

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winqest
Interim General Manager

FROM: Joseph J. Pomroy, P.E.
Director of Public Works

SUBJECT: Review, discuss, and possibly provide Staff input on the Incline Beach House – A Community Services Master Plan Priority Project

DATE: October 31, 2019

I. BACKGROUND

The Incline Beach House has been identified as a Community Service Master Plan Priority Project (Top Tier Recommendation) by the District Board of Trustees. The Top Tier Recommendation from page 136 from the Community Services Master Plan includes the recommendations and priorities identified in The IVGID Beaches Recreation Enhancement Opportunities Plan Prepared for Incline Village General Improvement District February 2016 and is located on the website

The Board of Trustees has requested that the project be discussed at the Board level for consideration to be added back to the Capital Improvement Plan beginning in 2020-21. The last presentation and summary discussion on the Incline Beach House Project occurred on March 23, 2017. The Livestream is still available to watch the complete presentation by the Director of Asset Management. The presentation from that meeting follows this memorandum. The following information is from the request for qualifications for architectural and engineering services for the Incline Beach House Project. The selected consultant, Bull Stock Allen, developed and prepared the report that was the basis of the March 23, 2017 Board presentation.

Request for Qualifications (RFQ) For Architectural/Engineering Services For Incline Beach House March 2016

The Incline Village General Improvement District (IVGID or District) will retain the services of a qualified Design Team, registered in the State of Nevada, to provide professional Architectural, Engineering, and Landscape Architecture services in

connection with construction of a new beachfront hospitality facility at Incline Beach consistent with the recommendations outlined in the IVGID Beaches Recreational Enhancement Opportunities Plan. IVGID anticipates selecting a Design Team and making final contract award by the District Board of Trustees on April 27th, 2016.

The project will demolish an existing 1,000 square foot building constructed in the 1970's at the District's Incline Beach property. A replacement building will be constructed to create a beachfront hospitality zone at Incline Beach consistent with the recommendations outlined in the IVGID Beaches Recreational Enhancement Opportunities Plan. Features of this new facility will include: enhanced food concessions with a scramble style lay-out, commercial kitchen space to support food concessions, a standalone bar pavilion for drink service, winterized restrooms sized to contemporary standards, outdoor showers, a shaded outdoor seating area, and adequate storage to accommodate operations. The new facility design must meet Tahoe Regional Planning Agency (TRPA) design criteria, with specific attention directed toward scenic corridor requirements, Washoe County Planning and Building Department requirements, and be fully compliant with the Americans with Disabilities Act.

Cost Estimating

The Incline Beach Scheme A, Scheme B and alternates were cost estimated in February/March 2017. As an estimate for cost inflation from March 2017 to October 2017, a potential resource is the California Construction Cost. The index is developed based upon Building Cost Index (BCI) cost indices average for San Francisco and Los Angeles only as produced by Engineering News Record (ENR). The Index in March 2017 = 6373 and the Index in October 2019 = 6851. This is an index increase of 7.5%.

The Third Quarter 2019 Turner Building Cost Index which measures costs in the non-residential building construction market in the United States has a value of 1162. The Second Quarter 2017 Turner Building Cost Index which measures costs in the non-residential building construction market in the United States has a value of 1031. This represents an index increase of 12.7%.

Mack 5 prepared a conceptual design cost plan for the Incline Village Beach House, Scheme A, Scheme B and alternates; that document follows this memo.

SierraCon prepared a conceptual estimate for hard construction for the Incline Beach House, Scheme A, Scheme B and alternates; that document follows this memo.

Information Resources

Beach Master Plans can be found here.

<https://www.yourtahoepace.com/ivgid/resources/master-plan>

The Community Services Master Plan can be found here.

<https://www.yourtahoepace.com/ivgid/resources/community-services-master-plan>

II. BUDGET

The Incline Beach Facility Study at one point had a budget of \$350,000 in the Capital Improvement Budget, Beach Fund. After spending \$210,031.84 of that budget, it was reduced to a carryover project of \$30,000 in the event of needs for further study. The carryover project has spent \$600, making the total spent to date of \$210,631.84

III. BOARD ACTION FROM MARCH MARCH 23, 2017 BOARD OF TRUSTEES MEETING

The minutes from this agenda item are attached following this memorandum. In accordance with the Board approved motion, design schemes were further refined. Final design and permitting were not started. The preliminary cost estimating was completed and are included with the current agenda item. Public outreach materials were prepared and intercept surveys were conducted at Incline Beach. The Incline Beach House has been identified as a Community Service Master Plan Priority Project (Top Tier Recommendation) by the District Board of Trustees.

