

- donald t. kan  
civil engineer  
rce 36676
- henry wong  
civil engineer  
rce 31008



- david j. starck  
architect  
c 22903
- allan v. stevenson  
civil engineer  
rce 61758

# SUSD - Ustach Middle School Modernization & ADA Upgrades Preliminary - Construction Cost Breakdown

2701 Kodiak Drive, Modesto, California 95355

Updated - February 28, 2019

	Description of Work	Unit		Unit Cost		Total
	<b>Site Work</b>					
1	Demo - Site Concrete	38,000	sf	\$3.50	sf	133,000.00
2	Demo - Site Pavement	1,100	sf	\$3.50	sf	3,850.00
3	New Concrete & Grading	60,000	sf	\$18	sf	1,080,000.00
4	New Chain Link Fencing 6'-0" high	60	lf	\$45	lf	2,700.00
5	New Wrought Iron Fencing 6'-0" high (Mech Enclosure)	1,500	lf	\$90	lf	135,000.00
6	New Landscaping / Irrigation Modifciations	20,000	sf	\$8	sf	160,000.00
7	New Seal Coat & Striping	44,510	sf	\$0.60	sf	26,706.00
8						
9	<b>Site Work Sub-Total:</b>					<b>1,541,256.00</b>
10	<b>Building "A" - Office</b>					
11	New Roofing - Single Ply (Demo & New)	348	sf	\$20	sf	6,960.00
12	New Roofing - Comp Shingle (Demo & New)	4,000	sf	\$15	sf	60,000.00
13	New Interior Metal Stud Walls (Electrical Room)	16	lf	\$125	lf	2,000.00
14	New Casework	61	lf	\$120	lf	7,320.00
15	New Doors	4	ea	\$1,000	ea	4,000.00
16	New Door Hardware	4	ea	\$1,800	ea	7,200.00
17	Floor Finish - Carpet	2,450	sf	\$10	sf	24,500.00
17	Floor Finish - Polished Concrete	1,500	sf	\$10	sf	15,000.00
18	Paint Interior	3,950	sf	\$1.65	sf	6,517.50
19	Paint Exterior (Doors & Touchup)	2,000	sf	\$2	sf	4,000.00
20	Ceiling Finishes (Suspended Ceiling / Repair)	1,000	sf	\$20	sf	20,000.00
21	Ceiling Finishes (Gyp Bd)	600	sf	\$10	sf	6,000.00
22	Signage	ls	ls	ls		1,250.00
23	New Restroom Finishes Tile/FRP (Per Restroom)	2	ea	\$20,000	ea	40,000.00
24	New Restroom Partitions (Per Restroom)	2	ea	\$6,000	ea	12,000.00
25	New Plumbing (Fixtures, Venting, Condensate, Etc)	ls	ls	ls	ls	40,000.00
26	New Mechanical (HVAC)	ls	ls	ls	ls	70,000.00
27	New Mechanical (Controls)	ls	ls	ls	ls	5,000.00
28	New Electrical (Fire Alarm)	ls	ls	ls	ls	27,000.00
29	New Electrical (Pathways, Power, Transformers)	ls	ls	ls	ls	43,500.00
30	<b>Building "A" Sub-Total:</b>					<b>402,247.50</b>
31						
32	<b>Building "B1" &amp; "B2" - Science Classrooms</b>					
33	New Roofing - Single Ply (Demo & New)	300	sf	\$20	sf	6,000.00

2237 scenic drive, modesto, ca 95355 p: 209•523•8323 f: 209•529•7804

6130 freeport blvd., suite 101, sacramento, ca 95822 p: 916•429•2800 f: 916•429•2553

