



# City Council Agenda

City of Campbell, 70 N. First St., Campbell, California

**NOTE:** To protect our constituents, City officials, and City staff, the City requests all members of the public follow the guidance of the California Department of Health Services', and the County of Santa Clara Health Officer Order, to help control the spread of COVID-19. Additional information regarding COVID-19 is available on the City's website at [www.campbellca.gov](http://www.campbellca.gov).

This Study Session meeting will be conducted via telecommunication and is compliant with provisions of the Brown Act and Executive Order N-29-20 issued by the Governor.

The following Councilmembers of the Campbell City Council are listed to permit them to appear electronically or telephonically at the Special City Council meeting on September 21, 2021: Councilmember Anne Bybee, Councilmember Susan M. Landry, Councilmember Sergio Lopez, Vice Mayor Paul Resnikoff and Mayor Elizabeth "Liz" Gibbons.

Members of the public will not be able to attend meetings at the Campbell City Council Chamber physically. The City Council meeting will be live-streamed on Channel 26, the City's website and YouTube <https://www.youtube.com/user/CityofCampbell>.

Those members of the public wishing to participate are asked to register in advance at: [https://campbellca.gov.zoom.us/webinar/register/WN\\_UDwtFmj\\_THWc6VZhy0lorg](https://campbellca.gov.zoom.us/webinar/register/WN_UDwtFmj_THWc6VZhy0lorg).

After registering, you will receive a confirmation email containing information about joining the meeting.

Public comment for the City Council meetings will be accepted via email at [ClerksOffice@campbellca.gov](mailto:ClerksOffice@campbellca.gov) prior to the start of the meeting. Written comments will be posted on the website and distributed to the Council. If you choose to email your comments, please indicate in the subject line "FOR PUBLIC COMMENT" and indicate the item number.

\*\*\*\*\*

**STUDY SESSION MEETING OF THE**  
**CAMPBELL CITY COUNCIL**  
Tuesday, September 21, 2021 – 5:30 p.m.  
City Hall – 70 N. First Street

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

1. **Measure O - Police Operations Building Design Development**  
Recommended Action: That the City Council receive and consider the Design Development for the Police Operations Building Project and provide feedback to staff regarding further details to be focused on during the construction document phase.

## **ADJOURN**

**IMPORTANT NOTICE:** Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection with the agenda packet in the lobby of City Clerk's Office, 70 N. First Street, Campbell, CA 95008, during normal business hours. These materials will also be available on the City website at <https://www.ci.campbell.ca.us/agendacenter> with the agenda packet following the last item of the agenda, subject to staff's ability to post the documents prior to the meeting. All documents not posted prior to the meeting will be posted the next business day.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the City Council Chambers. If you require accommodation, please contact the City Clerk's Office, (408) 866-2117, at least one week in advance of the meeting.



# City Council Report

Item: 1  
 Category: Study Session  
 Meeting Date: September 21, 2021

**TITLE: Measure O - Police Operations Building Design Development**

## RECOMMENDED ACTION

That the City Council receive and consider the Design Development for the Police Operations Building Project and provide feedback to staff regarding further details to be focused on during the construction document phase.

## BACKGROUND

On May 4, 2021, the City Council approved the schematic design for the Police Operations Building, with direction to add a second driveway to the parking lot on North First Street, reevaluate the front entrance plaza and stairway, and consider the possibility that two existing restrooms in the current Police Building could be made accessible for public use from the Orchard City Green and/or the Ainsley House. On July 2, 2021, staff provided the City Council with an Informational Memorandum (Attachment A) responding to the City Council May 4, 2021 design comments.

## DISCUSSION

### *Design Development and Budget*

The Design being presented to Council on September 21, 2021 by LPA (Attachment B) will be largely unchanged from what was presented in May; however, there have been some refinements to the design which will be discussed in greater detail at the study session.

Since the May 4 meeting, the City has applied for additional funding through the State of California to address the resiliency of this facility as well as funding for furniture, fixtures, and equipment (FF&E). The State has recently notified the City that the application was successful and that the City will be receiving \$3.9 million for use towards the Police Operations Building project. The breakdown of the funding is as follows: \$3.3 million for FF&E and \$600k for resiliency (largely for back-up electrical systems). It should be noted that at this point the \$3.3 million for FF&E is not included in the construction budget for the project. This funding, along with all sources, is shown in the table in the fiscal impact section. Staff is also working with Silicon Valley Clean Energy to bring an additional \$200k to the project for rooftop PV panels and battery back-up systems.

Additionally, the cost estimate for the project has been modified to more clearly reflect anticipated costs for new utility services. The allocation for that work is now clearly identified in the project budget. With this information more clearly defined, the total allocated for construction has increased to approximately \$20.74 million. That being said, the current construction cost estimate is approximately \$20.84 million. During the Study Session, LPA will provide additional details regarding the cost estimate and strategies to close the gap between the revised construction budget and the construction estimate – approximately \$100,000. The construction estimate is attached as Attachment C and that document shows a construction estimate of approximately \$21.3 million. However, since the time the cost estimate was prepared (August 18, 2021), LPA and staff have removed several elements from the scope and modified the midpoint of construction to reduce the estimate by approximately \$450,000; thereby resulting in a revised and current construction cost estimate of approximately \$20.84 million. The items removed are shown on page 33 of Attachment B. LPA will also go over the details of this during the presentation.

#### *Next Steps / Project Schedule*

Earlier this month, the Council approved moving forward with the Police Building project using the traditional Design-Bid-Build methodology. In an effort to continue moving forward in this direction as expeditiously as possible, staff will begin the preparation of a contract amendment with LPA to facilitate this work. It is anticipated that staff will bring this item to Council in October.

With City Council concurrence, this project will move into the Construction Document phase and will follow the schedule as projected below:

Project Milestones	Anticipated Completion
Design Development (Council Meeting)	September 2021
Design Contract Amendment (Council meeting)	October 2021
Construction Documents Completion	January 2022
Pre-Qualify Bidders (Council Meeting)	February 2022
Authorize Bid Process (Council Meeting)	April 2022
Award Construction Contract (Council Meeting)	June 2022
Construction Start	July 2022
Construction Completion	October 2023

Beyond the work being proposed for LPA to continue, staff is continuing to identify and refine other elements of the Civic Center “block” that would provide value to the residents, but may be beyond the scope (financial or otherwise) of Measure O. These improvements include:

- Development of the “gravel lot” into an employee parking area;
- Development of a trash enclosure – to serve the entire Civic Center;
- Replacing all perimeter sidewalks and driveways to ensure ADA compliance; and

- Reconfiguring the Harrison/Civic Center intersection to be more pedestrian friendly and reduce traffic speeds near the Library.

Staff is continuing to develop more detailed scopes for each of these elements along with associated cost estimates. As this work progresses, additional information will be presented to Council along with potential funding strategies.

## FISCAL IMPACT

As previously noted, the overall project budget is being increased by \$3.9 million from the State of California as well as by a \$200,000 grant from Silicon Valley Clean Energy. The overall project budget now stands at \$29,100,000 with allocations as shown below:

<b>Police Building Funding Sources</b>	<b>Amount</b>
Original Measure O Allocation	\$20,000,000
Shared Site Improvements (50% Allocation)	\$500,000
Police Site Improvements - Allocation	\$2,000,000
Existing PD Space - Allocation	\$2,500,000
State Resiliency Grant	\$3,900,000
Silicon Valley Clean Energy Grant	\$200,000
<b>Police Budget (Current)</b>	<b>\$29,100,000</b>

<b>Police Building Expenditure Plan</b>	<b>Amount</b>
Construction	\$20,739,463
Rooftop PV - Resiliency	\$200,000
Construction Contingency	\$2,060,000
Utilities – PG&E, Sewer, Water	\$150,000
Design and Planning	\$2,300,000
Testing & Inspections	\$312,594
FF&E	\$3,287,943
Permitting	\$50,000
<b>Project Estimate</b>	<b>\$29,100,000</b>

In addition to this cost estimate – specific to the Police Building project, staff is also attaching the overall Measure O funding and expenditure plan (Attachment D). This plan includes the allocation of Measure O funds as well as other external funds that are being applied to the projects.

Prepared by:

Todd Capurso, Director of Public Works

Approved by:



Brian Loventhal, City Manager

**Attachment:**

- a. Information Memorandum - July 2, 2021 (Measure O Projects)
- b. City Council DD Presentation Sept 21 2021
- c. Campbell Police Operations Building 100 Cost Est. 08.18.2021
- d. Measure O Budget Strategy September 2021

# 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:** July 2, 2021

## PURPOSE

To respond to direction provided by the City Council during the schematic design phase for the Library Renovation and the Police Operations Building; and to provide a status update on current progress with regard to the design development phase for each project.

## LIBRARY RENOVATION PROJECT

### Response to City Council Schematic Design Comments

On April 6, 2021, the City Council approved the “Orchard Green” schematic design for the Library Renovation project, with feedback and direction to provide additional background information on the design team’s decision-making process related to sustainability measures and site design.

Attached to this memorandum is a response from the design team and their subconsultants on energy and sustainability measures being considered and included in the design, as well a report from the sub consulting landscape architect focusing on site concept, material palette, grading, and water conservation. In addition, an updated Landscape Site Plan & Grading Plan are included as an attachment.

### Design Development Update

Jayson Architecture continues to meet with County Library staff to further develop and refine the layout of the interior space. Currently midway through the Design Development phase, the design team is focused on refining the concept presented to the City Council at the end of the Schematic Design phase. The exterior of the building remains as presented in Schematic Design, with a focus on drawing wall sections and assembly details. The interior layout has been adjusted and will be finalized based on a series of workshops with Library staff, with mostly only small adjustments to banquettes, booth seating, and collections organization.

One notable item currently under evaluation is the concept of incorporating a single occupancy gender-neutral restroom (on the lower level) where the Library Manager’s office was

being proposed. Incorporating the item into the design will not only provide a gender-neutral restroom facility in the Library, but it will also provide a restroom facility on the lower level, where no other public restroom facility had been proposed. As a result of reconfiguring the staff area, the two supervising librarians will share an office. This change will be included in the revised cost estimate to determine funding capacity.

Additionally, the inconsistencies in elevations and grading in previous plan sheets have been reconciled. The revised grading plan with elevations is included as an attachment. The plan more appropriately addresses the elevations of the two secondary building access points and how these locations work with the surrounding elevations.

A significant amount of energy has been directed at engineering coordination, including finalizing beam locations, duct routing, and lighting layout and fixture selections. The team is currently working on packaging up documentation to provide to the cost estimator so an estimate of probable construction costs can be completed in advance of the next City Council presentation at the end of the Design Development phase, scheduled for July 20. After the documents have been sent out for estimation the design team will perform a QA/QC on the documents and prepare the end of phase City Council presentation, including updated renderings for areas of the building that have changed since the Schematic Design Phase.

## **POLICE OPERATIONS BUILDING AND EXISTING POLICE BUILDING**

### Response to City Council Schematic Design Comments

On May 4, 2021, the City Council approved the schematic design, with direction to add a second driveway to the parking lot on North First Street, and to reevaluate the front entrance plaza and stairway. Furthermore, a councilmember questioned whether the existing two restrooms in the current Police Building could be made accessible for public use from the Orchard Green Park and the Ainsley House.

#### *Second Driveway*

At the direction of the City Council, LPA studied options to add a secondary vehicular exit at the north end of the public parking lot on North First Street. Consideration was given to the safe movement of delivery trucks through the parking lot so that there would be no need for trucks to back-up in order to exit the parking lot.

Several options were considered that looked at the following: one-way traffic versus two-way traffic, the location of the driveway versus the location of existing street trees, the number of public parking stalls provided, and fire department access. After review and consultation with the Fire Department, it was determined that Fire Department access is not necessary through the public parking lot, which led to the design of a 16' wide exit-only driveway rather than a wider driveway that would allow for two lanes for both ingress and egress. The new exit only driveway

has been pushed north to maximize the total number of parking stalls in this lot. This exit only driveway has also been positioned to preserve existing trees along North First Street, to the greatest extent possible, requiring the removing of only one tree. A truck turning template was used to ensure that the turning radius of a “FedEx” type truck can adequately maneuver through the parking lot without having to back up. The existing aisle width also allows vehicles to pass around a double-parked truck making deliveries to City Hall.

### *Re-evaluate Public Entry*

At the schematic design presentation to the City Council, the feedback provided on the design of the exterior public entry to the Police Department and City Hall was that the design was too rectilinear, that there was too much hardscape, too much prominence was given to the Police Department Entry, and that there were too many stairs. Based upon this feedback, LPA has redesigned the public entry to be more garden-like in layout and approach. Planting areas were enlarged to remove the need for retaining walls. The large pedestrian plaza at North First Street has been removed and the meandering sidewalk along the street has been curved inward to draw pedestrians into the site. Curving pathways guide the visitor around the site. To get down to the lower level of both City Hall and the existing Police Department, there is but one accessible sloping walkway. A single set of stairs provides a short cut from the public parking lot down toward the entry to the Police Station.

Boulder Slabs are strategically placed through the public entry garden to serve a dual purpose. The boulder slabs have been positioned to create intimate seating arrangements while simultaneously creating protection from vehicles in the parking lot in areas that would have otherwise required concrete filled steel bollards. As with the previous design, preservation of existing large canopy trees is held at a premium to provide shade and impact on the overall design. Additional native and drought tolerant trees and ground cover are provided in the entry garden to accentuate and enhance the existing landscape.

### *Restroom Access – Existing Police Department Space*

The design team studied the feasibility of utilizing the existing restrooms in the northeast corner of the existing police building to be accessible for public use in conjunction with events at the Orchard City Green and the Ainsley House. Upon examining the options, two obstacles became apparent. The first design issue to resolve is the elevation difference from the existing sidewalk at the park which is at an elevation of 196.12 feet and the finish floor of the existing police department which is at an elevation of 191.06 feet. This grade separation of just over 5 feet would require an accessible path of travel down from the Orchard Green Park down to the location of the existing restrooms. To accomplish this meandering path from the existing sidewalk would be brought to the fence line of the secure parking lot. Within the existing fence line of the secure parking lot, a new switch back ramp and a convenience stair would be provided to bring pedestrians down to the location of the restrooms.

The second obstacle to overcome is the layout and accessibility of the existing restrooms. Within the footprint of the existing police building, the northeast corner of the space contains a men's locker room and restrooms with a women's locker room located in a structure to be demolished directly to the north of the existing police department. Additionally, the existing men's locker room does not meet current accessibility standards. As a result of these issues, the existing restrooms are proposed to be demolished and new accessible men's and women's restrooms built. The resultant design creates a new path of travel to traverse the grade difference of more than 5 feet and provide access to two new fully accessible restroom facilities. In review of this proposed design with our cost estimator, it was determined that a rough order of magnitude cost for this design enhancement would be in excess of \$500,000. Therefore, this concept is not being considered for further development.

### Design Development Update

#### *Parking*

The Police Building will include the construction of a secure parking lot for both PD (City) and PD employee vehicles. This parking lot will be sized appropriately to accommodate the needs of the Police Department. By converting the parking from public access to secure, there will be a net loss of parking for City Hall employees, visitors, and the general public. At this time, it is anticipated that the construction of the new Police Building will result in the loss of 42 parking spaces at City Hall. Similarly, the current parking lot that runs along North First Street, directly in front of City Hall, will also have a loss of parking spaces. However, most of the parking loss will be mitigated by the conversion of the gravel lot to a more formalized parking area, which could add approximately 24 new parking stalls, resulting in a net loss of 18 parking spaces. Additionally, staff will be developing a parking management plan that may extend the employee permit parking system into other nearby City-owned parking areas. The parking management plan, including more information related to the net loss of parking spaces, will be presented to the City Council prior to moving into the construction phase of the project.

#### *Upcoming Work and Milestones*

It is anticipated that the City Council will be asked to make a decision on the appropriate project delivery method for the PD project in August. The two options are to use either a design-build process or the more traditional design-bid-build process. 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. The PD design team (LPA) is required to, and has, provided an analysis of the two options as a requirement of their contract. That analysis will be provided to the City Council as part of the discussion.

*Building Department Coordination and Fire Department Access*

Both design teams have been working with the City's Building Official to obtain clarification regarding several key points related to design and construction. While this has been a successful effort to this point, a more detailed plan check effort will be required as the plans and specifications are developed. Fire Department review is part of that effort. The plan review process will include an assessment of any modifications that may be proposed to the existing space, including vehicle evidence storage, and whether those may necessitate any specific improvements.

**PROJECT BUDGET AND SCHEDULE**

As both the Library and Police Building projects approach completion of the Design Development stage, staff will be re-assessing both the budget and schedule information for each project. The last update regarding budget was presented to Council on December 1, 2020. Given the current progress of each project, this is an appropriate time to re-visit the information previously provided. It is anticipated that updates will be provided to Council over the month of August.

