



# Orange County Department of Education Rancho Soñado Inside the Outdoors - Environmental Education Program

*Silverado, CA*

tBP/Architecture

**DESIGN DEVELOPMENT COST ESTIMATE**

OCMI JOB #: 241658.000

24 March 2025



## DESIGN DEVELOPMENT COST ESTIMATE

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 **COST ESTIMATE****INTRODUCTORY NOTES**

This estimate is based on verbal direction from the client and the following items, received 18 March 2025:

<b>General</b>	T-1 thru T-5 (04 sheets)
<b>Civil</b>	C000 thru C1000 (11 sheets)
<b>Landscape</b>	L100 thru L400 (24 sheets)
<b>Architectural</b>	AS.0 thru 3.01 (17 sheets)
<b>Structural</b>	S-0.1 thru S-3-1 (11 sheets)
<b>Mechanical</b>	M0-1 thru M4-1 (04 sheets)
<b>Plumbing</b>	P0-1 thru P5-1 (04 sheets)
<b>Electrical</b>	E0-1 thru E6-3 (15 sheets)
<b>Photovoltaic</b>	PV4-1 and PV5-1 (02 sheets)
<b>Fire Alarm</b>	FA0-1 and FA2-1 (02 sheets)
<b>Technology</b>	TE0-1 thru T-6 (08 sheets)

The following items are excluded from this estimate:

- Professional fees.
- Building permits and fees.
- Inspections and tests.
- Furniture, fixtures & equipment, except as noted.
- Installation of owner furnished equipment.
- Construction change order contingency.
- Overtime.
- Hazardous material abatement/removal.
- Items referenced as NOT INCLUDED or NIC in estimate.

The midpoint of construction of February 2027 is based on:

- Construction start date of May 2026
- Estimated construction duration of 18 months
- This estimate is based on a Lease-Leaseback delivery method.
- This estimate is based on prevailing wage labor rates.
- This estimate is based on a detailed measurement of quantities. We have made allowances for items that were not clearly defined in the drawings. The client should verify these allowances.
- This estimate is based on a minimum of four competitive bids and a stable bidding market.
- Escalation from the estimated date to the anticipated start of construction should be calculated on a compounded basis of 6% per annum.
- This estimate should be updated if more definitive information becomes available, or if there is any change in scope.

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OCMI JOB #: 241658.000 | 24 March 2025

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 **COST ESTIMATE**

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- We strongly advise the client to review this estimate in detail. If any interpretations in this estimate appear to differ from those intended by the design documents, they should be addressed immediately.

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

PROJECT SUMMARY

ELEMENT	TOTAL COST	GFA	\$/SF AREA
01. MULTIPURPOSE/OUTDOOR LEARNING BUILDING	\$3,096,533	4,389	\$705.52
02. ADMINISTRATION/OUTDOOR DINING	\$3,590,463	3,830	\$937.46
03. SITE IMPROVEMENTS	\$5,342,209	244,945	\$21.81
<b>TOTAL CONSTRUCTION COST</b>	<b>\$12,029,205</b>		

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DETAILED PROJECT SUMMARY

ELEMENT	TOTAL COST	GFA	\$/SF AREA
01. MULTIPURPOSE/OUTDOOR LEARNING BUILDING	\$2,192,124	4,389	\$499.46
02. ADMINISTRATION/OUTDOOR DINING	\$2,541,791	3,830	\$663.65
03. SITE IMPROVEMENTS	\$3,781,902	244,945	\$15.44
<b>TOTAL NET DIRECT COST</b>		<b>\$8,515,817</b>	
<b>GENERAL MARKUPS</b>			
DESIGN CONTINGENCY	5.00%	\$425,791	
ESCALATION TO MIDPOINT 02/2027	11.50%	\$1,028,285	
GENERAL CONDITIONS/REQUIREMENTS	9.50%	\$947,140	
CONTRACTOR OVERHEAD AND PROFIT	7.50%	\$818,777	
INSURANCE AND BONDS	2.50%	\$293,395	
<b>TOTAL CONSTRUCTION COST</b>		<b>\$12,029,205</b>	

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

**BUILDING SUMMARY**

ELEMENT	TOTAL COST	\$/SF AREA
03 CONCRETE	\$177,050	\$40.34
04 MASONRY	\$185,729	\$42.32
05 METALS	\$285,565	\$65.06
06 WOOD, PLASTICS, AND COMPOSITES		
07 THERMAL AND MOISTURE PROTECTION	\$558,149	\$127.17
08 OPENINGS	\$114,690	\$26.13
09 FINISHES	\$134,916	\$30.74
10 SPECIALTIES	\$157,065	\$35.79
12 FURNISHINGS	\$81,006	\$18.46
22 PLUMBING	\$101,421	\$23.11
23 HEATING, VENTILATING, AND AIR CONDITIONING	\$71,879	\$16.38
26 ELECTRICAL	\$176,934	\$40.31
27 COMMUNICATIONS	\$37,907	\$8.64
28 ELECTRONIC SAFETY AND SECURITY	\$90,914	\$20.71
31 EARTHWORK	\$18,899	\$4.31
NET DIRECT BUILDING COST	\$2,192,124	\$499.46
DESIGN CONTINGENCY	5.00% \$109,606	\$24.97
SUBTOTAL	\$2,301,730	\$524.43
ESCALATION TO MIDPOINT 02/2027	11.50% \$264,699	\$60.31
SUBTOTAL	\$2,566,429	\$584.74
GENERAL CONDITIONS/REQUIREMENTS	9.50% \$243,811	\$55.55
SUBTOTAL	\$2,810,240	\$640.29
CONTRACTOR OVERHEAD AND PROFIT	7.50% \$210,768	\$48.02
SUBTOTAL	\$3,021,008	\$688.31
INSURANCE AND BONDS	2.50% \$75,525	\$17.21
<b>TOTAL BUILDING COST</b>	<b>\$3,096,533</b>	<b>\$705.52</b>

