



*City  
Council  
Report*

Item: 11  
Category: UNFINISHED BUSINESS  
Meeting Date: May 4, 2021

**TITLE: Campbell Police Operations Building Schematic Design**

**RECOMMENDED ACTION**

That the City Council receive and provide feedback on the schematic design for the Police Operations Building Project and provide feedback to staff regarding further details to be focused on during the design development phase.

**BACKGROUND**

At the February 2, 2021 City Council meeting, the City Council was presented with two conceptual design alternatives for the Police Operations Building. Although there was not a formal motion, and there were many constructive comments, the alternative that moved the building slightly further to the northwest corner of the site was preferred. Since that meeting, staff prepared an informational memo to the Council to further address some of the issues that were raised at the meeting. The memo, dated March 22, 2021, is attached to this report.

**DISCUSSION**

At the February 2nd Council meeting, the Council selected the second option as the preferred alternative to move into the schematic design phase, with direction to continue to work on certain elements, such as the balancing of square footage between the first and second floors as much as possible, eliminating any encroachment into the Orchard City Green and Ainsley House areas, and potentially reducing the setbacks to the west side of the site.

After receiving this direction from Council, staff and the design team analyzed options to relocate proposed first floor elements to the second floor, by looking at options that included moving either the Police Department Operations Center (DOC) or locker rooms to the second floor. While it is possible to incorporate either of these two options, due to operational inefficiencies, security concerns, and increased costs, these restacking options were not carried forward into the schematic design. A more detailed analysis of these options was included in the informational memorandum to the City Council dated March 22, 2021 and is attached to this report.

Also, based upon the guidance provided by the City Council at its February 2nd meeting, the design team explored opportunities to open up the public space areas. For the current schematic design, the building has been moved slightly north to open the public plaza space and the parking area creating more separation between City Hall

and the proposed new Police Building. This has allowed the public access to be opened up to both City Hall and the new Police Operations Building.

The design team has also been exploring all options to preserve as many of the existing mature trees on the Civic Center site as is possible. Preservation of trees at the public parking area and along North First Street has taken greater priority. Through the use of tree grates and strategic placement of stairs and sloping walkways, the design team has taken an approach to site the new building while respecting the existing urban forest to the greatest extent possible. With the decision on the footprint of the building, LPA's landscape architecture team has been able to work on site details. The design team sited the building and treated the landscape in such a way as to enhance the Civic presence of both the existing City Hall and the new Police Operations Building. The schematic design will include a pedestrian plaza directly adjacent to North First Street. Enhanced paving materials, grander sets of stairs and a sloping walkway all work in conjunction to enhance the overall civic presence of the Civic Center.

### Site Design and Grading

To better understand how to approach the site, the design team took a step back to examine the overall context of the Civic Center and the influences on the site. It became readily apparent to the team that the preservation of existing mature trees needed to become paramount to the design approach. The overriding concept of the project is a new building within a park setting. The new Police Operations Building and the secure parking lot have been sited to provide for the maximum protection of existing trees within the campus. While some concerns regarding grading were voiced by the Council, the design team has incorporated these concerns into the design and will address some of the grading challenges in greater detail at the May 4th Council meeting.

The project will also give the Civic Center an entry and a stronger civic presence within the neighborhood. This presence begins by extending enhanced concrete paving out to First Street. Tree grates are proposed at the existing mature trees along First Street to allow for the creation of a new civic plaza. From the civic plaza, six stairs or a sloping walkway, with a ramp less than 5% slope, will lead visitors down to the front entry and public lobby of the new Police Operations Building. The civic plaza will also lead visitors on a new accessible path of travel to both levels of City Hall. The grading challenges associated with this portion of the project are being addressed by the design team and will also be addressed at the May 4 meeting.

### Parking

Relative to maximizing parking in both the existing and proposed parking lots, staff and the design team are evaluating the feasibility of combining trash enclosure areas for the entire Civic Center site into the existing "gravel lot." This will allow for increased parking in the secure Police Department (PD) lot and would likely create other opportunities to increase parking that would benefit both the Library and City Hall, including offsetting some of the displaced City Hall parking resulting from the project for both staff and (after-hours) public parking. Currently, City Hall parking lots are primarily used as staff parking lots during the day (with some visitor-designated spaces) which then are open

for public use after work hours and on weekends. During business hours these lots have a combined total of 10 marked visitor spaces. The First/Grant parking lot is currently used primarily by both non-PD City Hall employees and PD employees as well, additionally providing overflow parking for unmarked PD vehicles. The new secure lot will help to balance and contain the parking needs of PD. For City Hall staff, the First/Civic Center lot and the "gravel lot" at First/Harrison will be designated for City Hall employee parking; these spaces will also be available for use by the public after business hours. The "gravel lot" will require surface improvements and both lots will require new parking layouts to maximize the number of parking stalls and to meet American with Disabilities Act (ADA) compliance. Additionally, the City-owned lot on the southeast corner of First and Civic Center is proposed for additional City Hall staff parking during the workday. Overall, as a result of the project, the total number of parking stalls in the Civic Center site will be reduced from 253 to 228, a net loss of 25 parking spaces. (The Library lot is minimally impacted by this reduction.) The appropriate number of visitor and ADA accessible stalls is currently being evaluated and will be designated appropriately.

#### Building Design and Layout

The lower level of the building is comprised of the Public Lobby directly off the civic plaza with access to the Records Department and the DOC, locker rooms, a training area, and the Traffic and Patrol Departments. The second floor of the building contains the administrative offices, investigative services, dispatch/communications, and a breakroom. After move-in to the new building, the existing PD space is proposed to be retrofitted and improved to include evidence storage, bike patrol, additional PD support spaces as well a conference room for City Hall use.

In approaching the design of the building, energy efficient measures have been incorporated to make the building as operationally efficient and low maintenance as possible. The new building has been designed to be an all-electric building. There will not be any natural gas supplied or required. Space heating and water heating will be provided with energy efficient heat pumps. The building envelope has been optimized to provide an energy efficient operation. The roof, walls, and arrangement of windows and doors on the elevations of the building (fenestration) all exceed Title-24 requirements. The HVAC systems will use Energy Efficient Variable Refrigerant Flow (VRF) heat recovery systems, augmented with dedicated outside air units and ventilation heat recovery where needed. Lighting systems are designed to exceed Title 24 requirements, and all lights both on the interior and the exterior will be LED. As designed, the new Police Department building is estimated to be 60% more energy efficient than the national average for similar buildings.

Taking into consideration the grant available from the Silicon Valley Clean Energy (SCVE) program, the project can support a 40kW Rooftop photovoltaic (PV) System along with a commensurate battery back-up system. The PV system would have the ability to offset approximately 10% of the total project energy demand, and the battery back-up system would provide building and systems resiliency and would qualify for the SVCE grant. The estimated costs for the PV system and the battery backup are \$140,000 and \$44,000, respectively. The formula-based grant that Campbell would be

eligible for from SVCE is \$200,000. The Request for Proposals for the Police Operations Building design services required that PV panels be considered, and even if they are ultimately not feasible from a cost perspective, conduit runs shall be included as required and space shall be provided in the electrical room for future connections.

The appearance of the building is driven by functional requirements. The ground floor of the building is clad in a burnished concrete block to provide a higher level of security for the building. The public lobby at the civic plaza has a glass façade to create better connections between the inside and the outside. For the balance of the building there are three options for consideration. The base option clads the second floor in plaster with color palette to match City Hall. An alternate option is to clad the second floor in a light metal panel that provides a diffuse reflection of the ambient light and surrounding trees. A third option clads the second floor in a thermally modified wood that brings a warmth and depth to the building.

While the building layout has continued to be re-evaluated in an attempt to maintain operational efficiency, this has also resulted in an opportunity to review the overall configuration, particularly in light of budgetary constraints. As a result of this, the building plan being presented on May 4 is now at 24,900 square feet; this represents a decrease of 1,600 s.f. compared to the building plan presented on February 2nd.

#### Building Department Coordination and Fire Department Access

The design team has had an initial meeting with the Building Official to confirm agreement on building code interpretations. Another meeting has been scheduled with the County Fire Department to confirm direction on fire safety code for the building, building access and parking lot circulation. Should additional design modifications be required as a result of these meetings, the Council will be kept informed.

#### **PROJECT BUDGET**

During mid-April, LPA's cost estimating consultant, HL Construction Management, performed a Schematic Design Cost Estimate. The total estimated construction cost is \$20.13 million which is within approximately \$129,000 or 0.6% of the project's construction budget of \$20.00 million. As previously described, this revised cost estimate is based on a square footage reduction for the new building LPA will discuss this estimate in further detail at the Council meeting. Additionally, there are a variety of add alternates not included within the \$20.13 million construction budget. These will be addressed in greater detail at the May 4<sup>th</sup> meeting.

Additionally, there are unallocated project contingency funds in the amount of approximately \$1.3M remaining in the Measure O Program budget. These funds have not yet allocated to either the Library or Police building projects.

#### **PROJECT SCHEDULE UPDATE**

Police Project Milestones	Anticipated Completion
---------------------------	------------------------

Start Design Services	June 2020
Confirm Program and Space Needs	September 2020
Site Planning/Analysis and Site Selection	September 2020
Concept Designs ( <i>Council Meeting</i> )	February 2021
Schematic Design ( <i>Council Meeting</i> )	May 2021
Environmental Assessment Completion	June/July 2021
Determination of Project Delivery Method	August 2021
Design Development ( <i>Council Meeting</i> )	September/October 2021
Construction Documents ( <i>Council Meeting</i> )	March/April 2022
Start Construction	Summer 2022
Construction Completion	Early 2024

### NEXT STEPS

The environmental assessment is currently in progress. The administrative draft of the document will be completed in May with staff and public review to follow. Council review and final determination for the Measure O projects will follow later this summer. It is also anticipated that the Council will be asked to decide on the appropriate project delivery method for the PD project in August. In preparation for that decision staff will provide a recommendation based on a more detailed analysis of the benefits and drawbacks of the different delivery methods.

With the City Council's support to move forward into design development, staff and the design team will work to select materials including interior and exterior finishes and products such as windows, doors, fixtures, appliances and materials. Staff will begin to work with both Measure O design teams on construction staging for the Civic Center site, and as well as interim parking solutions and employee and public access.

### FISCAL IMPACT

This project is funded through Measure O bond proceeds in the amount of \$25 million. Based on the overall project budget, \$20.0 million is the identified construction budget. The schematic design construction estimate has been revised commensurate with changes to the project scope and now stands at \$20.13 million which is within 0.6% of the construction budget. There are a variety of add alternates not included in the \$20.13 million cost estimate. These will be described in further detail at the Council meeting.

### ALTERNATIVES

1. Provide feedback and direct staff and project consultants to refine or alter the schematic design for the Police Operations Building. These new schematic designs would be presented to the City Council at a future meeting and would likely impact the project schedule.

Prepared by:

  
 Amy Olay, City Engineer

Reviewed by:

  
Todd Capurso, Director of Public Works

Approved by:

  
Brian Loventhal, City Manager

**Attachment:**

- a. Measure O Info Memo
- b. City Council PD SD Presentation
- c. Campbell PD Building SD Cost Est

# MEMORANDUM



Public Works Department

**To:** Honorable Mayor and City Council

**From:** Todd Capurso, Public Works Director

**Via:** Brian Loventhal, City Manager

**Subject:** Informational Update – Measure O Projects

**Date:** March 22, 2021

## PURPOSE

To provide a status update to the City Council on current progress for the Library Renovation and the Police Operations Building schematic designs.

## BACKGROUND

In June 2020, the City awarded the design contracts for the Measure O projects. LPA, Inc. was selected to design a new Police Operations Building, and Jayson Architecture was selected for the design of the Campbell Library Facility Improvements. On July 7, 2020, the City Council held a project kickoff meeting with both design firms to provide guidance and feedback as this phase of the project commences. Both design firms proceeded to meet with Police Department (PD), Library and Measure O project staff, respectively, to understand current and projected programming needs in order to design spaces that accommodate the staffing and community needs of these facilities now and into the future.

At the December 1 City Council meeting, the program documents were presented to Council for review. The City Council provided comments which many were addressed at the January 11, 2021 City Council meeting with the presentation of the conceptual design plans for each of the projects.

Upon review and discussion of the conceptual design plans on January 11, the Council selected the “Orchard Green” concept for the Library renovation project. With this decision, Jayson Architecture has proceeded to schematic design. The City Council had several concerns with the presentation of the Police Operations Building, chiefly that it desired to see another alternative other than that which was presented. LPA developed a second alternative which moved the building more to the north of the site, and this was presented on February 2. At the February 2 City Council meeting, the Council selected this second option as the preferred alternative to move into the schematic design phase, with direction to continue to work on certain elements, such as the balancing of square footage between the first and second floors as much as possible, eliminating any encroachment into the Orchard City Green and Ainsley House areas, and potentially reducing the setbacks to the west side of the site. This update will provide the status of the schematic design, as well as address other comments that have been received from Council.

Attachment: Measure O Info Memo (Police Operations Building Project)

## SCHEMATIC DESIGN UPDATE

### *POLICE OPERATIONS BUILDING*

#### First and Second Floor Program Distribution

The imbalanced stack of program spaces as presented in the Council Meeting showed approximately 16,000 SF on the first floor and 10,000 SF of program on the second floor. Two options were considered in an effort to create a better distribution of program on each floor.

1. Department Operations Center (DOC) – LPA studied moving the DOC to the second floor. This would transfer approximately 2,100 SF of program space to the second floor. Due to the large number of outside personnel and agencies anticipated to access the DOC, it was determined that moving the DOC to the second floor would create security issues as well as inefficiencies in circulation. Additionally, placing a larger assembly space, like the DOC, on the second floor added complications to the exiting of the DOC. While it would be easy to provide a primary exit via publicly accessible egress routes, the secondary egress route necessary for the DOC would be required to pass through secure portions of the PD or a third stair would be required to be added to the building.
2. Locker Rooms – Case studies and operational assessments suggest that moving the locker rooms to the second floor could be a possibility. The design team analyzed the feasibility of doing so and prepared floor plan layouts for consideration. The resultant layouts created a more equal distribution of program between the first and second floor, however in doing so, sacrificed efficiency in circulation. Consequently, the total building ended up being approximately 1,740 SF larger than the previously proposed layout.

While it is possible to incorporate either of these two options, due to the above-described operational inefficiencies, security concerns and increased costs, these restacking options are not being pursued further.

#### Building Setbacks

Based upon the guidance provided by the City Council at its February 2 meeting, the design team explored opportunities to open up the public spaces and parking.

- The design team has moved the building North to open the public plaza space and the parking area creating more separation between City Hall and the new Police building. Currently the proposed building is 16 feet from the property line on Grant Street and 22.5 feet from the curb. This has allowed the public access to be opened up to both City Hall and the new PD building.
- The building has been moved to the West to maximize the secure parking area and to increase the separation between City Hall and the new PD building. Currently the proposed building is 14.75' from the property line on North First St. and 26' from the curb.

#### Landscape and Tree Preservation

Working with the Tree Survey Report conducted by BrightView Tree Care Services, the design team has explored all options to preserve as many of the existing and mature trees on the Civic Center site as is possible.

- This effort includes respecting the existing footprint of the secure fencing that separates the Orchard City Green and Ainsley House from the existing secure parking lot. The line of the proposed new secure fence will follow the path of the current/existing secure fence on the east edge of the property.
- Preservation of trees at the public parking area and along North First St. has taken greater priority. Through the use of tree grates and strategic placement of stairs and sloping walkways, the design team has taken an approach to site the new building while respecting the existing urban forest to the greatest extent possible.

### Civic Presence

The design team sited the building and treated the landscape in such a way as to enhance the Civic presence of both the existing City Hall and the new PD building. The schematic design will include a pedestrian plaza directly adjacent to North First St. Enhanced paving materials, grander sets of stairs and a sloping walk all work in conjunction to enhance the overall civic presence of the Civic Center.

### Parking

Relative to maximizing parking in existing and proposed lots, staff and the design teams are evaluating the feasibility of combining trash enclosure areas for the entire Civic Center site at the existing gravel lot. This will allow for increased parking in the secure PD lot and would likely create other opportunities to increase parking that would benefit the Library and City Hall, including providing more public and staff parking.

### Upcoming Work and Milestones

The design team will continue to complete the schematic design and it will be shared with the City Council at its May 4, 2021 meeting. The environmental review determination for Measure O projects will likely follow in June. The administrative draft of the document will be completed in early May. It is also anticipated that the Council will be asked to make a decision on the appropriate project delivery method for the PD project in August. In preparation for that decision staff will provide a recommendation based on more detailed analysis of the benefits and drawbacks of the different delivery methods.

Meetings are also to be set with representatives from Silicon Valley Clean Energy to evaluate the feasibility of securing Community Resiliency Program capital projects grant(s) and/or planning grants. Campbell's formula-based grant allocations are approximately \$200,000 for the capital grant and \$40,000 for the planning grants. An example of a qualifying capital improvement to improve resiliency would be a battery storage system to back up a photovoltaic system.

### Building Department Coordination and Fire Department Access

The design team has meetings set up with the Building Official to obtain agreements on code interpretations, as well as with the Fire Department to gain agreements on site and building access and circulation.

### *CAMPBELL LIBRARY*

With the approval to move forward into schematic design with the Orchard Green concept, Jayson Architecture has been conducting meetings with County Library staff, as well as with the Friends of the Library. The Library conceptual plans have also been shared with the Civic Improvement Commission. Recent discussions with these groups have included details such as collections, staircases, security, and potential locations for public art.

#### Building Department Coordination and Fire Department Access

The design team has meetings set up with the Building Official to obtain agreements on code interpretations, as well as with the Fire Department to gain agreements on site and building access and circulation.

#### Upcoming Work and Milestones

The design team will continue to complete the schematic design details which will be shared with the City Council on April 6, 2021. Meetings will also be set with representatives from Silicon Valley Clean Energy to evaluate the feasibility of securing Community Resiliency Program capital projects grant(s) or planning grants. Campbell's formula-based grant allocations are approximately \$200,000 for the capital grant, and \$40,000 for the planning grants. An example of a qualifying capital improvement to improve resiliency would be a battery storage system to back up a photovoltaic system.

#### Temporary Facility

City staff continues to work with the Library District regarding a lease to move into a temporary facility. The temporary Library will be at the Community Center in Room E-46, with a second room for storage also being considered. City staff is in the process of making modifications to E-46 to install a second entrance where an automatic door and book drop will be installed. Library staff will be responsible for moving temporary shelving and other equipment onto the site as well as installing their own telephone and IT equipment. It is anticipated that the temporary facility could be opened sometime in April.

