LEED V4 STUDY

SAN FRANCISCO, CA

SCG JOB NUMBER:
16-140

October 25, 2016

DRAFT
FOR DISCUSSION

PREPARED FOR

SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS

BY SAYLOR CONSULTING GROUP

71 Stevenson Street, Suite 400 | San Francisco | California | 94105
415-399-9990 | 415-962-0541 (f) | www.saylorconsulting.com

PROJECT:	**LEED V4 STUDY**	JOB NUMBER:	**16-140**
LOCATION:	**SAN FRANCISCO, CA**	PREPARED BY:	**BS**
CLIENT:	**SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS**	BID DATE:	
DESCRIPTION:	**LEED V4 STUDY**	ESTIMATE DATE:	**10/25/2016**

CONTENTS

SECTION	DESCRIPTION	PAGE
I	SUMMARY OF THE ESTIMATE	3
II	NORTH BEACH BRANCH LIBRARY	5
III	SUNSET RECREATION CENTER	8

DRAFT FOR DISCUSSION

PROJECT:	**LEED V4 STUDY**	JOB NUMBER:	**16-140**
LOCATION:	**SAN FRANCISCO, CA**	PREPARED BY:	**BS**
CLIENT:	**SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS**	CHECKED BY:	**BS**
DESCRIPTION:	**LEED V4 STUDY**	ESTIMATE DATE:	**10/25/2016**

SECTION I

SUMMARY OF THE ESTIMATE

DRAFT
FOR DISCUSSION

PROJECT:	LEED V4 STUDY	JOB NO:	16-140
LOCATION:	SAN FRANCISCO, CA	PREPARED BY:	BS
CLIENT:	SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS	CHECKED BY:	BS
DESCRIPTION:	LEED V4 STUDY	DATE:	10/25/2016
	SUMMARY OF THE ESTIMATE	GSF:	

LEED V4 STUDY

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
	SUMMARY OF THE ESTIMATE				
1.00	NORTH BEACH BRANCH LIBRARY	4,500	GSF	15.84	$ 71,269
2.00	SUNSET RECREATION CENTER	12,500	GSF	45.17	$ 564,571
	TOTAL PROJECT COSTS				
	PRORATES INCLUDED IN ABOVE COSTS				
	General Conditions	9.00%			
	Design Contingency	10.00%			
	Escalation	None			
	Phasing Allowance	None			
	SUB-TOTAL				
	Bonds / Insurance	2.00%			
	Contractors Fee	4.00%			
	TOTAL PROJECT COSTS				

Competitive Bidding

The prices in this Estimate are based on Competitive Bidding. Competitive Bidding is receiving responsive bids from at least five (5) or more General Contractors and three (3) or more responsive bids from Major Subcontractors or Trades. Major Subcontractors are Structural Steel, Plaster / EIFS Contractors, Mechanical, Plumbing and Electrical Subcontractors.

Without Competitive Bidding, Contractor bids can and have ranged from 25%-to 100% over the prices in this Estimate, depending on the size of the job.

We urge you to notify your client of the existing bidding climate, and work with them to ensure that the project is adequately publicized so that they can get the minimum number of bids for competitive bidding. Please contact SCG if you need ideas about how to publicize your project.

DRAFT FOR DISCUSSION

PROJECT:	**LEED V4 STUDY**	JOB NUMBER:	**16-140**
LOCATION:	**SAN FRANCISCO, CA**	PREPARED BY:	**BS**
CLIENT:	**SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS**	CHECKED BY:	**BS**
DESCRIPTION:	**LEED V4 STUDY**	ESTIMATE DATE:	**10/25/2016**

SECTION II

NORTH BEACH BRANCH LIBRARY

DRAFT
FOR DISCUSSION

PROJECT:	LEED V4 STUDY	JOB NO:	16-140
LOCATION:	SAN FRANCISCO, CA	PREPARED BY:	BS
CLIENT:	SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS	CHECKED BY:	BS
DESCRIPTION:	LEED V4 STUDY	DATE:	10/25/2016
	NORTH BEACH BRANCH LIBRARY	BLDG GSF:	4,500
		SITE AREA:	

LEED V4 STUDY

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
	SUMMARY OF THE ESTIMATE				
IP 1	INTEGRATIVE PROCESS			1.07	$ 4,800
SS 1	SITE ASSESSMENT			0.80	$ 3,600
EA 1	ENHANCED COMMISSIONING			1.78	$ 8,000
EA 3	ADVANCED ENERGY METERING			-	NOT USED
EQ 2	LOW-EMITTING MATERIALS			3.11	$ 14,000
EQ 6	INTERIOR LIGHTING			5.80	$ 26,100
EQ 9	ACOUSTIC PERFORMANCE			-	NOT USED
	TOTAL JOB DIRECT COSTS	4,500		12.56	$ 56,500
	PRORATES				
	General Conditions	9.00%			$ 5,085
	Design Contingency	10.00%			$ 5,650
	Escalation	None			$ -
	Phasing Allowance	None			$ -
	SUB-TOTAL	4,500		14.94	$ 67,235
	Bonds / Insurance	2.00%			$ 1,345
	Contractors Fee	4.00%			$ 2,689
	TOTAL PROJECT COSTS	4,500		15.84	$ 71,269