Incline Beach House Project Update

March 23, 2017

Bradley A. Johnson, P.E. – Director of Asset Management



District Strategic Plan

Long Range Principle 5 – Assets & Infrastructure

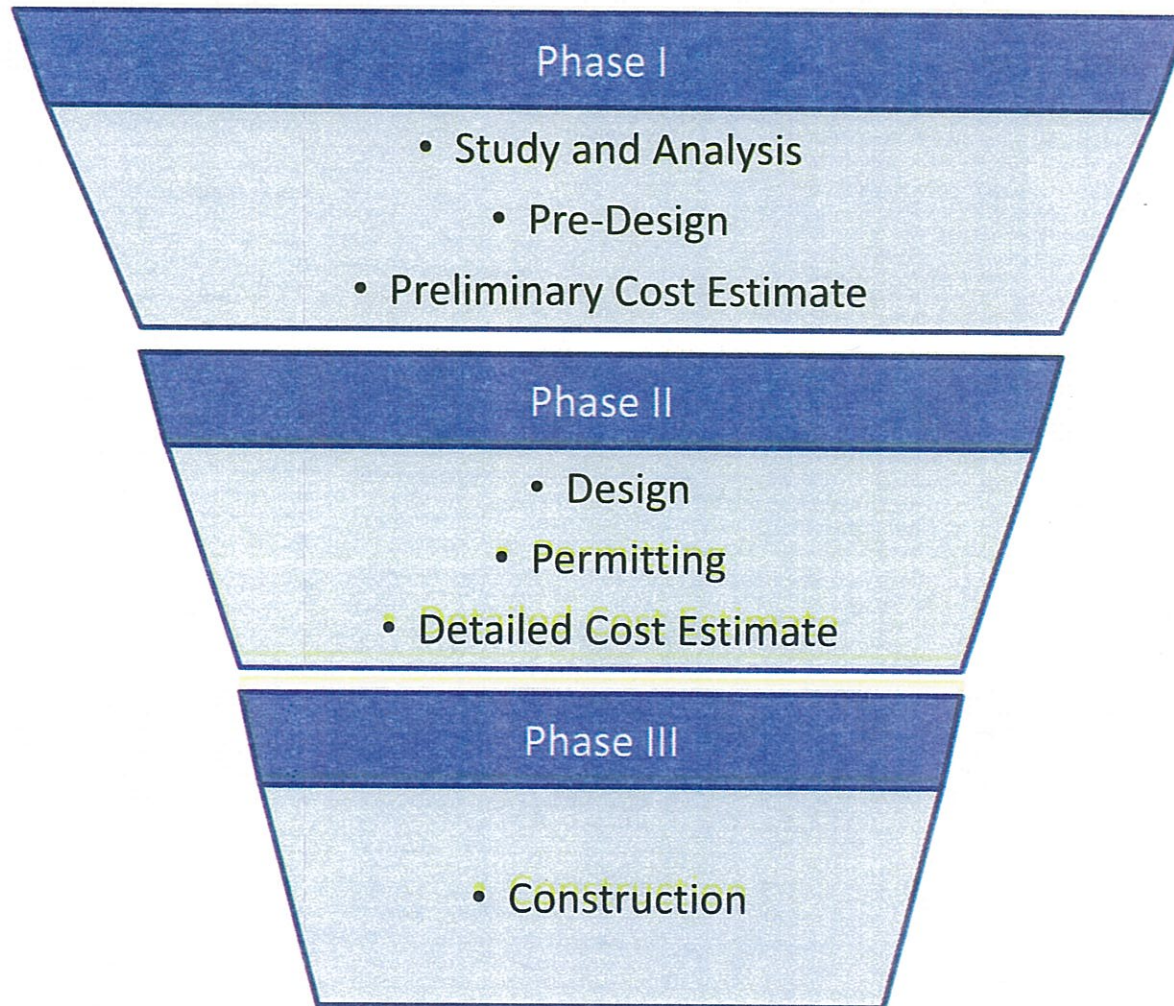
The District will practice perpetual asset renewal, replacement and improvement to provide safe and superior long term utility services and recreation activities.