# Campbell Police

## Operations Building

### City Council Schematic Design Presentation

May 4, 2021

# Agenda

1. Project Schedule
2. Site Planning & Design
3. Building Layout
4. Energy Efficient Design
5. Design Options
6. Project Budget

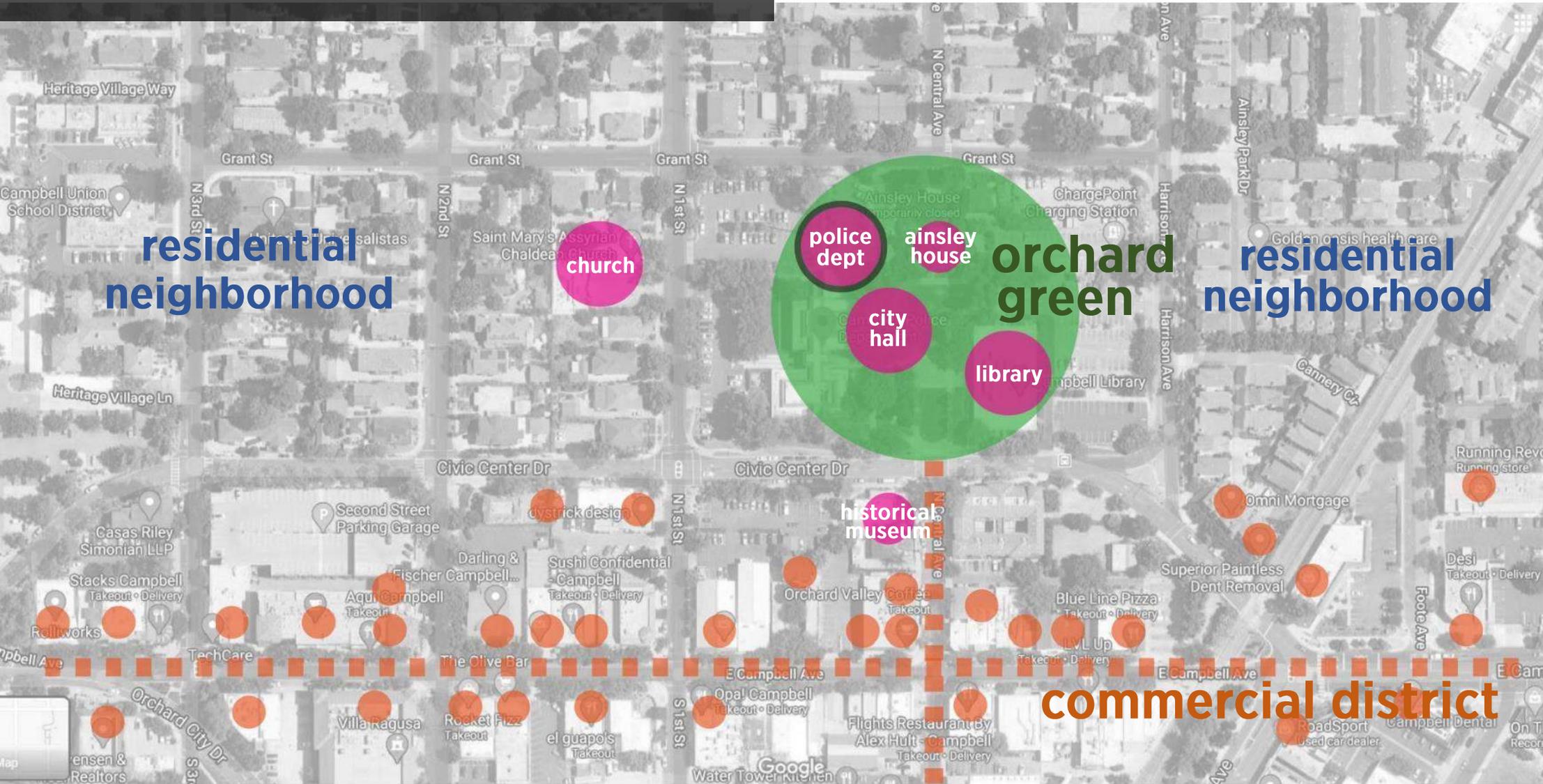
# Project Schedule

# Project Schedule

Activity	Weeks	2020												2021				
		June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.
Task A: Review of Existing Documents & Benchmark Study	8	█	█															
Task B: Work Plan, Cost Plan, and Project Schedule	3	█	█															
City Council Meeting – July 7, 2020	1 Day		*															
Task C: Programing and Space Needs	14		█	█	█													
Task D: Site Planning and Analysis	22				█	█	█	█	█									
Task E: Building Concept Alternatives	22				█	█	█	█	█									
City Council Meeting – December 1, 2020	1 Day							*										
Special City Council Meeting – January 11, 2021	1 Day									*								
City Council Meeting – February 2, 2021	1 Day										*							
Task F: Schematic (15%) Design Documents	9										█	█	█					
City Council Update – May 4, 2021	1 Day													*				
Task G: Design Development (30%) Documents	12													█	█	█		
Construction (100%) Documents	18																	█

Attachment: City Council PD SD Presentation (Police Operations Building Project)

# Site Planning & Design



# Existing Conditions



Ainsley Carriage House



City Hall / PD Entry Sequence



Ainsley House



City Hall / PD Entry Sequence



Ainsley House Garden



City Hall / PD Entry Sequence



Residential Neighborhood



E Campbell Avenue



Campbell Library



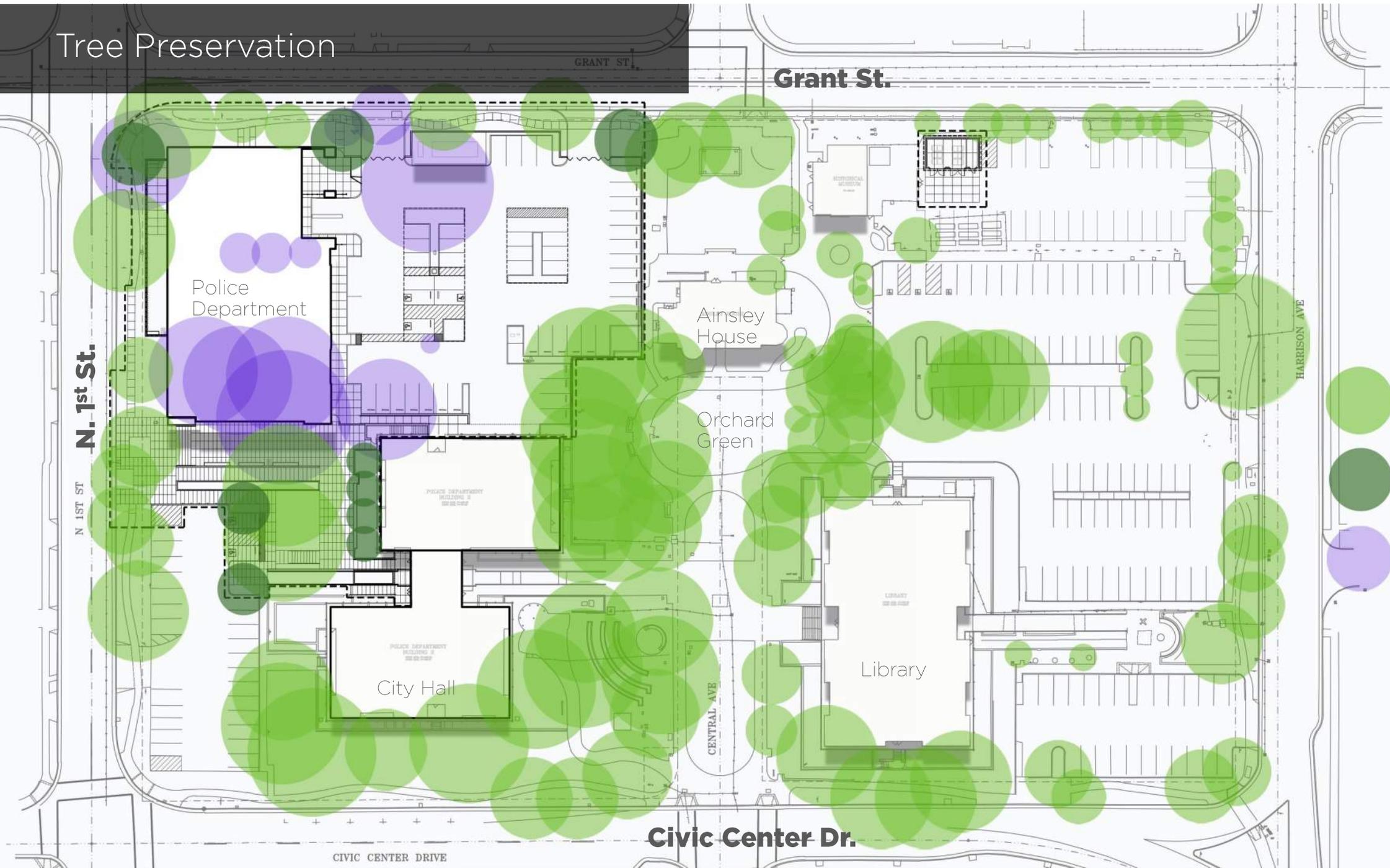
Campbell Library



Orchard Green

Attachment: City Council PD SD Presentation (Police Operations Building Project)

# Tree Preservation



- existing trees to remain
- new trees
- existing trees to be removed

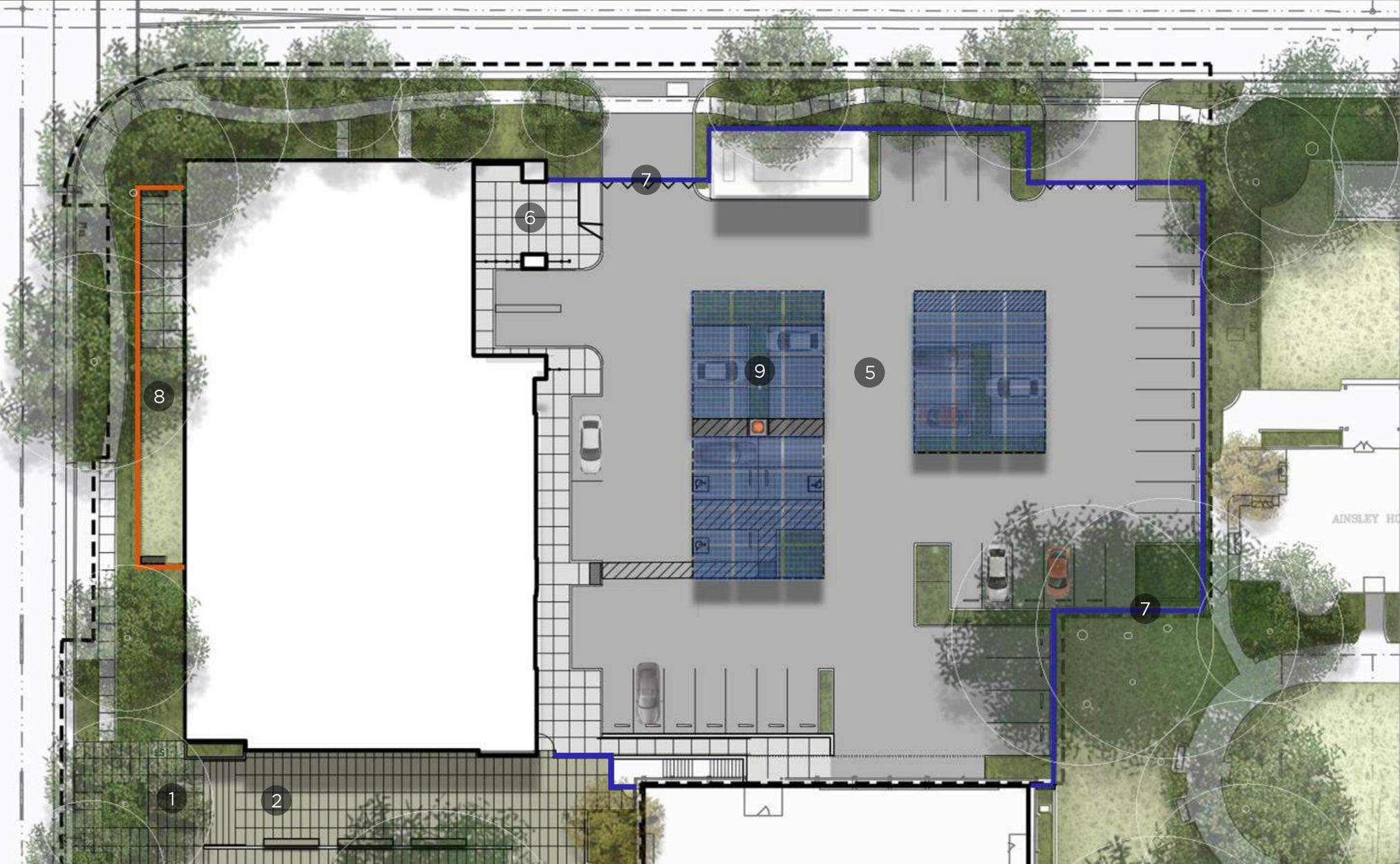
# Site Master Plan



- 1 pedestrian entry plaza
- 2 lower police department plaza
- 3 lower city hall plaza
- 4 27 public parking
- 5 53 secured staff parking
- 6 motorcycle parking
- 7 security fence
- 8 outdoor training courtyard
- 9 future PV
- 10 campus trash enclosure

Attachment: City Council PD SD Presentation (Police Operations Building Project)

# Site Master Plan Enlargement



- 1 pedestrian entry plaza
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Attachment: City Council PD SD Presentation (Police Operations Building Project)

## Shrubs



Polygala F. 'Petite Butterfly' - Petite Butterfly Sweet Pea Shrub



Westringia 'Wynyabbie Highlight' - Variegated Australian Rosemary



Lomandra longifolia 'Breeze' - Dwarf Mat Rush



Bouteloua gracilis 'Blonde Ambition' - Blone Ambition Blue Grama

## Vines



Parthenocissus 'Hacienda Creeper' - Rancho Viejo Creeper



Crassula multicava - Fairy Crassula

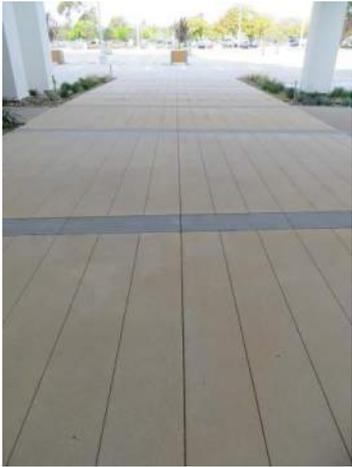


Agave attenuata - 'Boutin Blue' - Blue Fox Tail Agave

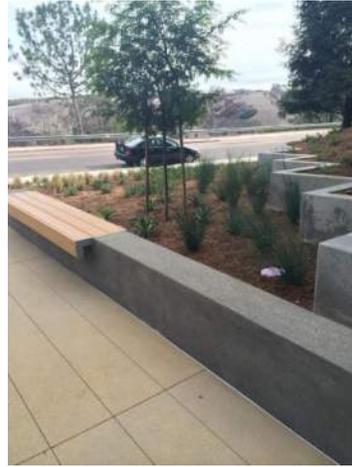


Carex phyllocephala - Palm Sedge

# Materials Palette



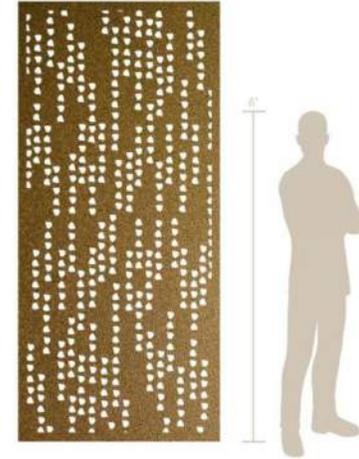
Integral Color concrete Paving with Topcast Finish