34	New Roofing - Comp Shingle (Demo & New)	3,500	sf	\$15	sf	52,500.00
35	New Casework	20	lf	\$120	lf	2,400.00
36	New Doors	4	ea	\$1,000	ea	4,000.00
37	New Door Hardware	4	ea	\$1,800	ea	7,200.00
38	Floor Finish - Carpet	0	sf	\$10	sf	0.00
39	Floor Finish - Polished Concrete	3,407	sf	\$10	sf	34,070.00
40	Paint Interior	3,407	sf	\$1.65	sf	5,621.55
41	Paint Exterior (Doors & Touchup)	1,500	sf	\$2	sf	3,000.00
42	Ceiling Finishes (Suspended Ceiling / Repair)	200	sf	\$20	sf	4,000.00
43	Ceiling Finishes (Gyp Bd)	3,000	sf	\$10	sf	30,000.00
44	Signage	ls	ls	ls		1,250.00
45	New Restroom Finishes Tile/FRP (Per Restroom)	2	ea	\$20,000	ea	40,000.00
46	New Restroom Partitions (Per Restroom)	2	ea	\$6,000	ea	12,000.00
47	New Plumbing (Fixtures, Venting, Condensate, Etc)	ls	ls	ls	ls	37,000.00
48	New Mechanical (HVAC)	ls	ls	ls	ls	60,000.00
49	New Mechanical (Controls)	ls	ls	ls	ls	4,000.00
50	New Electrical (Fire Alarm)	ls	ls	ls	ls	22,500.00
51	New Electrical (Pathways, Power, Transformers)	ls	ls	ls	ls	37,500.00
52	<b>Building "B" Sub-Total (2) Buildings Total:</b>					<b>726,083.10</b>
53						
54	<b>Building "C1", "C2" &amp; "C3" - Classrooms</b>					
55	New Roofing - Single Ply (Demo & New)	540	sf	\$20	sf	10,800.00
56	New Roofing - Comp Shingle (Demo & New)	5,500	sf	\$15	sf	82,500.00
57	Technology / Display Boards	ls	ls	ls	ls	2,000.00
58	New Casework	315	lf	\$120	lf	37,800.00
59	New Doors	6	ea	\$1,000	ea	6,000.00
60	New Door Hardware	6	ea	\$1,800	ea	10,800.00
61	Floor Finish - Carpet	5,800	sf	\$10	sf	58,000.00
62	Floor Finish - Polished Concrete	150	sf	\$10	sf	1,500.00
63	Tackboard	360	lf	\$15	lf	5,400.00
64	Paint Interior	6,126	sf	\$1.65	sf	10,107.90
65	Paint Exterior (Doors & Touchup)	4,000	sf	\$2	sf	8,000.00
66	Ceiling Finishes (Suspended Ceiling / Repair)	3,000	sf	\$20	sf	60,000.00
67	Ceiling Finishes (Gyp Bd)	150	sf	\$10	sf	1,500.00
68	Signage	ls	ls	ls		2,250.00
69	New Restroom Finishes Tile/FRP (Per Restroom)	1	ea	\$5,000	ea	5,000.00
70	New Restroom Partitions (Per Restroom)	1	ea	\$2,000	ea	2,000.00
71	New Plumbing (Fixtures, Venting, Condensate, Etc)	ls	ls	ls	ls	60,000.00
72	New Mechanical (HVAC)	ls	ls	ls	ls	110,000.00
73	New Mechanical (Controls)	ls	ls	ls	ls	7,200.00
74	New Electrical (Fire Alarm)	ls	ls	ls	ls	40,500.00
75	New Electrical (Pathways, Power, Transformers)	ls	ls	ls	ls	67,500.00
76	<b>Building "C" Sub-Total (3) Buildings Total:</b>					<b>1,766,573.70</b>
77						
78	<b>Building "D" - Classroom</b>					
79	New Roofing - Single Ply (Demo & New)	372	sf	\$20	sf	7,440.00
80	New Roofing - Comp Shingle (Demo & New)	4,000	sf	\$15	sf	60,000.00
81	Technology / Display Boards	ls	ls	ls	ls	500.00