GROSS FLOOR AREA: 4,389 SF

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>03 CONCRETE</b>				
Spread footings, assembly	6	CY	822.87	\$4,937
Continuous footing, assembly	103	CY	976.53	\$100,583
Slab on grade				
Formwork	511	LF	15.39	\$7,864
Concrete	63	CY	380.58	\$23,976
Rebar	3,285	LB	2.08	\$6,820
Thickened edge	352	SF	23.99	\$8,446
Sub-base course	80	CY	105.76	\$8,461
Miscellaneous				
Vapor barrier	3,725	SF	0.42	\$1,547
Depressed slab, premium	152	SF	2.24	\$340
Fall to outlet, premium	152	SF	2.68	\$408
Concrete curb	247	LF	22.39	\$5,530
Embeds, weather stopping, expansion joints, miscellaneous details and connections	172	CY	47.32	\$8,138
<b>TOTAL - 03 CONCRETE</b>				<b>\$177,050</b>

<b>04 MASONRY</b>				
CMU, split faced filled and reinforced				
8" thick	810	SF	40.54	\$32,839
12" thick	4,393	SF	29.18	\$128,170
Graffiti treatment, non-sacrificial	10,406	SF	1.38	\$14,349
Stone veneer blocks with concrete top at exterior column	168	SF	61.73	\$10,371
<b>TOTAL - 04 MASONRY</b>				<b>\$185,729</b>

<b>05 METALS</b>				
Building roof				
Metal roof deck	7,365	SF	8.31	\$61,203
Piping and tube steel	24	TON	8,236.91	\$197,686
Miscellaneous angles and channels	2	TON	13,338.09	\$26,676
<b>TOTAL - 05 METALS</b>				<b>\$285,565</b>

<b>07 THERMAL AND MOISTURE PROTECTION</b>				
Exterior soffit				
DensGlass sheathing	3,746	SF	3.36	\$12,583
Aluminum composite panels, wood finish	3,746	SF	57.01	\$213,541
Graffiti resistant treatment, non-sacrificial	3,746	SF	1.04	\$3,894
Roofing				
Standing seam metal roof	7,365	SF	27.64	\$203,588

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Rigid insulation	7,365	SF	7.81	\$57,516
Fascia, aluminum	411	LF	22.61	\$9,292
Flashing and accessories	7,365	SF	5.17	\$38,053
Interior partitions				
Insulation, batt 4"	1,779	SF	1.76	\$3,125
Miscellaneous				
Fire protection Deck	7,365	SF	2.25	\$16,557
<b>TOTAL - 07 THERMAL AND MOISTURE PROTECTION</b>				<b>\$558,149</b>

08 OPENINGS

Exterior doors				
Aluminum fully glazed including frame and hardware				
Double	1	PR	6,276.46	\$6,276
Hollow metal including frame and hardware				
Single	8	EA	2,233.03	\$17,864
Double	4	PR	3,757.26	\$15,029
Miscellaneous				
Louver	43	SF	100.12	\$4,305
Closer	18	EA	436.67	\$7,860
Card reader	4	EA	3,229.75	\$12,919
Exterior windows				
Aluminum	601	SF	80.21	\$48,204
Interior doors				
Hollow metal including frame and hardware				
Single	1	EA	2,233.03	\$2,233

<b>TOTAL - 08 OPENINGS</b>				<b>\$114,690</b>
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09 FINISHES

Exterior				
Epoxy paint, steel structure	7,365	SF	2.15	\$15,864
Interior				
Wall				
Framing, metal stud 4"	1,779	SF	14.32	\$25,482
Furring	1,305	SF	5.22	\$6,809
Gypsum board				
Taped and finished	4,863	SF	4.98	\$24,207
Acoustic wall panels, assume 30% of the learning walls	675	SF	19.38	\$13,082



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OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Paint	4,863	SF	1.54	\$7,487
Floor				
Concrete, sealed	3,112	SF	3.40	\$10,584
Base				
Rubber	642	LF	3.22	\$2,067
Ceiling				
Miscellaneous ceiling finishes	3,725	SF	7.88	\$29,334
<b>TOTAL - 09 FINISHES</b>				<b>\$134,916</b>

10 SPECIALTIES

Operable partitions				
Skyfold, electric operated	32	LF	4,341.83	\$138,939
Restroom accessories				
Grab bar set	1	EA	312.24	\$312
Feminine napkin disposal	5	EA	212.57	\$1,063
Toilet tissue, seat cover dispenser	5	EA	504.83	\$2,524
Robe hook	5	EA	39.07	\$195
Miscellaneous				
Whiteboards	197	SF	44.30	\$8,726
Signage	4,389	SF	0.69	\$3,026
Fire extinguisher and recessed cabinet	4	EA	570.08	\$2,280
<b>TOTAL - 10 SPECIALTIES</b>				<b>\$157,065</b>

12 FURNISHINGS

Casework				
Base cabinet, plastic laminate	21	LF	456.59	\$9,588
Wall cabinet, plastic laminate	21	LF	338.84	\$7,116
Countertop, plastic laminate	21	LF	71.79	\$1,508
Storage racks	84	LF	465.78	\$39,126
Miscellaneous casework	3,725	SF	3.68	\$13,689
Mecho shades	601	SF	16.60	\$9,979
<b>TOTAL - 12 FURNISHINGS</b>				<b>\$81,006</b>

22 PLUMBING

Equipment				
Water heater, 20 gallon, 3 KW, WH-1	1	EA	2,071.82	\$2,072

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OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Fixtures including rough-in				
Water closet	4	EA	2,355.15	\$9,421
Water closet (ADA)	1	EA	2,397.15	\$2,397
Service sink	1	EA	3,219.30	\$3,219
Sink, single bowl	4	EA	2,541.00	\$10,164
Sink, double bowl	1	EA	3,345.30	\$3,345
Automatic sensor, premium				
Water closet	5	EA	765.45	\$3,827
Miscellaneous fittings				
Floor drain with P- trap and strainer	1	EA	866.25	\$866
Hose bibb	4	EA	459.72	\$1,839
Domestic water system				
Building entrance	1	LS	7,350.00	\$7,350
Cold water piping, fittings and accessories	3,725	SF	3.50	\$13,024
Hot water piping and fittings, insulation	3,725	SF	2.11	\$7,862
Valve	3,725	SF	0.61	\$2,269
Sanitary waste system, includes clean-outs	3,725	SF	5.16	\$19,204
Grey water collection included		NOTE		
Sanitary vent system, includes vent through roofs	3,725	SF	2.54	\$9,465
Indirect condensate drain system				
Connection to AC units, 3/4"	2	EA	338.10	\$676
Pipe with fittings and supports, 3/4"	55	LF	34.93	\$1,921
Insulation, 3/4"	55	LF	10.59	\$583
Miscellaneous including seismic control, system test, flush and chlorinate, identification and fire stop	3,725	SF	0.51	\$1,917
<b>TOTAL - 22 PLUMBING</b>				<b>\$101,421</b>