DRAFT FOR DISCUSSION

PROJECT:	LEED V4 STUDY	JOB NO:	16-140
LOCATION:	SAN FRANCISCO, CA	PREPARED BY:	BS
CLIENT:	SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS	CHECKED BY:	BS
DESCRIPTION:	LEED V4 STUDY	DATE:	10/25/2016
	NORTH BEACH BRANCH LIBRARY	BLDG GSF:	4,500
		SITE AREA:	

LEED V4 STUDY

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
	ESTIMATE DETAIL				
IP 1	**INTEGRATIVE PROCESS**				
	PREMEETING AND ANALYSIS, PROFESSIONAL SERVICE	32	HR	150.00	**4,800**
	SUBTOTAL IP 1			**1.07**	**$ 4,800**
SS 1	**SITE ASSESSMENT**				
	ADDITIONAL PRE-MEETING AND ANALYSIS	24	HR	150.00	**3,600**
	SUBTOTAL SS 1			**0.80**	**$ 3,600**
EA 1	**ENHANCED COMMISSIONING**				
	ADDITIONAL CXA TIME FOR ENHANCED COMMISSIONING	40	HR	200.00	**8,000**
	SUBTOTAL EA 1			**1.78**	**$ 8,000**
EA 3	**ADVANCED ENERGY METERING**				
	NOT USED				**-**
	SUBTOTAL EA 3			**-**	**NONE**
EQ 2	**LOW-EMITTING MATERIALS**				
	SPECIFICATION DEVELOPMENT AND TRACKING BY PROJECT TEAM	40	HR	125.00	**5,000**
	PREMIUM ON MATERIALS (ESTIMATED)	4,500	SF	2.00	**9,000**
	SUBTOTAL EQ 2			**3.11**	**$ 14,000**
EQ 6	**INTERIOR LIGHTING**				
	COMPLY WITH LEED EQ6 REPLACE ALL CFL IN BASE DESIGN, UPGRADE CONTROLS	4,500	SF	5.00	**22,500**
	LIGHTING DESIGNER TIME	24	HR	150.00	**3,600**
	SUBTOTAL EQ 6			**5.80**	**$ 26,100**
EQ 9	**ACOUSTIC PERFORMANCE**				
	NOT USED				**-**
	SUBTOTAL EQ 9			**-**	**NONE**

DRAFT FOR DISCUSSION

PROJECT:	**LEED V4 STUDY**	JOB NUMBER:	**16-140**
LOCATION:	**SAN FRANCISCO, CA**	PREPARED BY:	**BS**
CLIENT:	**SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS**	CHECKED BY:	**BS**
DESCRIPTION:	**LEED V4 STUDY**	ESTIMATE DATE:	**10/25/2016**

SECTION III

SUNSET RECREATION CENTER

DRAFT
FOR DISCUSSION

PROJECT:	LEED V4 STUDY	JOB NO:	16-140
LOCATION:	SAN FRANCISCO, CA	PREPARED BY:	BS
CLIENT:	SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS	CHECKED BY:	BS
DESCRIPTION:	LEED V4 STUDY	DATE:	10/25/2016
	SUNSET RECREATION CENTER	BLDG GSF:	12,500
		SITE AREA:	

LEED V4 STUDY

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
	SUMMARY OF THE ESTIMATE				
IP 1	INTEGRATIVE PROCESS			0.48	$ 6,000
SS 1	SITE ASSESSMENT			0.48	$ 6,000
SS 2	SITE DEVELOPMENT: PROTECT OR RESTORE HABITAT			-	NOT USED
SS 4	RAINWATER MANAGEMENT			2.40	$ 30,000
WE 4	WATER METERING			1.80	$ 22,500
EA 2	OPTIMIZE ENERGY PERFORMANCE			8.79	$ 109,900
EA 3	ADVANCED ENERGY METERING			0.74	$ 9,300
EA 5	RENEWABLE ENERGY PRODUCTION			18.36	$ 229,500
EQ 2	LOW-EMITTING MATERIALS			2.75	$ 34,375
EQ 6	INTERIOR LIGHTING			-	NOT USED
	TOTAL JOB DIRECT COSTS	12,500		35.81	$ 447,575
	PRORATES				
	General Conditions	9.00%		3.22	$ 40,282
	Design Contingency	10.00%		3.58	$ 44,758
	Escalation	None		-	$ -
	Phasing Allowance	None		-	$ -
	SUB-TOTAL	12,500		42.61	$ 532,614
	Bonds / Insurance	2.00%			$ 10,652
	Contractors Fee	4.00%			$ 21,305
	TOTAL PROJECT COSTS	12,500		45.17	$ 564,571

