



Leland Saylor
Associates

A Certified DVBE

50% ESTIMATE

ATHERTON RAIL STATION

ATHERTON, CA

LSA JOB NUMBER:

22-032Cr1

August 4, 2022

PREPARED FOR

GARAVAGLIA ARCHITECTURE

BY LELAND SAYLOR ASSOCIATES



PROJECT: **ATHERTON RAIL STATION**
LOCATION: **ATHERTON, CA**
CLIENT: **GARAVAGLIA ARCHITECTURE**
DESCRIPTION: **50% ESTIMATE**

JOB NUMBER: **22-032Cr1**
PREPARED BY: **JS**
BID DATE: **02/23**
ESTIMATE DATE: **8/4/2022**

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CLIENT: **GARAVAGLIA ARCHITECTURE**
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PREPARED BY: **JS**
CHECKED BY: **IS**
ESTIMATE DATE: **8/4/2022**

SECTION I

PREFACE AND NOTES TO THE ESTIMATE

PROJECT: **ATHERTON RAIL STATION**
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PREFACE AND NOTES TO THE ESTIMATE

1.0 PROJECT SYNOPSIS

1.1 TYPE OF STUDY:

50% ESTIMATE

1.2 PROJECT DESCRIPTION:

Construction Type:	Existing rail stations structure
Foundation Type:	N/A
Exterior Wall Type:	Glass and wood
Roof Type:	Clay tile and new single ply
Stories Below Grade:	None
Stories Above Grade:	One
Sitework:	New landscape in planters, hardscape, ADA parking
Plumbing System:	n/a
Mechanical System:	New fan coils and condensing units
Fire Protection System:	N/A
Electrical Service:	New lighting, outlets and comms, upgrade fire alarm devices.

1.3 GENERAL NOTES REGARDING PROJECT:

Refurbishment of existing rail station into historic display area. Procurement is expected to be design-bid-build.



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PREFACE AND NOTES TO THE ESTIMATE

2.0 DEFINITIONS

2.1 ESTIMATE OF COST:

An Estimate of Cost is prepared from a survey of the quantities of work - items prepared from written or drawn information provided at the design-development, working drawing or bid-documents stage of the design. Historical costs, information provided by contractors and suppliers, plus judgmental evaluation by the Estimator are used as appropriate as the basis for pricing. Allowances as appropriate will be included for items of work which are not indicated on the design documents provided that the Estimator is made aware of them, or which, in the judgment of the Estimator, are required for completion of the work. We cannot, however, be responsible for items or work of an unusual nature of which we have not been informed.

2.2 BID:

An offer to enter a contract to perform work for a fixed sum, to be completed within a limited period of time.

3.0 BIDS & CONTRACTS

3.1 MARKET CONDITIONS:

In the current market conditions for construction, our experience shows the following results on competitive bids, as a differential from Leland Saylor Associates final estimates:

Number of Bids	Percentage Differential
1	+25 to 100%
2 - 3	+10 to 25%
4 - 5	0 to +10%
6 - 7	0 to -10%
8 or more	-10 to -20%



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Accordingly, it is extremely important to ensure that a minimum of 4 to 5 valid bids are received. Since LSA has no control over the bid process, there is no guarantee that proposals, bids or construction cost will not vary from our opinions or our estimate.

4.0 **ESTIMATE DOCUMENTS**

4.1 This Estimate has been compiled from the following documents and information supplied:

DRAWINGS: Plans, sketches and photos per client package

SPECIFICATIONS / PROJECT MANUAL:

Cut sheets for HVAC, B.O.D.

COSTS PROVIDED BY OTHERS:

NA

4.2 The user is cautioned that significant changes in the scope of the project, or alterations to the project documents after completion of the 50% estimate can cause major cost changes. In these circumstances, Leland Saylor Associates should be notified and an appropriate adjustment made to the 50% estimate.

5.0 **GROSS SQUARE FEET**

BUILDING	GSF
BUILDING	620
TOTAL GROSS SQUARE FEET	620

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6.0 **WAGE RATES**

6.1 This Estimate is based on prevailing wage-rates and conditions currently applicable in ATHERTON, CA.

7.0 **PRORATE ADDITIONS TO THE ESTIMATE**

7.1 **GENERAL CONDITIONS:** **16.00%**

An allowance based on 16.00% of the construction costs subtotal has been included for Contractor's General Conditions.

7.2 **CONTINGENCY:** **15.00%**

An allowance based on 15.00% of the construction costs subtotal has been included for Design/Estimating Contingency.

NOTE: This allowance is intended to provide a Design Contingency sum only, for use during the design process. It is not intended to provide for a Construction Contingency sum.