23 HEATING, VENTILATING, AND AIR CONDITIONING

Equipment

Split system, heat pump and fan coil

Heat pumps

19 hp., HP-3

1 EA 12,509.70 \$12,510

15 hp., HP-4

1 EA 9,783.90 \$9,784

Fan coil

FC-3, 1600CFM

1 EA 6,152.32 \$6,152

FC-4, 1200CFM

1 EA 5,541.38 \$5,541

Exhaust fan, 400CFM, EF-3

1 EA 1,737.24 \$1,737

Air distribution system

Ductwork, galvanized steel

Supply

300 LB 15.38 \$4,615

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OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Return	120	LB	15.38	\$1,846
Exhaust	120	LB	15.38	\$1,846
Duct insulation	3,725	SF	0.25	\$929
Refrigeration piping				
Piping components and specialties	1	EA	955.50	\$956
Pipe, with insulation, fittings, and supports	116	LF	31.97	\$3,693
Refrigerant	35	LB	129.50	\$4,532
Air inlets and outlets				
Supply diffuser, lay-in/sidewall	6	EA	276.97	\$1,662
Return register	4	EA	263.55	\$1,054
Exhaust grille	6	EA	210.76	\$1,265
Damper				
Volume, manual	18	EA	300.06	\$5,401
Automatic temperature control				
Programmable thermostat including control wiring for split unit	2	EA	388.50	\$777
Control wiring	100	LF	3.97	\$397
Balancing, by and independent contractor				
Air balance				
Equipment	1	LS	756.00	\$756
Air inlets and outlets	16	EA	111.07	\$1,777
Commissioning including documentation, performance verification and training	1	LS	1,365.00	\$1,365
Miscellaneous including seismic bracing, duct identification, testing and fire stop	4,389	SF	0.75	\$3,284
<b>TOTAL - 23 HEATING, VENTILATING, AND AIR CONDITIONING</b>				<b>\$71,879</b>

26 ELECTRICAL

Service and distribution

Normal power

Panelboards 120/208v, 3ph, 225 amp 2 EA 6,321.00 \$12,642

Transformers 480/120v, 3ph, 75 kVA, k-rated 1 EA 13,543.66 \$13,544

Photovoltaic

60 kW, Inverter INV-C 1 EA 11,006.91 \$11,007

Disconnect switch, 100 amp 1 EA 1,563.82 \$1,564

Building feeders

Conductor, copper wire, THW, THHN

# 6 364 LF 2.92 \$1,063

# 4 260 LF 3.95 \$1,026

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
# 1	576	LF	6.41	\$3,689
# 3 / 0	517	LF	10.66	\$5,510
# 4 / 0	781	LF	12.84	\$10,029
Concealed conduit, EMT				
2-1/2"	192	LF	36.13	\$6,937
2-1/2"	433	LF	36.13	\$15,645
Building grounding system	3,725	SF	0.99	\$3,677
Equipment and machinery power				
HVAC equipment				
Connection including disconnect switch and junction box				
Fan coil	2	EA	539.35	\$1,079
Heat pump	2	EA	613.85	\$1,228
PV Inverter	1	EA	1,563.82	\$1,564
Transformer T-C	1	EA	4,619.95	\$4,620
Exhaust fans				
Connection including motor rated switch and junction box				
Exhaust fan	1	EA	609.78	\$610
Other equipment				
Connection including disconnect switch and junction box				
Partition	1	EA	619.62	\$620
Conduit and wire				
Conductor, copper wire, THW, THHN				
# 12	483	LF	1.31	\$634
# 10	284	LF	1.61	\$456
# 8	95	LF	2.17	\$206
Concealed conduit, EMT				
3/4"	121	LF	11.95	\$1,446
1"	95	LF	15.20	\$1,444
Conduit for control wiring, wire by HVAC trade	216	LF	11.95	\$2,581
Lighting system				
Light fixtures				
4 footers, Lithonia #CLX	15	EA	314.54	\$4,718
3 footers, Coronet #HP LED	5	EA	449.62	\$2,248
8 footers, Mark Arch Lighting # Slot 4 Pendent	9	EA	2,042.99	\$18,387
Junction box	3	EA	76.44	\$229
Light switches				
Dimmer switch	7	EA	304.95	\$2,135
Low voltage lighting controls				
Dimming room controller	1	EA	830.74	\$831
Digital switch	1	EA	292.34	\$292
Fittings	1	LS	112.35	\$112
Data cabling	30	LF	9.18	\$275
Testing and verification	1	LS	77.61	\$78
Energy saving lighting devices				
Occupancy sensor	16	EA	254.72	\$4,076

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Automatic wall switch	5	EA	158.73	\$794
Conduit and wire	864	LF	15.89	\$13,726
Convenience power				
Receptacles				
Duplex	18	EA	172.61	\$3,107
Double duplex	4	EA	178.38	\$714
GFI	6	EA	186.68	\$1,120
GFI, weatherproof	6	EA	229.37	\$1,376
Junction box	6	EA	76.44	\$459
Conduit and wire	1,090	LF	15.89	\$17,316
Miscellaneous including seismic bracing, identification and fire stop	4,389	SF	0.48	\$2,120
<b>TOTAL - 26 ELECTRICAL</b>				<b>\$176,934</b>

