MOC	8.75%	\$422,388	\$25.53
Subtotal		\$5,247,355	\$317.14
General Conditions	8.00%	\$419,788	\$25.37
Subtotal		\$5,667,143	\$342.51
Bonds & Insurance	2.30%	\$130,344	\$7.88
Subtotal		\$5,797,487	\$350.39
GC Fee	6.00%	\$347,849	\$21.02

TOTAL ESTIMATED CONSTRUCTION COST		\$6,145,337	\$371.41
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Total Area: 16,546 SF

DETAIL ELEMENTS - BUILDING F

Element	Quantity	Unit	Unit Cost	Total
03 Concrete				
Footings and Foundations				
F2A - Spread Footing				
Concrete, spread footings, 3000 psi	3	cy	\$301.17	\$904
Spread footing reinforcing	540	lbs	\$1.40	\$756
Formwork, spread footings	160	sf	\$9.92	\$1,587
Foundation excavation	6	cy	\$25.30	\$159
Foundation backfill	3	cy	\$21.97	\$73
Foundation haul excess	3	cy	\$19.65	\$59
F3 - Spread Footing				
Concrete, spread footings, 3000 psi	7	cy	\$301.17	\$2,108
Spread footing reinforcing	1,260	lbs	\$1.40	\$1,764
Formwork, spread footings	252	sf	\$9.92	\$2,500
Foundation excavation	15	cy	\$25.30	\$372
Foundation backfill	8	cy	\$21.97	\$169
Foundation haul excess	7	cy	\$19.65	\$138
F3A - Spread Footing				
Concrete, spread footings, 3000 psi	21	cy	\$301.17	\$6,325
Spread footing reinforcing	4,200	lbs	\$1.40	\$5,880
Formwork, spread footings	696	sf	\$9.92	\$6,904
Foundation excavation	44	cy	\$25.30	\$1,116
Foundation backfill	23	cy	\$21.97	\$508
Foundation haul excess	21	cy	\$19.65	\$413
F4A - Spread Footing				
Concrete, spread footings, 3000 psi	6	cy	\$301.17	\$1,807
Spread footing reinforcing	1,260	lbs	\$1.40	\$1,764
Formwork, spread footings	160	sf	\$9.92	\$1,587
Foundation excavation	13	cy	\$25.30	\$319
Foundation backfill	7	cy	\$21.97	\$145
Foundation haul excess	6	cy	\$19.65	\$118
C1 - Continuous Footing				
Concrete, continuous footings, 3000 psi	2	cy	\$301.17	\$602
Continuous footing reinforcing	390	lbs	\$1.40	\$546
Formwork, continuous footings	90	sf	\$8.97	\$807
Foundation excavation	4	cy	\$25.30	\$106
Foundation backfill	2	cy	\$21.97	\$48
Foundation haul excess	2	cy	\$19.65	\$39
C1.5 - Continuous Footing				
Concrete, continuous footings, 3000 psi	34	cy	\$301.17	\$10,240
Continuous footing reinforcing	6,970	lbs	\$1.40	\$9,758
Formwork, continuous footings	1,210	sf	\$8.97	\$10,854
Foundation excavation	71	cy	\$25.30	\$1,806
Foundation backfill	37	cy	\$21.97	\$822

DETAIL ELEMENTS - BUILDING F

Element	Quantity	Unit	Unit Cost	Total
Foundation haul excess	34	cy	\$19.65	\$668
C2 - Continuous Footing				
Concrete, continuous footings, 3000 psi	8	cy	\$301.17	\$2,409
Continuous footing reinforcing	1,680	lbs	\$1.40	\$2,352
Formwork, continuous footings	207	sf	\$8.97	\$1,857
Foundation excavation	17	cy	\$25.30	\$425
Foundation backfill	9	cy	\$21.97	\$193
Foundation haul excess	8	cy	\$19.65	\$157
GB1.5 - Grade Beam				
Concrete, grade beams, 3000 psi	20	cy	\$301.17	\$6,023
Grade beam reinforcing	4,000	lbs	\$1.40	\$5,600
Formwork, grade beams	709	sf	\$8.98	\$6,367
Foundation excavation	42	cy	\$25.30	\$1,063
Foundation backfill	22	cy	\$21.97	\$483
Foundation haul excess	20	cy	\$19.65	\$393
GB2 - Grade Beam				
Concrete, grade beams, 3000 psi	8	cy	\$301.17	\$2,409
Grade beam reinforcing	1,600	lbs	\$1.40	\$2,240
Formwork, grade beams	207	sf	\$8.98	\$1,859
Foundation excavation	17	cy	\$25.30	\$425
Foundation backfill	9	cy	\$21.97	\$193
Foundation haul excess	8	cy	\$19.65	\$157
Slab on Grade				
S.O.G. 4"				
Concrete, slab on grade, 3000 psi	70	cy	\$230.21	\$16,115
Slab on grade reinforcing	4,550	lbs	\$1.40	\$6,370
Formwork, slab on grade	358	lf	\$6.88	\$2,463
Vapor barrier	5,745	sf	\$1.44	\$8,273
Radon mitigation	5,745	sf	\$2.19	\$12,582
Base course	5,745	sf	\$3.95	\$22,693
Fine grading	5,745	sf	\$0.68	\$3,907
Finish to slab on grade	5,745	sf	\$1.15	\$6,607