## Attachments:

1. Library Renovation Project - Energy and Sustainability Measures
2. Library Landscape Narrative
3. Revised Site Plan
4. Revised Grading Plan

# SUSTAINABILITY & SITE DESIGN

## PROCESS MEMORANDUM

**JAYSON**  
ARCHITECTURE

50 29<sup>th</sup> Street  
San Francisco CA 94110  
jaysonarch.com

### Measure O – Campbell Library Improvements

#### City Council Staff Report

Date: April 29<sup>th</sup> 2021

On April 6<sup>th</sup> 2021, Jayson Architecture presented our Schematic Design to the Campbell City Council. The architectural design of the building was received favorably, however the Council requested additional background information on the Design Team’s decision-making process for sustainability measures & site design. This memorandum provides the background information as requested, and is separated into two sections. The first section regarding sustainability has been prepared by Jayson Architecture, with support from our subconsultant team, including our civil engineer, mechanical & plumbing engineer, and electrical engineer. The second section regarding site design has been prepared by JLJA, our landscape architect for the project, and is focused on site concept, material palette, grading, and water conservation. In addition, we have provided an updated Landscape Site Plan & Civil Engineering grading plan.

### Section 1: Sustainability

The language of Measure O states that the Bond shall provide funding for “*an innovative library in seismically safe, accessible, and **energy-efficient** facilities meeting current safety codes*”. Therefore, it is the mandate of the project team to ensure the library design includes appropriate sustainability and energy-efficiency measures to meet the intent of Measure O. It is also the mandate of the project team to ensure the Library project is delivered on budget, and as noted in our Conceptual Design and Schematic Design presentation to the City Council, the budget is challenging for a facility of this scale. Subsequently, the project team has worked to establish an appropriate balance of sustainability measures within the projects’ budgetary limitations.

We began this process in conceptual design, by exploring sustainability features on the more ambitious end of the spectrum. Working with our sub-consultant team, we prepared conceptual design outlines and budgets for the following features, each of which was determined to be outside the budgetary limitations of the project:

1. Bioswales for onsite stormwater retention:	\$147,000
2. Conversion to all electric (no natural gas):	\$337,000
3. HVAC & lighting integration:	\$37,000
4. High Efficacy Filtrations:	\$15,000
5. 45KW roof top PV System:	\$458,000
6. 160KW PV System, including carport canopy:	\$2,238,000

- |   |                    |
|---|--------------------|
| 7. Zero Net Energy Building (combination of #2,3,6):        | \$2,612,000        |
| <b>8. Total alternate sustainability measures (#1-4,6):</b> | <b>\$2,774,000</b> |

While we were unable to accommodate the alternate sustainability measures explored as part of the Conceptual Design phase due to limited budgetary resources, we are however still implementing significant sustainability improvements. These improvements focus on the first principle of sustainability, which is to reduce demand before offsetting measures are implemented. Features *included* in the Schematic Design include the following:

1. New insulation at all perimeter stud walls above grade
2. New insulation at the interior face of all masonry wall below grade
3. New rigid insulation on the roof
4. New double paned thermally broken windows with low-e glazing
5. New motorized window shades with UV reflectance
6. New LED lighting throughout
7. New duct routing for thermally efficient zone control
8. New design divides the building into smaller HVAC control zones. The existing building had only two zones. Better zoning results in a more efficient system.
9. Lower window sill heights at the bottom floor, large double height curtainwalls at the marketplace, and evenly distributed openings to maximize daylight and reduce dependence on artificial light during the day.
10. The new boiler is sized for 100% of the heating load, and the existing gas fired furnace will be abandoned in place within the existing rooftop air handling units. The result is that 80% efficient equipment will be upgraded to 95% efficiency.
11. The overall heating energy use of the building should drop by nearly 50% due to the new zoned HVAC system, new condensing boiler, and new thermal envelope.
12. Low flow plumbing fixtures throughout
13. Native low water & drought tolerant planting in lieu of turf to reduce irrigation water demand

These features combine to provide significant sustainability improvements, particularly when the limited budget is taken into consideration.

## Section 2: Site Design

See attached:

9. JLA site design memorandum, dated 4/29/21
10. JLA Landscape Site Plan, dated 4/29/21
11. BKF Civil Engineering Grading Plan, dated 4/29/21

JONI L. JANECKI  
& ASSOCIATES

## MEMORANDUM

TO:	Abraham Jayson, Jayson Architecture
FROM:	Joni L. Janecki, Joni L. Janecki & Associates, Inc. (JLJA)
DATE:	April 29, 2021
PROJECT:	Campbell Library Renovation
REGARDING:	Landscape Design Narrative

### Landscape Concept

The landscape design concept for the Campbell Library Renovation stems from the natural landscape typologies of the nearby Los Gatos Creek and Santa Cruz Mountains foothills. Landscape layout, materials, and plants are inspired by the meandering line of the creek, boulder outcrops, and native oak meadow plant communities, as shown below.



*Meandering creek*



*Oaks and meadow*

Using an iterative design study process, the following studies illustrate the evolution of the site plan based on stakeholder objectives and input. Primary considerations focused on creating a low-maintenance and water-conserving landscape that reflects Campbell's park-like and natural characteristics. Ultimately, Option A was chosen for its material palette, resource conservation, and responsiveness to site. Option A was further developed to incorporate pedestrian accessibility, meet stormwater management requirements, and integrate the building architecture, such as windows for maximum daylight.

515 SWIFT ST. SANTA CRUZ, CA 95060

PHONE 831.423.6040 | WWW.JLJA.COM

California Landscape Architect License 3163



Overall concept



Entry - Option A



Entry - Option B

The library entrance, which welcomes patrons from two divided bays of surface parking, features bicycle parking and a series of built-in benches comprised of concrete base and wood top. The entrance is framed by a flexible gathering space with decorative pavers, tucked-in benches, and boulders for informal seating or play for children. This space can be used for group events and meetings or for outdoor reading.

Planted shallow berms support stormwater flow and frame a gathering space behind the library that echoes Campbell's Orchard City Green park, located just west of the site. The gathering space provides a flexible area for community events with an informal lawn area planted with drought-resistant mow-free turf that can be trimmed for seating during events and then allowed to grow out and blend into the surrounding planting areas during non-event times.

Meadow plantings drift through the landscape on all sides of the library and tall shrubs and perennials are planted throughout to add seasonal color and texture. The planting areas are punctuated by decorative boulder outcrops and edged by built-in benches. Boulders and stepping stones are thoughtfully placed throughout the landscape to facilitate soil retention, provide paths through planting areas, and offer informal seating. The design will use rock types that occur naturally in the South Bay Area.

The design preserves eight trees on the site: four *Magnolia grandiflora* and four *Sequoia sempervirens*. It also adds three large-canopy oak trees and five small-canopy Japanese maple trees to provide additional shade and to further anchor the site in its natural context. In recognition of the importance the existing trees play in the library's landscape design, the design team has contacted an arborist to review their overall health, identify their critical root zones (CRZ), review the landscape drawings, and update the arborist report with their recommendations.



Mow-free Delta Bluegrass for informal lawn area



Built-in benches



Meadow planting



Boulder outcrops for informal seating

**Plant Palette**

- Plant selection consists of California-native and regionally-adapted plants that connect with the surrounding creek and foothill meadow, including pollinator plants that host and provide nectar to a variety of pollinator insect and butterfly species.
- Chosen plants will thrive in the library's particular micro-climates, from shade and part-shade to part-sun and full sun. All plants are regionally appropriate for Campbell and selected with the goal of creating a sustainable and long-lived landscape with low water use and low maintenance needs.
- Plant species were chosen to provide a year-long variety of texture and color and create a visually interesting landscape for library visitors.

TREES



*Acer palmatum*

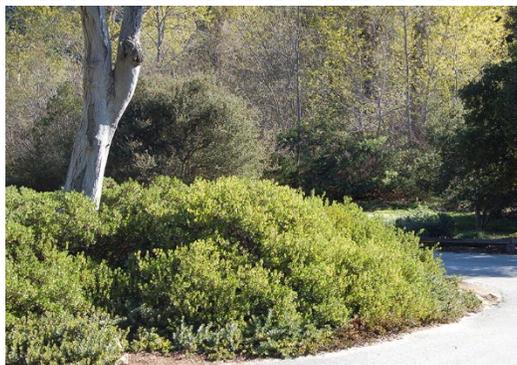


*Quercus agrifolia*



*Quercus lobata*

TALL SHRUBS AND PERENNIALS FOR SEASONAL COLOR



*Arcostaphylos* spp.



*Ceanothus* spp.



*Penstemon heterophyllus*



*Polystichum munitum*



*Ribes sanguineum*



*Verbena bonariensis*



*Woodwardia fimbriata*

#### MEADOW PLANTING



*Calamagrostis foliosa*



*Carex praegracilis*



*Chondropetalum tectorum*



*Iris douglasiana*



*Miscanthus  
transmorrisonensis*



*Muhlenbergia rigens*

#### Planting and Irrigation

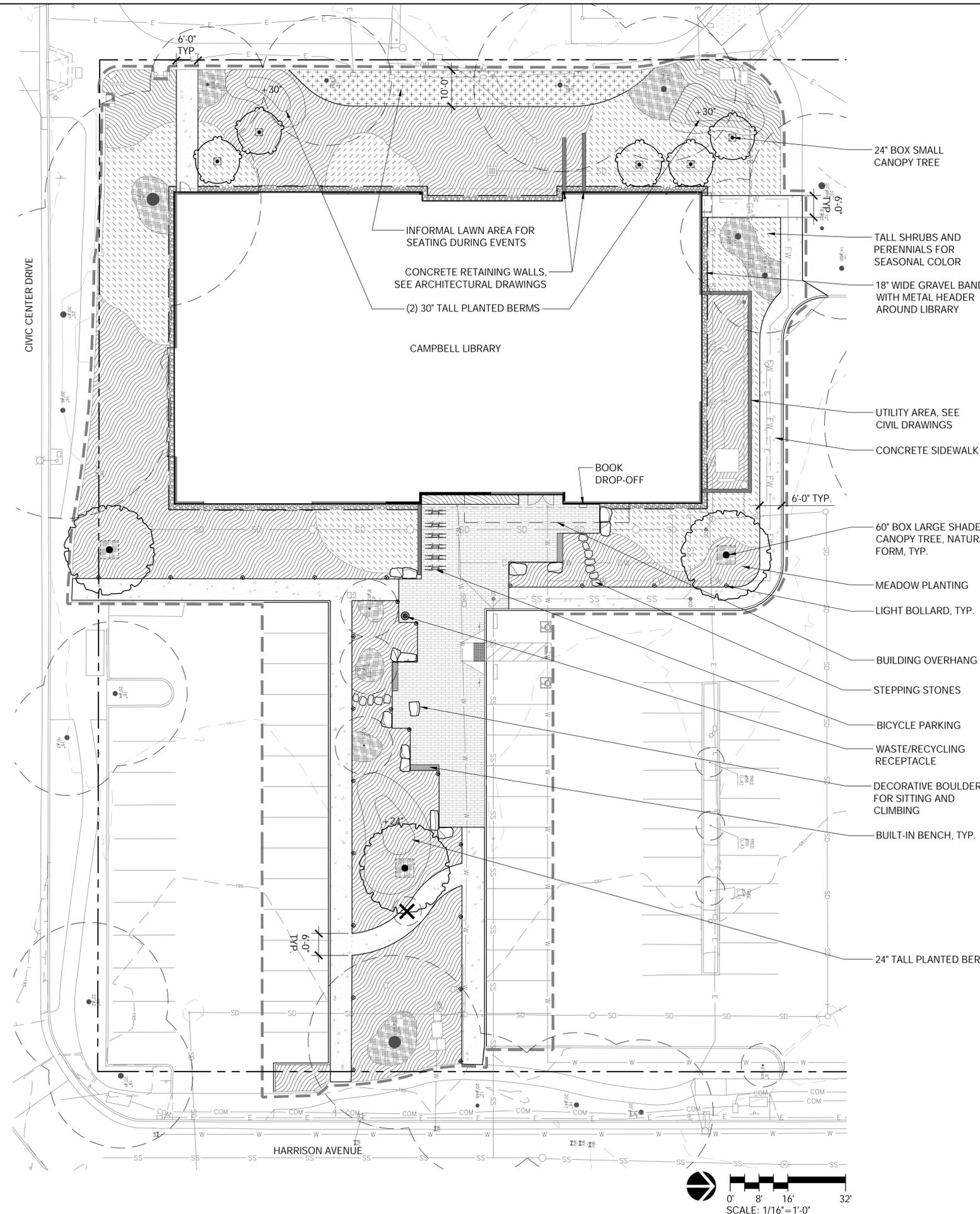
- Project includes a new, low-flow irrigation system with smart-controller.
- Meadow and shrub/perennial planting to be a mix of 1-, 5-, and 15-gallon plants.
- Design proposes three large-canopy *Quercus agrifolia* (Coast Live Oak) or *Quercus lobata* (Valley Oak) in front of the library, natural form, 60"-box.
- Project also adds five small-canopy *Acer palmatum* trees, 24"-box, on the west side of the library.

### Existing Trees

- Design team has contacted an arborist to review the existing trees (4 *Magnolia grandiflora* and 4 *Sequoia sempervirens*) and proposed plans and update the prior arborist report, dated April 17, 2020. Report updates to include:
  - Confirmation of tree health;
  - Confirmation and documentation of extent of tree canopy;
  - Confirmation of related grading assumptions;
  - Identification of the critical root zones;
  - Review and comment on proposed plans and specifications with respect to tree protection prior to and during construction.

### Landscape Maintenance

- Landscape has been designed for low and easy year-round maintenance.



### LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- BUILDING OVERHANG
- EXISTING TREE TO BE REMOVED (1 TOTAL)
- EXISTING TREE TO REMAIN
- 60" BOX LARGE SHADE CANOPY TREE, NATURAL FORM:
  - QUERCUS AGRIFOLIA (COAST LIVE OAK)
  - OR
  - QUERCUS LOBATA (VALLEY OAK)
- 24" BOX SMALL CANOPY TREE
  - ACER PALMATUM (JAPANESE MAPLE)
- TALL SHRUBS AND PERENNIALS FOR SEASONAL COLOR:
  - ARCTOSTAPHYLOS SPP. (MANZANITA)
  - CEANOTHUS SPP. (CALIFORNIA LILAC)
  - PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' (FOOTHILL PENSTEMON)
  - POLYSTICHUM MUNITUM (WESTERN SWORD FERN)
  - RIBES SANGUINEUM (RED FLOWERING CURRANT)
  - RIBES VIBURNIFOLIUM (CATALINA CURRANT)
  - VERBENA BONARIENSIS (TALL VERBENA)
  - WOODWARDIA FIMBRIATA (GIANT CHAIN FERN)
- MEADOW PLANTING - LOW:
  - CAREX PANSA (DUNE SEDGE)
  - CAREX PRAEGRACILIS (CALIFORNIA FIELD SEDGE)
  - IRIS DOUGLASIANA (DOUGLAS IRIS)
- MEADOW PLANTING - MEDIUM-TALL:
  - CALAMAGROSTIS FOLIOSA (REED GRASS)
  - CHONDROPETALUM TECTORUM (CAPE RUSH)
  - MISCANTHUS SPP. (SILVERGRASS)
  - MUHLENBERGIA RIGENS (DEER GRASS)
- INFORMAL LAWN AREA - DROUGHT-RESISTANT MOW-FREE TURF
  - FESTUCA SPP. (FESCUE BLEND)
- WOOD CHIP MULCH AS SHOWN, BETWEEN ALL NEW PLANTING, AND COVERING ALL BARE GROUND. 3" THICK LAYER
- CONCRETE PAVING AREA
- 18" WIDE GRAVEL BAND WITH METAL HEADER AROUND LIBRARY
- BOULDERS - 30" TO 60" IN DIAMETER (DECORATIVE BOULDERS TO BE 48" X 36" X 32")
- STEPPING STONES
- LIGHT BOLLARDS
  - COMPANY: B-K LIGHTING
  - PRODUCT: GLOW STAR LED
  - FINISH: SATIN BLACK (BLP)
- BUILT-IN BENCH WITH A CONCRETE BASE AND WESTERN RED CEDAR WOOD TOP
- BICYCLE PARKING
- WASTE/RECYCLING RECEPTACLE

### INSPIRATION



- NOTES:
1. SITE FURNISHINGS ALLOWANCE: (3) BENCHES, BICYCLE PARKING (FOR 12 BIKES), AND (1) WASTE/RECYCLING RECEPTACLE.
  2. SOIL PREPARATION AND PLANTING (REFER TO CIVIL FOR SPECIALTY STORMWATER TREATMENT MEASURES).
  3. IRRIGATION TO INCLUDE NEW SYSTEM AND SMART-CONTROLLER.
  4. TREE PROTECTION: PREPARE TREES FOR CONSTRUCTION AND TREE PROTECTION THROUGH CONSTRUCTION.
  5. PROJECT TO INCLUDE 1-YEAR LANDSCAPE MAINTENANCE.
  6. THIS PLAN DOES NOT INCLUDE DEMOLITION, SIGNAGE INFRASTRUCTURE, FENCING, OR GATES.
  7. PROJECT TO INCLUDE REMOVAL AND ABATEMENT OF THE EXISTING ENGLISH IVY PRIOR TO SOIL PREPARATION AND PLANTING, AND CONTINUED AS PART OF THE MAINTENANCE PROGRAM.