82	New Casework	210	lf	\$100	lf	21,000.00
83	New Doors	2	ea	\$1,000	ea	2,000.00
84	New Door Hardware	2	ea	\$1,800	ea	3,600.00
85	Floor Finish - Carpet	4,000	sf	\$10	sf	40,000.00
86	Floor Finish - Polished Concrete	150	sf	\$10	sf	1,500.00
87	Tackboard	120	lf	\$15	lf	1,800.00
88	Paint Interior	4,170	sf	\$1.65	sf	6,880.50
89	Paint Exterior (Doors & Touchup)	2,000	sf	\$2	sf	4,000.00
90	Ceiling Finishes (Suspended Ceiling / Repair)	2,000	sf	\$20	sf	40,000.00
91	Ceiling Finishes (Gyp Bd)	150	sf	\$10	sf	1,500.00
92	Signage	ls	ls	ls		1,550.00
93	New Restroom Finishes Tile/FRP (Per Restroom)	1	ea	\$10,000	ea	10,000.00
94	New Restroom Partitions (Per Restroom)	1	ea	\$6,000	ea	6,000.00
95	New Plumbing (Fixtures, Venting, Condensate, Etc)	ls	ls	ls	ls	40,425.00
96	New Mechanical (HVAC)	ls	ls	ls	ls	76,000.00
97	New Mechanical (Controls)	ls	ls	ls	ls	5,000.00
98	New Electrical (Fire Alarm)	ls	ls	ls	ls	28,000.00
99	New Electrical (Pathways, Power, Transformers)	ls	ls	ls	ls	46,500.00
100	<b>Building "D" Sub-Total:</b>					<b>403,695.50</b>
101						
102	<b>Building "E" - Classroom</b>					
103	New Roofing - Single Ply (Demo & New)	630	sf	\$20	sf	12,600.00
104	New Roofing - Comp Shingle (Demo & New)	6,900	sf	\$15	sf	103,500.00
105	Technology / Display Boards	ls	ls	ls	ls	3,000.00
106	New Casework	180	lf	\$120	lf	21,600.00
107	New Doors	19	ea	\$1,000	ea	19,000.00
108	New Door Hardware	19	ea	\$1,800	ea	34,200.00
109	Floor Finish - Carpet	355	sf	\$10	sf	3,550.00
110	Floor Finish - Polished Concrete	6,700	sf	\$10	sf	67,000.00
111	Tackboard	300	lf	\$15	lf	4,500.00
112	Paint Interior	7,105	sf	\$1.65	sf	11,723.25
113	Paint Exterior (Doors & Touchup)	3,000	sf	\$2	sf	6,000.00
114	Ceiling Finishes (Suspended Ceiling / Repair)	2,500	sf	\$20	sf	50,000.00
115	Ceiling Finishes (Gyp Bd)	5,000	sf	\$10	sf	50,000.00
116	Signage	ls	ls	ls		2,600.00
117	New Restroom Finishes Tile/FRP (Per Restroom)	2	ea	\$25,000	ea	50,000.00
118	New Restroom Partitions (Per Restroom)	2	ea	\$10,000	ea	20,000.00
119	New Plumbing (Fixtures, Venting, Condensate, Etc)	ls	ls	ls	ls	70,000.00
120	New Mechanical (HVAC)	ls	ls	ls	ls	126,000.00
121	New Mechanical (Controls)	ls	ls	ls	ls	8,500.00
122	New Electrical (Fire Alarm)	ls	ls	ls	ls	47,500.00
123	New Electrical (Pathways, Power, Transformers)	ls	ls	ls	ls	80,000.00
124	<b>Building "E" Sub-Total:</b>					<b>791,273.25</b>
125						
126	<b>Building "F" - Library / Counseling</b>					
127	New Roofing - Single Ply (Demo & New)	685	sf	\$20	sf	13,700.00
128	New Roofing - Comp Shingle (Demo & New)	7,100	sf	\$15	sf	106,500.00
129	Technology / Display Boards	ls	ls	ls	ls	3,000.00