7.3 **ESCALATION:** **7.00%**

An allowance of 7.00% has been included in this estimate for construction material & labor cost escalation up to the anticipated mid-point of construction, based on the following assumptions:

Construction start date:	March-23
Construction period:	4 months
Mid-point of construction:	May-23
Annual escalation rate:	7.00%
Allowance for escalation:	7.00%

No allowance has been made for Code Escalation or Technological Escalation.



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7.4 PHASING ALLOWANCE: 0.00%

No Phasing Allowance is needed for this job.

7.5 BONDS & INSURANCE: 2.00%

An allowance of 2.00% of the construction cost subtotal is included to provide for the cost of Payment and Performance Bonds, if required.

7.6 CONTRACTOR'S FEE: 10.00%

An allowance based on 10.00% of the construction cost subtotal is included for Contractor's office Overhead and Profit. Office overhead of the contractor is always included with the fee.

All field overhead of the contractor is included in the General Conditions section of the estimate.

8.0 SPECIAL NOTES PERTAINING TO THIS ESTIMATE

8.1 SPECIFIC INCLUSIONS:

NONE

8.2 SPECIFIC EXCLUSIONS:

The following items are specifically excluded from this estimate:

- Hazmat
- Soil Remediation
- Independent Inspections
- Building Permit

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SECTION II

SUMMARY OF THE ESTIMATE

LELAND SAYLOR ASSOCIATES

PROJECT: **ATHERTON RAIL STATION**
 LOCATION: **ATHERTON, CA**
 CLIENT: **GARAVAGLIA ARCHITECTURE**
 DESCRIPTION: **50% ESTIMATE**
SUMMARY OF THE ESTIMATE

JOB NO: **22-032Cr1**
 PREPARED BY: **JS**
 CHECKED BY: **IS**
 DATE: **8/4/2022**
 GSF: **620**

50% ESTIMATE

DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
SUMMARY OF THE ESTIMATE					
1.00	BUILDING	620	GSF	494.74	\$ 306,739
2.00	ALTERNATES	620	GSF	109.44	\$ 67,852
	TOTAL PROJECT COSTS	620	GSF	604.18	\$ 374,591
	PRORATES INCLUDED IN ABOVE COSTS				
	General Conditions, smal project	16.00%			
	Design Contingency	15.00%			
	Escalation	7.00%			
	Bonds / Insurance	2.00%			
	Contractors Fee	10.00%			

Competitive Bidding

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

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

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

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SECTION III

BUILDING

LELAND SAYLOR ASSOCIATES

PROJECT: ATHERTON RAIL STATION			JOB NO: 22-032Cr1		
LOCATION: ATHERTON, CA			PREPARED BY: JS		
CLIENT: GARAVAGLIA ARCHITECTURE			CHECKED BY: IS		
DESCRIPTION: 50% ESTIMATE			DATE: 8/4/2022		
BUILDING			BLDG GSF: 620		
BUILDING					
DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
SUMMARY OF THE ESTIMATE					
1.00	GENERAL REQUIREMENTS			5.65	\$ 3,500
2.00	EXISTING CONDITIONS			9.75	\$ 6,042
3.00	CONCRETE			34.50	\$ 21,390
5.00	METALS			5.00	\$ 3,100
6.00	WOOD & PLASTICS			33.42	\$ 20,720
7.00	THERMAL AND MOISTURE PROTECTION			24.53	\$ 15,207
8.00	DOORS & WINDOWS			61.87	\$ 38,360
9.00	FINISHES			21.34	\$ 13,230
10.00	SPECIALTIES			16.29	\$ 10,100
26.00	ELECTRICAL			36.02	\$ 22,330
27.00	COMMUNICATIONS			7.05	\$ 4,370
28.00	ELECTRONIC SAFETY & SECURITY			26.13	\$ 16,200
31.00	EARTHWORK			5.94	\$ 3,680
32.00	EXTERIOR IMPROVEMENTS			32.63	\$ 20,231
	TOTAL JOB DIRECT COSTS	620	GSF	320.10	\$ 198,460
	PRORATES				
	General Conditions	16.00%			\$ 31,754
	Design Contingency	15.00%			\$ 29,769
	Escalation	7.00%			\$ 13,892
	SUB-TOTAL	620	GSF	441.73	\$ 273,874
	Bonds / Insurance	2.00%			\$ 5,477
	Contractors Fee	10.00%			\$ 27,387
	TOTAL PROJECT COSTS	620	GSF	494.74	\$ 306,739