## JAYSON ARCHITECTURE

50 29th Street  
San Francisco CA 94110  
jaysnarch.com  
415.317.0529

### JONI L. JANECKI & ASSOCIATES

515 SWIFT ST. SANTA CRUZ CA 95060  
PHONE 831.423.6040 | WWW.JLJA.COM  
California Landscape Architect License 3163

### OWNER

CITY OF CAMPBELL

### PROJECT

CAMPBELL LIBRARY RENOVATION

77 HARRISON AVENUE  
CAMPBELL, CA 95008

DRAFT!  
NOT FOR  
CONSTRUCTION

### SCHEMATIC DESIGN

SHEET TITLE  
**LANDSCAPE SITE PLAN**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	04/29/2021
SCALE	As indicated
JOB NO.	2020-01

SHEET NUMBER

# L1.00

T:\PROJECTS\2021\04\04\04\04\Campbell Library Landscape\04\_29\_2021\_11:58 AM  
 Associate Designer (Joni Janecki)

Attachment: Information Memorandum - July 2, 2021 (Measure O Projects) (Measure O - Police Operations Building Design Development)



255 SHORELINE DRIVE  
SUITE 200  
REDWOOD CITY, CA 94065  
(650) 482-6300  
www.bkf.com

### SITE GRADING EARTHWORK QUANTITIES:

CUT: 550 CY  
FILL: 350 CY  
NET: 200 CY EXPORT

### EARTHWORK NOTES:

THE EARTHWORK QUANTITIES SHOWN ARE IN-PLACE QUANTITIES AND HAVE BEEN ESTIMATED BY THE ENGINEER WITH THE FOLLOWING ASSUMPTIONS:

- A. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR DEPTH OF SITE STRIPPING.
- B. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR PAVEMENT SECTIONS.
- C. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR UTILITY TRENCHING AND SPOILS.
- D. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR EXCAVATION DEPTH FOR LANDSCAPING PLANTING SOILS.
- E. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR TOPSOIL AND PLANTING MATERIAL.
- F. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR SOIL STABILIZATION FACTORS.
- G. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR FILL SHRINKAGE/SWELLING FACTORS.
- H. EARTHWORK QUANTITIES DO NOT ACCOUNT FOR OVEREXCAVATION.

ACTUAL QUANTITIES MAY VARY DUE TO FIELD CONDITIONS OR CONSTRUCTION TECHNIQUES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES BASED UPON APPROVED PLANS AND INDEPENDENT CALCULATIONS.

OWNER

CITY OF CAMPBELL

PROJECT

CAMPBELL LIBRARY RENOVATION

77 HARRISON AVENUE  
CAMPBELL, CA 95008

**DRAFT!  
NOT FOR  
CONSTRUCTION**

SCHEMATIC DESIGN

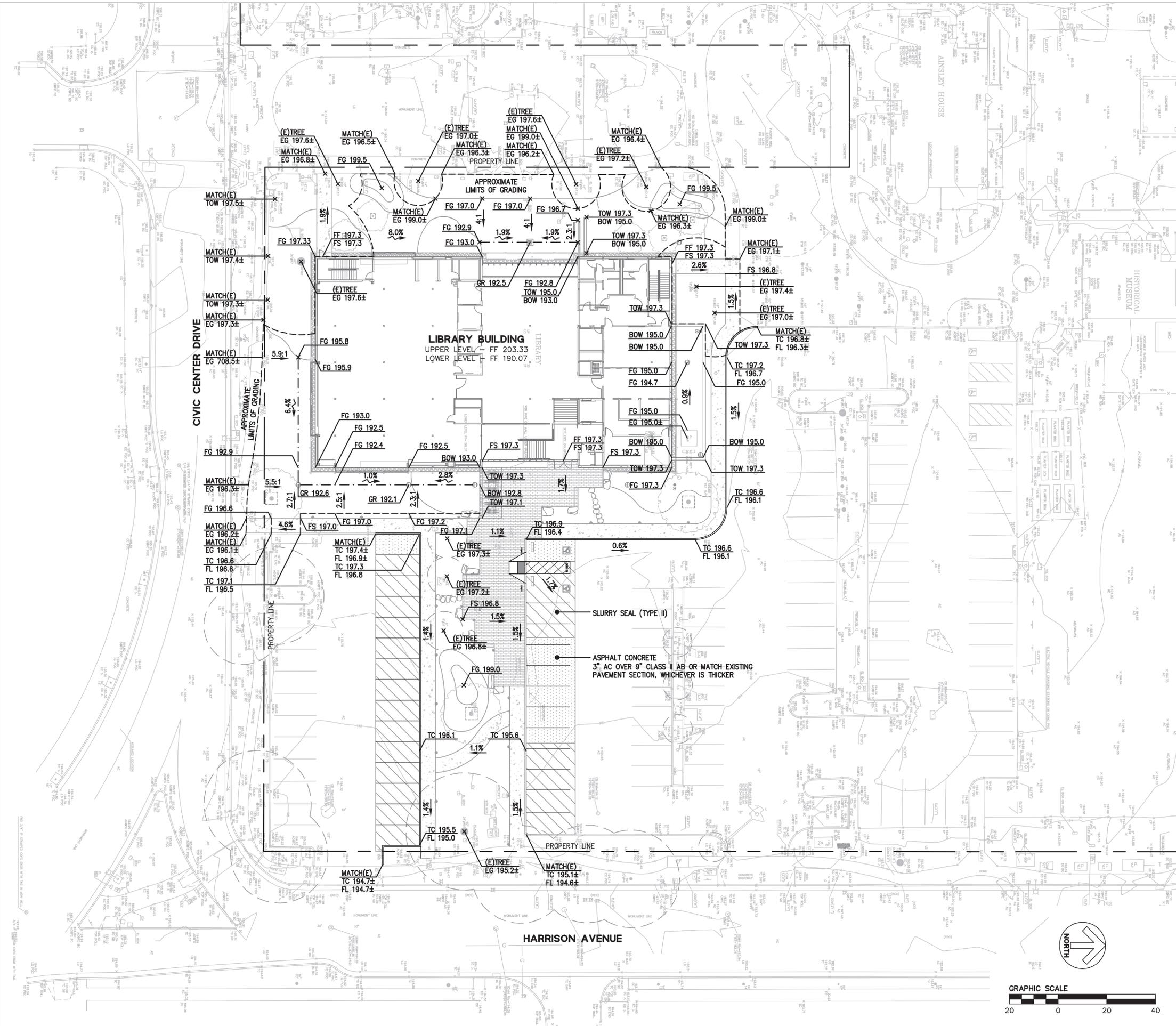
SHEET TITLE  
**GRADING PLAN**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE	04/29/2021
SCALE	As indicated
JOB NO.	2020-01

SHEET NUMBER

# C3.00



# Campbell Police

## Operations Building

### City Council Design Development Presentation

September 21, 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												█					
City Council Meeting – September 21, 2021	1 Day																*	
Construction (100%) Documents	18																	█

Attachment: City Council DD Presentation Sept 21 2021 (Measure O - Police Operations)

# Site Planning & Design

# Overall Site Plan

N. 1st St.

N 1ST ST

GRANT ST.

Grant St.

BARREN AVE

- 1 pedestrian entry plaza
- 2 lower police department plaza
- 3 lower city hall plaza
- 4 security fence
- 5 outdoor training courtyard
- 6 campus trash enclosure

Police Department

Ainsley House

Orchard Green

City Hall

Library

Civic Center Dr.

# Enlarged Site Plan

GRANT ST



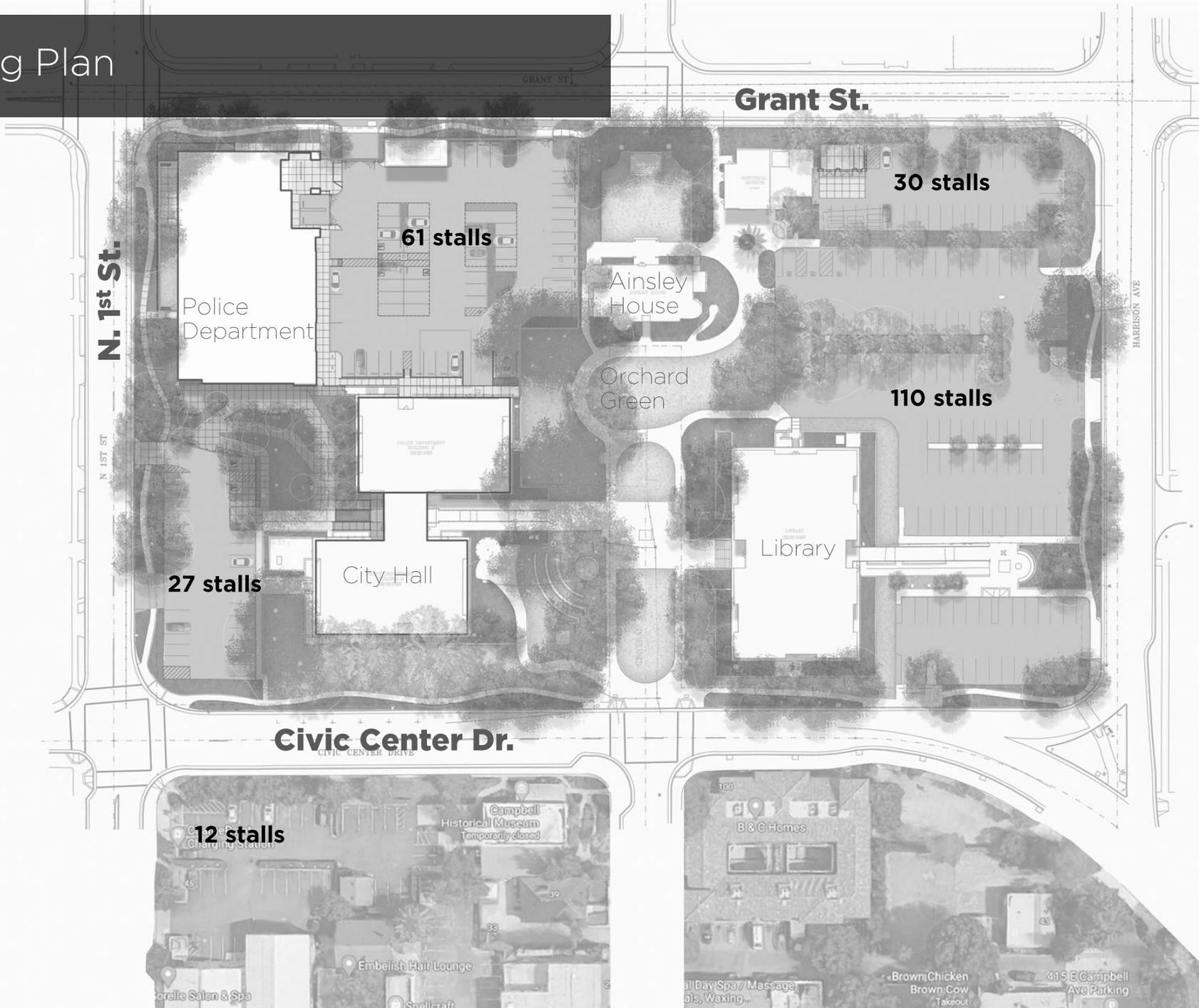
- 1 pedestrian entry plaza
- 2 lower police department plaza
- 3 lower city hall plaza
- 4 security fence
- 5 outdoor training courtyard

# Enlarged Site Plan



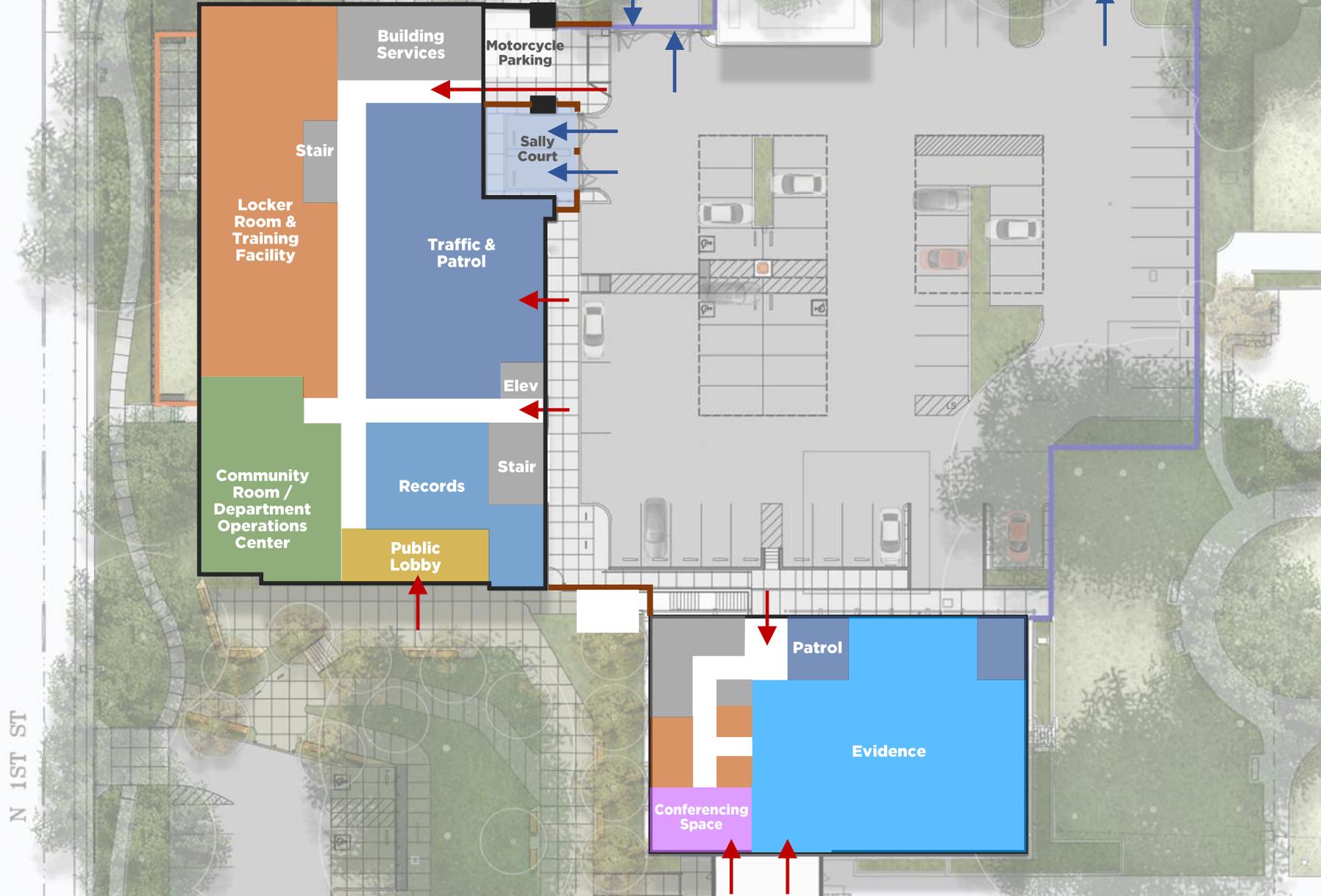
- 1 pedestrian entry plaza
- 2 lower police department plaza
- 3 lower city hall plaza
- 4 security fence

# Parking Plan



# Building Layout

# First Floor Layout



N 1ST ST

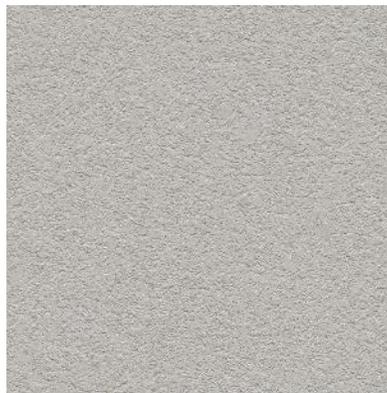
# Second Floor Layout

N 1ST ST



# Building Design

# Exterior Materials



# Pedestrian Plaza and PD Entry



# Pedestrian Plaza and PD Entry



# Pedestrian Entry Plaza



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



# First and Grant

LPA

1.b



Attachment: City Council DD Presentation Sept 21 2021 (Measure O - Police Operations

# Secure Parking Lot



Attachment: City Council DD Presentation Sept 21 2021 (Measure O - Police Operations

# Lower Police Department Plaza



# Overview of Lower Plaza



# Overview of Pedestrian Plaza



# Interior Views



# DOC / Multi-Purpose Room







# Lunch / Break Room



# Second Floor





# Design Development Cost Estimate

## Total Construction Budget

Measure O Funding	\$ 20,139,463
Resiliency Grant	\$ 600,000
<b>Total Construction Budget</b>	<b>\$ 20,739,463</b>

## Construction Cost Summary

New Police Operations Building	\$ 14,676,276
Existing Police Building Renovation	\$ 2,116,554
Sitework	\$ 4,501,112

## Total Estimated Construction Cost \$ 20,839,629

<i>Variance</i>	\$ (100,166)
<i>Percent Over Construction Budget</i>	0.48%

## Summary of Owner Furnished Items

Fixtures, Furniture, & Equipment Budget	\$ 3,300,000
---	--------------

## FF&E Cost Summary

100% DD Furniture Estimate	\$ 14,676,276
100% DD Fixture Estimate	\$ 2,116,554
100% DD Equipment Estimate	\$ 4,501,112

## FF&E Subtotal \$ 3,287,943

*Variance* \$ (12,057)

Silicon Valley Clean Energy Grant	\$ 200,000
-----------------------------------	------------

## Rooftop PV Panels & Battery Back-Up \$ 200,000

Direct Cost

## PG&E Design, Connection & Transformer \$ 100,000

This is an estimated fee provided by PG&E. This includes design fees, connection fees, and the cost of the transformer.