27 COMMUNICATIONS

Communications system				
Telephone and data system				
Outlets				
Telephone	3	EA	137.90	\$414
Data	9	EA	137.25	\$1,235
Wireless outlet, OFCI	7	EA	210.50	\$1,474
Conduit and wire				
Conduit up to accessible ceiling	285	LF	15.20	\$4,333
Cabling including terminations				
Telephone	45	LF	27.17	\$1,223
Data	240	LF	6.80	\$1,633
Public address system				
Equipment, furnished and installed by owner		NIC		
Speaker	10	EA	866.85	\$8,668
Conduit and wire	200	LF	15.89	\$3,177
Audio visual system				
Equipment, OFOI				
Infrastructure, per classroom	2	EA	7,875.00	\$15,750
<b>TOTAL - 27 COMMUNICATIONS</b>				<b>\$37,907</b>

28 ELECTRONIC SAFETY AND SECURITY

Fire alarm system, addressable type				
Equipment				
Terminal cabinet	1	EA	1,174.08	\$1,174
Devices				

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Smoke detector	15	EA	594.37	\$8,916
Strobe	6	EA	469.38	\$2,816
Horn, exterior	4	EA	516.25	\$2,065
Horn/strobe	3	EA	537.18	\$1,612
Conduit and wire	580	LF	15.89	\$9,214
Security system				
Access control				
Access control system		NIC		
Devices				
Card reader	5	EA	1,113.00	\$5,565
Electrified door hardware	8	EA	435.34	\$3,483
Door contact	14	EA	293.39	\$4,108
Request to exit	8	EA	1,474.78	\$11,798
Infrastructure, per opening	8	EA	3,150.00	\$25,200
CCTV system				
Equipment, furnished and installed by owner		NIC		
Camera, industrial quality	5	EA	1,680.00	\$8,400
Infrastructure, per camera	5	EA	1,312.50	\$6,563
<b>TOTAL - 28 ELECTRONIC SAFETY AND SECURITY</b>				<b>\$90,914</b>

31 EARTHWORK

Excavation and fill				
Overexcavation	445	CY	19.45	\$8,663
Backfill and recompact	193	CY	21.24	\$4,106
Haul	252	CY	24.32	\$6,130
<b>TOTAL - 31 EARTHWORK</b>				<b>\$18,899</b>

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**BUILDING SUMMARY**

ELEMENT	TOTAL COST	\$/SF AREA
03 CONCRETE	\$150,577	\$39.32
04 MASONRY	\$160,162	\$41.82
05 METALS	\$649,027	\$169.46
06 WOOD, PLASTICS, AND COMPOSITES		
07 THERMAL AND MOISTURE PROTECTION	\$703,815	\$183.76
08 OPENINGS	\$110,444	\$28.84
09 FINISHES	\$196,743	\$51.37
10 SPECIALTIES	\$7,215	\$1.88
12 FURNISHINGS	\$47,046	\$12.28
22 PLUMBING	\$86,417	\$22.56
23 HEATING, VENTILATING, AND AIR CONDITIONING	\$66,720	\$17.42
26 ELECTRICAL	\$223,640	\$58.39
27 COMMUNICATIONS	\$34,813	\$9.09
28 ELECTRONIC SAFETY AND SECURITY	\$92,297	\$24.10
31 EARTHWORK	\$12,875	\$3.36
NET DIRECT BUILDING COST	\$2,541,791	\$663.65
DESIGN CONTINGENCY 5.00%	\$127,090	\$33.18
SUBTOTAL	\$2,668,881	\$696.84
ESCALATION TO MIDPOINT 02/2027 11.50%	\$306,921	\$80.14
SUBTOTAL	\$2,975,802	\$776.97
GENERAL CONDITIONS/REQUIREMENTS 9.50%	\$282,701	\$73.81
SUBTOTAL	\$3,258,503	\$850.78
CONTRACTOR OVERHEAD AND PROFIT 7.50%	\$244,388	\$63.81
SUBTOTAL	\$3,502,891	\$914.59
INSURANCE AND BONDS 2.50%	\$87,572	\$22.86
<b>TOTAL BUILDING COST</b>	<b>\$3,590,463</b>	<b>\$937.46</b>

GROSS FLOOR AREA: 3,830 SF

DESIGN DEVELOPMENT COST ESTIMATE

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>03 CONCRETE</b>				
Spread footings, assembly	10	CY	822.87	\$8,229
Continuous footing, assembly	97	CY	976.53	\$94,528
Slab on grade				
Formwork	227	LF	15.39	\$3,493
Concrete	42	CY	380.58	\$15,984
Rebar	2,181	LB	2.08	\$4,528
Thickened edge	240	SF	23.99	\$5,759
Sub-base course	53	CY	105.76	\$5,605
Miscellaneous				
Vapor barrier	2,473	SF	0.42	\$1,027
Depressed slab, premium	81	SF	2.24	\$181
Fall to outlet, premium	81	SF	2.68	\$217
Concrete curb	178	LF	22.39	\$3,985
Embeds, weather stopping, expansion joints, miscellaneous details and connections	149	CY	47.32	\$7,041
<b>TOTAL - 03 CONCRETE</b>				<b>\$150,577</b>
<b>04 MASONRY</b>				
CMU, split faced filled and reinforced				
8" thick	407	SF	40.54	\$16,501
12" thick	3,814	SF	29.18	\$111,277
Graffiti treatment, non-sacrificial	8,442	SF	1.38	\$11,641
Stone veneer blocks with concrete top at exterior column	336	SF	61.73	\$20,743
<b>TOTAL - 04 MASONRY</b>				<b>\$160,162</b>
<b>05 METALS</b>				
Building roof				
Metal roof deck	8,008	SF	8.31	\$66,547
Piping and tube steel	61	TON	8,236.91	\$502,451
Miscellaneous angles and channels	6	TON	13,338.09	\$80,029
<b>TOTAL - 05 METALS</b>				<b>\$649,027</b>
<b>07 THERMAL AND MOISTURE PROTECTION</b>				
Exterior soffit				
DensGlass sheathing	5,604	SF	3.36	\$18,824
Aluminum composite panels, wood finish	5,604	SF	57.01	\$319,456
Graffiti resistant treatment, non-sacrificial	5,604	SF	1.04	\$5,825
Roofing				
Standing seam metal roof	8,008	SF	27.64	\$221,362
Prepared by: OCMI				Sheet 13 of 26



DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Rigid insulation	8,008	SF	7.81	\$62,537
Fascia, aluminum	401	LF	22.61	\$9,066
Flashing and accessories	8,008	SF	5.17	\$41,375
Interior partitions				
Insulation, batt				
4"	3,741	SF	1.76	\$6,571
6"	343	SF	2.32	\$797
Miscellaneous				
Fire protection				
Deck	8,008	SF	2.25	\$18,002
<b>TOTAL - 07 THERMAL AND MOISTURE PROTECTION</b>				<b>\$703,815</b>

08 OPENINGS

Exterior doors				
Aluminum fully glazed including frame and hardware				
Single	2	EA	3,896.77	\$7,794
Hollow metal including frame and hardware				
Single	1	EA	2,233.03	\$2,233
Double	1	PR	3,757.26	\$3,757
Garage door, roll-up, 12' 0" x 9' 0"	1	EA	8,221.17	\$8,221
Miscellaneous				
Closer	5	EA	436.67	\$2,183
Card reader	2	EA	3,229.75	\$6,460
Exterior windows				
Aluminum	560	SF	101.21	\$56,675
Interior doors				
Aluminum fully glazed including frame and hardware				
Single	2	EA	3,896.77	\$7,794
Hollow metal including frame and hardware				
Single	1	EA	2,233.03	\$2,233
Wood including hollow metal frame and hardware				
Single	4	EA	1,889.79	\$7,559
Miscellaneous				
Vision lite	3	EA	316.43	\$949
Closer	4	EA	436.67	\$1,747
Interior windows				
Storefront transom	28	SF	101.41	\$2,839

<b>TOTAL - 08 OPENINGS</b>				<b>\$110,444</b>
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DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>09 FINISHES</b>				
Exterior				
Furring	99	SF	5.22	\$517
Plywood sheathing	99	SF	3.48	\$345
Stainless steel wall panel	99	SF	108.90	\$10,782
Epoxy paint, steel structure	8,008	SF	2.15	\$17,248
Interior				
Wall				
Framing, metal stud				
4"	3,741	SF	14.32	\$53,585
6"	343	SF	13.73	\$4,710
Gypsum board				
Taped and finished	7,864	SF	4.98	\$39,146
Cementitious backerboard, 5/8" sheet	304	SF	6.27	\$1,906
Paint	7,864	SF	1.54	\$12,107
Ceramic tile	304	SF	27.43	\$8,337
Miscellaneous wall finishes	2,484	SF	5.25	\$13,041
Floor				
Concrete, sealed	2,099	SF	3.40	\$7,139
Base				
Rubber	568	LF	3.22	\$1,829
Ceramic tile	36	LF	24.21	\$872
Ceiling				
ACT	469	SF	11.98	\$5,617
Miscellaneous ceiling finishes	2,484	SF	7.88	\$19,562
<b>TOTAL - 09 FINISHES</b>				<b>\$196,743</b>

10 SPECIALTIES

Restroom accessories				
Grab bar set	1	EA	312.24	\$312
Paper towel dispenser and waste receptacle	2	EA	1,064.78	\$2,130
Soap dispenser	1	EA	128.25	\$128
Feminine napkin disposal	1	EA	212.57	\$213
Toilet tissue, seat cover dispenser	1	EA	504.83	\$505
Robe hook	1	EA	39.07	\$39
Mirror, metal frame	1	EA	106.54	\$107
Miscellaneous				
Signage	3,830	SF	0.69	\$2,641
Fire extinguisher and recessed cabinet	2	EA	570.08	\$1,140
<b>TOTAL - 10 SPECIALTIES</b>				<b>\$7,215</b>

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>12 FURNISHINGS</b>				
Casework				
Base cabinet, plastic laminate	33	LF	456.59	\$15,067
Wall cabinet, plastic laminate	33	LF	338.84	\$11,182
Countertop, plastic laminate	33	LF	71.79	\$2,369
Miscellaneous casework	2,484	SF	3.68	\$9,129
Mecho shades	560	SF	16.60	\$9,299
<b>TOTAL - 12 FURNISHINGS</b>				<b>\$47,046</b>

**22 PLUMBING**

Equipment

Water heater, under the sink , instantaneous, WH-2/3	2	EA	900.90	\$1,802
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Fixtures including rough-in

Water closet (ADA)	1	EA	2,397.15	\$2,397
Lavatory, wall mounted	1	EA	2,787.75	\$2,788
Sink, single bowl	1	EA	2,541.00	\$2,541
Sink, double bowl	4	EA	3,345.30	\$13,381
Drinking fountain	1	EA	4,480.35	\$4,480
Automatic sensor, premium				
Water closet	1	EA	765.45	\$765
Lavatory	1	EA	794.85	\$795
Miscellaneous fittings				
Hose bibb	2	EA	459.72	\$919

Domestic water system

Building entrance	1	LS	7,350.00	\$7,350
Cold water piping, fittings and accessories	2,484	SF	3.50	\$8,685
Hot water piping and fittings, insulation	2,484	SF	2.11	\$5,242
Valve	2,484	SF	0.61	\$1,513

Sanitary waste system, includes clean-outs

Grey water collection included		NOTE		
Grey water collection, Allowance	1	LS	7,350.00	\$7,350

Sanitary vent system, includes vent through roofs

	2,484	SF	2.54	\$6,312
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Indirect condensate drain system

Connection to AC units, 3/4"	2	EA	338.10	\$676
Pipe with fittings and supports, 3/4"	102	LF	34.93	\$3,563
Insulation, 3/4"	102	LF	10.59	\$1,081

Miscellaneous including seismic control, system test, flush and chlorinate, identification and fire stop