Total - Concrete **\$187,385**

05 Metals

Miscellaneous

Exterior Guardrails and Handrails

Contemporary Balcony Guardrail, 3'-6" high	96	lf	\$95.00	\$9,120
Metal Awning, 6' x 3'	4	ea	\$928.00	\$3,712

Total - Metals **\$12,832**

DETAIL ELEMENTS - BUILDING F

Element	Quantity	Unit	Unit Cost	Total
06 Wood, Plastics, And Composites				
Rough Carpentry				
Wood Columns				
Double 2x6, treated lumber	1,000	bf	\$8.04	\$8,040
4x6, treated lumber	6,600	bf	\$7.94	\$52,404
6x6, treated lumber	1,800	bf	\$6.72	\$12,096
Wood Beams/Headers				
4x4, treated lumber	149	bf	\$6.60	\$986
4x6, treated lumber	392	bf	\$7.49	\$2,936
6x8, treated lumber	256	bf	\$6.05	\$1,549
6x10, treated lumber	190	bf	\$6.11	\$1,161
6x12, treated lumber	456	bf	\$6.15	\$2,804
Wood Joists				
2x6, treated lumber	87	bf	\$6.11	\$532
1-3/4x11-1/4, laminated veneer lumber	189	lf	\$34.68	\$6,555
1-3/4x11-1/4, laminated veneer lumber, 2-ply	70	lf	\$34.68	\$2,428
1-3/4x11-1/4, laminated veneer lumber, 3-ply	317	lf	\$34.68	\$10,994
Pre-Fabricated Wood Trusses				
Wood trusses, includes accessories, blocking and delivery	5,617	sf	\$10.00	\$56,170
Sheathing				
Plywood floor sheathing, 3/4"	10,993	sf	\$4.35	\$47,820
Gypcrete	10,993	sf	\$5.09	\$55,954
Roof sheathing, 5/8"	4,314	sf	\$5.44	\$23,468
Starter board at eaves	692	sf	\$5.75	\$3,979
Shear wall sheathing, 1/2", exterior	1,315	sf	\$4.45	\$5,853
Wall Framing, Wood Studs				
Wood studs, 2" x 6" at 16" o.c., exterior walls	9,805	sf	\$8.68	\$85,107
Wood studs, 2" x 4" at 16" o.c., exterior walls	620	sf	\$6.03	\$3,739
Wood studs, 2" x 4", staggered stud exterior wall	2,860	sf	\$8.68	\$24,825
Wood studs, 2" x 6" at 16" o.c., partitions	12,044	sf	\$6.93	\$83,465
Wood studs, 2" x 4" at 16" o.c., partitions	1,675	sf	\$6.03	\$10,100
Wood studs, 2" x 6" at 16" o.c., furring	999	sf	\$6.93	\$6,923
Wood studs, 2" x 4", staggered stud partition	2,133	sf	\$8.68	\$18,514
Miscellaneous Rough Carpentry				
Wood stairs, incl. treads and risers	246	lfr	\$96.53	\$23,706
Miscellaneous blocking/strapping and backing	16,546	sf	\$0.16	\$2,647
Finish Carpentry				
Casework and millwork				
Base cabinets, solid surface countertops	159	lf	\$546.97	\$86,968
Upper cabinets	154	lf	\$358.16	\$55,157
Full height cabinets	36	lf	\$645.37	\$23,233
Vanity units, solid surface countertop	45	lf	\$315.26	\$14,187

DETAIL ELEMENTS - BUILDING F

Element	Quantity	Unit	Unit Cost	Total
Closet shelving, wood, includes rods	245	lf	\$30.14	\$7,384
Miscellaneous trim and millwork	16,546	sf	\$0.20	\$3,309
Total - Wood, Plastics, And Composites				\$744,992

07 Thermal And Moisture Protection

Roofing and Accessories

Metal Flashings, Copings and Fascias
 Parapet coping

425 lf \$12.17 \$5,172

Built Up Roofing

Single ply membrane roofing

5,617 sf \$6.41 \$36,005

Roof Insulation

Roof rigid insulation
 Roof / attic / ceiling insulation, per A.E41
 Crickets

5,617 sf \$2.94 \$16,514
 5,617 sf \$1.12 \$6,291
 2,627 sf \$3.06 \$8,039

Roof Accessories

Overflow scupper
 3" x 4" Downspout
 Splash block
 Leader box
 Roof hatch, 10 sf

13 ea \$148.00 \$1,924
 280 lf \$12.96 \$3,629
 9 ea \$105.00 \$945
 11 ea \$84.00 \$924
 1 ea \$948.00 \$948