Integral Color Site Walls with Topcast Finish



CMU Screen Wall with Burnish Finish



Perforated Metal Fence Size

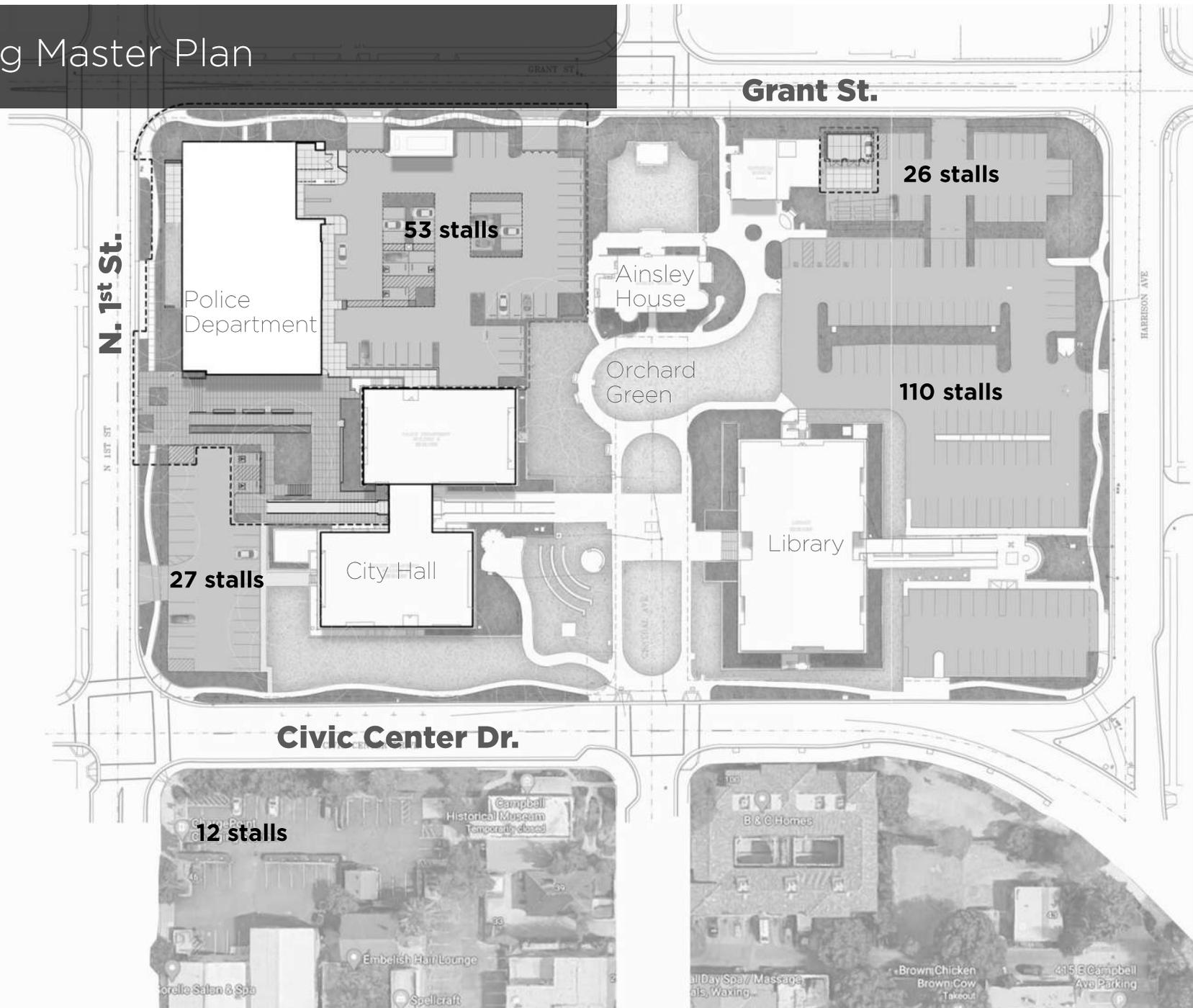


Perforated Metal Fence



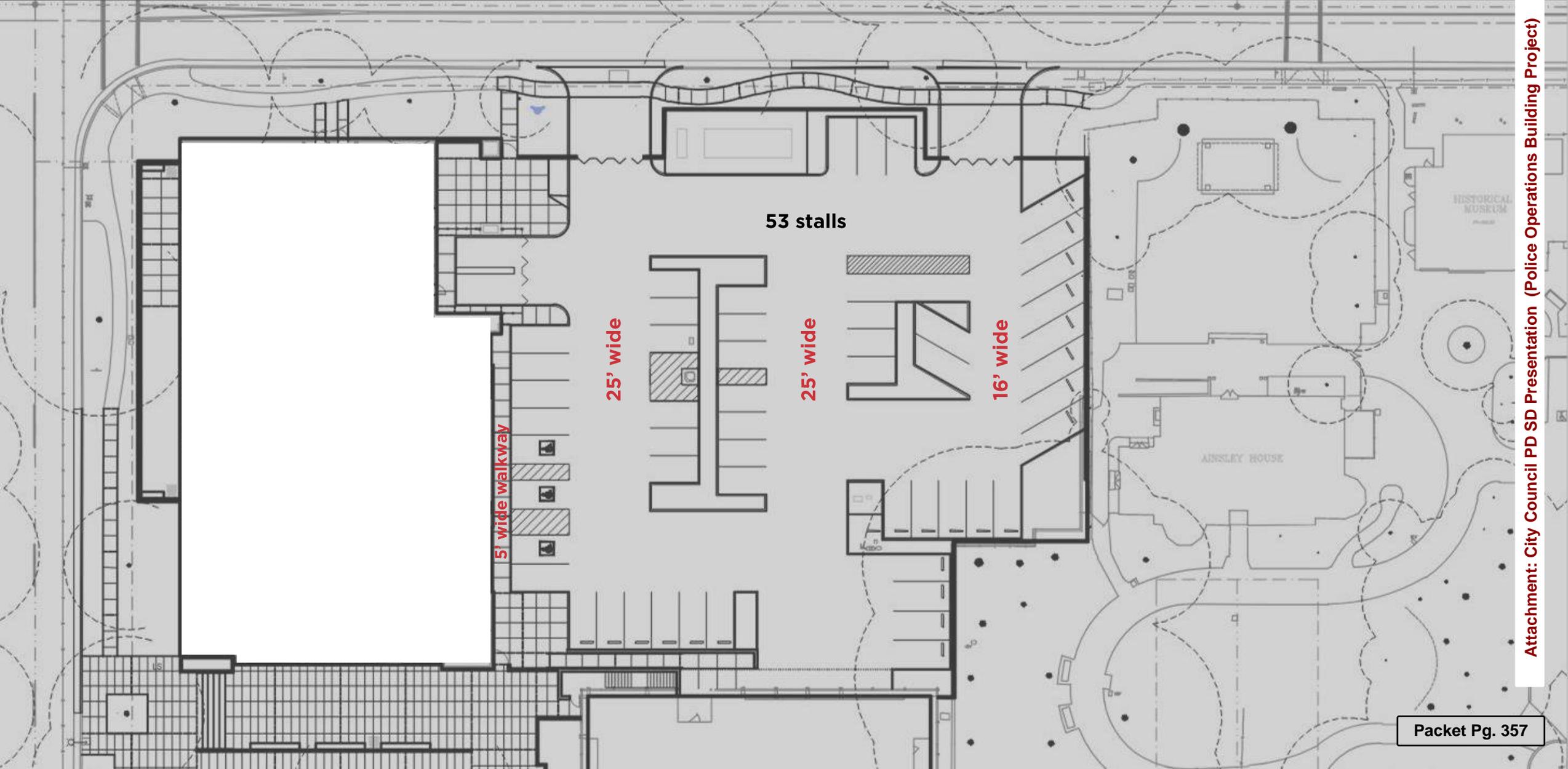
Perforated Metal Stairs with Metal Handrails

# Parking Master Plan

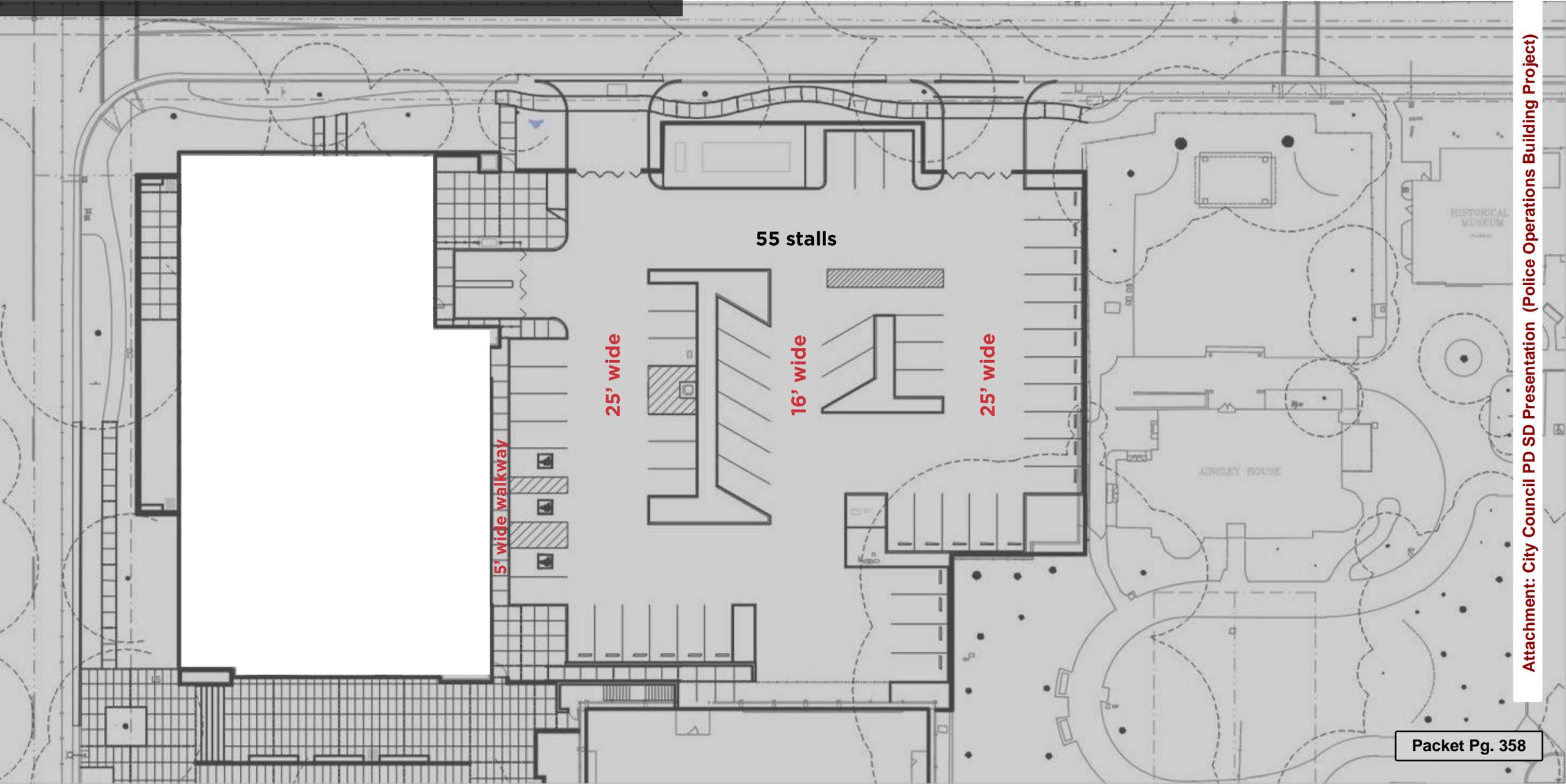


Attachment: City Council PD SD Presentation (Police Operations Building Project)

# Secure Parking Lot – Layout Option 2



# Secure Parking Lot - Layout Option 3



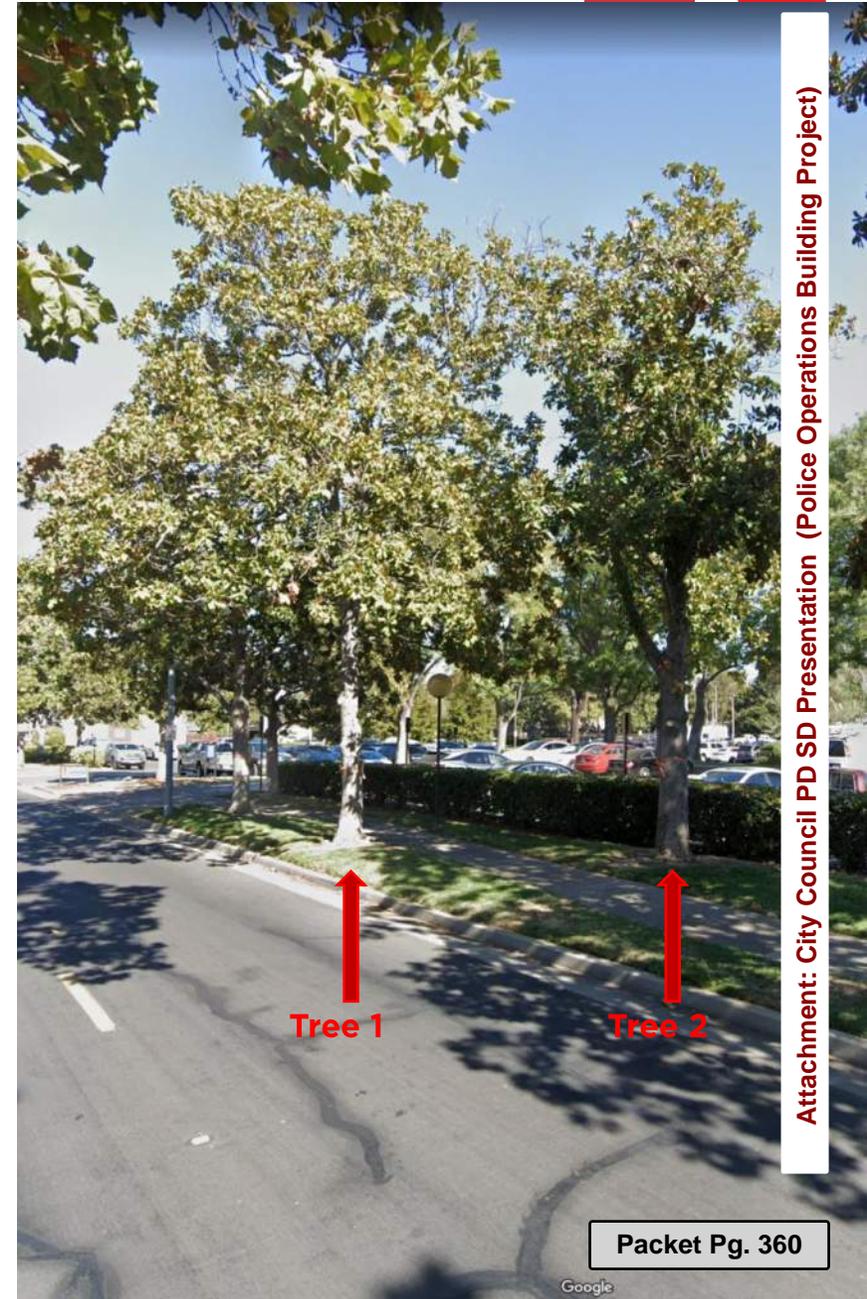
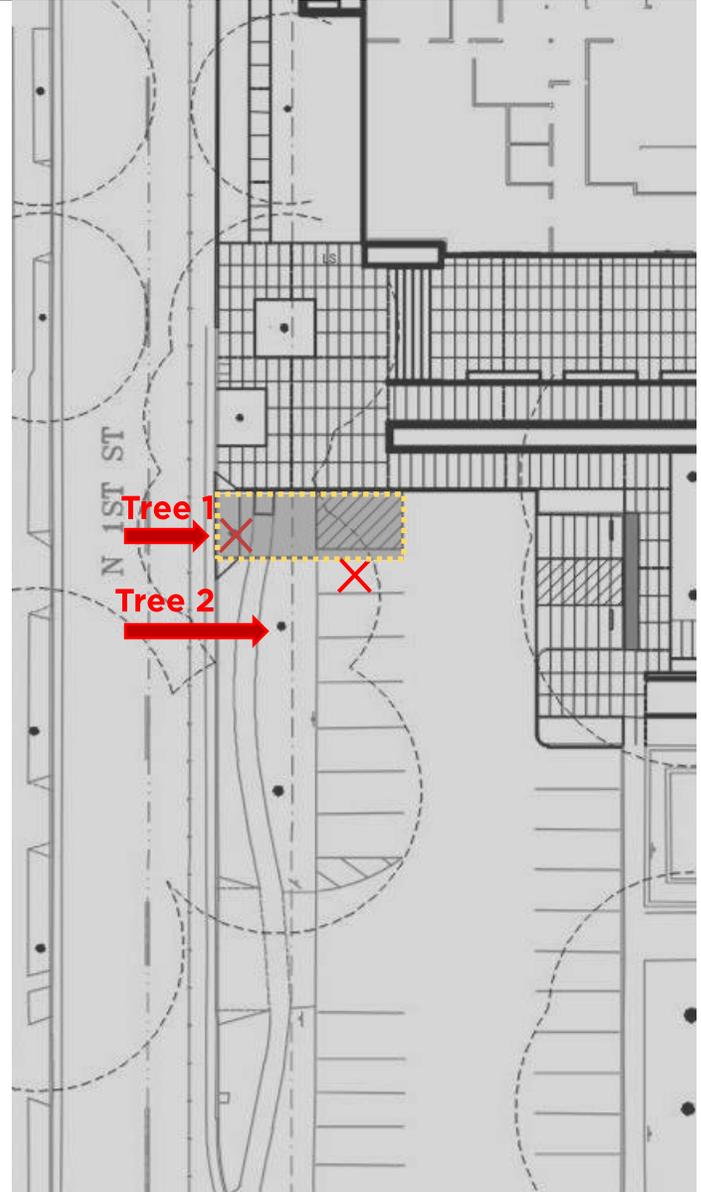
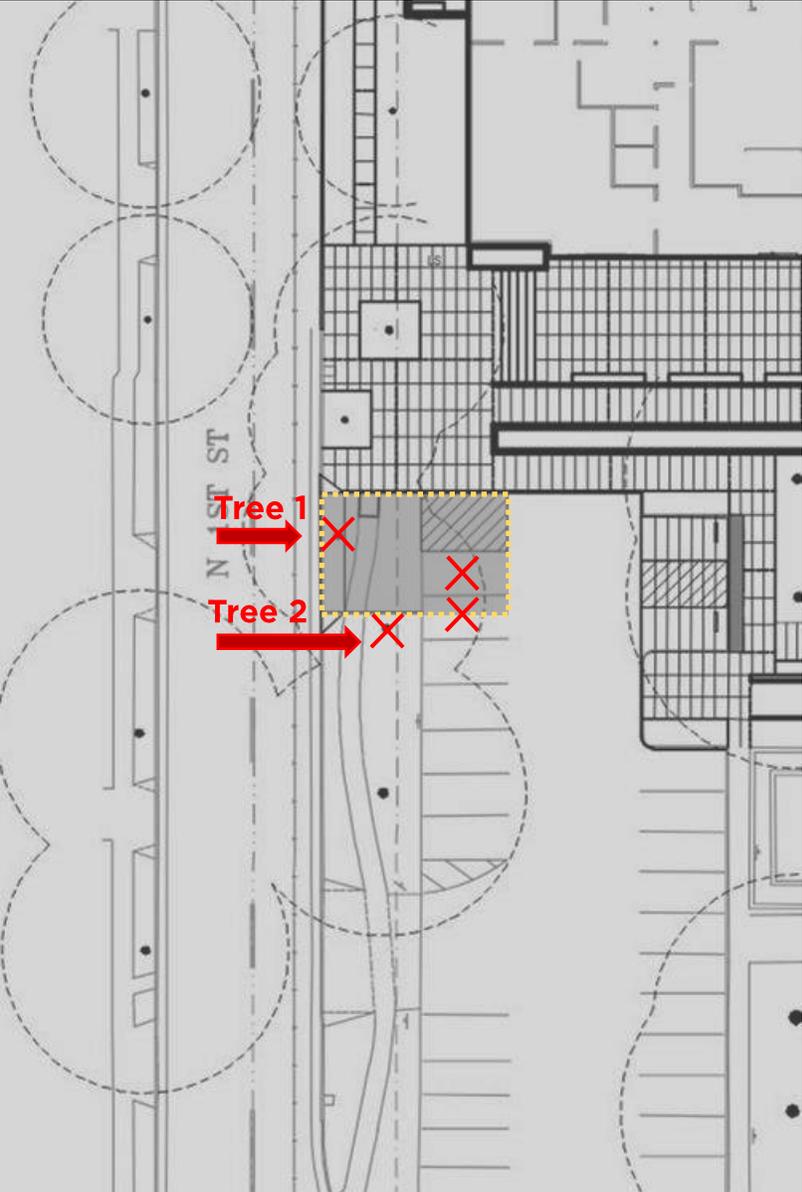
# Site Master Plan Enlargement