	3,830	SF	0.51	\$1,971
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DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>TOTAL - 22 PLUMBING</b>				<b>\$86,417</b>
<b>23 HEATING, VENTILATING, AND AIR CONDITIONING</b>				
Equipment				
Split system, heat pump and fan coil				
Heat pumps				
10 hp., HP-32/SHP-1	2	EA	5,344.92	\$10,690
15 hp., HP-1	1	EA	9,783.90	\$9,784
Fan coils				
FC-1, 1200CFM	1	EA	6,951.37	\$6,951
FC-2/SFC-1, 800CFM	1	EA	3,741.09	\$3,741
Exhaust fan, 100CFM, EF-1	1	EA	461.95	\$462
Exhaust fans, 500 CFM, EF-2	1	EA	2,158.80	\$2,159
Air distribution system				
Ductwork, galvanized steel				
Supply	150	LB	16.06	\$2,408
Return	130	LB	16.06	\$2,087
Exhaust	50	LB	16.06	\$803
Duct, flexible with clamp	15	LF	39.57	\$594
Duct insulation	2,484	SF	0.25	\$619
Refrigeration piping				
Piping components and specialties	1	EA	955.50	\$956
Pipe, with insulation, fittings, and supports	145	LF	31.97	\$4,636
Refrigerant	44	LB	129.50	\$5,698
Air inlets and outlets				
Supply diffuser, lay-in/sidewall	4	EA	625.80	\$2,503
Return register	5	EA	263.55	\$1,318
Damper				
Volume, manual	11	EA	300.06	\$3,301
Automatic temperature control				
Programmable thermostat including control wiring for split unit	2	EA	388.50	\$777
Control wiring	150	LF	3.97	\$595
Balancing, by and independent contractor				
Air balance				
Equipment	1	LS	1,207.50	\$1,208
Air inlets and outlets	9	EA	111.07	\$1,000
Commissioning including documentation, performance verification and training	1	LS	1,564.50	\$1,565

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Miscellaneous including seismic bracing, duct identification, testing and fire stop	3,830	SF	0.75	\$2,865
<b>TOTAL - 23 HEATING, VENTILATING, AND AIR CONDITIONING</b>				<b>\$66,720</b>

26 ELECTRICAL

Service and distribution

Normal power

Distribution switchboards

400 amp, 120/208v, 3ph, BDB1

1 EA 3,664.50 \$3,665

1000 amp, 277/480v, 3ph, DBA

1 EA 16,432.50 \$16,433

Panelboards 120/208v, 3ph

100 amp

1 EA 4,515.00 \$4,515

225 amp

1 EA 6,321.00 \$6,321

225 amp w/ main circuit breaker

1 EA 8,736.00 \$8,736

Transformers 480/120v, 3ph, 112.5 kVA, k-rated

1 EA 15,732.52 \$15,733

Photovoltaic

Main

Distribution switchboards

400 amp, 277/480v, 3ph, 4PV

1 EA 10,174.50 \$10,175

PV disconnect switch, 400 amps

1 EA 4,619.95 \$4,620

Branch

PV Inverter, 25 kW, 'INV A'

1 EA 7,883.05 \$7,883

Disconnect switch, 100 amp

1 EA 1,563.82 \$1,564

Building feeders

Conductor, copper wire, THW, THHN

#10

8 LF 1.61 \$13

#8

24 LF 2.17 \$52

#6

35 LF 2.92 \$102

#4

56 LF 3.95 \$221

#2

93 LF 5.41 \$503

#3/0

28 LF 10.66 \$298

#3/0

63 LF 10.66 \$671

#4/0

167 LF 12.84 \$2,145

Concealed conduit, EMT

1-1/2"

8 LF 22.12 \$177

2"

24 LF 25.41 \$610

2-1/2"

65 LF 36.13 \$2,348

(2) 3"

11 LF 77.78 \$856

Smart metering

Meter

4 EA 2,299.50 \$9,198

Data recorder

1 EA 3,779.35 \$3,779

Conduit, wire and connections

1 LS 3,244.50 \$3,245

Testing and commissioning

1 LS 1,302.00 \$1,302

Software package, per meter

4 EA 775.94 \$3,104

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Building grounding system	2,484	SF	0.99	\$2,452
Equipment and machinery power				
HVAC equipment				
Connection including disconnect switch and junction box				
Heat pump, 40 amp	1	EA	1,080.45	\$1,080
Heat pump, 25 amp	2	EA	732.36	\$1,465
Exhaust fans				
Connection including motor rated switch and junction box				
Exhaust fan	2	EA	609.78	\$1,220
Other equipment				
Connection including disconnect switch and junction box				
Coiling door	1	EA	609.78	\$610
Conduit and wire				
Conductor, copper wire, THW, THHN				
#12	831	LF	1.31	\$1,091
#10	135	LF	1.61	\$217
#8	66	LF	2.17	\$143
Concealed conduit, EMT				
3/4"	236	LF	11.95	\$2,820
1"	22	LF	15.20	\$334
Conduit for control wiring, wire by HVAC trade	258	LF	11.95	\$3,083
Lighting system				
Light fixtures				
2X4 Troffers, Lithonia #VTL	23	EA	625.02	\$14,376
4 footers, Lithonia #CLX	12	EA	314.54	\$3,774
4" downlights, Gotham	2	EA	739.39	\$1,479
Junction box	4	EA	76.44	\$306
Light switches				
Toggle, 1-3 gang	1	EA	127.29	\$127
Dimmer switch	9	EA	304.95	\$2,745
Low voltage lighting controls				
Dimming room controller	2	EA	830.74	\$1,661
Digital switch	2	EA	292.34	\$585
Fittings	1	LS	224.70	\$225
Data cabling	60	LF	9.18	\$551
Testing and verification	1	LS	155.22	\$155
Energy saving lighting devices				
Occupancy sensor	11	EA	254.72	\$2,802
Automatic wall switch	1	EA	158.73	\$159
Conduit and wire	972	LF	15.89	\$15,442
Convenience power				
Receptacles				
Duplex	14	EA	172.61	\$2,417
Double duplex	15	EA	178.38	\$2,676
GFI	15	EA	186.68	\$2,800

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
GFI, weatherproof	4	EA	229.37	\$917
Special receptacle	3	EA	568.04	\$1,704
Junction box	9	EA	76.44	\$688
Conduit and wire	1,695	LF	15.89	\$26,928
Common raceway system				
Cable tray	52	LF	56.07	\$2,916
Conduit	138	LF	98.36	\$13,573
Miscellaneous including seismic bracing, identification and fire stop	3,830	SF	0.48	\$1,850
<b>TOTAL - 26 ELECTRICAL</b>				<b>\$223,640</b>