Exterior Wall Insulation

Sound batt insulation, unbacked

10,627 sf \$1.83 \$19,448

Interior Wall Insulation

Sound batt insulation, unbacked

11,444 sf \$1.34 \$15,335

Waterproofing

Patio deck

382 sf \$3.50 \$1,337

Total - Thermal And Moisture Protection				\$116,511
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08 Openings

Exterior Doors and Frames

Fiberglass doors and hardware
 3'-0" x 6'-8", glazed, WD Frame
 Hollow metal doors and hardware
 2'-0" x 6'-8", HM frame
 2'-6" x 6'-8", louvered, WD frame
 3'-0" x 6'-8", HM frame
 3'-0" x 6'-8", louvered, HM frame
 Solid core wood doors and hardware

12 ea \$1,342.00 \$16,104
 1 ea \$968.00 \$968
 12 ea \$1,084.00 \$13,008
 1 ea \$1,040.00 \$1,040
 2 ea \$1,108.00 \$2,216
 #REF!

DETAIL ELEMENTS - BUILDING F

Element	Quantity	Unit	Unit Cost	Total
3'-0" x 6'-8", timely frame	12	ea	\$1,108.00 #REF!	\$13,296
Exterior Glazing				
Vinyl windows	1,594	sf	\$58.00	\$92,452
Interior Doors and Frames				
Hollow core wood doors, wood frames & hardware				
Flush 3'-0" x 6'-8" Hollow Core WD, WD frame	66	ea	\$648.00	\$42,768
Double, Louvered 6'-0" x 6'-8" Hollow Core WD, WD frame	2	pr	\$947.00	\$1,894
Double, Louvered 5'-0" x 6'-8" Hollow Core WD, WD frame	8	pr	\$885.00	\$7,080
Double, Sliding 6'-0" x 6'-8" Hollow Core WD, WD frame	38	pr	\$872.00	\$33,136
Triple, Sliding 9'-0" x 6'-8" Hollow Core WD, WD frame	6	ea	\$921.00	\$5,526

Total - Openings				\$229,488
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DETAIL ELEMENTS - BUILDING F

Element	Quantity	Unit	Unit Cost	Total
09 Finishes				
Exterior Finishes				
Composite wood board and batten, at façade, incl. moisture barrier, trim and flashings	1,965	sf	\$14.76	\$29,003
Cement plaster over lath, includes moisture barrier and trim	17,220	sf	\$11.47	\$197,513
Soffit, cement plaster over lath, includes moisture barrier, trim and framing	2,586	sf	\$16.88	\$43,652
Exterior Walls And Parapets				
Sheathing				
Exterior walls, densglass sheathing	13,780	sf	\$4.48	\$61,734
Gypsum Board to Interior of Exterior				
Interior of exterior, 5/8" thick gypsum board X, finished	13,540	sf	\$3.95	\$53,483
Interior of exterior, 5/8" thick gypsum board X, unfinished	2,860	sf	\$3.00	\$8,580
Interior Partitions				
Partitions				
Metal stud	1,100	sf	\$10.00	\$11,000
Gypsum Board				
Gypsum board, 5/8" thick, finished	23,622	sf	\$3.95	\$93,307
Gypsum board, 5/8" thick, finished, mold resistant	11,538	sf	\$4.07	\$46,960
Gypsum board, 5/8" thick, unfinished	2,133	sf	\$3.00	\$6,399
Interior Finishes				
Floors				
VPF flooring	11,717	sf	\$4.13	\$48,391
Sealed concrete	440	sf	\$1.94	\$854
Base				
MDF, 4"	4,301	lf	\$4.44	\$19,096
Walls				
Paint walls	38,709	sf	\$1.48	\$57,289
Ceiling				
Gypsum board ceilings, incl. framing	10,746	sf	\$16.68	\$179,243
Gypsum board ceilings, mold resistant, incl. framing	1,411	sf	\$17.30	\$24,410
Gypsum board soffit drops, incl. framing	360	sf	\$16.70	\$6,012
Paint gypsum board ceilings/soffit drops	12,517	sf	\$1.59	\$19,902

Total - Finishes				\$906,830
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10 Specialties

Building Specialties

Fire extinguisher and cabinet	6	ea	\$247.00	\$1,482
Building signage, allowance	16,546	sf	\$0.22	\$3,640

Restroom Specialties

Medicine cabinets	18	ea	\$240.00	\$4,320
Bathroom mirror	18	ea	\$366.20	\$6,592

DETAIL ELEMENTS - BUILDING F

Element	Quantity	Unit	Unit Cost	Total
Grab bar, ADA units	8	ea	\$258.91	\$2,071
Towel bars	18	ea	\$222.05	\$3,997
Toilet paper holder	18	ea	\$295.29	\$5,315
Locker/mail rooms, allow	300	sf	\$220.00	\$66,000
Miscellaneous				
Trash chutes	2	ea	\$18,300.00	\$36,600
Code signage	16,546	sf	\$0.65	\$10,755
General building specialties	16,546	sf	\$1.50	\$24,819
Total - Specialties				\$165,591