# Design Development Cost Estimate

## Accepted Deductive Alternates

ALT#1 Mech. Enclosure Finish to Stucco	\$ 54,073
ALT#3 Interior Glazing at Offices	\$ 19,553
ALT#6 Precision CMU	\$ 10,586
in lieu of Bead Blast CMU @ Internal Retaining Conditions	
ALT#7 Precast Fence in lieu of CMU Wall	\$ 114,441
ALT#8 Schedule Acceleration Sept 2022 Start	\$ 225,660
<b>Subtotal of Accepted Deductive Alternates</b>	<b>\$ 454,313</b>

## Additional Deductive Alternates

ALT#2 Trash Enclosure	\$ 179,790
ALT#4 Storefront in lieu of Automatic Sliding Doors	\$ 12,597
ALT#5 Reduce Acoustic Ceiling Tile at Offices	\$ 4,595
<b>Subtotal of Additional Deductive Alternates</b>	<b>\$ 196,912</b>

## Add Alternates

ALT#1 Metal Panel in lieu of Plaster	\$ 206,484
ALT#2 PV Canopy in Parking lot	\$ 1,474,880
ALT#5 Board Form Concrete in lieu of CMU	\$ 84,669
ALT#6 Canopy over Parking	\$ 39,479
<b>Subtotal of Add Alternates</b>	<b>\$ 1,909,098</b>

# Design Development Cost Estimate

## Total Project Budget Allocation Summary

Measure O Allocation	
Base Allocation	\$ 20,000,000
Shared Site Improvements (50% Allocation)	\$ 500,000
Police Site Improvements – Allocation	\$ 2,000,000
Existing PD Space – Allocation	\$ 2,500,000
<b>Total Measure O Allocation</b>	<b>\$ 25,000,000</b>
Grant Funding	
State Resiliency Grant	
FF&E	\$ 3,300,000
Resiliency Upgrades	\$ 600,000
Silicon Valley Clean Energy Grant	\$ 200,000
<b>Total Grant Funding</b>	<b>\$ 4,100,000</b>
<b>Total Project Budget</b>	<b>\$ 29,100,000</b>

## Total Project Expenditure Summary

Total Estimated Construction Cost	\$ 20,839,629
Construction Contingency	\$ 2,060,000
Utilities	
PG&E: Design Connection & Transformer	\$ 100,000
Sewer & Water Connections	\$ 50,000
Testing & Inspections	\$ 312,594
<i>(1.5% of Construction Cost)</i>	
Design & Planning	\$ 2,300,000
FF&E Subtotal	\$ 3,287,943
Rooftop PV Panels & Battery Back-Up	\$ 200,000
Permitting	\$ 50,000
<b>Total Estimated Project Cost</b>	<b>\$ 29,200,166</b>
<i>Variance (Over Budget)</i>	\$ (100,166)
<i>Percent Over Total Project Budget</i>	-0.34%



# Project Schedule

Activity	Weeks	2021				2022														
		June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.		
Task G: Design Development (30%) Documents	20	[Dark Blue Bar]																		
City Council Meeting – September 21, 2021	1 Day				*															
Construction (100%) Documents	14					[Red Bar]														
Plan Check	12								[Red Bar]											
Council Approval to Prequalify Bidders	1 Day									*										
Pre-Qualification of Bidders	4									[Blue Bar]										
Review of Prequalification Submittals	3										[Blue Bar]									
Council Approval to Go to Bid	1 Day												*							
Bidding of Project to Qualified Bidders	6											[Blue Bar]								
Review of Project Bids	3												[Blue Bar]							
Council Award of Construction Contract	1 Day																*			
Mobilization of Contractor	4															[Brown Bar]				
Begin Construction	15 Months																	[Brown Bar]		

Attachment: City Council DD Presentation Sept 21 2021 (Measure O - Police Operations



Changing Lives by Design™



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

100% Design Development Cost Estimate, R2  
August 18, 2021

Prepared for LPA Design Studios, Inc.

## **INTRODUCTION**

### **BASIS OF ESTIMATE**

This Cost Estimate is based upon 100% Design Development drawings dated 08/12/2021, 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	5.00%
5) Phasing / Occupancy Premium	4.00% Only at existing PD building
6) Escalation to MOC, 08/13/23	8.86%

### **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 Dec 2022, with a 16 month schedule.
- 3) FF and E, unless specifically referenced in this estimate. Refer to FFE Budget schedule included in the drawing package..
- 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 an 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.

City of Campbell  
 Campbell Police Operations Building  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

### CONSTRUCTION COST SUMMARY

Base Scope Elements	Area	Cost / SF	Total
NEW CAMPBELL POLICE OPERATIONS BUILDING	24,120 SF	\$608.47	\$14,676,276
EXISTING POLICE DEPARTMENT RENOVATION	6,780 SF	\$312.18	\$2,116,554
SITework	55,226 SF	\$81.50	\$4,501,112
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$21,293,943</b>

#### DEDUCTIVE ALTERNATES:

ALT #1: CHANGE DIRECT APPLIED FINISH SYSTEM (DAFS) TO REGULAR STUCCO	(\$54,073)
ALT #2: TRASH ENCLOSURE	(\$179,720)
ALT #3: OMIT INTERIOR GLAZING @ ROOMS 210, 209, 206, AND 205	(\$19,553)
ALT #4: DOUBLE STOREFRONT DOOR IN LIEU OF SLIDING DOORS WITH BREAKAWAY PANEL	(\$12,597)
ALT #5: USE CL-1 (2'-0" X 4'-0" SUSPENDED ACOUSTIC TILE) IN LIEU OF CL-2 (HIGH NRC ACOUSTIC TILES)	(\$4,595)
ALT #6: PRECISION CMU IN LIEU OF BEAD BLAST CMU	(\$10,586)
ALT #7: PRECAST FENCE IN LIEU OF BEAD BLAST CMU WALL	(\$114,441)
ALT #8: CONSTRUCTION STARTS ON SEPTEMBER 2022 INSTEAD OF DECEMBER 2022	(\$255,660)

#### ADD ALTERNATES:

ALT #1: PROVIDE ALUM. COMPOSITE METAL PANEL FAÇADE IN LIEU OF POLYMER MODIFIED PLASTER WITH INTEGRAL COLOR	\$206,484
ALT #2: PV CANOPIES IN THE PARKING LOT (INFRASTRUCTURE STILL INCLUDED)	\$1,474,880
ALT #3: SKYLIGHT OVER INVESTIGATIONS AND INTERVIEW ROOMS	\$85,108
ALT #4: NANAWALL INSTEAD OF PANDA WALL DOORS AT DOC	\$18,458
ALT #5: CMU WALL VS BOARD FORM CONCRETE	\$84,699
ALT #6: CANOPY OVER PARKING SPACE	\$39,479
ALT #7: PV PANELS ON ROOF (DIRECT COST - NO MARKUPS)	\$215,000

\* Alternates include all applicable markups unless noted otherwise.

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

Campbell Police Operations Building  
Campbell, CA  
100% Design Development Cost Estimate, R2

08/18/21

### Main CSI Summary

Element		Total	
01 General Requirements		Included in General Conditions	
02 Existing Conditions		\$234,673	\$9.73
03 Concrete		\$689,038	\$28.57
04 Masonry		\$439,403	\$18.22
05 Metals		\$1,556,830	\$64.55
06 Woods, Plastics, and Composites		\$65,152	\$2.70
07 Thermal and Moisture Protection		\$900,129	\$37.32
08 Openings		\$1,008,150	\$41.80
09 Finishes		\$2,453,873	\$101.74
10 Specialties		\$93,276	\$3.87
11 Equipment			
12 Furnishings		\$7,849	\$0.33
13 Special Construction			
14 Conveying Equipment		\$146,779	\$6.09
21 Fire Suppression		\$190,618	\$7.90
22 Plumbing		\$700,857	\$29.06
23 Heating, Ventilating, and Air Conditioning (HVAC)		\$1,573,921	\$65.25
26 Electrical		\$2,544,392	\$105.49
27 Communications		\$433,938	\$17.99
28 Electronic Safety and Security		\$494,162	\$20.49
31 Earthwork		\$170,478	\$7.07
32 Exterior Improvements		\$1,764,283	\$73.15
33 Utilities		\$494,436	\$20.50
34 Transportation		\$25,000	\$1.04
41 Material Processing and Handling Equipment			
44 Pollution and Waste Control Equipment			
46 Water and Waste Water Equipment			
48 Electric Power Generation			
Subtotal		\$15,987,238	\$662.82
General Conditions	9.00%	\$1,438,851	\$59.65
Subtotal		\$17,426,090	\$722.47
Overhead and Profit (OH&P)	4.00%	\$697,044	\$28.90
Subtotal		\$18,123,133	\$751.37
Bonds & Insurance	2.40%	\$434,955	\$18.03
Subtotal		\$18,558,088	\$769.41
Design Contingency	5.00%	\$927,904	\$38.47
Subtotal		\$19,485,993	\$807.88
Phasing / Occupancy Premium	4.00%	\$74,780	\$3.10
Subtotal		\$19,560,773	\$810.98
Escalation to MOC, 08/13/23	8.86%	\$1,733,170	\$71.86
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$21,293,943</b>	<b>\$882.83</b>

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

City of Campbell  
Campbell Police Operations Building  
Campbell, CA  
100% Design Development Cost Estimate, R2

08/18/21

**New Campbell Police Operations Building**

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

Campbell Police Operations Building  
 New Campbell Police Operations Building  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

### New Campbell Police Operations Building Summary

Element	Gross Floor Area	24,120 SF	Total	Cost/SF
01	General Requirements		Included in General Conditions	
02	Existing Conditions			
03	Concrete		\$657,367	\$27.25
04	Masonry		\$433,134	\$17.96
05	Metals		\$1,489,679	\$61.76
06	Woods, Plastics, and Composites		\$52,711	\$2.19
07	Thermal and Moisture Protection		\$842,683	\$34.94
08	Openings		\$913,337	\$37.87
09	Finishes		\$2,048,506	\$84.93
10	Specialties		\$62,828	\$2.60
11	Equipment			
12	Furnishings		\$7,849	\$0.33
13	Special Construction			
14	Conveying Equipment		\$146,779	\$6.09
21	Fire Suppression		\$190,618	\$7.90
22	Plumbing		\$567,248	\$23.52
23	Heating, Ventilating, and Air Conditioning (HVAC)		\$1,376,715	\$57.08
26	Electrical		\$1,494,598	\$61.97
27	Communications		\$330,663	\$13.71
28	Electronic Safety and Security		\$426,476	\$17.68
31	Earthwork		\$19,868	\$0.82
48	Electric Power Generation			
	Subtotal		\$11,061,059	\$458.58
	General Conditions	9.00%	\$995,495	\$41.27
	Subtotal		\$12,056,554	\$499.86
	Overhead and Profit (OH&P)	4.00%	\$482,262	\$19.99
	Subtotal		\$12,538,817	\$519.85
	Bonds & Insurance	2.40%	\$300,932	\$12.48
	Subtotal		\$12,839,748	\$532.33
	Design Contingency	5.00%	\$641,987	\$26.62
	Subtotal		\$13,481,736	\$558.94
	Escalation to MOC, 08/13/23	8.86%	\$1,194,541	\$49.52
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$14,676,276</b>	<b>\$608.47</b>

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
<b>03 Concrete</b>				
Construction layout, 2 person crew	3	day	\$2,197.21	\$6,592
Spread footings				
Concrete, 4000 psi	46	cy	\$186.67	\$8,624
Concrete placement	46	cy	\$48.55	\$2,243
Formwork	612	sf	\$13.44	\$8,227
Reinforcement	10,395	lbs	\$1.70	\$17,690
Excavation	104	cy	\$23.51	\$2,444
Backfill, common material	58	cy	\$8.67	\$501
Haul excess	46	cy	\$21.70	\$1,002
Continuous footing / grade beam				
Concrete, 4000 psi	343	cy	\$183.04	\$62,818
Concrete placement	343	cy	\$48.55	\$16,662
Formwork	2,128	sf	\$14.17	\$30,156
Reinforcement	75,504	lbs	\$1.70	\$128,491
Excavation	686	cy	\$23.51	\$16,139
Backfill	343	cy	\$8.67	\$2,975
Haul excess	343	cy	\$21.70	\$7,446
Slab on grade, 5" thick				
Concrete, 4000 psi	250	cy	\$180.61	\$45,130
Concrete placement	250	cy	\$55.85	\$13,955
Edge formwork	527	lf	\$8.44	\$4,448
Sand base - 4"	14,720	sf	\$1.88	\$27,638
Gravel sub base - 4"	14,720	sf	\$1.46	\$21,476
Reinforcing steel	23,552	lb	\$1.61	\$37,881
Finish to slab	14,720	sf	\$0.98	\$14,499
Vapor barrier	14,720	sf	\$0.49	\$7,177
Add for thickened edges	16	cy	\$236.46	\$3,808
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	15,175	sf	\$6.30	\$95,566
Finish to slab	15,175	sf	\$0.88	\$13,390

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

***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	46	lf	\$169.29	\$7,787
Elevator pit including waterproofing	1	ea	\$16,416.00	\$16,416
CMU wall footing, allow 3'-0" W x 18" T	100	lf	\$178.70	\$17,870
Miscellaneous concrete	24,120	sf	\$0.50	\$12,060
				<b><i>Subtotal - Concrete</i></b>
				<b><u>\$657,367</u></b>
<b>04 Masonry</b>				
Reinforced CMU walls, fully grouted, burnished, exterior	6,788	sf	\$45.09	\$306,072
Reinforced CMU walls, fully grouted, interior	2,391	sf	\$40.15	\$96,005
Lintels, embeds and detailing, etc.	9,179	sf	\$3.33	\$30,607
Recess framed opening for side arm locker, allowance	1	ea	\$450.00	\$450
				<b><i>Subtotal - Masonry</i></b>
				<b><u>\$433,134</u></b>
<b>05 Metals</b>				
<b>Structural steel</b>				
Structural steel, 2nd level, allow 15# / sf	121	tn	\$5,632.15	\$683,743
Structural steel, roof level, allow 14# / sf	68	tn	\$5,632.15	\$384,197
<b>Steel decking</b>				
Floor decking, 3" x 20 ga	15,175	sf	\$10.77	\$163,480
Roof decking, 1-1/2" x 16 ga	9,745	sf	\$8.21	\$79,987
Deck edging	1,125	lf	\$10.84	\$12,191
Shear studs, allowance	948	ea	\$7.06	\$6,695
<b>Stairs including rail</b>				
Metal pan landing, concrete infill not included	85	sf	\$167.69	\$14,254
Metal pan stair tread with picket rail, 4'-6" W, concrete infill not included	56	ea	\$1,025.38	\$57,421
Handrail	133	lf	\$76.95	\$10,234
Metal pan landing concrete infill	85	sf	\$10.00	\$850
Metal pan stair tread concrete infill	56	sf	\$40.01	\$2,241
<b>Miscellaneous metal fabrication and supports</b>				
Aluminum clad canopy over HSS steel frame	410	sf	\$128.25	\$52,583
Chain-link fence divider, 15'-0" H	12	lf	\$153.90	\$1,847
Wall mounted steel access roof ladder	1	ea	\$1,866.58	\$1,867
Miscellaneous metal fabrication and supports, allowance	24,120	gsf	\$0.75	\$18,090
				<b><i>Subtotal - Metals</i></b>
				<b><u>\$1,489,679</u></b>