27 COMMUNICATIONS

Communications system				
Telephone and data system				
Outlets				
Data	17	EA	137.25	\$2,333
Wireless outlet, OFCI	6	EA	210.50	\$1,263
Conduit and wire				
Conduit up to accessible ceiling	345	LF	15.20	\$5,245
Cabling including terminations				
Data	345	LF	6.80	\$2,347
Public address system				
Equipment, furnished and installed by owner		NIC		
Audio visual system				
Equipment, OFOI				
Infrastructure, per room	3	EA	7,875.00	\$23,625

<b>TOTAL - 27 COMMUNICATIONS</b>				<b>\$34,813</b>
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28 ELECTRONIC SAFETY AND SECURITY

Fire alarm system, addressable type				
Equipment				
Control panel	1	EA	9,711.45	\$9,711
Annunciator	1	EA	1,649.20	\$1,649
Terminal cabinet	1	EA	1,174.08	\$1,174
Devices				
Pull station	1	EA	406.69	\$407
Smoke detector	9	EA	594.37	\$5,349
Heat detector	1	EA	369.19	\$369
Strobe	3	EA	469.38	\$1,408
Horn, exterior	4	EA	516.25	\$2,065

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Horn/strobe	4	EA	537.18	\$2,149
Conduit and wire	500	LF	15.89	\$7,943
Security system				
Access control				
Access control system		NIC		
Devices				
Card reader	5	EA	1,113.00	\$5,565
Electrified door hardware	5	EA	435.34	\$2,177
Door contact	7	EA	293.39	\$2,054
Request to exit	5	EA	1,474.78	\$7,374
Infrastructure, per opening	8	EA	3,150.00	\$25,200
CCTV system				
Equipment, furnished and installed by owner		NIC		
Camera, industrial quality	6	EA	1,638.00	\$9,828
Infrastructure, per camera	6	EA	1,312.50	\$7,875
<b>TOTAL - 28 ELECTRONIC SAFETY AND SECURITY</b>				<b>\$92,297</b>

31 EARTHWORK

Excavation and fill				
Overexcavation	301	CY	19.45	\$5,857
Backfill and recompact	99	CY	21.24	\$2,109
Haul	202	CY	24.32	\$4,909
<b>TOTAL - 31 EARTHWORK</b>				<b>\$12,875</b>



DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

SITE SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
02 EXISTING CONDITIONS		\$97,456	\$0.40
31 EARTHWORK		\$321,433	\$1.31
32 EXTERIOR IMPROVEMENTS		\$2,107,805	\$8.61
33 UTILITIES		\$1,255,208	\$5.12
NET DIRECT SITE COST		\$3,781,902	\$15.44
DESIGN CONTINGENCY	5.00%	\$189,095	\$0.77
SUBTOTAL		\$3,970,997	\$16.21
ESCALATION TO MIDPOINT 02/2027	11.50%	\$456,665	\$1.86
SUBTOTAL		\$4,427,662	\$18.08
GENERAL CONDITIONS/REQUIREMENTS	9.50%	\$420,628	\$1.72
SUBTOTAL		\$4,848,290	\$19.79
CONTRACTOR OVERHEAD AND PROFIT	7.50%	\$363,622	\$1.48
SUBTOTAL		\$5,211,911	\$21.28
INSURANCE AND BONDS	2.50%	\$130,298	\$0.53
<b>TOTAL SITE COST</b>		<b>\$5,342,209</b>	<b>\$21.81</b>

TOTAL SITE AREA: 244,945 SF

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>02 EXISTING CONDITIONS</b>				
Demolition				
Existing house	2,083	SF	16.93	\$35,266
Sawcut pavement, asphaltic concrete	20	LF	4.89	\$98
Asphaltic concrete paving	11,392	SF	1.05	\$11,957
Concrete pavement	2,650	SF	3.21	\$8,517
Headwall	16	SF	16.82	\$269
Remove CMU wall	1,068	SF	16.82	\$17,968
Chain link fence	267	LF	8.30	\$2,216
Site utilities				
Drop inlet	1	EA	157.50	\$158
Utility box	2	EA	315.00	\$630
Miscellaneous demolition, Allowance	1	LS	7,665.00	\$7,665
Haul and dispose, assume 15% of demolition cost	15%	PCT	84,744.00	\$12,712
<b>TOTAL - 02 EXISTING CONDITIONS</b>				<b>\$97,456</b>

<b>31 EARTHWORK</b>				
Clearing and grubbing				
Remove tree, medium	23	EA	942.49	\$21,677
Tree protection	100	EA	118.37	\$11,837
Grading				
Rough, machine	244,945	SF	0.14	\$33,655
Fine, machine	244,945	SF	0.23	\$57,258
Excavation and fill				
Overexcavation	4,716	CY	19.45	\$91,744
Backfill and recompact	3,064	CY	21.24	\$65,069
Haul	1,652	CY	24.32	\$40,193
<b>TOTAL - 31 EARTHWORK</b>				<b>\$321,433</b>

<b>32 EXTERIOR IMPROVEMENTS</b>				
Hardscape				
Asphaltic concrete paving, 4", on 6" base, access road	25,824	SF	8.20	\$211,705
Class II aggregate, parking area	289	CY	94.83	\$27,452
Concrete paving, vehicular, 6" over 12" base, integral color concrete	620	SF	17.08	\$10,591
Granitecrete, pedestrian	24,203	SF	10.17	\$246,160
Trail, patch and repair as needed	14,500	SF	2.30	\$33,287
Ramp, premium	225	SF	17.81	\$4,008
Curb and gutter				