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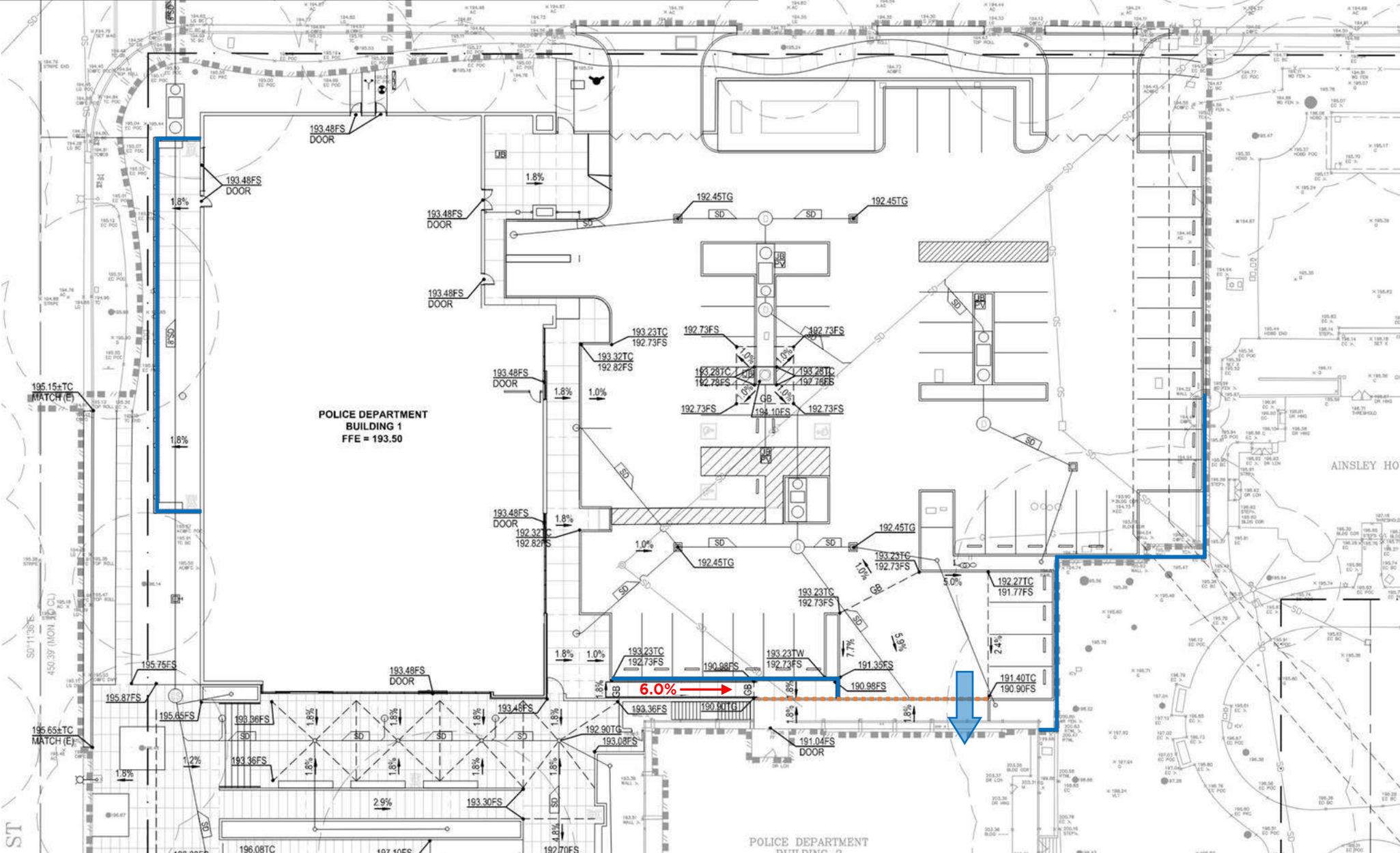
Attachment: City Council PD SD Presentation (Police Operations Building Project)

# Public Parking Lot - Second Driveway



Attachment: City Council PD SD Presentation (Police Operations Building Project)

# Grading Plan Enlargement



..... Trench Drain

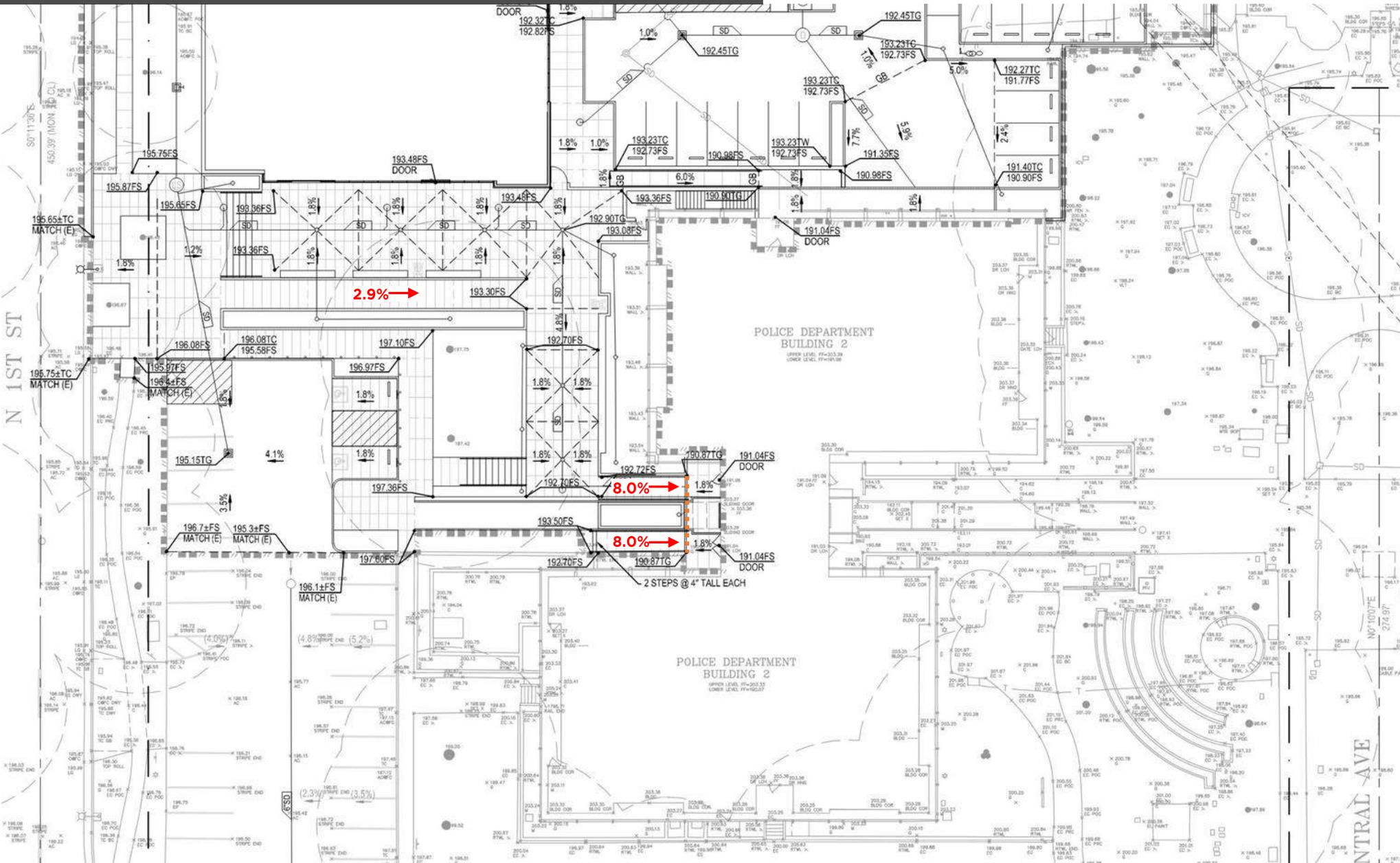
▬ Retaining Wall

➡ Vehicle Evidence Storage Access

6.0% ➡ Slope

Attachment: City Council PD SD Presentation (Police Operations Building Project)

# Grading Plan Enlargement

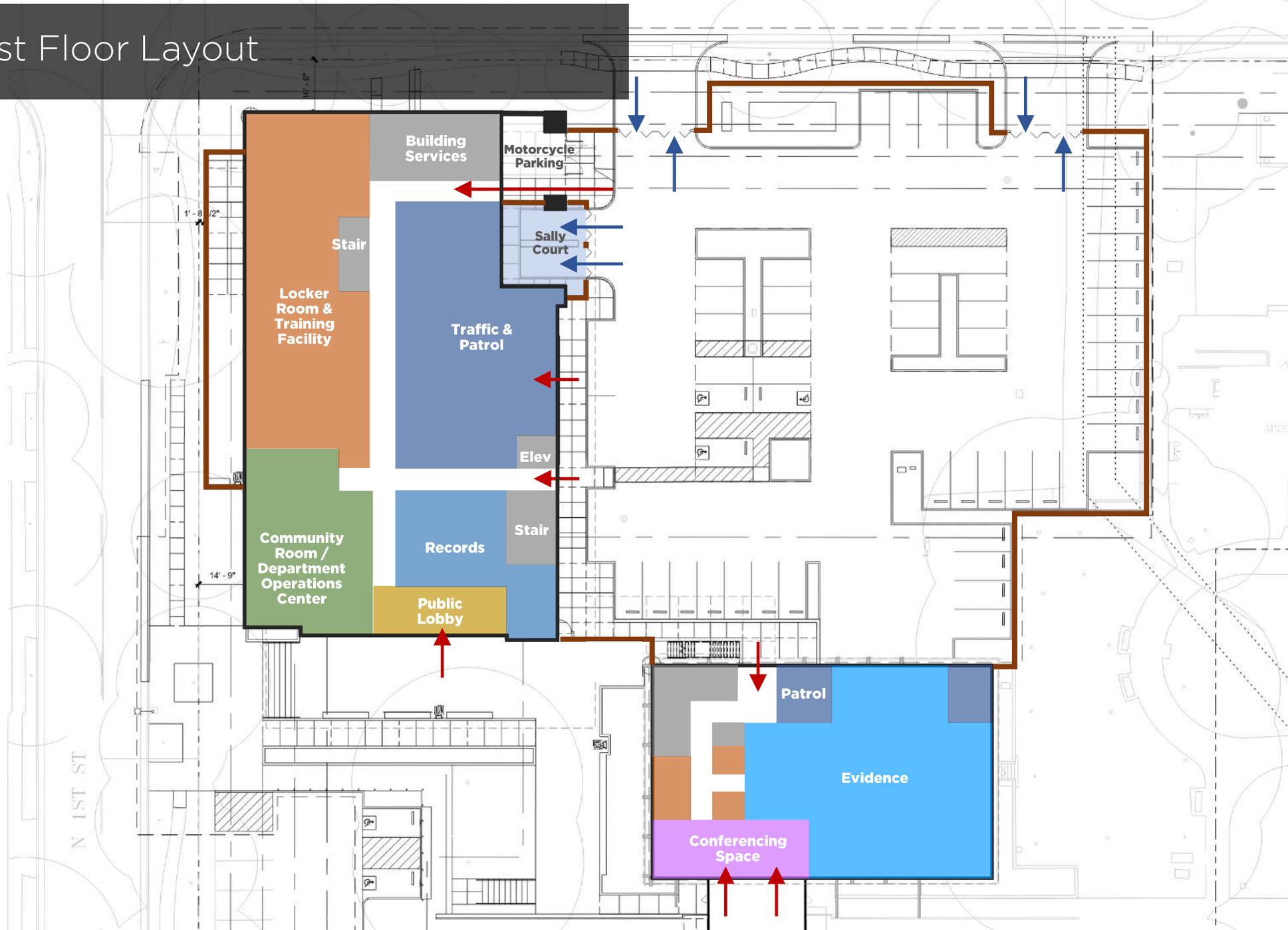


- Trench Drain
- Retaining Wall
- Vehicle Evidence Storage Access
- 6.0% Slope

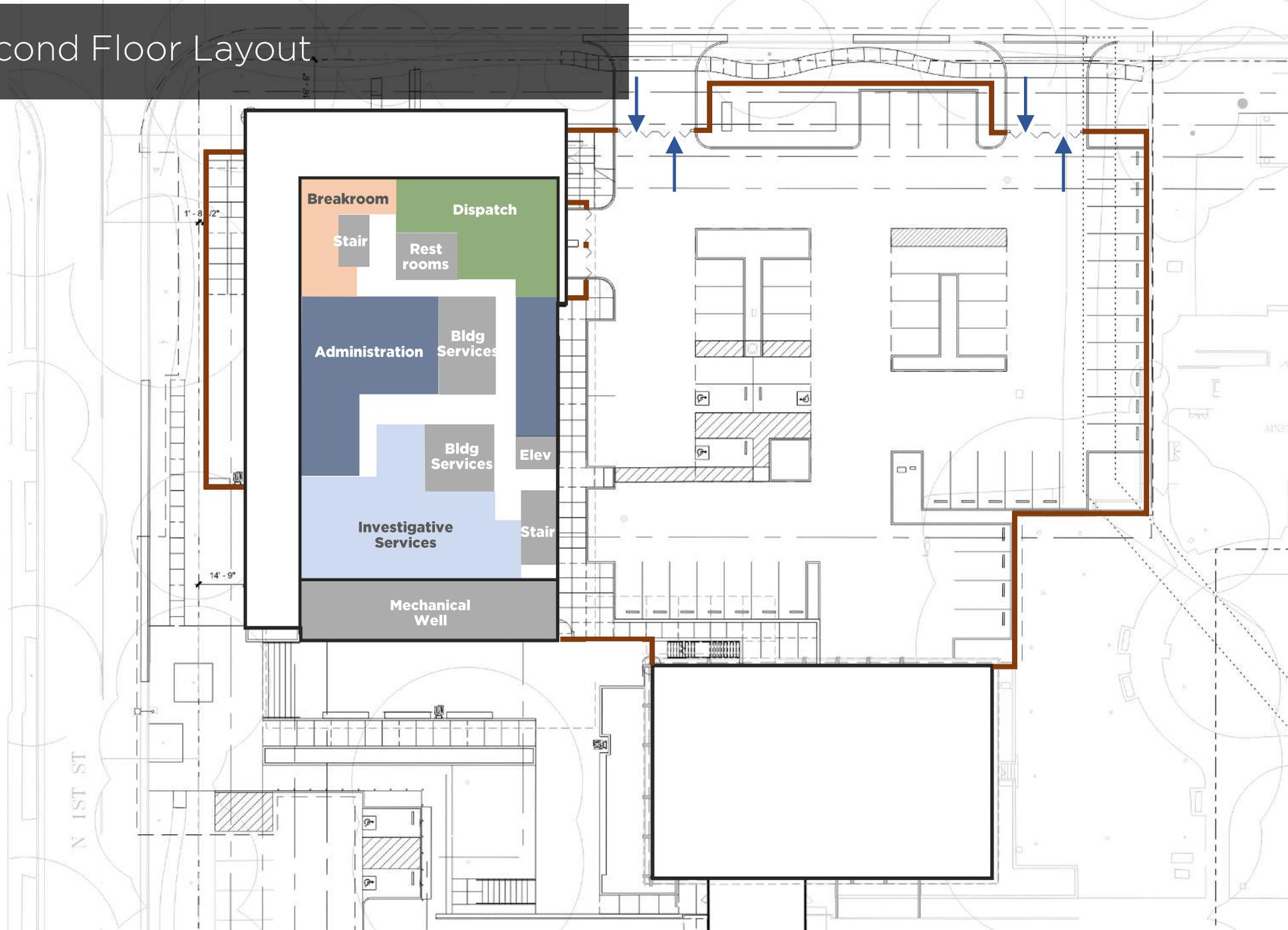
Attachment: City Council PD SD Presentation (Police Operations Building Project)

# Building Layout

# First Floor Layout



# Second Floor Layout



N 1ST ST

# Energy Efficient Design

## An All-Electric Building

- No Natural Gas or Other Fossil Fuels consumed by the New Building
- Space Heating and Water Heating with Energy Efficient Heat Pumps

## Optimized Envelope

- Roof, Walls, and Fenestration exceed Title-24 Requirements
- Limited Glazing Area with Skylights are used to enhance Interior Daylighting

## Optimized HVAC Systems

- Energy Efficient Variable Refrigerant Flow (VRF) heat recovery HVAC Systems
- Dedicated Outside Air units and Ventilation Heat Recover for areas that require 100% Outside Air

## Optimized Lighting Systems

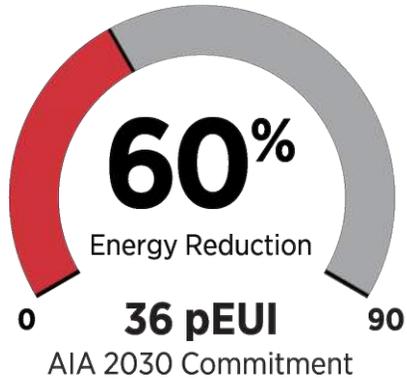
- All LED Interior and Exterior Lighting Fixtures
- Lighting Power and Controls Exceed Title-24 Requirements

**Energy Use Intensity (EUI)** - Energy Use Intensity is an indicator of the energy efficiency of a building's design and/or operations. EUI can be thought of as the miles per gallon rating of the building industry.

**Baseline EUI** - The Baseline EUI is derived through a default national average of similar buildings.

**pEUI** - Predicted Energy Use Intensity, this is the anticipated building energy consumption of a project based upon computer modeling.

## As Currently Designed:



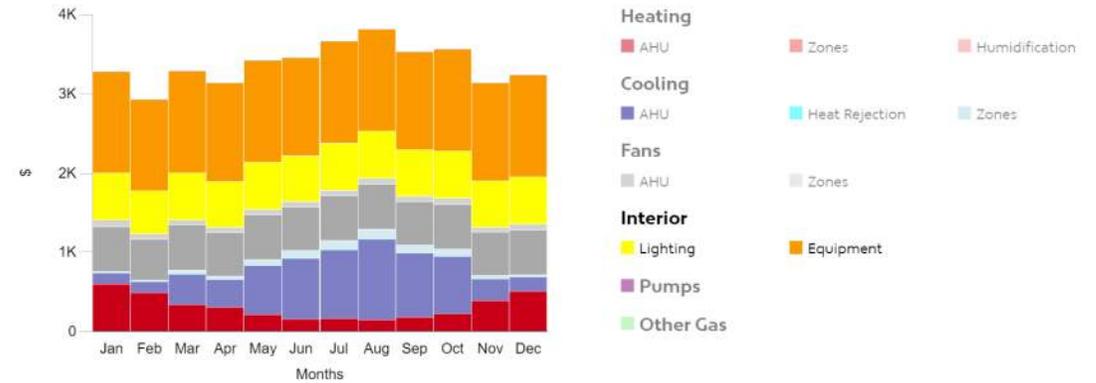
### Annual Energy Cost (Exc. Renewables)



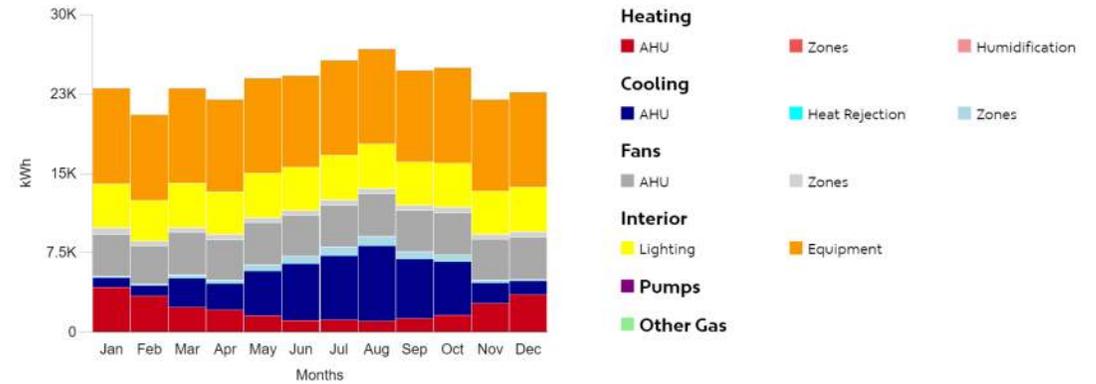
Segment	\$ per year	% of total use
<b>Heating</b>	<b>\$3,662</b>	<b>9 %</b>
AHU	\$0	0 %
Zones	\$3,662	9 %
Humidification	\$0	0 %
<b>Cooling</b>	<b>\$7,080</b>	<b>18 %</b>
AHU	\$6,276	16 %
Heat Rejection	\$0	0 %
Zones	\$804	2 %
<b>Fans</b>	<b>\$7,528</b>	<b>19 %</b>
AHU	\$6,699	17 %
Zones	\$829	2 %
<b>Interior</b>	<b>\$22,105</b>	<b>55 %</b>
Lighting	\$7,033	17 %
Equipment	\$15,072	37 %
<b>Pumps</b>	<b>\$0</b>	<b>0 %</b>

Campbell PD - Baseline Concept. Produced by undefined from LPA Inc., 22 Apr 2021 @ 09:58:41

### Monthly Energy Cost (Exc. Renewables)



### Monthly Energy Use



## Silicon Valley Clean Energy

### Planning Grant

Direct Grant Funding to SVCE Member Agencies to complete Planning Projects:

1. Eligible to Member Agencies to reduce the likelihood of power outages, minimize impacts when outages happen, and support local job creation.
2. Funds will enable local governments to make investments during budget cutbacks and support local jobs in a time of increased unemployment.