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CLIENT: GARAVAGLIA ARCHITECTURE			CHECKED BY: IS		
DESCRIPTION: 50% ESTIMATE BUILDING			DATE: 8/4/2022		
			BLDG GSF: 620		
BUILDING					
DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
ESTIMATE DETAIL					
1.0	GENERAL REQUIREMENTS MISC GENERAL REQUIREMENTS	1	LS	3,500.00	3,500
	SUBTOTAL 1.0			5.65	\$ 3,500
2.0	EXISTING CONDITIONS DEMO EXISTING WINDOWS DEMO EXISTING WOOD PANELS & BLOCKING DEMO TICKETING EQUIPMENT DEMO TRASH RECEPTACLE SAWCUT CONCRETE DEMO CONCRETE SLAB, DISPOSE	1 140 1 1 134 460	EA SF LS EA LF SF	150.00 10.00 300.00 150.00 13.00 5.00	150 1,400 300 150 1,742 2,300
	SUBTOTAL 2.0			9.75	\$ 6,042
3.0	CONCRETE PATCH CONCRETE FROM TICKETING EQUIPMENT NEW CONCRETE SLAB DOWELS, ALLOW 1' O.C.	1 460 134	LS SF EA	300.00 24.00 75.00	300 11,040 10,050
	SUBTOTAL 3.0			34.50	\$ 21,390
5.0	METALS MISC METALS	620	SF	5.00	3,100
	SUBTOTAL 5.0			5.00	\$ 3,100
6.0	WOOD & PLASTICS MISC BLOCKING & TRIM, ALL AREAS REPLACE DECORATIVE WOOD PANELS, TRIM AND BLOCKING BELOW WINDOWS REPLACE BLOCKING @ RAFTERS, ALLOW DISPLAY CABINET WITH ACRYLYC CASE	620 140 1 2	SF SF LS EA	9.00 26.00 1,500.00 5,000.00	5,580 3,640 1,500 10,000
	SUBTOTAL 6.0			33.42	\$ 20,720

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			BLDG GSF: 620		
BUILDING					
DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
7.0	THERMAL AND MOISTURE PROTECTION				
	CLEAN ROOF TILES	697	SF	2.00	1,394
	REPAIR ROOF TILES, ALLOW 2%	14	SF	25.00	349
	REPAIR ANY LEAKS, ALLOW	1	LS	1,000.00	1,000
	CLEAR GUTTERS	108	LF	5.00	540
	REFURBISH GUTTERS, RE-LINE CORRODED AREAS	108	LF	8.00	864
	REROOF LOW SLOPE ROOF ENDS WITH SINGLE PLY	316	SF	20.00	6,320
	SEAL INTERIOR AND EXTERIOR WALL JOINTS	3,160	SF	1.50	4,740
	SUBTOTAL 7.0			24.53	\$ 15,207
8.0	DOORS & WINDOWS				
	NEW FRENCH DOUBLE DOORS, FRAME, PAINT, HARDWARE	2	EA	7,200.00	14,400
	DOOR OPENERS & ACTUATORS, DOUBLE DOOR	1	EA	10,000.00	10,000
	REPAIR WINDOWS, ALLOW	362	SF	20.00	7,240
	OPERABLE DOOR TRANSOM 1X3	4	EA	600.00	2,400
	NEW WINDOWS @ TRACK SIDE	32	SF	135.00	4,320
		SUBTOTAL 8.0			61.87
9.0	FINISHES				
	REPAINT EXTERIOR	1,580	SF	3.50	5,530
	REPAINT INTERIOR	1,580	SF	3.50	5,530
	REPAINT CEILING	620	SF	3.50	2,170
	SUBTOTAL 9.0			21.34	\$ 13,230
10.0	SPECIALTIES				
	RELOCATE BENCHES	2	EA	250.00	500
	REFURBISH BENCH	2	EA	1,200.00	2,400
	4' MESSAGE BOARD ON EXISTING TRELLIS	6	EA	800.00	4,800
	ATHERTON SIGN TO REPLACE STOLEN SIGN	2	EA	1,200.00	2,400
	SUBTOTAL 10.0			16.29	\$ 10,100