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

***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	251	sf		FF&E
Transaction counter with dip tray, 2 tier	34	lf	\$461.70	\$15,698
Vanity counter, solid surface	35	lf	\$180.16	\$6,305
Millwork				
Decorative wall cap	121	lf	\$76.95	\$9,311
Sheathing				
Fire rated plywood, 3/4" thick	2,490	sf	\$5.20	\$12,955
Miscellaneous rough carpentry and blocking, allowance	24,120	gsf	\$0.35	\$8,442
				\$8,442
			<b>Subtotal - Woods, Plastics, and Composites</b>	<b><u>\$52,711</u></b>
<b>07 Thermal and Moisture Protection</b>				
Fireproofing				
Fireproofing to structural steel	190	tn	\$725.00	\$137,471
Fireproofing to underside of metal deck	24,920	sf	\$3.72	\$92,812
Roofing system				
TPO single ply roof membrane	15,015	sf	\$4.52	\$67,844
Back of parapet	3,907	sf	\$4.03	\$15,762
Roof ballast, allow 2" thick	24	ton	\$241.04	\$5,867
Roof insulation				
Rigid roof insulation, polyisocyanurate, 5" thick	15,015	sf	\$4.89	\$73,444
Tapered insulation	2,946	sf	\$5.99	\$17,641
Cover board, 1/4" thick	15,015	sf	\$1.40	\$21,065
Roof paver				
Concrete paver on pedestal	1,425	sf	\$19.57	\$27,880
Damproofing / waterproofing / air barrier				
Water barrier sheet	11,635	sf	\$6.01	\$69,972

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
<b>Wall and ceiling insulation</b>				
Exterior, sound batt insulation, unbacked	11,635	sf	\$1.39	\$16,196
Exterior, 1" rigid insulation	8,063	sf	\$2.16	\$17,449
Interior, sound batt insulation, 2-1/2" thick, unbacked	11,596	sf	\$1.07	\$12,359
Interior, sound batt insulation, 3-1/2" thick, unbacked	24,994	sf	\$1.23	\$30,716
Interior, sound batt insulation, 5-1/2" thick, unbacked	2,745	sf	\$1.67	\$4,597
Spray-applied thermal and acoustical insulation	3,345	sf	\$2.80	\$9,349
<b>Exterior wall finishes</b>				
Aluminum composite metal panel including sub framing	324	sf	\$61.56	\$19,945
Plaster reveal	1,270	sf	\$6.67	\$8,470
<b>Sheet metal</b>				
Parapet coping, 12" wide	799	lf	\$29.24	\$23,364
Parapet coping, 36" wide including framing	80	lf	\$106.70	\$8,536
Base flashing and counter flashing	1,321	lf	\$25.65	\$33,884
Sheet metal, allowance	24,120	sf	\$0.50	\$12,060
<b>Miscellaneous</b>				
36" x 36" roof access hatch	1	ea	\$3,092.45	\$3,092
Acoustic wall sealant with backer rod	8,980	lf	\$5.16	\$46,292
Firestop and sealant	724	lf	\$8.72	\$6,314
Miscellaneous caulking and sealants, allowance	24,120	gsf	\$2.50	\$60,300
<b>Subtotal - Thermal and Moisture Protection</b>				<b><u>\$842,683</u></b>

**08 Openings**

<b>Exterior glazing</b>				
Storefront window and wall system, 1" insulated glass with low E coating, tinted color outside	2,467	sf	\$137.50	\$339,213
Storefront window and wall system, spandrel panel	57	sf	\$140.05	\$7,983
Aluminum frames insulated window	54	sf	\$80.18	\$4,329

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
<b>Exterior doors</b>				
Multi-sliding glass door, 15'-10" W x 9'-11" opening	1	ea	\$21,886.83	\$21,887
Automatic sliding door with breakaway panel, 7'-9" W x 9'-0" H	3	ea	\$21,285.04	\$63,855
Sliding door with breakaway panel, 7'-10" W x 8'-0" H	2	ea	\$8,754.73	\$17,509
Storefront door including hardware, pair	1	pr	\$7,188.45	\$7,188
Insulated HM door and frame including hardware, single	4	ea	\$2,376.88	\$9,508
HM door and frame including hardware, single with vision glass, detention grade	3	ea	\$5,105.85	\$15,318
<b>Premiums</b>				
Door premium for increase security door, frame and hardware assembly, allowance	6	ea	\$3,078.00	\$18,468
Panic hardware, per leaf	2	ea	\$1,071.55	\$2,143
Louver/vent	21	sf	\$94.91	\$1,993
<b>Skylights</b>				
Solatube, daylighting device, 2'-0" Ø	5	ea	\$2,718.90	\$13,595
<b>Interior glazing and doors</b>				
Interior storefront wall system	1,016	sf	\$84.65	\$85,999
Ballistic rated glazing, level 3	146	sf	\$275.32	\$40,196
Premium for sound reduction, allowance	1,016	sf	\$20.84	\$21,171
<b>Interior doors</b>				
HM door and frame including hardware, single	3	ea	\$2,120.14	\$6,360
HM door and frame including hardware, single with glass panel	1	ea	\$2,479.24	\$2,479
HM door and frame including hardware, double	1	pr	\$3,426.43	\$3,426
SC wood door panel and HM frame incl. hardware, single	49	ea	\$1,952.26	\$95,661
SC wood door panel and HM frame incl. hardware, single with glass panel	1	ea	\$2,311.36	\$2,311
Wood framed glass door and alum frame including hardware, single	9	ea	\$3,252.15	\$29,269
SC wood door panel and HM frame incl. hardware, double	1	pr	\$3,029.37	\$3,029
Steel door and frame, detention grade	2	ea	\$8,009.60	\$16,019
Sliding door with breakaway panel, 5'-0" W x 8'-0" H	3	ea	\$5,471.71	\$16,415
Sliding door with breakaway panel, 5'-0" W x 8'-0" H with breakawa	1	ea	\$7,113.22	\$7,113
SC wood door panel and Al frame incl. hardware, single	1	ea	\$2,932.13	\$2,932
Storefront door including hardware, single	8	ea	\$3,482.11	\$27,857
<b>Premiums</b>				
Detention grade door hardware & slide lock	2	ea	\$1,898.10	\$3,796
Film on door, per door	11	ea	\$779.41	\$8,574
Internal blind, per door	3	ea	\$461.70	\$1,385
Door seal and sweep, per door	9	ea	\$585.84	\$5,273
Door premium for increase security door, frame and hardware assembly, allowance	2	ea	\$3,078.00	\$6,156
Privacy shades on glass door, per door	4	ea	\$1,231.20	\$4,925
<b>Subtotal - Openings</b>				<b><u>\$913,337</u></b>

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
<b>09 Finishes</b>				
Exterior walls and parapets				
Exterior wall framing, 6" 18 ga at 16" oc	11,027	sf	\$12.70	\$140,001
Exterior wall densglas sheathing	3,572	sf	\$4.15	\$14,815
Exterior wall sheathing, 5/8" with water resistive air barrier coating	8,063	sf	\$4.32	\$34,811
Back of parapet wall densglas sheathing	3,907	sf	\$4.15	\$16,205
Cement board, 1/2" T	3,572	sf	\$8.32	\$29,718
High impact security mesh reinforcement	3,572	sf	\$4.95	\$17,676
Gypsum wall board, type x finished, interior of exterior	5,186	sf	\$4.36	\$22,611
Exterior plaster				
Polymer modified plaster with integral color, 3 coat	8,063	sf	\$22.39	\$180,513
Direct applied finish system (DAFS), allowance	3,572	sf	\$25.65	\$91,622
Interior partitions				
Partition wall, 8", 18 ga at 16" oc	1,470	sf	\$13.27	\$19,513
Partition wall, 6", 18 ga at 16" oc	1,065	sf	\$11.50	\$12,248
Partition wall, 4", 18 ga at 16" oc	32,499	sf	\$10.87	\$353,273
Furring wall, 2-1/2", 18 ga at 24" oc	5,175	sf	\$9.38	\$48,535
Furring channel, 7/8" with sound isolation clips	1,365	sf	\$9.82	\$13,405
Additional blocking, support backing, stiffeners, etc.	51,236	sf	\$0.67	\$34,169
5/8" thick gypsum board, type X, finished	53,418	sf	\$4.10	\$219,019
5/8" thick sound dampening gypsum board, finished	1,365	sf	\$6.97	\$9,516
5/8" thick high impact gypsum board, finished	8,970	sf	\$4.98	\$44,680
5/8" thick acoustic gypsum board, finished	6,420	sf	\$5.24	\$33,654
Ballistic panel	1,894	sf	\$40.31	\$76,351
1" thick coreboard at shaft walls	1,065	sf	\$5.43	\$5,780
5/8" thick gypsum board, type X, unfinished, allowance	6,030	sf	\$2.36	\$14,230
5/8" thick acoustic gypsum board, unfinished	12,840	sf	\$3.78	\$48,596
Interior finishes				
Floors				
Carpet tile	11,288	sf	\$5.30	\$59,841
Static dissipative rubber tile	295	sf	\$11.51	\$3,394
Rubber sports flooring	1,284	sf	\$8.60	\$11,046
Sealed concrete	6,601	sf	\$1.80	\$11,852
Luxury vinyl tiles	4,652	sf	\$10.11	\$47,014
Base				
Rubber base	5,083	lf	\$4.42	\$22,488

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
<b>Walls</b>				
Wall protection panel	2,664	sf	\$15.39	\$40,999
FRP	1,120	sf	\$7.46	\$8,356
Acoustical wall covering	1,717	sf	\$16.54	\$28,402
Paint walls	54,333	sf	\$1.28	\$69,682
<b>Ceilings</b>				
Acoustic tile ceiling, 2'-0" x 4'-0"	13,463	sf	\$7.24	\$97,415
Acoustic ceiling premium for NCR 0.90	5,621	sf	\$2.31	\$12,976
Gypsum board ceilings, including framing	540	sf	\$13.85	\$7,480
Gypsum board ceilings, including framing, mold resistant	1,498	sf	\$14.52	\$21,748
Gypsum board ceilings, including framing, impact resistant	444	sf	\$14.72	\$6,537
Security plaster ceiling, allowance	1,726	sf	\$33.35	\$57,553
Exposed painted structure	6,832	sf	\$2.21	\$15,071
Gypsum board soffit drop, allowance	1,917	sf	\$17.96	\$34,420
Painted gypsum board ceilings and drop soffits	4,399	sf	\$1.69	\$7,447
Frame around solatube, allowance	5	loc	\$769.50	\$3,848
<b>Subtotal - Finishes</b>				<b><u>\$2,048,506</u></b>

**10 Specialties**

<b>Building specialties</b>				
Full wall mirror	272	sf	\$25.78	\$7,012
Corner guard, 2" x 2" x 8'-0", stainless steel	32	ea	\$337.75	\$10,808
Lockers, 12" x 24" x 72", ventilated	17	ea		FF&E
Lockers, 24" x 24" x 72", ventilated	81	ea		FF&E
Locker room bench	154	lf		FF&E
Changing room bench	22	lf		FF&E
Ballistic parcel pass	1	ea	\$3,591.00	\$3,591
Property locker	6	ea		FF&E
Stainless steel table with fixed stools, allowance	1	ea		FF&E
Recessed weapon locker, 4 capacity	1	ea		FF&E
Sidearm gun locker, 4 capacity	1	ea		FF&E
Surface mounted weapon locker, 10 capacity	1	ea		FF&E
Recessed water bottle filler	2	ea	\$1,810.69	\$3,621
TV / monitor wall mount	5	ea	\$461.70	\$2,309
TV / monitor	5	ea		FF&E
Miscellaneous building specialties	24,120	sf	\$0.50	\$12,060
Signage and wayfindings, FF&E				FF&E

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
Toilet cubicles				
Toilet partition, ADA	2	ea	\$1,374.36	\$2,749
Toilet partition, standard	2	ea	\$1,283.09	\$2,566
Urinal screen	1	ea	\$544.69	\$545
Toilet / restroom specialties				
Bathroom mirrors	84	sf	\$32.63	\$2,741
Coat hook	11	ea	\$28.03	\$308
Grab bars	14	ea	\$181.52	\$2,541
Grab bars, I-shape	2	ea	\$326.74	\$653
Janitor mop sink rack	2	ea	\$123.95	\$248
Paper towel dispenser combo unit, recessed	7	ea	\$311.45	\$2,180
Sanitary napkin dispenser	3	ea	\$346.89	\$1,041
Sanitary napkin disposal	8	ea	\$155.72	\$1,246
Seat cover dispenser	11	ea	\$120.30	\$1,323
Soap dispenser	6	ea	\$90.02	\$540
Toilet paper dispenser	11	ea	\$80.57	\$886
Diaper changing station	1	ea	\$1,385.10	\$1,385
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>\$62,828</u></b>

**11 Equipment**

Residential equipment, OFOI				Excluded
Laboratory cabinets, OFOI				FF&E
Detention equipment, OFOI				FF&E
			<b>Subtotal - Equipment</b>	

**12 Furnishings**

Window covering				
Vertical blinds, manual				FF&E
Metal casework				
Fixed to floor island casework, stainless steel with shelving	9	lf	\$872.10	\$7,849
Furniture, OFOI				Excluded
			<b>Subtotal - Furnishings</b>	<b><u>\$7,849</u></b>

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
<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	24,120	sf	\$7.65	\$184,518
Pre-action fire suppressant system, allowance	305	sf	\$20.00	\$6,100
<b>Subtotal - Fire Suppression</b>				<b><u>\$190,618</u></b>
<b>22 Plumbing</b>				
Equipment				
Water heater	1	ea	\$7,572.50	\$7,573
Storage tank	1	ea	\$1,398.00	\$1,398
Misc equipment	24,120	sf	\$0.35	\$8,430
Fixtures, including pipe and rough-in				
Water closet	4	ea	\$7,200.00	\$28,800
Lavatory	7	ea	\$7,080.00	\$49,560
Urinal	2	ea	\$6,900.00	\$13,800
Drinking fountain	2	ea	\$8,100.00	\$16,200
Water closet (single user restroom)	9	ea	\$9,600.00	\$86,400
Lavatory (single user restroom)	7	ea	\$9,480.00	\$66,360
Shower	5	ea	\$10,620.00	\$53,100
Sink	1	ea	\$9,480.00	\$9,480
Double sink	2	ea	\$9,900.00	\$19,800
Janitor sink	3	ea	\$5,400.00	\$16,200
Floor drains	12	ea	\$2,394.00	\$28,728
Hose bibb	6	ea	\$2,142.00	\$12,852
Condensate drain pipe distribution	24,120	sf	\$1.34	\$32,315
Roof drain				
Roof and over flow drain	10	ea	\$994.38	\$9,944
Drainage pipe	550	lf	\$123.63	\$67,994
Downspout cover	10	ea	\$139.75	\$1,398

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous				
Water meter	1	ea	\$5,375.00	\$5,375
Access panels	18	ea	\$344.00	\$6,192
Clean and test	1	ls	\$3,225.00	\$3,225
Noise and vibration control	1	ls	\$2,687.50	\$2,688
Firestopping	24,120	sf	\$0.28	\$6,742
Seismic supports	24,120	sf	\$0.35	\$8,557
Test and balance	24	hr	\$115.00	\$2,760
Commissioning assistance only	12	hr	\$115.00	\$1,380
			<b>Subtotal - Plumbing</b>	<b><u>\$567,248</u></b>

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

Equipment				
VRF condensing units				
42 ton	1	ea	\$74,330.00	\$74,330
20 ton	4	ea	\$38,450.00	\$153,800
VRF fan coils				
6.5 ton	2	ea	\$12,530.00	\$25,060
4 ton	2	ea	\$8,390.00	\$16,780
3 ton	13	ea	\$6,530.00	\$84,890
2.5 ton	2	ea	\$5,600.00	\$11,200
2 ton	3	ea	\$4,660.00	\$13,980
1.5 ton	2	ea	\$3,730.00	\$7,460
1 ton	18	ea	\$2,800.00	\$50,400
ROAS units				
16 ton	2	ea	\$24,700.00	\$49,400
SOAS units				
12 ton	2	ea	\$17,710.00	\$35,420
Energy recovery ventilator				
1100 cfm	1	ea	\$2,380.00	\$2,380
800 cfm	2	ea	\$1,890.00	\$3,780
400 cfm	1	ea	\$980.00	\$980
Heat recovery unit				
5 ton, 3 port	2	ea	\$8,100.00	\$16,200
5 ton, 6 port	4	ea	\$8,570.00	\$34,280
5 ton, 8 port	1	ea	\$9,030.00	\$9,030
Exhaust fan				
2800 cfm	1	ea	\$4,920.00	\$4,920
500 cfm	1	ea	\$1,170.00	\$1,170
120 cfm	1	ea	\$460.00	\$460
120 cfm, snorkel for exam lab	1	ea	\$820.00	\$820
Ceiling fans	2	ea	\$1,400.00	\$2,800
Dehumidification units, 8369 cubic feet, 115 volt	1	ea	\$2,630.00	\$2,630