DRAFT FOR DISCUSSION

PROJECT:	LEED V4 STUDY	JOB NO:	16-140
LOCATION:	SAN FRANCISCO, CA	PREPARED BY:	BS
CLIENT:	SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS	CHECKED BY:	BS
DESCRIPTION:	LEED V4 STUDY	DATE:	10/25/2016
	SUNSET RECREATION CENTER	BLDG GSF:	12,500
		SITE AREA:	

LEED V4 STUDY

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
	ESTIMATE DETAIL				
IP 1	**INTEGRATIVE PROCESS** PREMEETING AND ANALYSIS, PROFESSIONAL SERVICE	40	HR	150.00	**6,000**
	SUBTOTAL IP 1			**0.48**	**$ 6,000**
SS 1	**SITE ASSESSMENT** ADDITIONAL PRE-MEETING AND ANALYSIS	40	HR	150.00	**6,000**
	SUBTOTAL SS 1			**0.48**	**$ 6,000**
SS 2	**SITE DEVELOPMENT: PROTECT OR RESTORE HABITAT** NOT USED				**-**
	SUBTOTAL SS 2			**-**	**NONE**
SS 4	**RAINWATER MANAGEMENT** TREAT RAINWATER FROM ROOF, HARDSCAPE, OTHER SURFACES (ALTERNATE IS FOR RETENTION AND INFILTRATION HTTP://WWW.CONTECHES.COM/PRODUCTS/APPLICATIONS/STORMWATER-INFILTRATION) MEASURES MAY INCLUDE BIOSWALES, INFILTRATION TANKS	1,000	SF	30.00	**30,000**
	SUBTOTAL SS 4			**2.40**	**$ 30,000**
WE 4	**WATER METERING** INSTALL 3 SEPARATE SUBMETERS FOR IRRIGATION, KITCHEN AND RESTROOM	3	EA	7,500.00	**22,500**
	SUBTOTAL WE 4			**1.80**	**$ 22,500**

DRAFT FOR DISCUSSION

PROJECT:	**LEED V4 STUDY**	JOB NO:	**16-140**
LOCATION:	**SAN FRANCISCO, CA**	PREPARED BY:	**BS**
CLIENT:	**SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS**	CHECKED BY:	**BS**
DESCRIPTION:	**LEED V4 STUDY**	DATE:	**10/25/2016**
	SUNSET RECREATION CENTER	BLDG GSF:	**12,500**
		SITE AREA:	

LEED V4 STUDY

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
EA 2	**OPTIMIZE ENERGY PERFORMANCE**				
	REPLACE CVTU WITH VAVTU, INCREMENTAL COST ONLY	6.00	EA	2,200.00	**13,200**
	REPLACE LARGER DUCTED SYSTEM WITH SMALLER DOAS AND DEMAND VENTILATION CONTROLS	8,500	SF	5.00	**42,500**
	ADD BA FAN DEVICES	8	EA	2,150.00	**17,200**
	ADD MORE EFFICIENT KITCHEN EQUIPMENT, INCREMENTAL COST ONLY	8	EA	750.00	**6,000**
	USE CONDENSING BOILERS IN LIEU OF BASE 80% AFUE PACKAGE UNIT	2	EA	5,500.00	**11,000**
	USE 100% LED FIXTURES IN NON GYM AREAS	4,000	SF	5.00	**20,000**
	SUBTOTAL EA 2			**8.79**	**$ 109,900**
EA 3	**ADVANCED ENERGY METERING**				
	INSTALL ADVANCED METERING FOR ELECTRIC AND GAS	8	EA	475.00	**3,800**
	SYSTEM FOR DATA COLLECTION	1	EA	5,500.00	**5,500**
	SUBTOTAL EA 3			**0.74**	**$ 9,300**
EA 5	**RENEWABLE ENERGY PRODUCTION**				
	ADD SOLAR ARRAY 3,200 SF X 16W/SF	51	KW	4,500.00	**229,500**
	NOTE: SYSTEM COST MAY BE OFFSET BY REBATES OR USE OF PPA, SUBSTANTIALLY REDUCING FIRST COSTS.				
	SUBTOTAL EA 5			**18.36**	**$ 229,500**
EQ 2	**LOW-EMITTING MATERIALS**				
	SPECIFICATION DEVELOPMENT AND TRACKING BY PROJECT TEAM	75	HR	125.00	**9,375**
	PREMIUM ON MATERIALS (ESTIMATED)	12,500	SF	2.00	**25,000**
	SUBTOTAL EQ 2			**2.75**	**$ 34,375**
EQ 6	**INTERIOR LIGHTING**				
	NOT USED				
	SUBTOTAL EQ 6			**-**	**NONE**

DRAFT FOR DISCUSSION