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Curb, 0"	60	LF	12.70	\$762
Rolled curb, 6"	314	LF	21.76	\$6,833
V-gutter	712	LF	38.56	\$27,453
Rip-rap and rock lining at outflow	77	SF	29.64	\$2,282
<b>Site development</b>				
Trash enclosure and battery storage building				
Continuous footing, assembly	20	CY	976.53	\$19,531
Slab on grade, 5"	711	SF	15.10	\$10,737
CMU, 8" thick, filled and reinforced	1,050	SF	23.15	\$24,308
Metal deck, 1-1/2", 22 ga.	816	SF	4.75	\$3,879
Standing seam metal roof, steel	816	SF	27.64	\$22,556
Pass gate, single	1	EA	1,138.38	\$1,138
Double leaf gates	1	EA	3,720.35	\$3,720
Amphitheater seat step, assembly	200	LF	554.24	\$110,847
Handrail, floor mounted	72	LF	170.02	\$12,241
Retaining wall, CIP, assembly	602	SF	65.95	\$39,705
Picnic/learning table	41	EA	2,362.50	\$96,863
Shade structure, including foundations and embeds	1,262	SF	115.50	\$145,761
Site benches	234	LF	288.75	\$67,568
Storage boxes	9	EA	3,633.00	\$32,697
Storage box foundations	89	SF	15.10	\$1,344
Retaining wall, gabion wall, assembly	644	SF	21.57	\$13,879
Seat wall	1,881	SF	73.08	\$137,463
Sedimentary wall/rammed earth, included		NOTE		
Interpretative/educational signage	244,945	SF	0.14	\$35,160
Miscellaneous site development, Allowance	1	LS	15,000.00	\$15,000
<b>Paving specialties</b>				
Striped parking stall	52	EA	27.53	\$1,432
ADA symbol, painted	3	EA	148.04	\$444
Pole mounted sign	3	EA	409.72	\$1,229
Cross hatching	185	SF	1.77	\$328
Parking bumper	3	EA	104.01	\$312
<b>Softscape</b>				
Irrigation, plant area	9,162	SF	2.76	\$25,254
Shrubs				
1 gallon	17,945	EA	15.48	\$277,775
5 gallon	3,895	EA	49.80	\$193,952
15 gallon	473	EA	79.60	\$37,653
Trees				
36" box	16	EA	1,794.21	\$28,707
48" box	4	EA	2,392.29	\$9,569
Miscellaneous				
Soil amending	9,162	SF	0.33	\$3,043
Top soil	170	CY	72.52	\$12,304
Mulch, wood chips, 2", hand spread	9,162	SF	0.97	\$8,894

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Granite mulch	10,466	SF	8.07	\$84,468
Maintenance of landscape 90 days	9,162	SF	0.21	\$1,966
Irrigation service				
Quick coupler valve, 1"	24	EA	217.62	\$5,223
Control valve, 1 1/2"	1	EA	571.63	\$572
Drip flush indicator nozzle, w/Pop-up indicator head, 12"	1	EA	271.00	\$271
Controller w/sensor, pedestal mounted	1	EA	1,019.41	\$1,019
Pipe and fittings, PVC C900, including, 1"	2,657	LF	18.24	\$48,460
<b>TOTAL - 32 EXTERIOR IMPROVEMENTS</b>				<b>\$2,107,805</b>

33 UTILITIES

Storm water service				
Connect to street main at	1	LS	4,956.00	\$4,956
Pipe and fittings, HDPE , including trench and backfill, 12"	803	LF	148.39	\$119,154
Fire water service				
Connect to street main at	1	LS	3,276.00	\$3,276
Connect to existing water main at site, 4"	1	EA	462.00	\$462
Fire hydrant including valve	1	EA	7,266.00	\$7,266
Reduced pressure backflow preventer, 4"	1	EA	8,116.26	\$8,116
Pipe and fittings, PVC C900, including trench and backfill, 4"	987	LF	61.82	\$61,020
Pump to fire hydrant, size assumed, Allowance	1	EA	105,000.00	\$105,000
Domestic water service				
Connect to street main at	1	LS	3,129.00	\$3,129
Connect to existing water main at site, 4"	1	EA	651.00	\$651
Reduced pressure backflow preventer, 4"	1	EA	8,116.50	\$8,117
Pipe and fittings, PVC C900, including trench and backfill, 4"	1,379	LF	61.82	\$85,255
Pump, size assumed, Allowance	1	EA	42,000.00	\$42,000
Sanitary waste service				
Connect to street main at	1	LS	3,202.50	\$3,203
Connect to existing sewer main at site, 4"	1	EA	535.50	\$536
Pipe and fittings, PVC SDR-35, including trench and backfill, 4"	370	LF	53.05	\$19,627
Clean-out/clean-out to grade	1	EA	220.50	\$221
Septic tank, 1,200 gallon	1	LS	5,494.13	\$5,494
Irrigation service connection				
Connect to street main at	1	LS	2,886.22	\$2,886
Backflow preventor	2	EA	1,144.50	\$2,289
Water meter	2	EA	2,772.00	\$5,544

DESIGN DEVELOPMENT COST ESTIMATE

OCMI JOB #: 241658.000 | 24 March 2025

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Site electrical				
Power distribution				
Pullbox	2	EA	4,105.50	\$8,211
Grounding	1	LS	1,638.00	\$1,638
Photovoltaic system, Allowance	125	KW	3,517.50	\$439,688
Backup battery storage system, Allowance	125	KW	787.50	\$98,438
Manual transfer switch, 200 amp	1	EA	14,275.45	\$14,275
Connect to temporary generator	1	EA	2,100.00	\$2,100
Disconnect switch, 400 amp	1	EA	4,430.86	\$4,431
(Battery Energy Storage System)				
Site conduit and wire				
BESS to DBA				
Conductor, copper wire, THW, THHN				
#4	88	LF	3.95	\$347
# 4/0	352	LF	12.84	\$4,520
Conduits, PVC				
2-1/2"	88	LF	43.39	\$3,818
DBA to classroom building				
Conductor, copper wire, THW, THHN				
#6	172	LF	2.92	\$502
#3/0	688	LF	10.66	\$7,332
Conduits, PVC				
2-1/2"	172	LF	43.39	\$7,462
Lighting				
Lighting fixtures				
BEGA #Pole top	10	EA	4,592.70	\$45,927
BEGA #Onground	10	EA	1,646.98	\$16,470
4" downlights, Gotham	61	EA	739.39	\$45,103
Conduit and wire	1,215	LF	21.83	\$26,523
Technology				
Pullbox	1	EA	4,105.50	\$4,106
Conduit, PVC, (4) 4"	203	LF	164.65	\$33,424
25-PairOSP copper cabling, 25-Strands OSP SM fiber	205	LF	13.13	\$2,691
<b>TOTAL - 33 UTILITIES</b>				<b>\$1,255,208</b>