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
<b>Air distribution</b>				
Ductwork, galvanized steel	15,678	lb	\$13.98	\$219,178
Duct insulation, wrap	6,898	sf	\$6.12	\$42,218
Refrigerant pipe	2,730	lf	\$46.60	\$127,218
Supply diffusers	80	ea	\$425.23	\$34,018
Return / exhaust grille	80	ea	\$407.75	\$32,620
Louver, 42" x 30"	2	ea	\$867.00	\$1,734
Sound traps / acoustical treatments	1	ls	\$6,384.00	\$6,384
<b>HVAC controls</b>				
	24,120	sf	\$9.73	\$234,688
<b>Test / balance</b>				
	100	hr	\$135.00	\$13,500
<b>Commissioning assist</b>				
	40	hr	\$135.00	\$5,400
<b>Rigging</b>				
	1	ls	\$29,125.00	\$29,125
<b>Seismic bracing</b>				
	24,120	sf	\$0.65	\$15,678
<b>Penetrations and fire stopping</b>				
	24,120	sf	\$0.53	\$12,784

***Subtotal - Heating, Ventilating, and Air Conditioning (HVAC)*** **\$1,376,715**

**26 Electrical**

<b>General electrical</b>				
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
<b>Service and distribution</b>				
Main switchboard, 1600 amp, 480/277v, 3ph, 4w	1	ea	\$60,404.19	\$60,404
Automatic transfer switch, 400/4	2	ea	\$22,500.00	\$45,000
150A shunt trip CB	1	ea	\$328.00	\$328
400A fused disconnect N3R	1	ea	\$4,433.00	\$4,433
400A portable generator tap box N3R	1	ea	\$3,675.00	\$3,675
Smoke evacuation fan, 5 HP (incl. connection)	1	ea	\$12,500.00	\$12,500
Distribution panelboard, 200 amp, 480/277v, 3ph, 4w	1	ea	\$8,975.00	\$8,975
Distribution panelboard, 400 amp, 480/277v, 3ph, 4w	2	ea	\$19,892.75	\$39,786
Elevator connection (40 hp)	1	ea	\$2,235.00	\$2,235
Emergency distribution panelboard, 600 amp, 480/277v, 3ph, 4w	1	ea	\$28,728.35	\$28,728
Gutter, N3R 12x8x36 N3R	1	ea	\$1,250.00	\$1,250

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
Panelboard, 100 amp, 120/208v, 3ph, 4w	2	ea	\$1,871.49	\$3,743
Panelboard, 100 amp, 480/277v, 3ph, 4w	3	ea	\$1,871.49	\$5,614
Panelboard, 200 amp, 120/208v, 3ph, 4w	2	ea	\$2,385.00	\$4,770
Panelboard, 200 amp, 480/277v, 3ph, 4w	2	ea	\$2,585.00	\$5,170
Panelboard, 200 amp, 480/277v, 3ph, 4w N3R	1	ea	\$2,910.00	\$2,910
Panelboard, 225 amp, 120/208v, 3ph, 4w	1	ea	\$2,470.35	\$2,470
Panelboard, 300 amp, 120/208v, 3ph, 4w	1	ea	\$3,150.00	\$3,150
Panelboard, 400 amp, 120/208v, 3ph, 4w	2	ea	\$3,940.29	\$7,881
Transformer, 45kVA, 480-120/208v, 3ph, 4w N3R	1	ea	\$5,440.00	\$5,440
Transformer, 75kVA, 480-120/208v, 3ph, 4w	3	ea	\$7,141.00	\$21,423
Transformer, 112.5kVA, 480-120/208v, 3ph, 4w	1	ea	\$10,643.56	\$10,644
Transformer, 150kVA, 480-120/208v, 3ph, 4w	2	ea	\$12,564.00	\$25,128
Uninterruptable power supply, 90kVA (incl. load bank)				FF&E
Feeder, 100 amp	250	lf	\$32.84	\$8,210
Feeder, 200 amp	200	lf	\$49.16	\$9,832
Feeder, 225 amp	250	lf	\$54.35	\$13,588
Feeder, 300 amp	200	lf	\$68.78	\$13,756
Feeder, 400 amp	250	lf	\$99.61	\$24,903
Feeder, 600 amp	75	lf	\$145.07	\$10,880
Feeder, 1600 amp	325	lf	\$345.90	\$112,418
Transformer primary feeder, 45kVA	50	lf	\$25.72	\$1,286
Transformer secondary feeder, 45kVA	50	lf	\$33.65	\$1,683
Transformer primary feeder, 75kVA	150	lf	\$32.16	\$4,824
Transformer secondary feeder, 75kVA	150	lf	\$62.64	\$9,396
Transformer primary feeder, 112.5kVA	50	lf	\$44.29	\$2,214
Transformer secondary feeder, 112.5kVA	50	lf	\$213.95	\$10,698
Transformer primary feeder, 150kVA	100	lf	\$68.78	\$6,878
Transformer secondary feeder, 150kVA	100	lf	\$127.05	\$12,705
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
HVAC equipment connections				
Drinking fountain connection	1	ea	\$500.00	\$500
Bottle filler connection	1	ea	\$500.00	\$500
VRF connection	5	ea	\$1,500.00	\$7,500
VFC connection	39	ea	\$975.00	\$38,025
ROAS connection	2	ea	\$1,275.00	\$2,550
SOAS connection	2	ea	\$1,275.00	\$2,550
CF connection	2	ea	\$500.00	\$1,000
FC connection	3	ea	\$625.00	\$1,875

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
Icemaker connection	1	ea	\$500.00	\$500
TE connection	1	ea	\$650.00	\$650
Trap primer connection	1	ea	\$595.00	\$595
ERV connection	4	ea	\$1,080.00	\$4,320
EF connection N3R	3	ea	\$500.00	\$1,500
Elevator connection	1	ea	\$2,500.00	\$2,500
HRU connection	7	ea	\$975.00	\$6,825
WH connection	1	ea	\$350.00	\$350
Dehumidification system connection	1	ea	\$3,500.00	\$3,500
Feeders 20A - 60A	3,795	lf	\$16.50	\$62,618
Convenience power				
J-box , 120v	48	ea	\$125.00	\$6,000
J-box , 120v furniture connection	11	ea	\$295.00	\$3,245
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	25	ea	\$128.00	\$3,200
Duplex outlet, 20 amp 120v	76	ea	\$93.10	\$7,076
Duplex outlet, 20 amp 120v emergency red	88	ea	\$178.00	\$15,664
Duplex outlet, 20 amp 120v emergency red tamper-proof	3	ea	\$185.00	\$555
Double duplex outlet, 20 amp 120v	2	ea	\$97.50	\$195
Double duplex outlet, 20 amp 120v T24	4	ea	\$175.00	\$700
Double duplex outlet, 20 amp 120v emergency red	28	ea	\$193.00	\$5,404
Duplex outlet, 20 amp 120v combo floor box	1	ea	\$599.00	\$599
Duplex outlet, 20 amp 120v floor box emergency red	1	ea	\$650.00	\$650
Duplex outlet, 20 amp 120v combo floor box	1	ea	\$650.00	\$650
Duplex outlet, 20 amp 120v combo floor box (2 Tel/Data)	11	ea	\$685.00	\$7,535
Double duplex outlet, 20 amp 120v combo floor box emergency red	3	ea	\$675.00	\$2,025
Duplex outlet, 20 amp 120v floor box	2	ea	\$475.00	\$950
Duplex outlet, 20 amp 120v GFCI	30	ea	\$127.00	\$3,810
Duplex outlet, 20 amp 120v GFCI WP	6	ea	\$139.00	\$834
Double duplex outlet, 20 amp 120v GFCI	2	ea	\$135.00	\$270
Specialty L5-20R 20A double duplex	2	ea	\$295.00	\$590
Specialty L5-30R 30A	1	ea	\$345.00	\$345
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	6,850	lf	\$14.60	\$100,010
Branch 30A	1,275	lf	\$18.75	\$23,906
Branch 40A	250	lf	\$21.10	\$5,275

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
Lighting and lighting controls				
Fixture type				
C2-7, 7'-6" UC LED tape light	1	ea	\$325.00	\$325
P1-23, 23'-6" LED linear pendant	5	ea	\$2,370.00	\$11,850
P2, 4'-0" LED linear pendant	33	ea	\$485.00	\$16,005
P3, 4'-0" LED Linear pendant	22	ea	\$485.00	\$10,670
P4, LED linear pendant	123	lf	\$135.00	\$16,605
P5, 12'-0" x 18'-0" LED rectangle pendant	1	ea	\$7,930.00	\$7,930
P6, 4" LED pendant cylinder	11	ea	\$525.00	\$5,775
R1-2, 2'-0" x 2'-0" LED troffer	69	ea	\$178.75	\$12,334
R1-4, 2'-0" x 4'-0" LED troffer	59	ea	\$188.75	\$11,136
R3-2, 2'-0" x 2'-0" LED troffer	19	ea	\$450.00	\$8,550
R3-4, 2'-0" x 4'-0" LED troffer	5	ea	\$550.00	\$2,750
R4-12, 4" recessed LED 12'-0"	3	ea	\$1,850.00	\$5,550
R4-8, 4" recessed LED 8'-0"	5	ea	\$1,650.00	\$8,250
R4-U, 4" recessed LED U-shaped	39	lf	\$85.60	\$3,338
R5, 1'-0" x 4'-0" tamper resistant LED	19	ea	\$650.00	\$12,350
R6, 2" recessed LED	16	ea	\$895.00	\$14,320
R7, 4" recessed LED	31	ea	\$1,625.00	\$50,375
R8, 4" recessed LED	7	ea	\$1,850.00	\$12,950
R9, 4" recessed LED 32'-0" x 8'-0"	1	ea	\$7,250.00	\$7,250
S1, 1'-0" x 4'-0" surface tamper resistant LED	7	ea	\$650.00	\$4,550
S2, 4'-0" corner tamper resistant	2	ea	\$1,850.00	\$3,700
S3, 4'-0" surface strip	2	ea	\$425.00	\$850
S4, 4'-0" surface H/O LED	9	ea	\$775.00	\$6,975
W1-12, wall mounted 12'-0" LED Linear	11	ea	\$1,650.00	\$18,150
W1-20, wall mounted 20'-" LED linear	4	ea	\$1,800.00	\$7,200
W1-8, wall mounted 8'-"LED Linear	5	ea	\$1,200.00	\$6,000
W2, 2'-" linear mirror light	13	ea	\$1,500.00	\$19,500
W3, 4'-0" wall mounted LED linear	2	ea	\$500.00	\$1,000
X1, LED emergency	2	ea	\$385.00	\$770
ZW-1, LED wall mounted	11	ea	\$625.00	\$6,875
Lighting control (panels, relays, conduit & cable)	24,800	sf	\$2.25	\$55,800
LV switch, dimmer	41	ea	\$175.00	\$7,175
LV switch, keyed	2	ea	\$145.00	\$290
OS ceiling	108	ea	\$195.00	\$21,060
OS wall	29	ea	\$195.00	\$5,655
Switch	6	ea	\$97.00	\$582
Branch 20A	3,495	lf	\$15.85	\$55,396
			<b>Subtotal - Electrical</b>	<b><u>\$1,494,598</u></b>

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
<b>27 Communications</b>				
Telephone / data / building distribution systems (infrastructure only)	24,120	sf	\$4.25	\$102,510
Outlet	83	ea	\$138.00	\$11,454
Outlet furniture connection	11	ea	\$285.00	\$3,135
Telephone / data / intra-building distribution systems (infrastructure only)	24,120	sf	\$4.50	\$108,540
Emergency DAS 800MHz (infrastructure only)	24,120	sf	\$1.95	\$47,034
DAS, not included				Excluded
AV / CATV system (infrastructure only)	24,120	sf	\$2.25	\$54,270
Outlet	24	ea	\$155.00	\$3,720
Control system				FF&E
				<b><u>\$330,663</u></b>
			<b><i>Subtotal - Communications</i></b>	<b><u>\$330,663</u></b>

**28 Electronic Safety and Security**

Access control / building security system (infrastructure only - head end equipment excluded)	24,120	sf	\$2.40	\$57,888
Card reader	35	ea	\$595.00	\$20,825
Door intercom	3	ea	\$138.00	\$414
Door contact	35	ea	\$138.00	\$4,830
Panic distress button	10	ea	\$350.00	\$3,500
Security intrusion system (infrastructure only)	24,120	sf	\$2.00	\$48,240
Security surveillance / building security system (infrastructure only - head end equipment excluded)	24,120	sf	\$1.25	\$30,150
PA system (infrastructure only)	24,120	sf	\$1.50	\$36,180
Intercom system (infrastructure only)	24,120	sf	\$1.20	\$28,944
Interview room recording system (infrastructure only)	1	ls	\$35,000.00	\$35,000

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building**  
**New Campbell Police Operations Building**  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
Fire alarm system	24,120	sf	\$3.50	\$84,420
Addressable monitor module	1	ea	\$225.00	\$225
Addressable relay	3	ea	\$295.00	\$885
FACP	1	ea	\$15,000.00	\$15,000
FAPS	2	ea	\$5,000.00	\$10,000
Heat detector	15	ea	\$400.00	\$6,000
Horn WP	2	ea	\$350.00	\$700
Horn / strobe	45	ea	\$325.00	\$14,625
Pull station	2	ea	\$300.00	\$600
Smoke detector	67	ea	\$400.00	\$26,800
Tamper and flow switch	1	ea	\$1,250.00	\$1,250

***Subtotal - Electronic Safety and Security*** **\$426,476**

**31 Earthwork**

Earthwork				
Field staking / layout, 2 person crew	1	day	\$2,321.06	\$2,321
Clear and grub site	17,445	sf	\$0.15	\$2,559
Fine grading	17,445	sf	\$0.36	\$6,264
Erosion control	17,445	sf	\$0.50	\$8,723

***Subtotal - Earthwork*** **\$19,868**

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

City of Campbell  
Campbell Police Operations Building  
Campbell, CA  
100% Design Development Cost Estimate, R2

08/18/21

**Existing Police Department Renovation**

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

Campbell Police Operations Building  
Existing Police Department Renovation  
Campbell, CA  
100% Design Development Cost Estimate, R2

08/18/21

*Existing Police Department Renovation Summary*

Element	Gross Floor Area	6,780	SF	Total	Cost/SF
01	General Requirements			Included in General Conditions	
02	Existing Conditions			\$48,384	\$7.14
03	Concrete			\$31,671	\$4.67
04	Masonry			\$6,269	\$0.92
05	Metals			\$67,151	\$9.90
06	Woods, Plastics, and Composites			\$12,441	\$1.83
07	Thermal and Moisture Protection			\$57,446	\$8.47
08	Openings			\$94,813	\$13.98
09	Finishes			\$405,367	\$59.79
10	Specialties			\$30,448	\$4.49
11	Equipment				
12	Furnishings				
21	Fire Suppression				
22	Plumbing			\$133,610	\$19.71
23	Heating, Ventilating, and Air Conditioning (HVAC)			\$197,206	\$29.09
26	Electrical			\$354,217	\$52.24
27	Communications			\$27,120	\$4.00
28	Electronic Safety and Security			\$67,686	\$9.98
	Subtotal			<u>\$1,533,829</u>	<u>\$226.23</u>
	General Conditions		9.00%	\$138,045	\$20.36
	Subtotal			<u>\$1,671,873</u>	<u>\$246.59</u>
	Overhead and Profit (OH&P)		4.00%	\$66,875	\$9.86
	Subtotal			<u>\$1,738,748</u>	<u>\$256.45</u>
	Bonds & Insurance		2.40%	\$41,730	\$6.15
	Subtotal			<u>\$1,780,478</u>	<u>\$262.61</u>
	Design Contingency		5.00%	\$89,024	\$13.13
	Subtotal			<u>\$1,869,502</u>	<u>\$275.74</u>
	Phasing / Occupancy Premium		4.00%	\$74,780	\$11.03
	Subtotal			<u>\$1,944,282</u>	<u>\$286.77</u>
	Escalation to MOC, 08/13/23		8.86%	\$172,272	\$25.41
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>				<b>\$2,116,554</b>	<b>\$312.18</b>

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Existing Police Department Renovation  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

***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	6,780	sf	\$1.54	\$10,434
Sawcut and demo (E) CMU wall for new double door opening	1	ea	\$707.94	\$708
Sawcut and demo (E) CMU wall for new single door opening	1	ea	\$477.09	\$477
Sawcut and demo (E) CMU wall for roll-up door opening	1	ea	\$1,169.64	\$1,170
Demo façade top provide pathway to the existing mechanical well	1	ls	\$769.50	\$770
Haul out and disposal, allowance	1	ls	\$5,520.00	\$5,520
Miscellaneous demolition	20	hr	\$75.00	\$1,500
Protection to existing to remain	1	ls	\$1,500.00	\$1,500
<b>Subtotal - Existing Conditions</b>				<b><u>\$48,384</u></b>