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DESCRIPTION: 50% ESTIMATE BUILDING			DATE: 8/4/2022		
			BLDG GSF: 620		
BUILDING					
DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
26.0	ELECTRICAL				
	DUPLEX OUTLET	8	EA	125.00	1,000
	FLOOR QUAD OUTLET IN CONCRETE	2	EA	900.00	1,800
	FLOOR QUAD OUTLET ON WALL	2	EA	275.00	550
	RECESSED DOWN LIGHT	2	EA	750.00	1,500
	SQUARE CEILING LIGHT	4	EA	750.00	3,000
	TRACK LIGHT	4	EA	950.00	3,800
	120V FEEDERS	440	LF	22.00	9,680
	LIGHTING CONTROLS, DAY/NIGHT	1	LS	1,000.00	1,000
	SUBTOTAL 26.0			36.02	\$ 22,330
27.0	COMMUNICATIONS				
	TEL DATA OUTLET	1	EA	120.00	120
	CONNECT TO MDF	1	LS	750.00	750
	ADDITIONAL CONNECTIONS/FEEDERS	1	LS	1,000.00	1,000
	WIFI ROUTER/HOOKUP WITH ANTENNA CONNECTION	1	EA	2,500.00	2,500
	SUBTOTAL 27.0			7.05	\$ 4,370
28.0	ELECTRONIC SAFETY & SECURITY				
	NEW SECURITY CAMERAS, ALLOW	4	EA	2,800.00	11,200
	SECURITY HEADEND	1	EA	5,000.00	5,000
	SUBTOTAL 28.0			26.13	\$ 16,200
31.0	EARTHWORK				
	GRADING FOR NEW PAVING, HAND	460	SF	8.00	3,680
	SUBTOTAL 31.0			5.94	\$ 3,680
32.0	EXTERIOR IMPROVEMENTS				
	GRIND AND OVERLAY A.C. PAVING	342	SF	6.00	2,052
	ADA SPACE & SIGN	1	EA	1,200.00	1,200
	DEMO & REPLACE TREE	5	EA	950.00	4,750
	TRASH RECEPTACLE	1	EA	1,200.00	1,200
	GROUND COVER & IRRIGATION	703	SF	8.00	5,624
	RENOVATE MONUMENT SIGN	1	EA	5,000.00	5,000
	REPAINT TRELLIS	27	LF	15.00	405
	SUBTOTAL 32.0			32.63	\$ 20,231

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SECTION IV

ALTERNATES

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DESCRIPTION: 50% ESTIMATE			DATE: 8/4/2022		
ALTERNATES			BLDG GSF: 620		
ALTERNATES					
DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
SUMMARY OF THE ESTIMATE					
1.00	MONUMENT SIGN REHAB			12.46	\$ 7,728
2.00	TREE			11.84	\$ 7,342
3.00	HVAC			35.77	\$ 22,179
4.00	DOOR OPENERS & ACTUATORS, DOUBLE DOOR			24.93	\$ 15,456
5.00	BENCHES			24.43	\$ 15,147
	TOTAL JOB DIRECT COSTS	620	GSF	109.44	\$ 67,852
	PRORATES INCLUDED IN ALTERNATES				
	General Conditions	16.00%			
	Design Contingency	15.00%			
	Escalation	7.00%			
	SUB-TOTAL	620	GSF	109.44	\$ 67,852
	Bonds / Insurance	2.00%			
	Contractors Fee	10.00%			
	TOTAL PROJECT COSTS	620	GSF	109.44	\$ 67,852

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ALTERNATES			BLDG GSF: 620		
ALTERNATES					
DIV #	DESCRIPTION	QTY	UNIT	UNIT COST	TOTALS
ESTIMATE DETAIL					
1.0	MONUMENT SIGN REHAB				
	RENOVATE MONUMENT SIGN	1	EA	5,000.00	5,000
	MARKUPS	55%	%		2,728
	SUBTOTAL 1.0			12.46	\$ 7,728
2.0	TREE				
	DEMO & REPLACE TREE	5	EA	950.00	4,750
	MARKUPS	55%	%		2,592
	SUBTOTAL 2.0			11.84	\$ 7,342
3.0	HVAC				
	1 TON CONDENSING UNIT	2	EA	2,000.00	4,000
	CONDENSATE LINE	12	LF	75.00	900
	CONNECT CONDENSATE LINE TO DRAIN	2	EA	250.00	500
	FAN COIL UNIT	2	EA	2,500.00	5,000
	CONTROLS, SECURE	1	EA	750.00	750
	DISCONNECT SWITCH	4	EA	250.00	1,000
	220V FEEDERS	50	LF	44.00	2,200
	MARKUPS	55%	%		7,829
	SUBTOTAL 3.0			35.77	\$ 22,179
4.0	DOOR OPENERS & ACTUATORS, DOUBLE DOOR				
	DOOR OPENERS & ACTUATORS, DOUBLE DOOR	1	EA	10,000.00	10,000
	MARKUPS	55%	%		5,456
	SUBTOTAL 4.0			24.93	\$ 15,456
5.0	BENCHES				
	BENCHES, EXTERIOR	7	EA	1,400.00	9,800
	MARKUPS	55%	%		5,347
	SUBTOTAL 5.0			24.43	\$ 15,147