11 Equipment

Appliances				
Kitchen appliances, allowance	12	unit	\$2,700.00	\$32,400
Total - Equipment				\$32,400

21 Fire Suppression

Fire Protection				
Wet-pipe sprinklers	16,546	sf	\$8.50	\$140,641
Total - Fire Suppression				\$140,641

22 Plumbing

Plumbing				
General Plumbing Equipment	16,546	sf	\$2.55	\$42,192
Sanitary Fixtures	16,546	sf	\$6.10	\$100,931
Rough-ins	16,546	sf	\$4.81	\$79,586
Domestic Water	16,546	sf	\$6.60	\$109,204
Waste / Vent	16,546	sf	\$7.63	\$126,246
Total - Plumbing				\$458,159

DETAIL ELEMENTS - BUILDING F

Element	Quantity	Unit	Unit Cost	Total
23 HVAC				
HVAC				
Refrigerant Piping	16,546	sf	\$3.53	\$58,407
DX Fancoils/splits	16,546	sf	\$4.75	\$78,594
Fans	16,546	sf	\$2.17	\$35,905
Air Distribution	16,546	sf	\$4.42	\$73,133
Grilles and diffusers	16,546	sf	\$1.63	\$26,970
Total - HVAC				\$273,009
25 Integrated Automation				
HVAC Controls	16,546	sf	\$3.40	\$56,256
Total - Integrated Automation				\$56,256
26 Electrical				
Power and lighting				
Distribution equipment	16,546	sf	\$7.45	\$123,268
HVAC and equipment connections	16,546	sf	\$2.81	\$46,494
Convenience power	16,546	sf	\$5.36	\$88,687
Lighting and lighting control	16,546	sf	\$7.93	\$131,210
PV, allowance	34	kw	\$4,750.00	\$161,500
Total - Electrical				\$551,158
27 Communications				
Voice and Data system	16,546	sf	\$1.22	\$20,186
Closed circuit television system	16,546	sf	\$0.50	\$8,273
Total - Communications				\$28,459

DETAIL ELEMENTS - BUILDING F

Element	Quantity	Unit	Unit Cost	Total
28 Electrical Safety And Security				
Fire alarm system	16,546	sf	\$2.02	\$33,423
Total - Electrical Safety And Security				\$33,423
31 Earthwork				
Earthwork				
Overexcavation and recompaction	1,227	cy	\$9.26	\$11,365
Engineered fill	1,227	cy	\$22.12	\$27,148
Haul	1,227	cy	\$12.41	\$15,231
Rough and fine grading	6,606	sf	\$0.75	\$4,954
Total - Earthwork				\$58,697

Sitework

SUMMARY - SITEWORK

Element		Total	Cost / SF
02 Existing Conditions		\$144,211	\$0.30
03 Concrete			
04 Masonry			
05 Metals			
06 Wood, Plastics, And Composites			
07 Thermal And Moisture Protection			
08 Openings			
09 Finishes			
10 Specialties			
11 Equipment			
12 Furnishings			
13 Special Construction			
14 Conveying Systems			
21 Fire Suppression			
22 Plumbing			
23 HVAC			
25 Integrated Automation			
26 Electrical		\$10,473,110	\$21.79
27 Communications			
28 Electrical Safety And Security			
31 Earthwork		\$900,983	\$1.87
32 Exterior Improvements		\$8,745,171	\$18.19
33 Utilities		\$1,365,194	\$2.84
Subtotal		\$21,628,669	\$44.99
Design Contingency	15.00%	\$3,244,300	\$6.75
Subtotal		\$24,872,969	\$51.74
Construction Contingency	5.00%	\$1,243,648	\$2.59
Subtotal		\$26,116,617	\$54.33
Escalation to MOC, 11/09/25	11.41%	\$2,980,038	\$6.20
Subtotal		\$29,096,656	\$60.53
General Conditions	8.00%	\$2,327,732	\$4.84
Subtotal		\$31,424,388	\$65.37
Bonds & Insurance	2.30%	\$722,761	\$1.50
Subtotal		\$32,147,149	\$66.88
GC Fee	6.00%	\$1,928,829	\$4.01

TOTAL ESTIMATED CONSTRUCTION COST		\$34,075,978	\$70.89
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Total Area: 480,702 SF

DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Unit Cost	Total
02 Existing Conditions				
Site Demolition				
Miscellaneous demolition	480,702	sf	\$0.20	\$96,140
Protect existing structures, finishes	480,702	sf	\$0.10	\$48,070

Total - Existing Conditions				\$144,211
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26 Electrical