- Maintain, renew, expand and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- Conduct planning and design, in advance of undertaking projects or procurement, to ensure new District assets meet operational requirements and enhance the customer experience.
- 2016-2017 Budgeted Initiative:
 - Set direction on final design of the Incline Beach House Project

Project Milestones To Date

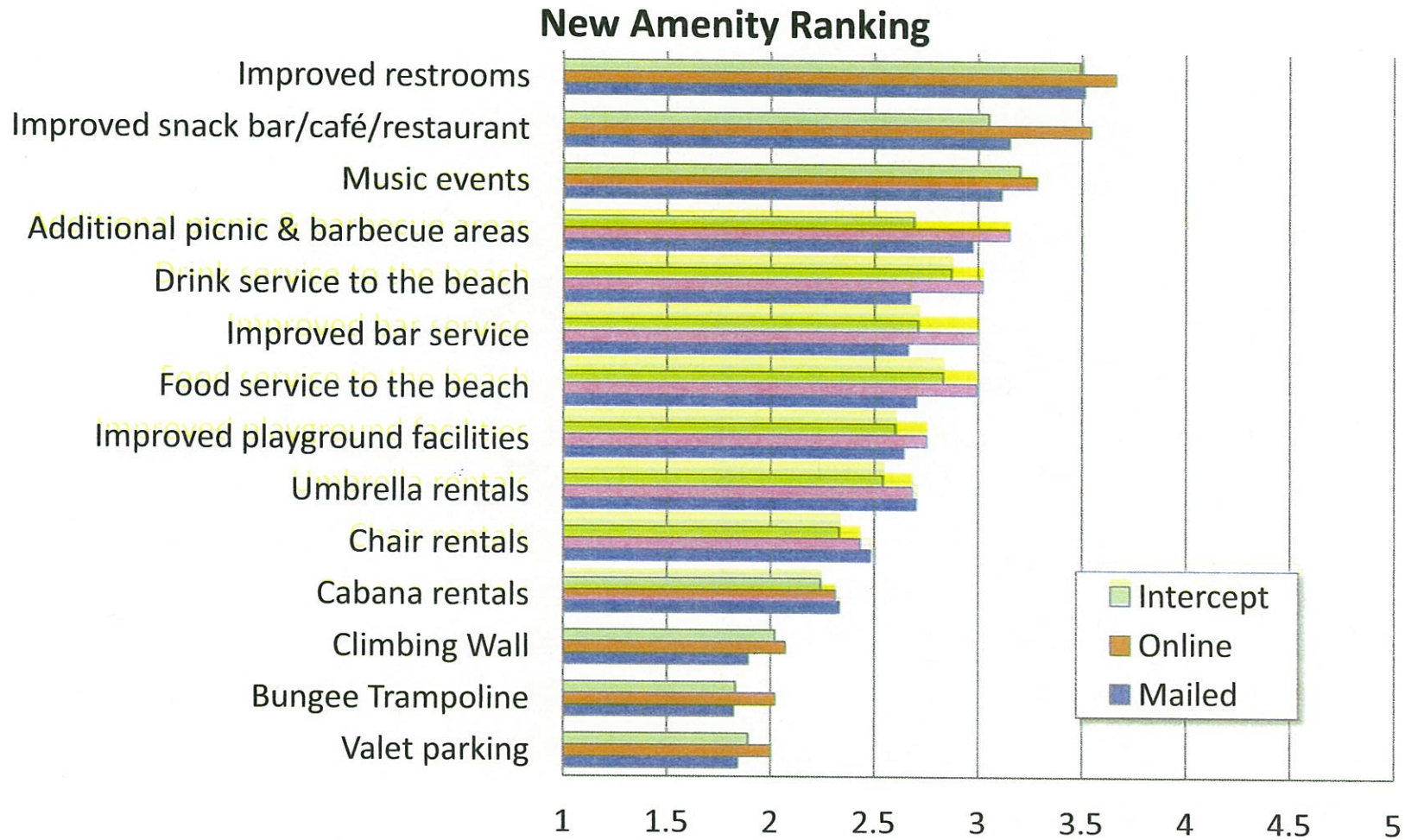
- February 24, 2016 – Beach Facilities Plan Adopted by the Board of Trustees
- May 18, 2016 – Design Contract Awarded by Board of Trustees
- August 5, 2016 – Incline Beach New Facility Flash Vote
- August 18, 2016 – Public Workshop

Project Sequence



Importance of New Amenities and Services

(from Beach Study survey)