## Silicon Valley Clean Energy

**Capitol Grant** available for Resiliency is \$200,000.

Eligible Projects Must:

1. Support a critical facility and/or provide community services during a power outage
2. Enable self-sufficient access to power during an outage, or decrease the risk of power outages
3. Be zero carbon.

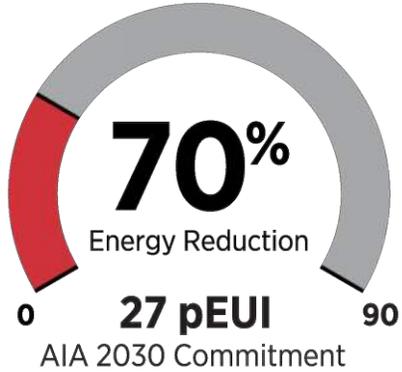
Additionally, eligible projects should be :

1. Islandable Solar + Storage Systems designed to increase Energy Resilience
2. Portable Battery Systems used to support critical services or support vulnerable communities.

*\*Grant funds must be allocated and spent before the end of 2022, although extensions may be available.*



## With Photovoltaic Panels & Battery Backup:

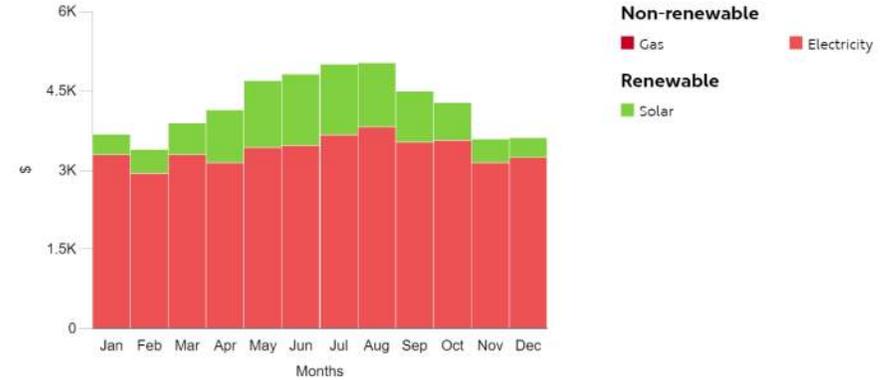


### Annual Energy Cost (Exc. Renewables)

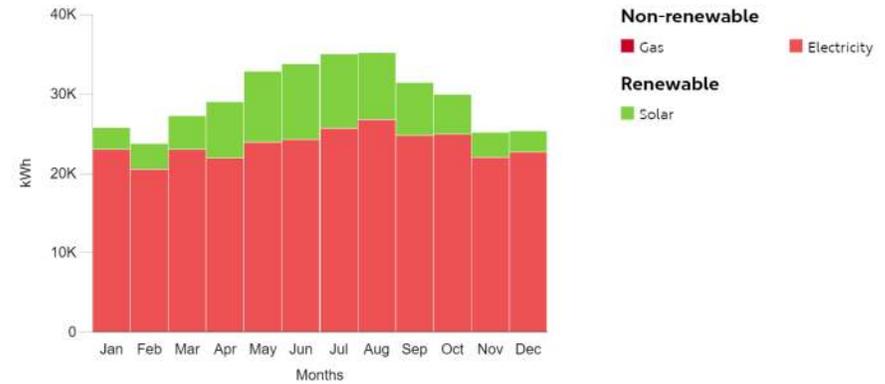


Segment	\$ per year	% of total use
<b>Heating</b>	<b>\$3,662</b>	<b>9 %</b>
■ AHU	\$0	0 %
■ Zones	\$3,662	9 %
■ Humidification	\$0	0 %
<b>Cooling</b>	<b>\$7,080</b>	<b>18 %</b>
■ AHU	\$6,276	16 %
■ Heat Rejection	\$0	0 %
■ Zones	\$804	2 %
<b>Fans</b>	<b>\$7,528</b>	<b>19 %</b>
■ AHU	\$6,699	17 %
■ Zones	\$829	2 %
<b>Interior</b>	<b>\$22,105</b>	<b>55 %</b>
■ Lighting	\$7,033	17 %
■ Equipment	\$15,072	37 %
■ Pumps	\$0	0 %

### Monthly Energy Mix

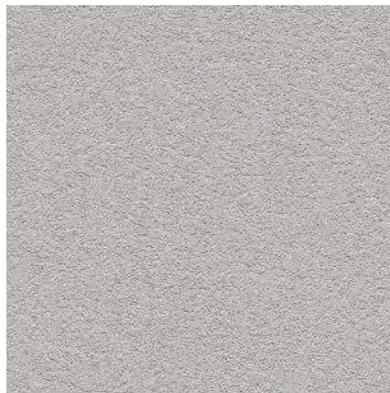


### Monthly Energy Mix



# Design Options

# Exterior Materials



# View from North 1<sup>st</sup> Street



Attachment: City Council PD SD Presentation (Police Operations Building Project)

# Pedestrian Entry Plaza



# First and Grant

LPA

11.b



Attachment: City Council PD SD Presentation (Police Operations Building Project)

# Secure Parking Lot



Attachment: City Council PD SD Presentation (Police Operations Building Project)

# Secure Parking Lot



# Lower Police Department Plaza



# Lower City Hall Plaza



# Overview of Lower Plaza

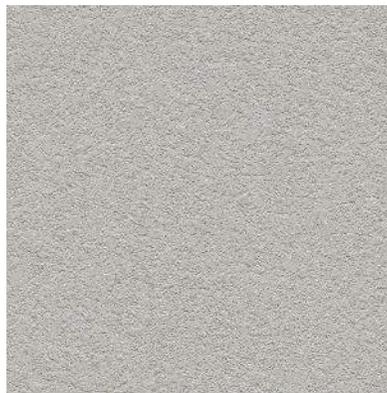


# Public Parking



# Pedestrian Plaza and PD Entry





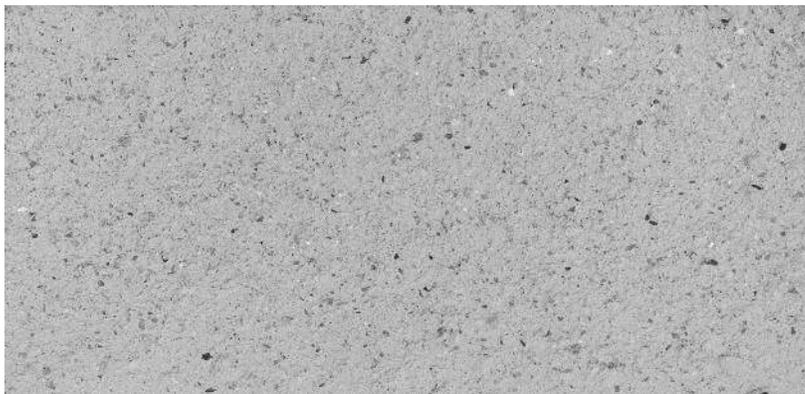
# Exterior Materials | Design Option 2



# Exterior Materials | Design Option 1



Attachment: City Council PD SD Presentation (Police Operations Building Project)



Exterior Materials | Design Option 3



# Exterior Materials | Design Option 3



Attachment: City Council PD SD Presentation (Police Operations Building Project)

# Project Budget

Basic Scope Elements	Area	Cost/SF	Total
New Police Department Building	24,800 SF	\$570.77	\$14,155,052
Existing Police Department Renovation	6,770 SF	\$300.02	\$2,031,146
Sitework	55,226 SF	\$71.40	\$3,942,944
<b>Total Estimated Construction Cost</b>	<b>31,570 SF</b>	<b>\$637.60</b>	<b>\$20,129,143</b>

## ADD ALTERNATES

#1a: Thermally Modified Wood over sleeper \$93,292

In lieu of polymer Modified plaster with integral color

#1b: Alum. Composite Metal Panel \$186,398

In lieu of polymer modified Plaster with integral color

#2: 1000kw generator in lieu of 500kw generator \$142,797

#3: PV canopies in the parking lot (infrastructure still included) \$1,160,635

#4: Skylight over investigations and interview rooms \$83,718

#5: Nanawall instead of storefront double doors at doc \$48,416



Changing Lives by Design™



**City of Campbell**  
**Campbell Police Operations Building**  
Campbell, CA

100% Schematic Design Cost Estimate, R3  
April 21, 2021

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

Prepared for LPA Design Studios, Inc.

**April 21, 2022**

## **INTRODUCTION**

### **BASIS OF ESTIMATE**

This Cost Estimate is based upon 100% Schematic Design drawings dated 03/31/2021 and Basis of Design dated 04/04/2021, prepared by LPA Design Studios, Inc., along with verbal and written guidance from the design / engineering team.

### **ESTIMATE MARK UPS**

The following markups are included in this estimate:

1) General Conditions	9.00%	
2) Overhead and Profit (OH&P)	4.00%	
3) Bonds & Insurance	2.40%	
4) Design Contingency	7.50%	
5) Phasing / Occupancy Premium	4.00%	Only at existing PD building
6) Escalation to MOC, 09/13/22	4.59%	

### **EXCLUSIONS**

The following items are excluded in this estimate.

- 1) Professional fees, inspections and testing.
- 2) Escalation beyond midpoint of construction. The anticipated construction start is Jan 2022, with a 16 month schedule.
- 3) FF and E, unless specifically referenced in this estimate. Refer to FFE Budget dated 04/02/2021 provided by LPA.
- 4) Plan check fees and building permit fees.
- 5) Construction/Owner's contingency costs.
- 6) Construction management fees.
- 7) Soft costs.
- 8) Off-site work
- 9) Night time and weekends work.
- 10) Interim housing.
- 11) Accelerated construction schedule.
- 12) Emergency DAS system.

### **ITEMS AFFECTING COST ESTIMATE**

Items that may change the estimated construction cost may include but are not limited to the following:

- 1) Unforeseen sub-surface condition.
- 2) Any changes to the scope of work not included in this report. We recommend updating the estimate to capture the value of any changes.
- 3) Sole source procurement.
- 4) Any changes or delay from the projected construction schedule.

### **CLARIFICATIONS**

- 1) This estimate is based on the assumption of a competitive bid environment by a minimum of four at the General Contractor and the Subcontractor level.
- 2) This estimate assumes the use of prevailing wages. The estimate does not include a PLA or CSWPA.
- 3) This estimate assumes design-bid-build delivery method.
- 4) This estimate does not include the prequalification process for the General Contractor and Subcontractor. If prequalification will be required and implemented, this will have a cost impact on the project.

**Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)**

City of Campbell  
 Campbell Police Operations Building  
 Campbell, CA  
 100% Schematic Design Cost Estimate, R3

04/21/

### CONSTRUCTION COST SUMMARY

Base Scope Elements	Area	Cost / SF	Total
NEW CAMPBELL POLICE OPERATIONS BUILDING	24,800 SF	\$570.77	\$14,155,052
EXISTING POLICE DEPARTMENT RENOVATION	6,770 SF	\$300.02	\$2,031,146
SITework	55,226 SF	\$71.40	\$3,942,944
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$20,129,143</b>

#### ADD ALTERNATES:

ADD ALT #1A: THERMALLY MODIFIED WOOD OVER SLEEPER IN LIEU OF POLYMER MODIFIED PLASTER WITH INTEGRAL COLOR	\$93,292
ADD ALT #1B: ALUM. COMPOSITE METAL PANEL IN LIEU OF POLYMER MODIFIED PLASTER WITH INTEGRAL COLOR	\$186,398
ADD ALT #2: 1000KW GENERATOR IN LIEU OF 500KW GENERATOR	\$142,797
ADD ALT #3: PV CANOPIES IN THE PARKING LOT (INFRASTRUCTURE STILL INCLUDED)	\$1,160,635
ADD ALT #4: SKYLIGHT OVER INVESTIGATIONS AND INTERVIEW ROOMS	\$83,718
ADD ALT #5: NANAWALL INSTEAD OF STOREFRONT DOUBLE DOORS AT DOC	\$48,416

\* Alternates include all applicable markups.

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

Campbell Police Operations Building  
Campbell, CA  
100% Schematic Design Cost Estimate, R3

04/21/21

### Main CSI Summary

Element		Total	
01 General Requirements		Included in General Conditions	
02 Existing Conditions		\$180,118	\$6.80
03 Concrete		\$640,362	\$24.16
04 Masonry		\$524,348	\$19.79
05 Metals		\$1,351,658	\$51.01
06 Woods, Plastics, and Composites		\$105,691	\$3.99
07 Thermal and Moisture Protection		\$912,368	\$34.43
08 Openings		\$1,151,349	\$43.45
09 Finishes		\$2,005,202	\$75.67
10 Specialties		\$168,089	\$6.34
11 Equipment			
12 Furnishings		\$29,075	\$1.10
13 Special Construction			
14 Conveying Equipment		\$146,779	\$5.54
21 Fire Suppression		\$186,000	\$7.02
22 Plumbing		\$633,297	\$23.90
23 Heating, Ventilating, and Air Conditioning (HVAC)		\$1,370,581	\$51.72
26 Electrical		\$2,505,749	\$94.56
27 Communications		\$589,568	\$22.25
28 Electronic Safety and Security		\$788,182	\$29.74
31 Earthwork		\$202,121	\$7.63
32 Exterior Improvements		\$1,301,981	\$49.13
33 Utilities		\$545,210	\$20.57
34 Transportation		\$25,000	\$0.94
48 Electric Power Generation			
Subtotal		\$15,362,728	\$579.73
General Conditions	9.00%	\$1,382,646	\$52.18
Subtotal		\$16,745,374	\$631.90
Overhead and Profit (OH&P)	4.00%	\$669,815	\$25.28
Subtotal		\$17,415,189	\$657.18
Bonds & Insurance	2.40%	\$417,965	\$15.77
Subtotal		\$17,833,153	\$672.95
Design Contingency	7.50%	\$1,337,486	\$50.47
Subtotal		\$19,170,640	\$723.42
Phasing / Occupancy Premium	4.00%	\$74,691	\$2.82
Subtotal		\$19,245,331	\$726.24
Escalation to MOC, 09/13/22	4.59%	\$883,812	\$33.35
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$20,129,143</b>	<b>\$759.59</b>

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

City of Campbell  
Campbell Police Operations Building  
Campbell, CA  
100% Schematic Design Cost Estimate, R3

04/21/21

**New Campbell Police Operations Building**

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

Campbell Police Operations Building  
 New Campbell Police Operations Building  
 Campbell, CA  
 100% Schematic Design Cost Estimate, R3

04/21/21

### New Campbell Police Operations Building Summary

Element	Gross Floor Area	24,800 SF	Total	Cost/SF
01	General Requirements		Included in General Conditions	
02	Existing Conditions			
03	Concrete		\$587,191	\$23.68
04	Masonry		\$396,226	\$15.98
05	Metals		\$1,249,752	\$50.39
06	Woods, Plastics, and Composites		\$69,435	\$2.80
07	Thermal and Moisture Protection		\$870,781	\$35.11
08	Openings		\$1,031,230	\$41.58
09	Finishes		\$1,730,249	\$69.77
10	Specialties		\$125,642	\$5.07
11	Equipment			
12	Furnishings		\$22,575	\$0.91
13	Special Construction			
14	Conveying Equipment		\$146,779	\$5.92
21	Fire Suppression		\$186,000	\$7.50
22	Plumbing		\$559,061	\$22.54
23	Heating, Ventilating, and Air Conditioning (HVAC)		\$1,199,053	\$48.35
26	Electrical		\$1,425,912	\$57.50
27	Communications		\$457,560	\$18.45
28	Electronic Safety and Security		\$734,360	\$29.61
31	Earthwork		\$53,536	\$2.16
	Subtotal		<b>\$10,845,343</b>	<b>\$437.31</b>
	General Conditions	9.00%	<b>\$976,081</b>	<b>\$39.36</b>
	Subtotal		<b>\$11,821,424</b>	<b>\$476.67</b>
	Overhead and Profit (OH&P)	4.00%	<b>\$472,857</b>	<b>\$19.07</b>
	Subtotal		<b>\$12,294,281</b>	<b>\$495.74</b>
	Bonds & Insurance	2.40%	<b>\$295,063</b>	<b>\$11.90</b>
	Subtotal		<b>\$12,589,344</b>	<b>\$507.63</b>
	Design Contingency	7.50%	<b>\$944,201</b>	<b>\$38.07</b>
	Subtotal		<b>\$13,533,545</b>	<b>\$545.71</b>
	Escalation to MOC, 09/13/22	4.59%	<b>\$621,507</b>	<b>\$25.06</b>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$14,155,052</b>	<b>\$570.77</b>

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Schematic Design Cost Estimate, R3