**03 Concrete**

Spread footings				
Concrete, 4000 psi	4	cy	\$186.67	\$821
Concrete placement	4	cy	\$48.55	\$214
Formwork	99	sf	\$13.44	\$1,331
Reinforcement	770	lbs	\$1.70	\$1,310
Excavation	10	cy	\$23.51	\$233
Backfill, common material	6	cy	\$8.67	\$48
Haul excess	4	cy	\$21.70	\$95
Slab on grade, 8" thick				
Concrete, 4000 psi	19	cy	\$180.61	\$3,404
Concrete placement	19	cy	\$55.85	\$1,053
Edge formwork	527	lf	\$8.44	\$4,448
Sand base - 4"	694	sf	\$1.88	\$1,303
Gravel sub base - 4"	694	sf	\$1.46	\$1,013
Reinforcing steel	2,244	lb	\$1.61	\$3,609
Finish to slab	694	sf	\$0.98	\$684
Vapor barrier	694	sf	\$0.49	\$338
Add for thickened edges	16	cy	\$236.46	\$3,808
Drilled dowel with epoxy anchor spaced at 12" OC	108	ea	\$60.47	\$6,531

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Existing Police Department Renovation  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous				
CMU wall footing, allow 3'-0" W x 18" T	8	lf	\$178.70	\$1,430
			<b>Subtotal - Concrete</b>	<b><u>\$31,671</u></b>
<b>04 Masonry</b>				
Reinforced CMU walls, fully grouted infill	94	sf	\$66.69	\$6,269
			<b>Subtotal - Masonry</b>	<b><u>\$6,269</u></b>
<b>05 Metals</b>				
Stairs including rail				
Metal pan landing, concrete infill not included	85	sf	\$167.69	\$14,254
Metal pan stair tread with picket rail, 4'-6" W, concrete infill not included	21	ea	\$1,025.38	\$21,533
Handrail	63	lf	\$76.95	\$4,848
Metal pan landing concrete infill	85	sf	\$10.00	\$850
Metal pan stair tread concrete infill	21	sf	\$40.01	\$840
Stair column, HSS4x4x3/8	25	lf	\$61.77	\$1,544
Stair beam, HSS8x8x1/2	24	lf	\$174.95	\$4,199
Stair stiffener, HSS4x2x1/4	13	lf	\$31.53	\$410
Miscellaneous metal fabrication and supports				
Mechanical screen, allowance	123	sf	\$71.82	\$8,798
Roll-up door HSS support, allowance	37	lf	\$128.25	\$4,745
Support / frame to new door opening at CMU wall	2	loc	\$2,565.00	\$5,130
			<b>Subtotal - Metals</b>	<b><u>\$67,151</u></b>
<b>06 Woods, Plastics, and Composites</b>				
Building casework				
Transaction counter, 2 tier	5	lf	\$436.05	\$2,180
Miscellaneous wood framing				
Double existing roof joist and provide base support, allowance	155	sf	\$25.00	\$3,875

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Existing Police Department Renovation  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
Sheathing				
Fire rated plywood, 3/4" thick	250	sf	\$5.20	\$1,301
Miscellaneous rough carpentry and blocking, allowance	6,780	gsf	\$0.75	\$5,085
<b><i>Subtotal - Woods, Plastics, and Composites</i></b>				<b><u>\$12,441</u></b>

**07 Thermal and Moisture Protection**

Fireproofing, not included				Excluded
Roofing system, patch and repair pipe vent penetration, allowance	6,780	sf	\$1.00	\$6,780
Wall insulation				
Interior, sound batt insulation, 2-1/2" thick, unbacked	6,636	sf	\$1.07	\$7,073
Interior, sound batt insulation, 3-1/2" thick, unbacked	5,083	sf	\$1.23	\$6,247
Interior, sound batt insulation, 5-1/2" thick, unbacked	638	sf	\$1.67	\$1,069
Sheet metal, allowance	6,780	gsf	\$1.25	\$8,475
Miscellaneous				
Acoustic wall sealant with backer rod	2,763	lf	\$5.16	\$14,243
Miscellaneous caulking and sealants, allowance	6,780	sf	\$2.00	\$13,560
<b><i>Subtotal - Thermal and Moisture Protection</i></b>				<b><u>\$57,446</u></b>

**08 Openings**

Exterior glazing				No anticipated work
Exterior doors				
HM door and frame including hardware, insulated, double	1	ea	\$4,334.40	\$4,334
HM door and frame including hardware, Insulated, single	2	ea	\$2,376.88	\$4,754
Premiums				
Door premium for increase security door, frame and hardware assembly, allowance	1	ea	\$3,078.00	\$3,078
Specialty door, exterior				
Roll up door, 12'-0" wide x 8'-0" high opening, motorized	1	ea	\$9,488.28	\$9,488
Interior glazing				
Ballistic rated glazing, level 3	35	sf	\$271.88	\$9,516

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Existing Police Department Renovation  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
<b>Interior doors</b>				
Security bi-parting folding gate with lock, 12'-0" H	24	lf	\$307.80	\$7,387
HM door and frame including hardware, insulated, double	1	pr	\$3,734.23	\$3,734
HM door and frame including hardware, single	11	ea	\$2,120.14	\$23,322
HM door and frame including hardware, insulated, single	1	ea	\$2,274.04	\$2,274
SC wood door panel and HM frame incl. hardware, single	2	ea	\$1,952.26	\$3,905
HM door and frame including hardware, dutch, single	1	ea	\$2,309.95	\$2,310
<b>Premiums</b>				
Door seal and sweep, per door	2	ea	\$585.84	\$1,172
Panic hardware, per leaf	1	ea	\$1,071.55	\$1,072
Door premium for increase security door, frame and hardware assembly, allowance	6	ea	\$3,078.00	\$18,468
<b>Subtotal - Openings</b>				<b><u>\$94,813</u></b>

**09 Finishes**

<b>Exterior walls and parapets</b>				
Exterior wall framing, 6" 18 ga at 16" oc	145	sf	\$15.39	\$2,232
Exterior wall densglas sheathing	145	sf	\$4.15	\$601
<b>Exterior plaster</b>				
Polymer modified plaster with integral color, 3 coat	145	sf	\$23.32	\$3,382
Patch and repair existing facade where walls were removed for the new pathway to mechanical well, allowance	1	ls	\$2,500.00	\$2,500
<b>Interior partitions</b>				
Partition wall, 8", 18 ga at 16" oc	88	sf	\$13.27	\$1,168
Partition wall, 6", 18 ga at 16" oc	913	sf	\$11.50	\$10,500
Partition wall, 4", 18 ga at 16" oc	5,675	sf	\$10.87	\$61,689
Furring wall, 2-1/2", 18 ga at 24" oc	5,738	sf	\$9.38	\$53,815
Furring channel, 7/8" with sound isolation clips	281	sf	\$9.82	\$2,760
5/8" thick gypsum board, type X, finished	9,925	sf	\$4.10	\$40,694
5/8" thick acoustic gypsum board, finished	1,038	sf	\$5.24	\$5,441
5/8" thick acoustic gypsum board, unfinished	2,075	sf	\$3.78	\$7,853
5/8" thick high impact gypsum board, finished	6,675	sf	\$4.98	\$33,248
High impact security mesh reinforcement	2,688	sf	\$4.95	\$13,301
Ballistic panel, level 3	425	sf	\$40.31	\$17,133

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Existing Police Department Renovation  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

**Existing Police Department Renovation Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
Interior finishes				
Floors				
Prepare new slab for floor finishes	6,780	sf	\$1.18	\$8,000
Carpet tile	834	sf	\$5.30	\$4,421
Static dissipative rubber tile	221	sf	\$11.51	\$2,543
Epoxy flooring	796	sf	\$8.61	\$6,855
Sealed concrete	4,929	sf	\$1.80	\$8,850
Base				
Rubber base	1,286	lf	\$4.42	\$5,689
Walls				
FRP	208	sf	\$7.46	\$1,552
Wall protection panel	248	sf	\$15.39	\$3,817
Paint walls	14,976	sf	\$1.28	\$19,207
Ceilings				
Acoustic tile ceiling, 2'-0" x 4'-0"	2,825	sf	\$9.07	\$25,623
Acoustic ceiling premium for NRC 0.90	160	sf	\$2.31	\$369
Gypsum board ceilings, including framing	2,453	sf	\$13.85	\$33,977
Gypsum board ceilings, including framing, mold resistant	254	sf	\$14.52	\$3,688
Gypsum board ceilings, including framing, impact resistant	1,248	sf	\$14.72	\$18,374
Painted gypsum board ceilings and drop soffits	3,955	sf	\$1.54	\$6,087
<b>Subtotal - Finishes</b>				<b><u>\$405,367</u></b>

**10 Specialties**

Building specialties				
Ballistic parcel passer, allowance	1	ea	\$3,591.00	\$3,591
Corner guard, 2" x 2" x 8'-0", stainless steel	21	ea	\$337.75	\$7,093
Miscellaneous building specialties, and signage	6,780	gsf	\$2.50	\$16,950
Toilet / restroom specialties				
Bathroom mirrors	12	sf	\$32.63	\$392
Coat hook	2	ea	\$28.03	\$56
Grab bars	4	ea	\$181.52	\$726
Janitor mop sink rack	1	ea	\$123.95	\$124
Paper towel dispenser combo unit, recessed	2	ea	\$311.45	\$623
Sanitary napkin disposal	2	ea	\$155.72	\$311
Seat cover dispenser	2	ea	\$120.30	\$241
Soap dispenser	2	ea	\$90.02	\$180
Toilet paper dispenser	2	ea	\$80.57	\$161
<b>Subtotal - Specialties</b>				<b><u>\$30,448</u></b>

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Existing Police Department Renovation  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
<b>11 Equipment</b>				
Vehicle equipment, not included				Excluded
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
				<hr/>
				<b>Subtotal - Equipment</b>
<b>12 Furnishings</b>				
Window covering, FF&E				Excluded
Furniture, OFOI				Excluded
				<hr/>
				<b>Subtotal - Furnishings</b>
<b>21 Fire Suppression</b>				
Adjust sprinkler heads to support new layout				Not Required
				<hr/>
				<b>Subtotal - Fire Suppression</b>
<b>22 Plumbing</b>				
Demolition				
Remove plumbing fixture, cap pipe	3	ea	\$320.38	\$961
Remove pipe distribution as needed / system identification / misc equipment	16	hr	\$108.00	\$1,728
Equipment				
Water heater	1	ea	\$5,825.00	\$5,825
Misc equipment	6,780	sf	\$0.35	\$2,370

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Existing Police Department Renovation  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
Fixtures, including pipe and rough-in				
Water closet (single user restroom)	2	ea	\$9,100.00	\$18,200
Lavatory (single user restroom)	2	ea	\$8,980.00	\$17,960
Sink	3	ea	\$8,980.00	\$26,940
Janitor sink	1	ea	\$5,400.00	\$5,400
Floor drains	2	ea	\$2,394.00	\$4,788
Hose bibb	3	ea	\$2,142.00	\$6,426
Emergency eyewash	2	ea	\$3,600.00	\$7,200
Countertop emergency eyewash	1	ea	\$2,700.00	\$2,700
Emergency shower/eyewash	1	ea	\$5,760.00	\$5,760
Hi-low drinking fountain with bottle filler	1	ea	\$9,200.00	\$9,200
Condensate drain pipe distribution	6,780	sf	\$1.34	\$9,084
Roof drain				
Clean roof drains, to be done by the City				Excluded
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	6,780	sf	\$0.13	\$881
Seismic supports	6,780	sf	\$0.15	\$1,017
Test and balance	24	hr	\$115.00	\$2,760
Commissioning assistance only	12	hr	\$115.00	\$1,380
			<b>Subtotal - Plumbing</b>	<b><u>\$133,610</u></b>

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

Demolition				
Remove equipment and air distribution as required	6,780	sf	\$1.65	\$11,187
Equipment				
Exhaust fan				
4050 cfm	1	ea	\$6,830.00	\$6,830
450 cfm	1	ea	\$1,080.00	\$1,080
200 cfm	1	ea	\$610.00	\$610
120 cfm	1	ea	\$460.00	\$460
120 cfm, snorkel for exam lab	1	ea	\$820.00	\$820
VAV box	8	ea	\$2,570.00	\$20,560
Dehumidification units, 8369 cubic feet, 115 volt	3	ea	\$2,630.00	\$7,890

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Existing Police Department Renovation  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
Air distribution				
Ductwork, galvanized steel	5,085	lb	\$13.98	\$71,088
Duct insulation, wrap	2,237	sf	\$6.12	\$13,693
Supply diffusers	32	ea	\$425.23	\$13,607
Return / exhaust grille	32	ea	\$407.75	\$13,048
Louver, 24" x 18"	1	ea	\$297.08	\$297
Sound traps / acoustical treatments	1	ls	\$2,070.45	\$2,070
Burglar bars	1	ls	\$2,500.00	\$2,500
HVAC controls	6,780	sf	\$1.75	\$11,865
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	6,780	sf	\$0.65	\$4,407
Penetrations and fire stopping	6,780	sf	\$0.53	\$3,593

***Subtotal - Heating, Ventilating, and Air Conditioning (HVAC)*** **\$197,206**

**26 Electrical**

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
Service and distribution				
150A CB	1	ea	\$250.00	\$250
Panelboard, 150 amp, 120/208v, 3ph, 4w	1	ea	\$2,185.00	\$2,185
Feeder, 200 amp	100	lf	\$49.16	\$4,916
HVAC equipment connections				
VAV connection	8	ea	\$1,500.00	\$12,000
TE connection	1	ea	\$650.00	\$650
EF connection N3R	4	ea	\$500.00	\$2,000
EWH connection	1	ea	\$750.00	\$750
Dehumidification system connection	1	ea	\$3,500.00	\$3,500
Feeders 20A - 60A	750	lf	\$16.50	\$12,375

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Existing Police Department Renovation  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

**Existing Police Department Renovation Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
<b>Convenience power</b>				
J-box , 120v	4	ea	\$125.00	\$500
Duplex outlet, 20 amp 120v	12	ea	\$93.10	\$1,117
Duplex outlet, 20 amp 120v emergency red	47	ea	\$178.00	\$8,366
Double duplex outlet, 20 amp 120v emergency red	4	ea	\$193.00	\$772
Duplex outlet, 20 amp 120v floor box emergency red	1	ea	\$650.00	\$650
Duplex outlet, 20 amp 120v combo floor box (2 Tel/Data)	2	ea	\$685.00	\$1,370
Duplex outlet, 20 amp 120v GFCI	4	ea	\$127.00	\$508
Duplex outlet, 20 amp 120v GFCI WP	1	ea	\$139.00	\$139
Branch 20A	1,875	lf	\$14.60	\$27,375
<b>Lighting and lighting controls</b>				
<b>Fixture type</b>				
C1-12, 12'-0" LED surface tapelight	1	ea	\$1,500.00	\$1,500
C1-14, 14'-0" LED surface tapelight	1	ea	\$1,750.00	\$1,750
P2, 4'-0" LED linear pendant	1	ea	\$485.00	\$485
R1-2, 2'-0" x 2'-0" LED troffer	21	ea	\$178.75	\$3,754
R1-4, 2'-0" x 4'-0" LED troffer	13	ea	\$188.75	\$2,454
R4-8, 4" recessed LED 8'-0"	3	ea	\$1,650.00	\$4,950
R7, 4" recessed LED	2	ea	\$1,625.00	\$3,250
S3, 4'-0" surface strip	17	ea	\$425.00	\$7,225
S4, 4'-0" surface H/O LED	24	ea	\$775.00	\$18,600
S5, 4'-0" surface corrosion resistant LED	3	ea	\$1,675.00	\$5,025
W1-12, wall mounted 12'-0" LED linear	1	ea	\$1,650.00	\$1,650
W2, 2'-0" linear mirror light	2	ea	\$1,500.00	\$3,000
W5, 4'-0" wall mounted LED linear vertical	6	ea	\$650.00	\$3,900
ZW-1, LED wall mounted	3	ea	\$625.00	\$1,875
Lighting control (panels, relays, conduit & cable)	24,800	sf	\$2.25	\$55,800
LV switch, dimmer	13	ea	\$175.00	\$2,275
OS ceiling	30	ea	\$195.00	\$5,850
OS wall	6	ea	\$195.00	\$1,170
Branch 20A	2,250	lf	\$15.85	\$35,663
<b>Subtotal - Electrical</b>				<b><u>\$354,217</u></b>