130	New Casework	150	lf	\$100	lf	15,000.00
131	New Doors	10	ea	\$1,000	ea	10,000.00
132	New Door Hardware	10	ea	\$1,800	ea	18,000.00
133	Floor Finish - Carpet	7,138	sf	\$10	sf	71,380.00
134	Floor Finish - Polished Concrete	550	sf	\$10	sf	5,500.00
135	Tackboard	500	lf	\$15	lf	7,500.00
136	Paint Interior	7,688	sf	\$1.65	sf	12,685.20
137	Paint Exterior (Doors & Touchup)	5,800	sf	\$2	sf	11,600.00
138	Ceiling Finishes (Suspended Ceiling / Repair)	1,000	sf	\$20	sf	20,000.00
139	Ceiling Finishes (Gyp Bd)	1,000	sf	\$10	sf	10,000.00
140	Signage	ls	ls	ls		2,600.00
141	New Restroom Finishes Tile/FRP (Per Restroom)	3	ea	\$10,000	ea	30,000.00
142	New Restroom Partitions (Per Restroom)	0	ea	\$6,000	ea	0.00
143	New Plumbing (Fixtures, Venting, Condensate, Etc)	ls	ls	ls	ls	76,000.00
144	New Mechanical (HVAC)	ls	ls	ls	ls	137,000.00
145	New Mechanical (Controls)	ls	ls	ls	ls	9,500.00
146	New Electrical (Fire Alarm)	ls	ls	ls	ls	51,500.00
147	New Electrical (Pathways, Power, Transformers)	ls	ls	ls	ls	85,500.00
148	<b>Building "F" Sub-Total:</b>					<b>696,965.20</b>
149						
150	<b>Building "G" - MPR / Food Service</b>					
151	New Roofing - Single Ply (Patching at New Mech)	3,000	sf	\$20	sf	60,000.00
152	New Roofing - Comp Shingle (Patching)	200	sf	\$15	sf	3,000.00
153	Movable Wall Repair Repair	ls	ls	ls	ls	10,000.00
154	New Lockers	850	ea	\$125	ea	106,250.00
155	New Doors	3	ea	\$1,000	ea	3,000.00
156	New Door Hardware	3	ea	\$1,800	ea	5,400.00
157	Floor Finish - Carpet	2,500	sf	\$10	sf	25,000.00
158	Floor Finish - Polished Concrete	13,000	sf	\$10	sf	130,000.00
159	Tackboard	300	lf	\$15	lf	4,500.00
160	Paint Interior	19,543	sf	\$1.65	sf	32,245.95
161	Paint Exterior (Doors & Touchup)	10,000	sf	\$2	sf	20,000.00
162	Ceiling Finishes (Suspended Ceiling / Repair)	3,000	sf	\$20	sf	60,000.00
163	Ceiling Finishes (Gyp Bd)	3,000	sf	\$10	sf	30,000.00
164	Signage	ls	ls	ls		7,500.00
165	New Restroom Finishes Tile/FRP (Per Restroom)	4	ea	\$20,000	ea	80,000.00
166	New Restroom Partitions (Per Restroom)	2	ea	\$6,000	ea	12,000.00
167	New Plumbing (Fixtures, Venting, Condensate, Etc)	ls	ls	ls	ls	75,000.00
168	New Mechanical (HVAC)	ls	ls	ls	ls	348,000.00
169	New Mechanical (Controls)	ls	ls	ls	ls	25,000.00
170	New Electrical (Fire Alarm)	ls	ls	ls	ls	130,000.00
171	New Electrical (Pathways, Power, Transformers)	ls	ls	ls	ls	220,000.00
172	<b>Building "G" Sub-Total:</b>					<b>1,386,895.95</b>
173						
174	<b>Building "G" - Food Service Expansion - ADA</b>					
175	Concrete Slab & Footings	1,038	sf	\$50	sf	51,900.00
176	8" CMU Wall Exterior Wall - Match (E) type.	80	lf	\$240	sf	19,200.00
177	Framing - Interior Metal Studs	1,038	sf	\$15	sf	15,570.00

178	Framing - Roof Framing Wood Joists	1,038	sf	\$35	sf	36,330.00
179	Ceiling Finishes (Suspended Ceiling / Repair)	800	sf	\$20	sf	16,000.00
180	Ceiling Finishes (Gyp Bd)	338	sf	\$10	sf	3,380.00
181	New Finishes	ls	ls	ls	ls	50,000.00
182	New Roofing - Single Ply	3,000	sf	\$20	sf	60,000.00
183	<b>Food Expansion Expansion Bldg "G" Sub-Total:</b>					<b>252,380.00</b>
184						
185	<b>Base Bid Sub-Total:</b>					<b>7,563,674.70</b>
186						
187	<b>Bid Alternates</b>					
188	Bleachers in Building "G"	ls	ls	ls	ls	200,000.00
189	Compactor (Owner Provided, Contractor Installed)	ls	ls	ls	sf	5,000.00
190	Shade Structure	ls	ls	ls	ls	125,000.00
191	<b>Bid Alternates Sub-Total:</b>					<b>330,000.00</b>
192						
193	<b>Base Bid &amp; Bid Alternate Sub-Total:</b>					<b>7,893,674.70</b>
194						
195	<b>Contractor</b>					
196	General Conditions - 12.0 months @ \$25K/month	l/s		l/s		300,000.00
197	Bonds (1%)	l/s		l/s		78,936.75
198	Insurance (1.5%)	l/s		l/s		118,405.12
199	Profit & Overhead (10.0%)	l/s		l/s		789,367.47
200	<b>Sub-Total:</b>					<b>1,286,709.34</b>
201						
202	Contingency (10%)	l/s		l/s		789,367.47

**TOTAL COST = 9,969,752**