04/21/21

***New Campbell Police Operations Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
<b>03 Concrete</b>				
Construction layout, 2 person crew	2	day	\$2,189.68	\$4,379
Spread footings				
Concrete, 4000 psi	134	cy	\$183.04	\$24,563
Concrete placement	134	cy	\$47.98	\$6,439
Formwork	1,326	sf	\$13.34	\$17,695
Reinforcement	16,104	lbs	\$1.70	\$27,405
Excavation	302	cy	\$23.51	\$7,100
Backfill, common material	168	cy	\$8.67	\$1,454
Haul excess	134	cy	\$21.70	\$2,912
Continuous footing / grade beam				
Concrete, 4000 psi	152	cy	\$183.04	\$27,822
Concrete placement	152	cy	\$47.98	\$7,293
Formwork	2,132	sf	\$13.96	\$29,772
Reinforcement	22,800	lbs	\$1.70	\$38,800
Excavation	342	cy	\$23.51	\$8,041
Backfill	190	cy	\$8.67	\$1,647
Haul excess	152	cy	\$21.70	\$3,298
Slab on grade, 5" thick				
Concrete, 3000 psi	253	cy	\$180.61	\$45,682
Concrete placement	253	cy	\$55.19	\$13,960
Edge formwork	545	lf	\$8.41	\$4,582
Sand base - 4"	14,900	sf	\$1.88	\$27,976
Gravel sub base - 4"	14,900	sf	\$1.46	\$21,739
Reinforcing steel	23,840	lb	\$1.61	\$38,344
Finish to slab	14,900	sf	\$0.98	\$14,676
Vapor barrier	14,900	sf	\$0.49	\$7,265
Add for thickened edges	17	cy	\$235.80	\$3,927
Premium for slab depressions	1,220	sf	\$5.13	\$6,259
Floor deck concrete fill				
3-1/4" thick lightweight concrete deck topping, incl. reinforcing, second floor	16,000	sf	\$6.30	\$100,761
Finish to slab	16,000	sf	\$0.88	\$14,118

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Schematic Design Cost Estimate, R3

04/21/21

***New Campbell Police Operations Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
<b>Miscellaneous</b>				
Concrete bench, 2'-0" wide x 18" high, at holding cells	18	lf	\$169.29	\$3,047
Elevator pit including waterproofing	1	ea	\$16,416.00	\$16,416
CMU wall footing, allow 3'-0" W x 18" T	185	lf	\$122.27	\$22,619
Miscellaneous concrete	24,800	sf	\$1.50	\$37,200
				<b><i>Subtotal - Concrete</i></b>
				<b><u>\$587,191</u></b>
<b>04 Masonry</b>				
Reinforced CMU walls, fully grouted, burnished, exterior	7,140	sf	\$45.09	\$321,944
Reinforced CMU walls, fully grouted	1,850	sf	\$40.15	\$74,282
				<b><i>Subtotal - Masonry</i></b>
				<b><u>\$396,226</u></b>
<b>05 Metals</b>				
<b>Structural steel</b>				
Structural steel, 2nd level, allow 16# / sf	136	tn	\$4,751.42	\$646,194
Structural steel, roof level, allow 15# / sf	72	tn	\$4,751.42	\$344,241
<b>Steel decking</b>				
Floor decking, 3" x 20 ga	16,000	sf	\$5.94	\$95,009
Roof decking, 1-1/2" x 16 ga	9,660	sf	\$6.11	\$59,043
Deck edging	950	lf	\$9.76	\$9,268
Shear studs, allowance	1,000	ea	\$7.06	\$7,059
<b>Stairs including rail</b>				
Metal pan landing, concrete infill not included	75	sf	\$124.76	\$9,357
Metal pan stair tread with picket rail, 4'-0" W, concrete infill not included	56	ea	\$737.61	\$41,306
Handrail	120	lf	\$71.82	\$8,618
Metal pan landing concrete infill	75	sf	\$10.00	\$750
Metal pan stair tread concrete infill	56	sf	\$40.01	\$2,241
<b>Miscellaneous metal fabrication and supports</b>				
Wall mounted steel access roof ladder	1	ea	\$1,866.58	\$1,867
Miscellaneous metal fabrication and supports, allowance	24,800	gsf	\$1.00	\$24,800
				<b><i>Subtotal - Metals</i></b>
				<b><u>\$1,249,752</u></b>

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Schematic Design Cost Estimate, R3

04/21/21

***New Campbell Police Operations Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
<b>06 Woods, Plastics, and Composites</b>				
Building casework				
Fiberglass planter, wall area, allowance	165	sf	\$36.05	\$5,949
Base cabinet with solid surface top	75	lf	\$509.18	\$38,189
Transaction counter with dip tray, 2 tier	14	lf	\$461.70	\$6,464
Vanity counter, solid surface	46	lf	\$180.16	\$8,287
Wall cabinet	10	lf	\$186.62	\$1,866
Miscellaneous rough carpentry and blocking, allowance	24,800	gsf	\$0.35	\$8,680
				\$69,435
<b>Subtotal - Woods, Plastics, and Composites</b>				<b><u>\$69,435</u></b>
<b>07 Thermal and Moisture Protection</b>				
Fireproofing				
Fireproofing to structural steel	208	tn	\$725.00	\$151,126
Fireproofing to underside of metal deck	25,660	sf	\$3.72	\$95,568
Roofing system				
TPO single ply roof membrane	14,946	sf	\$4.52	\$67,532
Back of parapet	2,337	sf	\$4.03	\$9,428
Roof ballast, allow 2" thick	35	ton	\$241.04	\$8,339
Roof insulation				
Rigid roof insulation, polyisocyanurate, 5" thick	14,946	sf	\$4.89	\$73,106
Tapered insulation	1,330	sf	\$5.99	\$7,964
Cover board, 1/4" thick	14,946	sf	\$1.40	\$20,969
Roof paver				
Concrete paver on pedestal	1,375	sf	\$19.57	\$26,902
Wall insulation				
Exterior, sound batt insulation, unbacked	9,440	sf	\$0.97	\$9,166
Interior, sound batt insulation, 3-1/2" thick, unbacked	22,110	sf	\$1.23	\$27,172
Interior, sound batt insulation, 5-1/2" thick, unbacked	15,672	sf	\$1.67	\$26,248
Exterior wall finishes				
Polymer modified plaster with integral color	8,188	sf	\$25.65	\$210,022
Exterior ceiling finishes				
Exposed painted structure	936	sf	\$2.57	\$2,401

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Schematic Design Cost Estimate, R3

04/21/21

***New Campbell Police Operations Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
Sheet metal				
Parapet coping, 12" wide	903	lf	\$29.24	\$26,405
Parapet coping, 48" wide	80	lf	\$116.96	\$9,357
Base flashing and counter flashing	903	lf	\$25.65	\$23,162
Sheet metal, allowance	24,800	sf	\$0.50	\$12,400
Miscellaneous				
36" x 36" roof access hatch	1	ea	\$3,092.45	\$3,092
Acoustic wall sealant	11,087	lf	\$2.65	\$29,421
Miscellaneous caulking and sealants, allowance	24,800	gsf	\$1.25	\$31,000
<b>Subtotal - Thermal and Moisture Protection</b>				<b><u>\$870,781</u></b>

**08 Openings**

Exterior glazing				
Storefront window and wall system, insulated, clear vision	1,967	sf	\$103.64	\$203,869
Punched window	90	sf	\$77.05	\$6,935
Ribbon window	610	sf	\$103.64	\$63,223
Safety and security window film	3,227	sf	\$27.70	\$89,394
Mullion cap	467	lf	\$45.35	\$21,179
Exterior doors				
Sliding glass door, 8'-0" W x 10'-0" opening	4	ea	\$9,470.47	\$37,882
Automatic sliding door, 8'-0" W x 8'-0" H	3	ea	\$18,998.37	\$56,995
Storefront door including hardware, pair	1	pr	\$7,188.45	\$7,188
HM door and frame including hardware, single	3	ea	\$2,248.63	\$6,746
HM door and frame including hardware, single with vision glass	1	ea	\$2,541.04	\$2,541
HM door and frame including hardware, single with vision glass, detention grade	1	ea	\$5,105.85	\$5,106
Door premium for increase security and hardware, allowance	1	ea	\$2,308.50	\$2,309
Premiums				
Panic hardware, per leaf	6	ea	\$1,071.55	\$6,429
Skylights				
Solatube, daylighting device, 2'-0" Ø	5	ea	\$2,718.90	\$13,595
Specialty door, exterior				
Roll up door with glazing, 12'-0" wide x 8'-0" high opening, motorize	1	ea	\$22,161.60	\$22,162
Interior glazing and doors				
Interior storefront wall system	1,692	sf	\$77.05	\$130,336
Ballistic rated glazing, level 3	123	sf	\$271.88	\$33,441
Premium for sound reduction, allowance	1,692	sf	\$20.84	\$35,247

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Schematic Design Cost Estimate, R3

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***New Campbell Police Operations Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
<b>Interior doors</b>				
Wood door, level 3 ballistic rated door panel with frame, double	1	pr	\$12,120.49	\$12,120
Wood door, level 3 ballistic rated door panel with frame, single	4	ea	\$6,926.00	\$27,704
HM door and frame including hardware, single	4	ea	\$2,120.14	\$8,481
Steel door and frame, detention grade, STC 50	1	ea	\$9,856.40	\$9,856
Bi-parting storefront door, 8'-0" W x 7'-0" H	1	ea	\$9,315.44	\$9,315
HM door and frame including hardware, single	3	ea	\$2,120.14	\$6,360
HM door and frame including hardware, pair	1	pr	\$3,426.43	\$3,426
HM door and frame including hardware, single with louver	16	ea	\$2,423.87	\$38,782
SC wood door panel and HM frame incl. hardware, single	25	ea	\$1,952.26	\$48,807
SC wood door panel with HM frame, single, STC 45	1	ea	\$6,385.64	\$6,386
SC wood door panel with HM frame, single, STC 50	5	ea	\$8,490.18	\$42,451
Shower door	5	ea	\$974.70	\$4,874
Steel sliding holding cell door, 4'-0" W	2	ea	\$8,721.00	\$17,442
Storefront door including hardware, single	10	ea	\$3,482.11	\$34,821
Door premium for increase security and hardware, allowance	5	ea	\$2,308.50	\$11,543
<b>Premiums</b>				
Panic hardware, per leaf	4	ea	\$1,071.55	\$4,286
			<b>Subtotal - Openings</b>	<b><u>\$1,031,230</u></b>

**09 Finishes**

<b>Exterior walls and parapets</b>				
Exterior wall framing, 6" 18 ga at 16" oc	12,129	sf	\$12.70	\$153,999
Exterior wall densglas sheathing	13,440	sf	\$4.15	\$55,744
Back of parapet wall densglas sheathing	1,672	sf	\$4.15	\$6,935
Cement board, 1/2" T	3,610	sf	\$8.32	\$30,035
High impact security mesh reinforcement	3,610	sf	\$4.89	\$17,667
Gypsum wall board, type x finished, interior of exterior	7,089	sf	\$4.36	\$30,912
<b>Exterior plaster</b>				
Cement plaster finish, 2-coat stucco, mechanical well	3,610	sf	\$15.69	\$56,646
<b>Interior partitions</b>				
Partition wall, 8", 18 ga at 16" oc	825	sf	\$13.27	\$10,951
Partition wall, 6" CH studs, 18 ga at 16" oc	1,110	sf	\$11.71	\$12,998
Partition wall, 6", 18 ga at 16" oc	12,822	sf	\$11.50	\$147,459
Partition wall, 4", 18 ga at 16" oc	20,281	sf	\$10.87	\$220,454
Furring wall, 2-1/2", 18 ga at 24" oc	105	sf	\$9.38	\$985
Furring channel, 7/8" with sound isolation clips	2,355	sf	\$9.82	\$23,128
Resilient channel	10,155	sf	\$4.32	\$43,864
Additional blocking, support backing, stiffeners, etc.	47,272	sf	\$0.67	\$31,525
5/8" thick gypsum board, type X, finished	61,825	sf	\$3.90	\$241,424
5/8" thick sound dampening gypsum board, finished	5,085	sf	\$6.08	\$30,914

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Element	Quantity	Unit	Unit Cost	Total
5/8" thick high impact gypsum board, finished	780	sf	\$4.81	\$3,750
High impact security mesh reinforcement	780	sf	\$4.89	\$3,817
Ballistic panel	1,575	sf	\$40.31	\$63,491
1" thick coreboard at shaft walls	1,110	sf	\$5.43	\$6,025
5/8" thick gypsum board, type X, unfinished, allowance	3,870	sf	\$2.36	\$9,132
<b>Interior finishes</b>				
<b>Floors</b>				
Carpet tile	9,281	sf	\$5.30	\$49,201
Static dissipative rubber tile	684	sf	\$11.51	\$7,870
Porcelain / ceramic tile	1,915	sf	\$16.76	\$32,094
Rubber sports flooring	1,211	sf	\$8.60	\$10,418
Sealed concrete	3,674	sf	\$1.80	\$6,597
VCT	8,035	sf	\$3.95	\$31,721
<b>Base</b>				
Rubber base	5,039	lf	\$4.42	\$22,293
Ceramic tile base	508	lf	\$17.96	\$9,123
Wood base	158	lf	\$12.83	\$2,026
<b>Walls</b>				
Cementitious backerboard at tiled walls, 1/2" thick	2,032	sf	\$6.89	\$14,010
Ceramic tile	2,032	sf	\$18.53	\$37,657
Wall protection panel, allowance	2,420	sf	\$15.39	\$37,244
Paint walls	62,194	sf	\$1.28	\$79,763
<b>Ceilings</b>				
Acoustic tile ceiling, 2'-0" x 4'-0"	13,474	sf	\$7.24	\$97,495
Acoustic ceiling premium for NCR 0.90	1,604	sf	\$2.31	\$3,703
Exposed painted structure	8,346	sf	\$2.21	\$18,410
Gypsum board ceilings, including framing	466	sf	\$13.85	\$6,455
Gypsum board ceilings, including framing, moisture resistant	882	sf	\$14.21	\$12,533
Gypsum board ceilings, including framing, mold resistant	345	sf	\$14.52	\$5,009
Gypsum board ceilings, including framing, impact resistant	424	sf	\$14.72	\$6,243
Security plaster ceiling, allowance	678	sf	\$33.35	\$22,608
Gypsum board soffit drop, allowance	628	sf	\$17.96	\$11,276
Painted gypsum board ceilings and drop soffits	2,745	sf	\$1.69	\$4,647
			<b>Subtotal - Finishes</b>	<b><u>\$1,730,249</u></b>

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***New Campbell Police Operations Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
<b>10 Specialties</b>				
Building specialties				
Full wall mirror	422	sf	\$25.78	\$10,879
Corner guard, 2" x 2" x 8'-0", stainless steel	10	ea	\$337.75	\$3,378
Lockers, 12" x 24" x 72", ventilated	16	ea		FF&E
Lockers, 24" x 24" x 72", ventilated	106	ea		FF&E
Wall mounted weapon locker, allowance	1	ea		FF&E
Ballistic parcel passer, allowance	1	ea	\$3,591.00	\$3,591
Property locker	6	ea		FF&E
Surface mounted weapon locker (outside)	12	ea		FF&E
Stainless steel table with fixed stools, allowance	1	ea		FF&E
Recessed weapon locker	1	ea		FF&E
Miscellaneous building specialties	24,800	sf	\$0.50	\$12,400
Signage and wayfindings				
Signage allowance per LPA	1	ls	\$50,000.00	\$50,000
Toilet cubicles				
Toilet partition, ADA	4	ea	\$1,374.36	\$5,497
Toilet partition, standard	3	ea	\$1,283.09	\$3,849
Toilet / restroom specialties				
Bathroom mirrors	138	sf	\$32.63	\$4,503
Coat hook	14	ea	\$28.03	\$392
Grab bars	20	ea	\$181.52	\$3,630
Janitor mop sink rack	2	ea	\$123.95	\$248
Paper towel dispenser combo unit, recessed	6	ea	\$311.45	\$1,869
Sanitary napkin dispenser	3	ea	\$346.89	\$1,041
Sanitary napkin disposal	10	ea	\$155.72	\$1,557
Seat cover dispenser	14	ea	\$120.30	\$1,684
Soap dispenser	23	ea	\$90.02	\$2,070
Toilet paper dispenser	14	ea	\$80.57	\$1,128
Hand dryer	12	ea	\$825.86	\$9,910
Diaper changing station	4	ea	\$1,385.10	\$5,540
Shower ADA grab bars	6	ea	\$181.52	\$1,089
ADA shower seat	2	ea	\$692.55	\$1,385
<b>Subtotal - Specialties</b>				<b><u>\$125,642</u></b>

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

**11 Equipment**

Residential equipment, OFOI

Excluded

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***New Campbell Police Operations Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
Laboratory cabinets, OFOI				FF&E
Detention equipment, OFOI				FF&E
<b>Subtotal - Equipment</b>				
<b>12 Furnishings</b>				
Window covering Vertical blinds	2,667	sf	\$8.46	\$22,575
Furniture, OFOI				Excluded
<b>Subtotal - Furnishings</b>				<b><u>\$22,575</u></b>
<b>14 Conveying Equipment</b>				
Elevators Passenger, 3500 lbs, hydraulic, 2-stops	1	ea	\$146,778.86	\$146,779
<b>Subtotal - Conveying Equipment</b>				<b><u>\$146,779</u></b>
<b>21 Fire Suppression</b>				
Wet pipe sprinkler system	24,800	sf	\$7.50	\$186,000
<b>Subtotal - Fire Suppression</b>				<b><u>\$186,000</u></b>
<b>22 Plumbing</b>				
Equipment				
Water heater	1	ea	\$7,475.00	\$7,475
Storage tank	1	ea	\$1,380.00	\$1,380
Misc equipment	24,800	sf	\$0.35	\$8,556
Fixtures, including pipe and rough-in				
Water closet	8	ea	\$7,080.00	\$56,640
Lavatory	5	ea	\$6,962.00	\$34,810
Lavatory, multi-user	4	ea	\$8,850.00	\$35,400
Urinal	3	ea	\$6,785.00	\$20,355
Drinking fountain	1	ea	\$7,965.00	\$7,965
Water closet (single user restroom)	5	ea	\$9,440.00	\$47,200
Lavatory (single user restroom)	5	ea	\$9,322.00	\$46,610

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***New Campbell Police Operations Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
Shower	5	ea	\$10,443.00	\$52,215
Sink	2	ea	\$9,322.00	\$18,644
Janitor sink	2	ea	\$5,310.00	\$10,620
Floor drains	10	ea	\$2,354.10	\$23,541
Hose bibb	11	ea	\$2,106.30	\$23,169
Condensate drain pipe distribution	24,800	sf	\$1.32	\$32,798
Roof drain				
Roof and over flow drain	12	ea	\$994.38	\$11,933
Drainage pipe	660	lf	\$123.63	\$81,593
Downspout cover	12	ea	\$139.75	\$1,677
Miscellaneous				
Water meter	1	ea	\$5,375.00	\$5,375
Access panels	16	ea	\$344.00	\$5,504
Clean and test	1	ls	\$3,225.00	\$3,225
Noise and vibration control	1	ls	\$2,687.50	\$2,688
Firestopping	24,800	sf	\$0.28	\$6,932
Seismic supports	24,800	sf	\$0.35	\$8,798
Test and balance	24	hr	\$110.00	\$2,640
Commissioning assistance only	12	hr	\$110.00	\$1,320
			<b>Subtotal - Plumbing</b>	<b><u>\$559,061</u></b>