Site service and distribution	480,702	sf	\$4.18	\$2,009,334
PV carports	1,180	kw	\$5,610.00	\$6,619,800
EV Charger				
EV Charging station	26	ea	\$20,625.00	\$536,250
Site Lighting & Controls, allowance	480,702	sf	\$1.65	\$793,158
Site Communication	480,702	sf	\$0.83	\$398,983

Total - Electrical				\$10,473,110
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31 Earthwork

Earthwork				
Site cut, allowance	21,777	cy	\$9.11	\$198,393
Site fill, allowance	5,444	cy	\$15.32	\$83,408
Rough and fine grade	391,994	sf	\$1.04	\$407,674
Erosion control	480,702	sf	\$0.44	\$211,509

Total - Earthwork				\$900,983
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32 Exterior Improvements

Site improvements				
Paving				
AC paving 4" over 6" AB	88,793	sf	\$6.24	\$554,068
Concrete curb and gutter	10,816	lf	\$28.63	\$309,662
Concrete paving	54,786	sf	\$13.36	\$731,936
Colored concrete paving	13,696	sf	\$19.81	\$271,326

DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Unit Cost	Total
Striping	88,793	sf	\$0.67	\$59,491
Rubberized play surface	8,521	sf	\$12.50	\$106,513
Miscellaneous				
Concrete wheel stop	28	ea	\$71.01	\$1,988
Truncated domes, allow	250	sf	\$25.54	\$6,385
Accessible symbol	28	ea	\$104.86	\$2,936
Accessible parking aluminum cabinet sign	28	ea	\$1,013.10	\$28,367
Accessible parking directional aluminum cabinet sign	28	ea	\$1,013.10	\$28,367
Accessible parking sign and post	28	ea	\$327.80	\$9,178
'EV Charging' metal sign and post	26	ea	\$435.60	\$11,326
Walls and fences				
Concrete seatwall	850	lf	\$218.72	\$185,912
Landscaping				
Trees				
Trees, 36" box	307	ea	\$992.20	\$304,605
Protect existing trees, allow	50	ea	\$852.50	\$42,625
Shrubs and groundcover				
Shrubs and ground cover, allow	234,634	sf	\$7.07	\$1,658,862
Miscellaneous				
Mulch, allow	140,780	sf	\$0.96	\$135,149
Bioswale	93,854	sf	\$11.29	\$1,059,607
Metal tree grates	9	ea	\$1,014.20	\$9,128
Irrigation				
Irrigation planting area	328,488	sf	\$2.75	\$903,341
Maintenance				
Maintenance period, 90 days	1	ls	\$289,000.00	\$289,000
Site structures				
Swimming pool	1,000	sf	\$225.00	\$225,000
Community center	2,000	sf	\$550.00	\$1,100,000
Miscellaneous				
Concrete bollards	10	ea	\$2,008.60	\$20,086
Drinking fountain, allow	2	ea	\$4,631.00	\$9,262
Bike rack	36	ea	\$1,018.60	\$36,670
Site Structure	2,000	sf	\$85.00	\$170,000
Cast aluminum letters 18" high	9	ea	\$601.70	\$5,415
Metal illuminated letters, 6'-0" high	18	ea	\$1,564.20	\$28,156
Marquee sign, allowance	1	ls	\$30,800.00	\$30,800
Miscellaneous furniture and signage etc., allowance	1	ls	\$22,000.00	\$22,000
Off-site improvements				
Earthwork, allow				
Site cut, allowance	1,140	cy	\$12.11	\$13,804

DETAIL ELEMENTS - SITEWORK

Element	Quantity	Unit	Unit Cost	Total
Site fill, allowance	290	cy	\$19.32	\$5,602
Rough and fine grade	20,500	sf	\$1.94	\$39,770
Erosion control	20,500	sf	\$1.44	\$29,520
Paving, allow				
AC paving 5" over 7" AB	20,500	sf	\$8.58	\$175,890
Concrete curb and gutter	740	lf	\$32.63	\$24,146
Striping	20,500	sf	\$1.17	\$23,985
Bus Stops				
Bus Turnout and loading zone	3,138	sf	\$11.58	\$36,338
Bus Shelter	371	sf	\$105.00	\$38,955

Total - Exterior Improvements				\$8,745,171
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33 Utilities

Storm water	480,702	sf	\$0.72	\$346,105
Sewer drains	480,702	sf	\$0.55	\$264,386
Domestic water	480,702	sf	\$0.61	\$293,228
Fire water	480,702	sf	\$0.79	\$379,755
Site gas	480,702	sf	\$0.17	\$81,719

Total - Utilities				\$1,365,194
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APPENDIX 4 - APPROACH & METHODOLOGY