**27 Communications**

Telephone / data system / misc. low voltage (infrastructure only)	6,780	sf	\$2.75	\$18,645
AV system (infrastructure only) - one conference room	6,780	sf	\$0.50	\$3,390
Control system, FF&E				Excluded
PA system (infrastructure only)	6,780	sf	\$0.75	\$5,085
<b>Subtotal - Communications</b>				<b><u>\$27,120</u></b>

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Existing Police Department Renovation  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

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

Element	Quantity	Unit	Unit Cost	Total
<b>28 Electronic Safety and Security</b>				
Access control / building security system (infrastructure only - head end equipment excluded)	6,780	sf	\$1.50	\$10,170
Card reader	23	ea	\$595.00	\$13,685
Door intercom	4	ea	\$138.00	\$552
Door contact	23	ea	\$138.00	\$3,174
Panic distress button	4	ea	\$350.00	\$1,400
Security system (head end equipment already in place, relocate (11) interior cameras and access control only)	6,780	sf	\$3.00	\$20,340
Fire alarm and programming, tied to existing system	6,780	sf	\$1.75	\$11,865
Horn / strobe	20	ea	\$325.00	\$6,500
				<hr/>
			<b><i>Subtotal - Electronic Safety and Security</i></b>	<b><u>\$67,686</u></b>

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

City of Campbell  
Campbell Police Operations Building  
Campbell, CA  
100% Design Development Cost Estimate, R2

08/18/21

**Sitework**

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

Campbell Police Operations Building  
 Sitework  
 Campbell, CA  
 100% Design Development Cost Estimate, R2

08/18/21

### Sitework Summary

Element	Gross Site Area	55,226 SF	Total	Cost/SF
01	General Requirements		Included in General Conditions	
02	Existing Conditions		\$186,289	\$3.37
26	Electrical		\$695,576	\$12.60
27	Communications		\$76,155	\$1.38
28	Electronic Safety and Security			
31	Earthwork		\$150,610	\$2.73
32	Exterior Improvements		\$1,764,283	\$31.95
33	Utilities		\$494,436	\$8.95
34	Transportation		\$25,000	\$0.45
48	Electric Power Generation			
	Subtotal		<u>\$3,392,350</u>	<u>\$61.43</u>
	General Conditions	9.00%	<u>\$305,312</u>	<u>\$5.53</u>
	Subtotal		<u>\$3,697,662</u>	<u>\$66.96</u>
	Overhead and Profit (OH&P)	4.00%	<u>\$147,906</u>	<u>\$2.68</u>
	Subtotal		<u>\$3,845,568</u>	<u>\$69.63</u>
	Bonds & Insurance	2.40%	<u>\$92,294</u>	<u>\$1.67</u>
	Subtotal		<u>\$3,937,862</u>	<u>\$71.30</u>
	Design Contingency	5.00%	<u>\$196,893</u>	<u>\$3.57</u>
	Subtotal		<u>\$4,134,755</u>	<u>\$74.87</u>
	Escalation to MOC, 08/13/23	8.86%	<u>\$366,357</u>	<u>\$6.63</u>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$4,501,112</b>	<b>\$81.50</b>

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Sitework  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

**Sitework Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
<b>02 Existing Conditions</b>				
Site demolition				
Storm drain pipe	338	lf	\$27.01	\$9,131
Storm drain frame and grate only	3	ea	\$230.85	\$693
Electric box	1	ea	\$1,282.50	\$1,283
Remove light standard and footing	4	ea	\$1,077.30	\$4,309
Remove and relocate gas meter	1	ea	\$677.16	\$677
Air conditioning unit	1	ea	\$348.84	\$349
Retaining wall and footing	337	lf	\$35.91	\$12,102
Sign and post	17	ea	\$76.95	\$1,308
Concrete curb	1,230	lf	\$8.02	\$9,859
Concrete curb and gutter	170	lf	\$14.43	\$2,453
Stairway structure	1	ls	\$1,231.20	\$1,231
Chain-link fence gate, double	1	pr	\$269.33	\$269
Chain-link fence gate, single	2	ea	\$115.43	\$231
Chain-link fence and footing	285	lf	\$7.52	\$2,144
Bollard and footing	1	ea	\$115.43	\$115
Concrete pavement, sidewalk	9,936	sf	\$2.05	\$20,389
AC pavement	40,219	sf	\$0.87	\$35,075
Landscape	13,466	sf	\$0.26	\$3,454
Building structure	3,092	sf	\$7.70	\$23,793
Sawcut, AC pavement	300	lf	\$4.62	\$1,385
Sawcut, concrete pavement	31	lf	\$7.70	\$239
Trees	18	ea	\$513.00	\$9,234
Adjust existing electrical vault rim to new finish grade	3	ea	\$1,795.50	\$5,387
Hauling and disposal, allowance	1	ls	\$34,930.52	\$34,931
Hazmat abatement, not included				Excluded
Miscellaneous demolition	50	hr	\$75.00	\$3,750
Protect existing to remain	1	ls	\$2,500.00	\$2,500
				<b><u>\$186,289</u></b>
			<b>Subtotal - Existing Conditions</b>	<b><u>\$186,289</u></b>

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Sitework  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

**Sitework Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
<b>26 Electrical</b>				
Service and distribution				
Connect to existing medium voltage				By utility provider
Generator, diesel, 400kW, 480v, 3ph, 4w	1	ea	\$203,411.00	\$203,411
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				
Fixture type				
Existing, remove and relocate pedestrian pole	4	ea	\$2,500.00	\$10,000
ZN-1, 10'-0" LED pedestrian pole	12	ea	\$4,250.00	\$51,000
ZN2-T3, 25'-0" LED single head parking pole	7	ea	\$4,975.00	\$34,825
ZN2-T4, 25'-0" LED single head parking pole	5	ea	\$4,975.00	\$24,875
ZN3-T3, 25'-0" LED double head parking pole	4	ea	\$6,500.00	\$26,000
ZS1, surface mounted linear LED	8	ea	\$595.00	\$4,760
Sign connection	2	ea	\$1,250.00	\$2,500
Branch	2,761	lf	\$17.75	\$49,008
			<b>Subtotal - Electrical</b>	<b><u>\$695,576</u></b>

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Sitework  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

**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, 3 person crew	3	day	\$3,008.32	\$9,025
Rough grading, cut (quantity per LPA)	4,200	cy	\$8.72	\$36,628
Rough grading, fill (quantity per LPA)	1,800	cy	\$7.03	\$12,651
Haul excess, 10 mile round trip	2,400	cy	\$20.52	\$49,248
Fine grading	55,226	sf	\$0.21	\$11,332
Erosion control, allowance				
Stabilized entrance	450	sf	\$8.72	\$3,924
Corrugated steel panel	371	sf	\$35.91	\$13,323
Gravel bag	268	lf	\$8.72	\$2,337
Inlet protection	26	ea	\$307.80	\$8,003
BMP's maintenance	1	ls	\$4,139.00	\$4,139
				\$150,610
<b>Subtotal - Earthwork</b>				<b><u>\$150,610</u></b>
<b>32 Exterior Improvements</b>				
AC paving, vehicular, 4" AC o/ 13" AB	1,575	sf	\$8.40	\$13,235
Hardscape				
Pervious vehicular concrete				
Pervious concrete, 8" thick	25,250	sf	\$14.00	\$353,500
3" thick - 3/4" crushed drain rock	25,250	sf	\$0.65	\$16,382
5" thick - #2 crushed stone	25,250	sf	\$1.59	\$40,104
Filter fabric	25,250	sf	\$0.41	\$10,363
Pervious pedestrian concrete				
Pervious concrete, 6" thick	3,075	sf	\$13.00	\$39,975
6" thick - 3/4" crushed drain rock	3,075	sf	\$1.00	\$3,088
Filter fabric	3,075	sf	\$0.41	\$1,262

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Sitework  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

**Sitework Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
Impervious concrete				
Vehicular, natural grey, 7" thick o/ 6" AB	4,300	sf	\$12.10	\$52,026
Pedestrian, top cast, 4" thick o/ 4" AB	8,375	sf	\$10.82	\$90,628
Concrete driveway	892	sf	\$12.10	\$10,792
Concrete tie-in	18	lf	\$25.65	\$462
Concrete curb, gutter and ramp				
Tactile warning tiles	164	sf	\$28.78	\$4,719
Concrete curb and gutter	66	lf	\$38.07	\$2,513
Concrete curb, straight	917	lf	\$16.40	\$15,039
Concrete curb, radius	128	lf	\$33.20	\$4,250
Rolled curb	35	lf	\$23.24	\$813
Continuous pedestrian curb ramp	229	sf	\$17.96	\$4,112
Continuous pedestrian curb ramp, top cast with integral color	312	sf	\$23.33	\$7,278
Striping / signage				
Precast concrete wheel stop	29	ea	\$104.38	\$3,027
Parking stall	58	ea	\$41.04	\$2,380
ADA pavement marking	2	ea	\$169.29	\$339
ADA signage including post and foundation	2	ea	\$384.75	\$770
Hatched striping	455	sf	\$5.54	\$2,521
Sign and post including footing, "DO NOT ENTER/EXIT ONLY"	2	ea	\$461.70	\$923
Site fence and walls				
Torxun bi-folding gate system	1	ls	\$118,301.23	\$118,302
24'-0" bi-folding swing gate operator on each side	2	ea		Included above
20'-0" bi-folding swing gate operator on each side	1	ea		Included above
Installation	320	hr	\$97.47	\$31,191
Perforated metal pedestrian gate, 4'-6" x 8'-0" H	3	ea	\$3,139.56	\$9,419
CMU block with bead blast finish, retaining wall, 3'-0" H	654	sf	\$39.65	\$25,935
Footing, 4'-6" W x 2'-0" T, retaining wall	218	lf	\$244.85	\$53,378
CMU block with bead blast finish, perimeter fence, 2'-6" H	395	sf	\$39.65	\$15,664
Footing, 3'-0" W x 2'-0" T, perimeter fence, 2'-6" H	158	lf	\$182.13	\$28,777
CMU block with bead blast finish, perimeter fence, 8'-0" H	3,664	sf	\$39.65	\$145,296
Footing, 4'-0" W x 2'-0" T, perimeter fence, 8'-0" H	458	lf	\$223.95	\$102,567
Precast concrete cap	834	lf	\$30.00	\$25,020
Custom perforated metal fence w/ solid plate backing, steel frame and post, 8'-0" H	136	lf	\$897.75	\$122,094

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)



**Campbell Police Operations Building  
Sitework  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

**Sitework Detail Elements**

Element	Quantity	Unit	Unit Cost	Total
<b>33 Utilities</b>				
Fire water				
Backflow preventer, 3" Ø	1	ea	\$5,910.28	\$5,910
Backflow preventer, 6" Ø	2	ea	\$7,989.89	\$15,980
Building POC, temp cap and label	2	ea	\$384.75	\$770
Connect to (E) mainline, hot tap	3	ea	\$3,591.00	\$10,773
FDC	2	ea	\$2,286.84	\$4,574
Fire hydrant	1	ea	\$4,976.10	\$4,976
Pipe, 6" pvc, including trench and backfill	141	lf	\$97.47	\$13,743
Gate valve with valve box extension, 4" Ø, NRS	1	ea	\$3,073.58	\$3,074
Gate valve with valve box extension, 6" Ø, NRS	2	ea	\$4,537.23	\$9,074
PIV	1	ea	\$3,950.10	\$3,950
Domestic water				
Backflow preventer, 3" Ø	1	ea	\$4,400.19	\$4,400
Building POC, temp cap and label	1	ea	\$256.50	\$257
Connect to (E) line	2	ea	\$2,565.00	\$5,130
Pipe, 2" pvc, including trench and backfill	70	lf	\$60.58	\$4,241
Pipe, 3" pvc, including trench and backfill	15	lf	\$66.69	\$1,000
Gate valve with valve box extension, 3" Ø, NRS	2	ea	\$2,252.09	\$4,504
Meter, 2" Ø	2	ea	\$857.53	\$1,715
Sanitary sewer				
Adjust existing clean-out rim to new finish grade	1	ea	\$359.10	\$359
Bldg. POC, temp cap and label	2	ea	\$256.50	\$513
Connect new line to existing line	3	ea	\$1,282.50	\$3,848
Floor drain	1	ea	\$769.50	\$770
SS cleanout	2	ea	\$1,128.60	\$2,257
Pipe, 4" pvc, including trench and backfill	82	lf	\$80.08	\$6,567
Pipe, 6" pvc, including trench and backfill	32	lf	\$94.43	\$3,022
Natural gas, no scope required				Excluded
Storm drain				
Adjust existing manhole rim to new finish grade	1	ea	\$769.50	\$770
Drain inlet, 12" x 12"	3	ea	\$855.79	\$2,567
Bioretention outfall	4	ea	\$513.00	\$2,052
Remove and replace existing drain inlet and reconnect to existing line, 18" x 18"	3	ea	\$1,846.80	\$5,540
Drain inlet, 18" x 18"	3	ea	\$1,231.20	\$3,694
Dual pump storm drain lift station, Model 360D	1	ea	\$84,164.06	\$84,164
Dual pump storm drain lift station, Model 472D	1	ea	\$116,648.44	\$116,648
Bldg. RD POC, temp cap and label	7	ea	\$256.50	\$1,796
Roof drain outfall direct to planter	1	ea	\$307.80	\$308

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Campbell Police Operations Building  
Sitework  
Campbell, CA  
100% Design Development Cost Estimate, R2**

08/18/21

***Sitework Detail Elements***

Element	Quantity	Unit	Unit Cost	Total
Cleanout	13	ea	\$1,128.60	\$14,672
Connect to (E) main line	2	ea	\$1,795.50	\$3,591
Trench drain	148	lf	\$256.50	\$37,962
Bioretention basin	863	sf	\$15.39	\$13,282
Pipe, 4" pvc, perforated	160	lf	\$46.17	\$7,387
Pipe, 4" pvc, including trench and backfill	175	lf	\$70.81	\$12,391
Pipe, 6" pvc, including trench and backfill	176	lf	\$82.98	\$14,605
Pipe, 8" pvc, including trench and backfill	517	lf	\$85.58	\$44,245
Pipe, 10" pvc, including trench and backfill	169	lf	\$102.71	\$17,358
			<b><i>Subtotal - Utilities</i></b>	<b><u>\$494,436</u></b>

**34 Transportation**

Traffic control, allowance	1	ls	\$25,000.00	\$25,000
			<b><i>Subtotal - Transportation</i></b>	<b><u>\$25,000</u></b>

Attachment: Campbell Police Operations Building 100 Cost Est. 08.18.2021 (Measure O - Police Operations Building Design Development)

**Measure O - Budget Strategy - Proposed**

Revised on 9/10/21

January-21

September-21

<b>Shared Project Costs</b>		
Project Management	\$1,400,000	\$1,400,000
Construction Management	\$1,600,000	\$1,600,000
Shared Studies - including CEQA	\$200,000	\$200,000
Shared Site Improvements		
Police Site Improvements - Allocation		
Existing PD Space - Allocation		
Measure O Project Contingency - General	\$1,300,000	\$1,300,000
<b>Shared Budget for Project Costs</b>	<b>\$4,500,000</b>	<b>\$4,500,000</b>

<b>Library Funding Sources</b>		
Original Measure O Allocation	\$20,000,000	\$20,000,000
Library District Contribution (from SCCLD)	\$510,000	\$510,000
Shared Site Improvements (50% Allocation)	\$500,000	\$500,000
Additional Library Contribution for Acoustics	\$0	\$150,000
<b>Library Budget (Current)</b>	<b>\$21,010,000</b>	<b>\$21,160,000</b>

<b>Library Expenditure Plan</b>		
Library Construction - Base		\$17,038,000
Construction Contingency		\$1,703,800
Utilities and Inspection		\$326,000
Design and Planning		\$1,704,210
Temporary Library Facility		\$300,000
Permitting		\$50,000
<b>Project Estimate</b>		<b>\$21,122,010</b>

<b>Police Building Funding Sources</b>		
Original Measure O Allocation	\$20,000,000	\$20,000,000
Shared Site Improvements (50% Allocation)	\$500,000	\$500,000
Police Site Improvements - Allocation	\$2,000,000	\$2,000,000
Existing PD Space - Allocation	\$2,500,000	\$2,500,000
State Resiliency Grant	\$0	\$3,900,000
Silicon Valley Clean Energy Grant	\$0	\$200,000
<b>Police Budget (Current)</b>	<b>\$25,000,000</b>	<b>\$29,100,000</b>

<b>Police Building Expenditure Plan</b>		
PD Construction - Base		\$20,740,000
Construction Contingency		\$2,060,000
Utilities		\$150,000
Testing and Inspection		\$312,000
Design and Planning		\$2,300,000
Resiliency - Solar PV and Battery Storage		\$200,000
FF&E		\$3,288,000
Permitting		\$50,000
<b>Project Estimate</b>		<b>\$29,100,000</b>