**23 Heating, Ventilating, and Air Conditioning (HVAC)**

Equipment				
VRF condensing units				
42 ton	1	ea	\$73,370.00	\$73,370
40 ton	1	ea	\$70,150.00	\$70,150
20 ton	1	ea	\$37,950.00	\$37,950
VRF fan coils				
8 ton	2	ea	\$14,950.00	\$29,900
3 ton	2	ea	\$6,440.00	\$12,880
1 ton	1	ea	\$2,760.00	\$2,760
2.5 ton	22	ea	\$5,520.00	\$121,440
ROAS units				
16 ton	2	ea	\$24,380.00	\$48,760
SOAS units				
12 ton	2	ea	\$17,480.00	\$34,960

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***New Campbell Police Operations Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
Energy recovery ventilator				
1100 cfm	1	ea	\$2,346.00	\$2,346
800 cfm	2	ea	\$1,863.00	\$3,726
600 cfm	1	ea	\$1,610.00	\$1,610
400 cfm	1	ea	\$966.00	\$966
300 cfm	1	ea	\$782.00	\$782
Exhaust fan				
EF-2, 800 cfm	1	ea	\$1,633.00	\$1,633
EF-3, 1000 cfm	1	ea	\$1,955.00	\$1,955
EF-4, 3600 cfm	1	ea	\$6,118.00	\$6,118
EF-5, 100 cfm	1	ea	\$414.00	\$414
Supply fan				
Ceiling fans	4	ea	\$1,150.00	\$4,600
Dehumidification units, 8369 cubic feet, 115 volt	2	ea	\$2,587.50	\$5,175
Air distribution				
Ductwork, galvanized steel	15,900	lb	\$13.80	\$219,420
Duct insulation, wrap	6,996	sf	\$6.04	\$42,238
Refrigerant pipe	2,160	lf	\$46.00	\$99,360
Supply diffusers	80	ea	\$419.75	\$33,580
Return / exhaust grille	80	ea	\$402.50	\$32,200
Sound traps / acoustical treatments	1	ls	\$5,750.00	\$5,750
HVAC controls	24,800	sf	\$9.49	\$235,290
Test / balance	80	hr	\$135.00	\$10,800
Commissioning assist	40	hr	\$135.00	\$5,400
Rigging	1	ls	\$25,000.00	\$25,000
Seismic bracing	24,800	sf	\$0.63	\$15,686
Penetrations and fire stopping	24,800	sf	\$0.52	\$12,834
				\$1,199,053
<b>Subtotal - Heating, Ventilating, and Air Conditioning (HVAC)</b>				<b><u>\$1,199,053</u></b>

**26 Electrical**

General electrical				
Firestopping	1	ls	\$7,186.20	\$7,186
Seismic bracing	1	ls	\$8,167.58	\$8,168
Temporary lighting and power	1	ls	\$33,244.80	\$33,245
Equipment rentals	1	ls	\$36,578.79	\$36,579
Testing / commissioning	1	ls	\$26,127.71	\$26,128

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***New Campbell Police Operations Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
<b>Service and distribution</b>				
Main switchboard, 1600 amp, 480/277v, 3ph, 4w	1	ea	\$60,404.19	\$60,404
Panelboard, 225 amp, 120/208v, 3ph, 4w	6	ea	\$2,470.35	\$14,822
Transformer, 112.5kVA, 480-120/208v, 3ph, 4w	3	ea	\$10,643.56	\$31,931
Automatic transfer switch, 1600/4	1	ea	\$37,000.00	\$37,000
Uninterruptable power supply, 120kVA	1	ea	\$159,875.00	\$159,875
Feeder, 225 amp	500	lf	\$54.35	\$27,173
Feeder, 400 amp	250	lf	\$99.61	\$24,902
Feeder, 1600 amp	325	lf	\$345.90	\$112,418
Transformer primary feeder, 112.5kVA	150	lf	\$44.29	\$6,643
Transformer secondary feeder, 112.5kVA	225	lf	\$213.95	\$48,140
Metering and sub-metering	2	ea	\$2,996.00	\$5,992
Surge protection devices	5	ea	\$3,875.00	\$19,375
Grounding and UFER testing	1	ls	\$15,000.00	\$15,000
Generator panelboard	1	ea	\$3,210.00	\$3,210
Fuel system connection	1	ea	\$6,500.00	\$6,500
<b>HVAC equipment connections</b>				
VRF connection	3	ea	\$1,500.00	\$4,500
VRF FC connection	10	ea	\$975.00	\$9,750
ROAS connection	2	ea	\$1,275.00	\$2,550
SOAS connection	2	ea	\$1,275.00	\$2,550
CF connection	4	ea	\$500.00	\$2,000
ERV connection	6	ea	\$1,080.00	\$6,480
EF connection N3R	4	ea	\$500.00	\$2,000
Elevator connection	1	ea	\$2,500.00	\$2,500
HRU connection	6	ea	\$975.00	\$5,850
WH connection	1	ea	\$350.00	\$350
Dehumidification system connection	1	ls	\$3,500.00	\$3,500
Feeders 20A - 60A	2,850	lf	\$15.50	\$44,175
<b>Convenience power</b>				
J-box , 120v	4	ea	\$125.00	\$500
Auto door connection	6	ea	\$1,250.00	\$7,500
Junction box, 20 amp 120v coil drop down	4	ea	\$1,250.00	\$5,000
Locker connection 120v	2	ea	\$325.00	\$650
Dishwasher connection	1	ea	\$1,275.00	\$1,275
Duplex outlet, 20 amp 120v T24	5	ea	\$128.00	\$640
Duplex outlet, 20 amp 120v	69	ea	\$93.10	\$6,424
Duplex outlet, 20 amp 120v dedicated	12	ea	\$132.00	\$1,584
Duplex outlet, 20 amp 120v dedicated w/ switch	1	ea	\$147.00	\$147
Double duplex outlet, 20 amp 120v	10	ea	\$97.50	\$975
Double duplex outlet, 20 amp 120v T24	4	ea	\$175.00	\$700
Duplex outlet, 20 amp 120v combo floor box	14	ea	\$599.00	\$8,386
Duplex outlet, 20 amp 120v GFCI	18	ea	\$127.00	\$2,286
Duplex outlet, 20 amp 120v GFCI WP	11	ea	\$139.00	\$1,529
Double duplex outlet, 20 amp 120v GFCI	2	ea	\$135.00	\$270

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***New Campbell Police Operations Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
Specialty L5-20R 20A double duplex	2	ea	\$295.00	\$590
Specialty L5-30R 30A	1	ea	\$345.00	\$345
Specialty radio chargers, 360VA connection	71	ea	\$225.00	\$15,975
Wire mold base	30	lf	\$55.00	\$1,650
Wire mold duplex receptacle	6	ea	\$63.00	\$378
Hood connection	1	ea	\$500.00	\$500
Wire mold power feed	1	ea	\$150.00	\$150
Branch 20A	3,825	lf	\$14.60	\$55,845
Branch 30A	975	lf	\$18.75	\$18,281
Branch 40A	125	lf	\$21.10	\$2,638
Lighting and lighting controls	24,800	sf	\$21.00	\$520,800
<b>Subtotal - Electrical</b>				<b><u>\$1,425,912</u></b>

**27 Communications**

Telephone / data / building distribution systems (infrastructure only)	24,800	sf	\$6.75	\$167,400
Telephone / data / intra-building distribution systems (infrastructure only)	24,800	sf	\$4.50	\$111,600
Emergency DAS 800MHz (infrastructure only) DAS, not included	24,800	sf	\$1.95	\$48,360 Excluded
AV / CATV system (infrastructure only)	24,800	sf	\$5.25	\$130,200
<b>Subtotal - Communications</b>				<b><u>\$457,560</u></b>

**28 Electronic Safety and Security**

Access control / building security system (infrastructure only - head end equipment excluded)	24,800	sf	\$4.50	\$111,600
Security intrusion system (infrastructure only)	24,800	sf	\$4.00	\$99,200
Security surveillance / building security system (infrastructure only - head end equipment excluded)(assume (10) exterior cameras, (25) interior cameras	24,800	sf	\$4.95	\$122,760
Police radio monitoring system / PA system (infrastructure only)	24,800	sf	\$5.25	\$130,200
Intercom system (infrastructure only)	24,800	sf	\$2.75	\$68,200

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***New Campbell Police Operations Building Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
Interview room recording system (infrastructure only)	1	ls	\$35,000.00	\$35,000
Fire alarm system	24,800	sf	\$6.75	\$167,400
<b>Subtotal - Electronic Safety and Security</b>				<b><u>\$734,360</u></b>

**31 Earthwork**

Earthwork

Field staking / layout, 2 person crew	1	day	\$2,321.06	\$2,321
Clear and grub site	17,625	sf	\$0.15	\$2,586
Over-excavate, sort and recompact, 5'-0" below and 5'-0" beyond building footprint area including setback	4,080	cy	\$8.21	\$33,488
Fine grading	17,625	sf	\$0.36	\$6,329
Erosion control	17,625	sf	\$0.50	\$8,813
<b>Subtotal - Earthwork</b>				<b><u>\$53,536</u></b>

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

City of Campbell  
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**Existing Police Department Renovation**

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### Existing Police Department Renovation Summary

Element	Gross Floor Area	6,770 SF	Total	Cost/SF
01	General Requirements		Included in General Conditions	
02	Existing Conditions		\$45,234	\$6.68
03	Concrete		\$53,171	\$7.85
04	Masonry		\$128,122	\$18.92
05	Metals		\$101,906	\$15.05
06	Woods, Plastics, and Composites		\$36,257	\$5.36
07	Thermal and Moisture Protection		\$41,588	\$6.14
08	Openings		\$120,119	\$17.74
09	Finishes		\$274,953	\$40.61
10	Specialties		\$42,447	\$6.27
11	Equipment			
12	Furnishings		\$6,500	\$0.96
21	Fire Suppression			
22	Plumbing		\$74,236	\$10.97
23	Heating, Ventilating, and Air Conditioning (HVAC)		\$171,528	\$25.34
26	Electrical		\$290,639	\$42.93
27	Communications		\$55,853	\$8.25
28	Electronic Safety and Security		\$53,822	\$7.95
	Subtotal		\$1,496,373	\$221.03
	General Conditions	9.00%	\$134,674	\$19.89
	Subtotal		\$1,631,046	\$240.92
	Overhead and Profit (OH&P)	4.00%	\$65,242	\$9.64
	Subtotal		\$1,696,288	\$250.56
	Bonds & Insurance	2.40%	\$40,711	\$6.01
	Subtotal		\$1,736,999	\$256.57
	Design Contingency	7.50%	\$130,275	\$19.24
	Subtotal		\$1,867,274	\$275.82
	Phasing / Occupancy Premium	4.00%	\$74,691	\$11.03
	Subtotal		\$1,941,965	\$286.85
	Escalation to MOC, 09/13/22	4.59%	\$89,182	\$13.17
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$2,031,146</b>	<b>\$300.02</b>

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**Campbell Police Operations Building  
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***Existing Police Department Renovation Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
<b>02 Existing Conditions</b>				
Building demolition				
Sawcut and demo (E) slab	1,265	sf	\$5.64	\$7,138
Concrete block and window	180	sf	\$7.70	\$1,385
Exterior addition including wall, floors, finishes, ceiling, & roof	997	sf	\$8.72	\$8,695
Doors and frame, exterior, double	1	ea	\$227.13	\$227
Doors and frame, interior, double	1	ea	\$227.13	\$227
Doors and frame, interior, single	21	ea	\$207.21	\$4,351
Interior partitions, 12'-0" H	747	lf	\$5.73	\$4,281
Floor and ceiling finishes	6,770	sf	\$1.54	\$10,419
Haul out and disposal, allowance	1	ls	\$5,510.00	\$5,510
Miscellaneous demolition	20	hr	\$75.00	\$1,500
Protection to existing to remain	1	ls	\$1,500.00	\$1,500
				<hr/>
			<b>Subtotal - Existing Conditions</b>	<b><u>\$45,234</u></b>
<b>03 Concrete</b>				
Miscellaneous				
Slab on grade, 8" thick	1,260	sf	\$12.83	\$16,160
Drilled dowel with epoxy anchor spaced at 12" OC, allowance	145	ea	\$60.47	\$8,768
CMU wall footing, allow 3'-0" W x 18" T	231	lf	\$122.27	\$28,243
				<hr/>
			<b>Subtotal - Concrete</b>	<b><u>\$53,171</u></b>
<b>04 Masonry</b>				
Reinforced CMU walls, fully grouted	2,775	sf	\$46.17	\$128,122
				<hr/>
			<b>Subtotal - Masonry</b>	<b><u>\$128,122</u></b>
<b>05 Metals</b>				
Structural steel, allowance for modifications to support new layout	1	ls	\$50,000.00	\$50,000
Stairs including rail				
Metal pan landing, concrete infill not included	109	sf	\$124.76	\$13,599
Metal pan stair tread with picket rail, 5'-0" W, concrete infill not included	21	ea	\$1,084.72	\$22,779
Handrail	45	lf	\$71.82	\$3,232
Metal pan landing concrete infill	109	sf	\$10.00	\$1,090
Metal pan stair tread concrete infill	21	sf	\$50.02	\$1,050

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

**Campbell Police Operations Building  
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***Existing Police Department Renovation Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous metal fabrication and supports				
Miscellaneous metal fabrication and supports, allowance	6,770	gsf	\$1.50	\$10,155
			<b>Subtotal - Metals</b>	<b><u>\$101,906</u></b>
<b>06 Woods, Plastics, and Composites</b>				
Building casework				
Base cabinet with solid surface top	14	lf	\$509.18	\$7,129
Full height cabinet	7	lf	\$395.01	\$2,765
Transaction counter, 2 tier	10	lf	\$436.05	\$4,361
Misc. building casework	6,770	sf	\$2.50	\$16,925
Miscellaneous rough carpentry and blocking, allowance	6,770	gsf	\$0.75	\$5,078
			<b>Subtotal - Woods, Plastics, and Composites</b>	<b><u>\$36,257</u></b>
<b>07 Thermal and Moisture Protection</b>				
Fireproofing, not included				Excluded
Roofing system, patch and repair pipe vent penetration, allowance	6,770	sf	\$1.00	\$6,770
Wall insulation				
Interior, sound batt insulation, 5-1/2" thick, unbacked	4,996	sf	\$1.67	\$8,368
Sheet metal, allowance	6,770	gsf	\$1.50	\$10,155
Miscellaneous				
Acoustic wall sealant	1,676	lf	\$2.65	\$4,448
Miscellaneous caulking and sealants, allowance	6,770	sf	\$1.75	\$11,848
			<b>Subtotal - Thermal and Moisture Protection</b>	<b><u>\$41,588</u></b>
<b>08 Openings</b>				
Exterior glazing				No anticipated work
Exterior doors				
HM door and frame including hardware, insulated, double	1	ea	\$4,334.40	\$4,334
Premiums				
Panic hardware, per leaf	2	ea	\$1,071.55	\$2,143

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***Existing Police Department Renovation Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
Specialty door, exterior				
Roll up door, 12'-0" wide x 11'-0" high opening, motorized	1	ea	\$10,437.10	\$10,437
Interior glazing				
Ballistic rated glazing, level 3	15	sf	\$271.88	\$4,078
Interior doors				
SC wood door panel and HM frame incl. hardware, pair	2	pr	\$3,021.21	\$6,042
SC wood door panel and HM frame incl. hardware, single	11	ea	\$1,952.26	\$21,475
Wood door, level 3 ballistic rated door panel with frame, single	2	ea	\$6,926.00	\$13,852
HM door and frame including hardware, single	6	ea	\$2,120.14	\$12,721
HM door and frame including hardware, single with louver	2	ea	\$2,423.87	\$4,848
Steel door and frame, security door	3	ea	\$8,009.60	\$24,029
Door premium for increase security and hardware, allowance	7	ea	\$2,308.50	\$16,160
			<b>Subtotal - Openings</b>	<b><u>\$120,119</u></b>

**09 Finishes**

Patch and repair existing facade where walls were removed	650	sf	\$10.00	\$6,500
Interior partitions				
Partition wall, 4", 18 ga at 16" oc	4,996	sf	\$10.87	\$54,283
Resilient channel	1,008	sf	\$4.32	\$4,354
Additional blocking, support backing, stiffeners, etc.	4,996	sf	\$0.67	\$3,332
5/8" thick gypsum board, type X, finished	3,960	sf	\$3.90	\$15,464
5/8" thick sound dampening gypsum board, finished	1,008	sf	\$6.08	\$6,128
5/8" thick high impact gypsum board, finished	5,024	sf	\$4.81	\$24,155
High impact security mesh reinforcement	1,488	sf	\$4.89	\$7,282
Ballistic panel, level 3	852	sf	\$40.31	\$34,346
Interior finishes				
Floors				
Prepare new slab for floor finishes	6,770	sf	\$1.18	\$7,988
Carpet tile	1,069	sf	\$5.30	\$5,667
Epoxy flooring	462	sf	\$8.61	\$3,978
Porcelain / ceramic tile	88	sf	\$16.76	\$1,475
Sealed concrete	3,723	sf	\$1.80	\$6,685
VCT	1,428	sf	\$3.95	\$5,638
Base				
Rubber base	1,585	lf	\$4.42	\$7,012
Ceramic tile base	38	lf	\$17.96	\$682

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***Existing Police Department Renovation Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
<b>Walls</b>				
Cementitious backerboard at tiled walls, 1/2" thick	304	sf	\$6.89	\$2,096
Ceramic tile	304	sf	\$18.53	\$5,634
Epoxy wall paint	7,032	sf	\$3.59	\$25,252
Paint walls	12,140	sf	\$1.28	\$15,570
<b>Ceilings</b>				
Acoustic tile ceiling, 2'-0" x 4'-0"	2,192	sf	\$9.07	\$19,882
Exposed painted structure	4,596	sf	\$2.21	\$10,138
Gypsum board ceilings, including framing, mold resistant	88	sf	\$14.52	\$1,278
Painted gypsum board ceilings and drop soffits	88	sf	\$1.54	\$135
<b>Subtotal - Finishes</b>				<b><u>\$274,953</u></b>