Basis of Estimate	- Conceptual Design drawings received June 30, 2023
COVID 19 Disclosure	<p>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.</p> <p>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.</p> <p>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”</p>
Cost Mark Ups	<p>The following % mark ups have been included in each design option:</p> <ul style="list-style-type: none">- Design Contingency (15.00% compound)- Construction Contingency (5.00% compound)- Escalation to MOC, 11/09/25 (11.37% compound)- General Conditions (8.00% on direct costs)- Bonds & Insurance (2.30% compound)- GC Fee (6.00% compound)- Soft Costs (40.00% compound)
Construction Schedule	Costs included herein have been based upon a construction period of 31 months. Any costs for excessive overtime to meet accelerated schedule milestone dates are not included in this estimate.
Method of Procurement	The estimate is based on a Design-Build delivery method.
Bid Conditions	This estimate has been based upon competitive bid situations (minimum of 3 bidders) for all items of subcontracted work.
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 San Bernardino, 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.

APPENDIX 4 - APPROACH & METHODOLOGY

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 San Bernardino, California construction, updated to reflect current conditions in San Bernardino, California.

Key Exclusions

The following items have been excluded from our estimate:

- Professional fees, inspections and testing.
- Plan check fees and building permit fees.
- Furnishings, fixtures and equipment (FF&E), except where noted through the cost estimate.
- Costs of hazardous material surveys, abatements and disposals unless noted in the body of the estimate.
- Site demolition, grading and clearing.
- Costs of offsite construction unless noted in body of the estimate.
- Blasting and excavation in rock.
- Owner furnished Telephone / Data equipment and accessories.
- OSHPD Costs

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 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 4 - APPROACH & METHODOLOGY

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.