**10 Specialties**

<b>Building specialties</b>				
Ballistic parcel passer, allowance	1	ea	\$3,591.00	\$3,591
Floor mounted bike rack	3	ea		OFOI
Corner guard, 2" x 2" x 8'-0", stainless steel	7	ea	\$337.75	\$2,364
Miscellaneous building specialties, signage, and wall protections	6,770	gsf	\$5.00	\$33,850
<b>Toilet / restroom specialties</b>				
Bathroom mirrors	6	sf	\$32.63	\$196
Coat hook	1	ea	\$28.03	\$28
Grab bars	2	ea	\$181.52	\$363
Janitor mop sink rack	1	ea	\$123.95	\$124
Paper towel dispenser combo unit, recessed	1	ea	\$311.45	\$311
Sanitary napkin dispenser	1	ea	\$346.89	\$347
Sanitary napkin disposal	1	ea	\$155.72	\$156
Seat cover dispenser	1	ea	\$120.30	\$120
Soap dispenser	1	ea	\$90.02	\$90
Toilet paper dispenser	1	ea	\$80.57	\$81
Hand dryer	1	ea	\$825.86	\$826
<b>Subtotal - Specialties</b>				<b><u>\$42,447</u></b>

**11 Equipment**

Vehicle equipment, not included

Excluded

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

**Campbell Police Operations Building  
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**Existing Police Department Renovation Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
High density storage, OFOI				Excluded
Fixed stainless steel work table, 3'-6" x 8'-0", allowance	2	ea		FF&E
Pass thru evidence storage locker, electronic locks, allowance	4	ea		FF&E
Evidence weapon locker	1	ea		FF&E
Fire arm storage	1	ea		FF&E
<b>Subtotal - Equipment</b>				
<b>12 Furnishings</b>				
Window covering, allowance	1	ls	\$6,500.00	\$6,500
Furniture, OFOI				Excluded
<b>Subtotal - Furnishings</b>				<b><u>\$6,500</u></b>
<b>21 Fire Suppression</b>				
Adjust sprinkler heads to support new layout				Not Required
<b>Subtotal - Fire Suppression</b>				
<b>22 Plumbing</b>				
Demolition				
Remove plumbing fixture, cap pipe	3	ea	\$316.25	\$949
Remove pipe distribution as needed / system identification / misc equipment	16	hr	\$108.00	\$1,728
Equipment				
Instantaneous water heater	2	ea	\$747.50	\$1,495
Misc equipment	6,770	sf	\$0.35	\$2,336
Fixtures, including pipe and rough-in				
Water closet (single user restroom)	1	ea	\$9,440.00	\$9,440
Lavatory (single user restroom)	1	ea	\$9,322.00	\$9,322
Sink	1	ea	\$9,322.00	\$9,322
Janitor sink	1	ea	\$5,310.00	\$5,310
Floor drains	1	ea	\$2,354.10	\$2,354
Hose bibb	1	ea	\$2,106.30	\$2,106
Emergency eyewash	2	ea	\$3,540.00	\$7,080
Countertop emergency eyewash	1	ea	\$2,655.00	\$2,655

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

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***Existing Police Department Renovation Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
Condensate drain pipe distribution	6,770	sf	\$1.32	\$8,953
Roof drain				
Clean roof drains	1	ls	\$2,300.00	\$2,300
Miscellaneous				
Access panels	4	ea	\$320.00	\$1,280
Clean and test	1	ls	\$1,000.00	\$1,000
Noise and vibration control	1	ls	\$750.00	\$750
Firestopping	6,770	sf	\$0.13	\$880
Seismic supports	6,770	sf	\$0.15	\$1,016
Test and balance	24	hr	\$110.00	\$2,640
Commissioning assistance only	12	hr	\$110.00	\$1,320
				\$1,320
			<b>Subtotal - Plumbing</b>	<b><u>\$74,236</u></b>

**23 Heating, Ventilating, and Air Conditioning (HVAC)**

Demolition				
Remove equipment and air distribution as required	6,770	sf	\$1.65	\$11,171
Equipment				
Exhaust fan				
3600 cfm	1	ea	\$6,118.00	\$6,118
1300 cfm	1	ea	\$2,438.00	\$2,438
650 cfm	1	ea	\$1,351.25	\$1,351
400 cfm	1	ea	\$966.00	\$966
200 cfm	2	ea	\$598.00	\$1,196
100 cfm	2	ea	\$414.00	\$828
Dehumidification units, 8369 cubic feet, 115 volt	2	ea	\$2,587.50	\$5,175
Air distribution				
Ductwork, galvanized steel	5,078	lb	\$13.80	\$70,070
Duct insulation, wrap	2,234	sf	\$6.04	\$13,488
Supply diffusers	32	ea	\$419.75	\$13,432
Return / exhaust grille	32	ea	\$402.50	\$12,880
Sound traps / acoustical treatments	1	ls	\$2,875.00	\$2,875
HVAC controls	6,770	sf	\$1.50	\$10,155

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***Existing Police Department Renovation Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
Test / balance	40	hr	\$135.00	\$5,400
Commissioning assist	20	hr	\$135.00	\$2,700
Rigging	1	ls	\$3,500.00	\$3,500
Seismic bracing	6,770	sf	\$0.63	\$4,282
Penetrations and fire stopping	6,770	sf	\$0.52	\$3,503
<b><i>Subtotal - Heating, Ventilating, and Air Conditioning (HVAC)</i></b>				<b><u>\$171,528</u></b>
<b>26 Electrical</b>				
Demo and safe-off	1	ls	\$10,500.00	\$10,500
Seismic bracing	1	ls	\$8,167.58	\$8,168
Temporary lighting and power	1	ls	\$33,244.80	\$33,245
Equipment rentals	1	ls	\$36,578.79	\$36,579
Testing / commissioning	1	ls	\$26,127.71	\$26,128
Electrical systems to support new layout, allowance	6,770	sf	\$26.00	\$176,020
<b><i>Subtotal - Electrical</i></b>				<b><u>\$290,639</u></b>
<b>27 Communications</b>				
Telephone / data system / misc. low voltage (infrastructure only)	6,770	sf	\$3.25	\$22,003
AV system (infrastructure only)	6,770	sf	\$3.00	\$20,310
PA system (infrastructure only)	6,770	sf	\$2.00	\$13,540
<b><i>Subtotal - Communications</i></b>				<b><u>\$55,853</u></b>
<b>28 Electronic Safety and Security</b>				
Security system (head end equipment already in place, relocate cameras and access control only)	6,770	sf	\$3.00	\$20,310
Fire alarm and programming, tied to existing system	6,770	sf	\$4.95	\$33,512
<b><i>Subtotal - Electronic Safety and Security</i></b>				<b><u>\$53,822</u></b>

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

City of Campbell  
Campbell Police Operations Building  
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**Sitework**

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

Campbell Police Operations Building  
 Sitework  
 Campbell, CA  
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### Sitework Summary

Element	Gross Site Area	55,226 SF	Total	Cost/SF
01	General Requirements		Included in General Conditions	
02	Existing Conditions		\$134,884	\$2.44
26	Electrical		\$789,198	\$14.29
27	Communications		\$76,155	\$1.38
28	Electronic Safety and Security			
31	Earthwork		\$148,585	\$2.69
32	Exterior Improvements		\$1,301,981	\$23.58
33	Utilities		\$545,210	\$9.87
34	Transportation		\$25,000	\$0.45
48	Electric Power Generation			
	Subtotal		\$3,021,012	\$54.70
	General Conditions	9.00%	\$271,891	\$4.92
	Subtotal		\$3,292,903	\$59.63
	Overhead and Profit (OH&P)	4.00%	\$131,716	\$2.39
	Subtotal		\$3,424,619	\$62.01
	Bonds & Insurance	2.40%	\$82,191	\$1.49
	Subtotal		\$3,506,810	\$63.50
	Design Contingency	7.50%	\$263,011	\$4.76
	Subtotal		\$3,769,821	\$68.26
	Escalation to MOC, 09/13/22	4.59%	\$173,123	\$3.13
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$3,942,944</b>	<b>\$71.40</b>

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

**Campbell Police Operations Building**  
**Sitework**  
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**Sitework Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
<b>02 Existing Conditions</b>				
Site demolition and haul-off	55,226	sf	\$2.00	\$110,452
Exterior building addition incl walls, floors, finishes, ceiling, & roof	3,175	sf	\$7.70	\$24,432
Hazmat abatement, not included				Excluded
<b>Subtotal - Existing Conditions</b>				<b><u>\$134,884</u></b>
<b>26 Electrical</b>				
Service and distribution				
Connect to existing medium voltage				By utility provider
Generator, diesel, 500kW, 480v, 3ph, 4w	1	ea	\$295,000.00	\$295,000
Future PV system - rough-in conduit (2) 3" and (3) 3"	1	ls	\$8,500.00	\$8,500
Future PV system - 400A 3P fused disconnect switch	1	ea	\$2,179.00	\$2,179
Future PV system - 400A circuit breaker	1	ea	\$987.00	\$987
PV system - pullbox N3R 20x24x6	1	ea	\$595.00	\$595
PV system - pullbox 12x12x4	1	ea	\$425.00	\$425
Future EV system - rough-in conduit (3) 3"	1	ls	\$5,000.00	\$5,000
EV charging station infrastructure	5	ea	\$789.00	\$3,945
EV chargers, not included				Excluded
Duplex outlet, 20 amp 120v gfci wp pedestal	8	ea	\$163.72	\$1,310
Concrete manhole	2	ea	\$5,136.00	\$10,272
Utility transformer 1500KVA				By utility provider
Transformer slab box	1	ea	\$10,325.50	\$10,326
Trenching and backfill (includes LV trenching)	1,900	lf	\$69.55	\$132,145
Concrete encasement	100	cy	\$224.70	\$22,470
Underground for GFI	575	lf	\$12.84	\$7,383
Primary MV feeder	130	lf	\$577.80	\$75,114
1,000 amp underground				By utility provider
2,000 amp underground				By utility provider
(2) 5" conduit pvc	130	lf	\$65.75	\$8,548
Site lighting, allowance	1	ls	\$205,000.00	\$205,000
<b>Subtotal - Electrical</b>				<b><u>\$789,198</u></b>

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

**Campbell Police Operations Building**  
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**Sitework Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
<b>27 Communications</b>				
LV underground				
(4) 4" conduit pvc	200	lf	\$112.65	\$22,530
Concrete handhole	2	ea	\$3,975.00	\$7,950
Paired copper	1,000	lf	\$8.55	\$8,550
Fiber optic cabling	2,500	lf	\$14.85	\$37,125
				\$76,155
<b>Subtotal - Communications</b>				<b><u>\$76,155</u></b>
<b>31 Earthwork</b>				
Earthwork				
Field staking / layout	55,224	sf	\$0.18	\$10,199
Rough grading, cut (quantity per LPA)	3,700	cy	\$8.72	\$32,268
Rough grading, fill (quantity per LPA)	2,600	cy	\$7.03	\$18,273
Over-excavate and recompact paving area and hardscape area, 2'-0" below / 3-0" beyond	4,010	cy	\$8.46	\$33,941
Haul excess, 10 mile round trip	1,100	cy	\$20.52	\$22,572
Fine grading	55,226	sf	\$0.21	\$11,332
Erosion control, allowance	1	ls	\$20,000.00	\$20,000
				\$148,585
<b>Subtotal - Earthwork</b>				<b><u>\$148,585</u></b>
<b>32 Exterior Improvements</b>				
AC paving				
Parking lot, allow 3" AC over 8" AB	27,347	sf	\$4.68	\$127,870
Hardscape				
Concrete paving, pedestrian	935	sf	\$10.24	\$9,579
Concrete paving, pedestrian, top cast	4,360	sf	\$12.55	\$54,732
Concrete paving, pedestrian, top cast, with increased amount of saw cut control joints	6,421	sf	\$14.61	\$93,812
Concrete paving, vehicular	640	sf	\$12.83	\$8,208
Concrete driveway	260	sf	\$15.39	\$4,001
Concrete tie-in	16	lf	\$25.65	\$410

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

**Campbell Police Operations Building**  
**Sitework**  
**Campbell, CA**  
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***Sitework Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
<b>Concrete curb, gutter and ramp</b>				
Tactile warning tiles	160	sf	\$31.30	\$5,008
Concrete curb, straight	1,254	lf	\$16.40	\$20,566
Concrete curb, radius	110	lf	\$33.20	\$3,652
Rolled curb	7	lf	\$23.24	\$163
Continuous pedestrian curb ramp	135	sf	\$17.96	\$2,424
<b>Striping / signage</b>				
Precast concrete wheel stop	32	ea	\$104.38	\$3,340
Parking stall	57	ea	\$41.04	\$2,339
ADA pavement marking	5	ea	\$169.29	\$846
ADA signage including post and foundation	5	ea	\$384.75	\$1,924
Hatched striping	1,317	sf	\$5.54	\$7,297
<b>Site fence</b>				
CMU block with bead blast finish	3,840	lf	\$39.65	\$152,275
CMU block footing	480	lf	\$163.02	\$78,250
Precast concrete cap	480	lf	\$30.00	\$14,400
Securfold gates, allowance	6	ea	\$12,119.63	\$72,718
<b>Site wall</b>				
CIP concrete planter wall, topcast, allow 8" T x 5'-0" H wide with 30" W x 12" T footing	483	lf	\$325.45	\$157,191
CIP concrete seat wall, 24" wide concrete seat wall topcast finish	69	lf	\$219.45	\$15,143
Retaining wall with 8'-0" H perforated metal fence on top	130	lf	\$687.42	\$89,365
<b>Trash enclosure</b>				
Concrete pavement, vehicular	605	sf	\$12.83	\$7,759
Free standing CMU wall	1,052	sf	\$38.48	\$40,476
CMU wall footing, allow 4'-0" W x 18" T	120	sf	\$163.02	\$19,562
Roofing, HSS steel post and frame with corrugated metal roof, allowance	708	sf	\$67.72	\$47,943
Gutter	34	lf	\$30.78	\$1,047
Metal gate, 2'-6" W opening, single	1	ea	\$1,282.50	\$1,283
Metal gate, 8'-6" W opening, double	2	ea	\$3,950.10	\$7,900
<b>Fuel island</b>				
Underground tanks, existing to remain				Excluded
Relocate pump, allowance	1	ls	\$12,500.00	\$12,500

**Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)**

**Campbell Police Operations Building**  
**Sitework**  
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**Sitework Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
Site specialties, signage and furnishings				
Perforated metal stair, allowance	77	lf nose	\$241.11	\$18,565
Stair handrail	63	lf	\$128.25	\$8,080
Concrete stair cast on ground	118	lf nose	\$87.21	\$10,291
Fixed security bollard, steel, concrete filled, 8" Ø, allowance	17	ea	\$1,636.23	\$27,816
Flagpole including foundations	3	ea	\$8,721.00	\$26,163
Site signage, allowance	1	ls	\$10,000.00	\$10,000
Landscape and irrigation, allowance				
Soil preparation	9,456	sf	\$0.77	\$7,276
Synthetic turf	702	sf	\$12.83	\$9,003
Sod	124	sf	\$2.57	\$318
Trees, 48" box	3	ea	\$1,010.61	\$3,032
Trees, 36" box	2	ea	\$692.55	\$1,385
Trees, 24" box	4	ea	\$525.00	\$2,100
Tree grate, 8'-0" square, recycled iron	2	ea	\$1,944.27	\$3,889
Shrub, 15 gal	15	ea	\$66.69	\$1,000
Shrub, 5 gal	1,230	ea	\$35.91	\$44,169
Shrub, 3 gal	300	ea	\$24.62	\$7,387
Shrub, 1 gal	620	ea	\$20.13	\$12,481
Mulch to shrub area - bark mulch	9,456	sf	\$1.39	\$13,098
Irrigation, shrubs and trees	9,580	sf	\$3.33	\$31,945
<b>Subtotal - Exterior Improvements</b>				<b><u>\$1,301,981</u></b>

**33 Utilities**

Fire water				
Backflow preventer, 6" Ø	2	ea	\$8,064.06	\$16,128
Building POC, temp cap and label	2	ea	\$384.75	\$770
Connect to (E) mainline, hot tap	2	ea	\$3,591.00	\$7,182
FDC	2	ea	\$2,286.84	\$4,574
Pipe, 6" pvc, including trench and backfill	108	lf	\$97.47	\$10,527
Gate valve with valve box extension, 6" Ø, NRS	2	ea	\$4,175.38	\$8,351
PIV	2	ea	\$3,950.10	\$7,900
Domestic water				
Backflow preventer, 3" Ø	1	ea	\$4,442.95	\$4,443
Building POC, temp cap and label	1	ea	\$256.50	\$257
Connect to (E) line	1	lf	\$2,565.00	\$2,565
Pipe, 3" pvc, including trench and backfill	42	lf	\$66.69	\$2,801
Gate valve with valve box extension, 3" Ø, NRS	1	ea	\$2,148.24	\$2,148
Meter, 3" Ø	1	lf	\$4,045.93	\$4,046

Attachment: Campbell PD Building SD Cost Est (Police Operations Building Project)

**Campbell Police Operations Building**  
**Sitework**  
 Campbell, CA  
 100% Schematic Design Cost Estimate, R3

04/21/21

**Sitework Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
<b>Sanitary sewer</b>				
Bldg. POC, temp cap and label	1	ea	\$256.50	\$257
Connect new line to existing line	2	ea	\$1,282.50	\$2,565
Floor drain	1	ea	\$769.50	\$770
SS cleanout	1	ea	\$1,128.60	\$1,129
Pipe, 4" pvc, including trench and backfill	4	lf	\$82.08	\$328
Pipe, 6" pvc, including trench and backfill	81	lf	\$92.34	\$7,480
Natural gas, no scope required				Excluded
<b>Storm drain</b>				
MWS-L-4-15-V	4	ea	\$47,716.70	\$190,867
SD lift station, allowance	1	ea	\$75,000.00	\$75,000
Area drain	6	ea	\$800.28	\$4,802
Bldg. RD POC, temp cap and label	7	ea	\$256.50	\$1,796
Catch basin	1	ea	\$3,591.00	\$3,591
Cleanout	7	ea	\$1,128.60	\$7,900
Connect to (E) main line	5	ea	\$1,795.50	\$8,978
Trench drain	144	lf	\$256.50	\$36,936
Drain inlet, 18" x 18"	7	ea	\$1,231.20	\$8,618
Manhole	4	ea	\$6,669.00	\$26,676
Pipe, 4" pvc, including trench and backfill	39	lf	\$71.82	\$2,801
Pipe, 6" pvc, including trench and backfill	842	lf	\$82.08	\$69,111
Pipe, 8" pvc, including trench and backfill	259	lf	\$92.34	\$23,916
			<b>Subtotal - Utilities</b>	<b><u>\$545,210</u></b>
<b>34 Transportation</b>				
Traffic control, allowance	1	ls	\$25,000.00	\$25,000
			<b>Subtotal - Transportation</b>	<b><u>\$25,000</u></b>

Attachment: Campbell PD Building SD Building SD Cost Est (Police Operations Building Project)