Project: Waterman Garden Phase II



Owner: Housing Authority of The County of San Bernardino Estimator: Adli Batnij

Architect: RRM Design Group Date: 9/13/2023

Location: Arrohead Grove, San Bernardino, CA Subject: ROM

Description	Unit	Community Center		Building A, B, C Residential		Sitework		Grand	
		Total		Total		Total		Total	
Gross area	SF	59,132		104,604		480,702		163,736	
Net Residential Area	EA	0		0		0		0	
Number of units	EA	0		92		0		92	
No of Floors	LVL	2		3		0		3	
	Rates	Total	\$/GSF	Total	\$/GSF	Total	\$/GSF	Total	\$/GSF
A10 - Foundations		\$ 1,300,904	\$ 22.00	\$ 1,673,664	\$ 16.00	\$ -		\$ 2,974,568	\$ 18.17
A20 - Basement construction		\$ -		\$ -		\$ -		\$ -	\$ -
B10 - Superstructure		\$ 2,660,940	\$ 45.00	\$ 6,276,240	\$ 60.00	\$ -		\$ 8,937,180	\$ 54.58
B20 - Exterior enclosure		\$ 4,730,560	\$ 80.00	\$ 3,138,120	\$ 30.00	\$ -		\$ 7,868,680	\$ 48.06
B30 - Roofing		\$ 1,300,904	\$ 22.00	\$ 523,020	\$ 5.00	\$ -		\$ 1,823,924	\$ 11.14
C10 - Interior construction		\$ 1,773,960	\$ 30.00	\$ 3,661,140	\$ 35.00	\$ -		\$ 5,435,100	\$ 33.19
C20 - Stairs		\$ 59,132	\$ 1.00	\$ 209,208	\$ 2.00	\$ -		\$ 268,340	\$ 1.64
C30 - Interior finishes		\$ 5,321,880	\$ 90.00	\$ 3,661,140	\$ 35.00	\$ -		\$ 8,983,020	\$ 54.86
D10 - Conveying		\$ 236,528	\$ 4.00	\$ -		\$ -		\$ 236,528	\$ 1.44
D20 - Plumbing		\$ 886,980	\$ 15.00	\$ 3,138,120	\$ 30.00	\$ -		\$ 4,025,100	\$ 24.58
D30 - HVAC		\$ 2,247,016	\$ 38.00	\$ 2,092,080	\$ 20.00	\$ -		\$ 4,339,096	\$ 26.50
D40 - Fire protection		\$ 591,320	\$ 10.00	\$ 836,832	\$ 8.00	\$ -		\$ 1,428,152	\$ 8.72
D50 - Electrical		\$ 5,321,880	\$ 90.00	\$ 4,707,180	\$ 45.00	\$ 10,575,444	\$ 22.00	\$ 20,604,504	\$ 125.84
E10 - Equipment		\$ 59,132	\$ 1.00	\$ 523,020	\$ 5.00	\$ -		\$ 582,152	\$ 3.56
E20 - Furnishings		\$ 118,264	\$ 2.00	\$ 627,624	\$ 6.00	\$ -		\$ 745,888	\$ 4.56
F10 - Special construction		\$ 2,956,600	\$ 50.00	\$ -		\$ -		\$ 2,956,600	\$ 18.06
F20 - Selective demolition		\$ -		\$ -		\$ 120,176	\$ 0.25	\$ 120,176	\$ 0.73
G20 - Sitework		\$ -		\$ -		\$ 11,536,848	\$ 24.00	\$ 11,536,848	\$ 70.46
G70 - Offsite work		\$ -		\$ -		\$ -		\$ -	\$ -
Z10 - General Requirement		\$ 886,980	\$ 15.00	\$ 1,882,872	\$ 18.00	\$ 480,702	\$ 1.00	\$ 3,250,554	\$ 19.85
Subtotal - Hard Cost		\$ 30,452,980	\$ 515.00	\$ 32,950,260	\$ 315.00	\$ 22,713,170	\$ 47.25	\$ 86,116,410	\$ 525.95
SDI	1.300%	\$ 395,889	\$ 6.70	\$ 428,353	\$ 4.10	\$ 295,271	\$ 0.61	\$ 1,119,513	\$ 6.84
Contractor contingency	3.000%	\$ 913,589	\$ 15.45	\$ 988,508	\$ 9.45	\$ 681,395	\$ 1.42	\$ 2,583,492	\$ 15.78
General conditions		\$ 2,758,281	\$ 46.65	\$ 2,984,472	\$ 28.53	\$ 2,057,247	\$ 4.28	\$ 7,800,000	\$ 47.64
Preconstruction services		\$ 106,088	\$ 1.79	\$ 114,787	\$ 1.10	\$ 79,125	\$ 0.16	\$ 300,000	\$ 1.83
General insurance	1.500%	\$ 519,402	\$ 8.78	\$ 561,996	\$ 5.37	\$ 387,393	\$ 0.81	\$ 1,468,791	\$ 8.97
Builder's Risk <i>By Owner</i>	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
P&P Bond	0.850%	\$ 298,743	\$ 5.05	\$ 323,241	\$ 3.09	\$ 222,816	\$ 0.46	\$ 844,800	\$ 5.16
Overhead & profit	3.000%	\$ 1,063,349	\$ 17.98	\$ 1,150,549	\$ 11.00	\$ 793,092	\$ 1.65	\$ 3,006,990	\$ 18.36
TOTAL Construction Cost		\$ 36,508,321	\$ 617.40	\$ 39,502,166	\$ 377.64	\$ 27,229,509	\$ 56.65	\$ 103,239,996	\$ 630.53
Soft Cost		Total	%	Total	%	Total	%	Total	
Design fees		\$ 4,380,999	12.00%	\$ 4,740,260	12.00%	\$ 2,722,951	10.00%	\$ 11,844,209	\$ 72.34
Permits		\$ 730,166	2.00%	\$ 790,043	2.00%	\$ 544,590	2.00%	\$ 2,064,800	\$ 12.61
Legal		\$ 182,542	0.50%	\$ 197,511	0.50%	\$ 136,148	0.50%	\$ 516,200	\$ 3.15
Cost Estimating		\$ 109,525	0.30%	\$ 118,506	0.30%	\$ 54,459	0.20%	\$ 282,490	\$ 1.73
PM/CM		\$ 1,460,333	4.00%	\$ 1,580,087	4.00%	\$ 1,089,180	4.00%	\$ 4,129,600	\$ 25.22
FF&E		\$ 5,476,248	15.00%	\$ 1,975,108	5.00%	\$ 1,361,475	5.00%	\$ 8,812,832	\$ 53.82
Contingency		\$ 5,476,248	15.00%	\$ 5,925,325	15.00%	\$ 2,722,951	10.00%	\$ 14,124,524	\$ 86.26
Total Soft Cost		\$ 17,816,061	\$ 301.29	\$ 15,326,840	\$ 146.52	\$ 8,631,754	\$ 17.96	\$ 41,774,656	\$ 255.13
Total Construction & Soft Cost		\$ 54,324,382	\$ 918.70	\$ 54,829,007	\$ 524.16	\$ 35,861,263	\$ 74.60	\$ 145,014,652	\$ 885.66
Cumming's Budget		\$ 68,798,453		\$ 62,506,696		\$ 47,706,369		\$ 179,011,518	
Delta		(\$14,474,071)		(\$7,677,689)		(\$11,845,106)		(\$33,996,866)	

Owner: HACSB
Project: Arrowhead Grove Affordable Housing
Address: San Bernardino, California
Date: 9/6/2023

ROM BUDGET

Plans dated 07/20/2023 by RRM Design.

PROJECT PARAMETERS

Site Acreage:	3.80	Building Type:	Type V
Construction Type:	(6) 3 Story Building, (1) 2 Story Building and a community building.	Framing SF:	107,058
Net Rentable SF:	80,374	Podium SF:	0
Gross SF:	107,058	Parking Structure SF:	0
Community/Fitness SF:	2,025	Roof SF:	36,547
Units:	92	Building Footprint:	43,876
Baths:	156	Open Space SF:	78,342
Bedrooms:	186		

ROM BUDGET		ADDTL DATA	
Cost per Unit	\$ 381,279.32	Avg. Unit Size	874
Cost per NRSF	\$ 436.43	NRSF/GSF Efficiency	75%
Cost per GSF	\$ 327.65	Units/Acre	24

ASSUMPTIONS & EXPLANATION OF COSTS

- Prevailing Wage
- Project based on Affordable specs
- Contractor Controlled Insurance Policy (CCIP) implemented
- Laminate Countertops
- Vinyl plank throughout units
- Included Laundry units in appliances
- No tile backsplash
- Solar, Appliances and signage costs included

YOUR PROJECT

Arrowhead Grove Affordable Housing Phase 4



TOTAL PROJECTED COST ANTICIPATED MONTHS

\$35,077,697.11 **18**

RANGE: \$ 33,323,812.25 - \$ 36,831,581.96 Range: 17 to 19

*Schedule will be dictated by material lead times

*This ROM is good for 14 days

*This ROM considers the cost to build with today's material and labor pricing and today's codes.

Addendum 4 – Site Plan

Document on Following Page



FEATURE LEGEND

STRATEGY 3.1 AND 3.2 - ACTIVE TRANSPORTATION; TRANSIT AND RAIL ACCESS

-  Bus Stop
-  Public Pedestrian Circulation Path to Transit System
-  Proposed Class II Bike Path along E. Baseline Street
-  Eligible Street for 'Safe Street' Improvements

STRATEGY 4 - SOLAR INSTALLATION, ENERGY EFFICIENCY AND APPLIANCE ELECTRIFICATION

-  Solar Panels (Including Buildings)

STRATEGY 5 AND 7 - WATER EFFICIENCY; URBAN GREENING AND GREEN INFRASTRUCTURE

-  New Developments Receiving Drought Tolerant Plants, Carbon Sequestering Trees and Water Conserving Irrigation Systems
-  'Growing Hope' Hydroponics Lab and Connection to Outdoor Plaza / Demonstration Garden
-  Demonstration and Community Gardens
-  Water Quality Basins and Bioswales

STRATEGY 8 - HEALTH EQUITY AND WELL BEING

-  Proposed Weekly Farmer's Market
-  Rec-Center with Swimming Pool, Children's Playground, Open Lawn and Group Picnic
-  Amphitheatre at Water Basin
-  Dog Park at Water Basin
-  Future Community Center for Adult Education with Additional New Parking



OVERALL TCC STRATEGY MAP
ARROWHEAD GROVE INCLUSIVE REDEVELOPMENT PROJECT
 NORTH EAST OF N. WATERMAN AVE. AND E. OLIVE ST., SAN BERNARDINO, CALIFORNIA



SCALE: 1" = 50'
 DATE: JULY 2023
 AOC JOB #: 2020



L-1



1 Phase 4 Exhibit
NOT TO SCALE



6 Contemporary Perspective
NOT TO SCALE



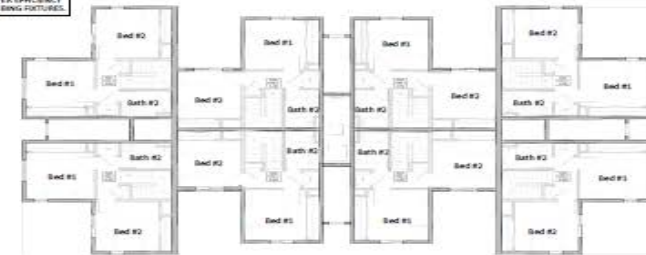
5 Contemporary Side Elevation
NOT TO SCALE



2 Building B - Schematic Floor Plan 1
NOT TO SCALE



3 Building B - Schematic Floor Plan 2
NOT TO SCALE



4 Building B - Schematic Floor Plan 3
NOT TO SCALE



HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO
PROCUREMENT AND CONTRACTS DEPARTMENT
715 E. BRIER DRIVE, SAN BERNARDINO, CA 92408
(909) 890-0644 procurement@hacsb.com

ADDENDUM #1 FOR RFP PC#1346 Developer – Arrowhead Grove

PLEASE NOTE: The following addendum to this Request for Proposal is hereby incorporated into the bid process.

Timeline Update:

RFP Issue Date:	October 16, 2023
Pre-proposal Conference:	October 30, 2023 @ 9AM PST (details below)
Deadline for Written Questions:	November 1, 2023 @ 2pm PST
Answers to Written Questions:	November 6, 2023
Proposals Due Date:	November 16, 2023 @ 2pm PST
Committee Evaluation (Including Interviews):	November 2023
Presentations:	December 3 - December 5
Award of Contract:	TBD

Pre-Proposal Conference Meeting Link:

Microsoft Teams meeting

[Click here to join the meeting](#)

Meeting ID: 229 754 384 804

Passcode: DuWpXn

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 559-500-2713,238198019#](tel:+15595002713238198019) United States, Fresno

Phone Conference ID: 238 198 019#