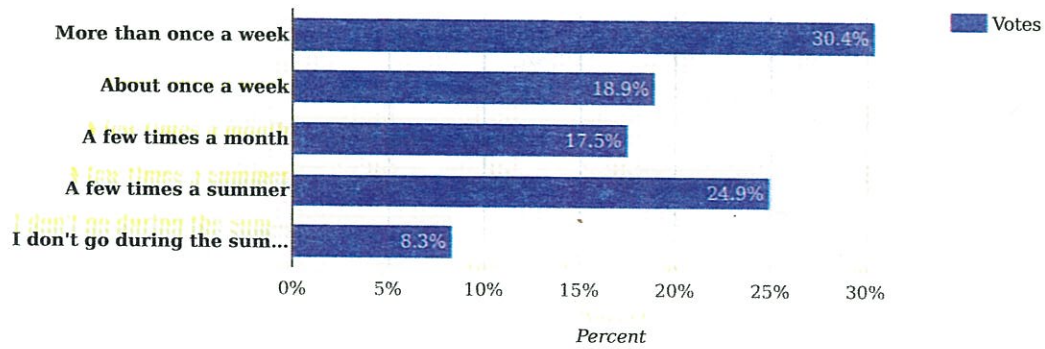
1-5 Scale Average: "1"=Not at all Important to "5"=Absolutely Necessary

Q1

August 5, 2016 Flash Vote

About how often do you go to Incline Beach in the summer?

(784 responses)



Options

Votes (784)

More than once a week

30.4% (238)

About once a week

18.9% (148)

A few times a month

17.5% (137)

A few times a summer

24.9% (195)

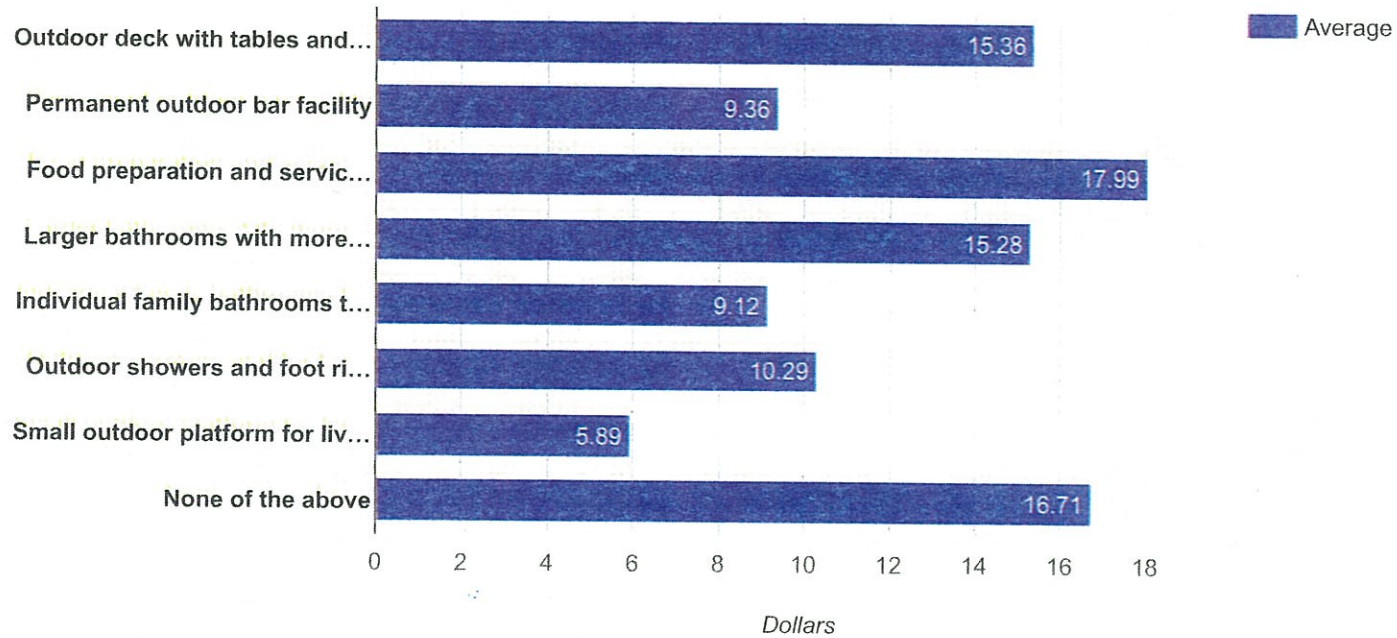
I don't go during the summer

8.3% (65)

August 5, 2016 Flash Vote

IVGID is considering the construction of a new snack bar and restroom building with several possible upgrades. Please tell us how important these upgrades are to you by allocating \$100 across the following options.

(570 responses)

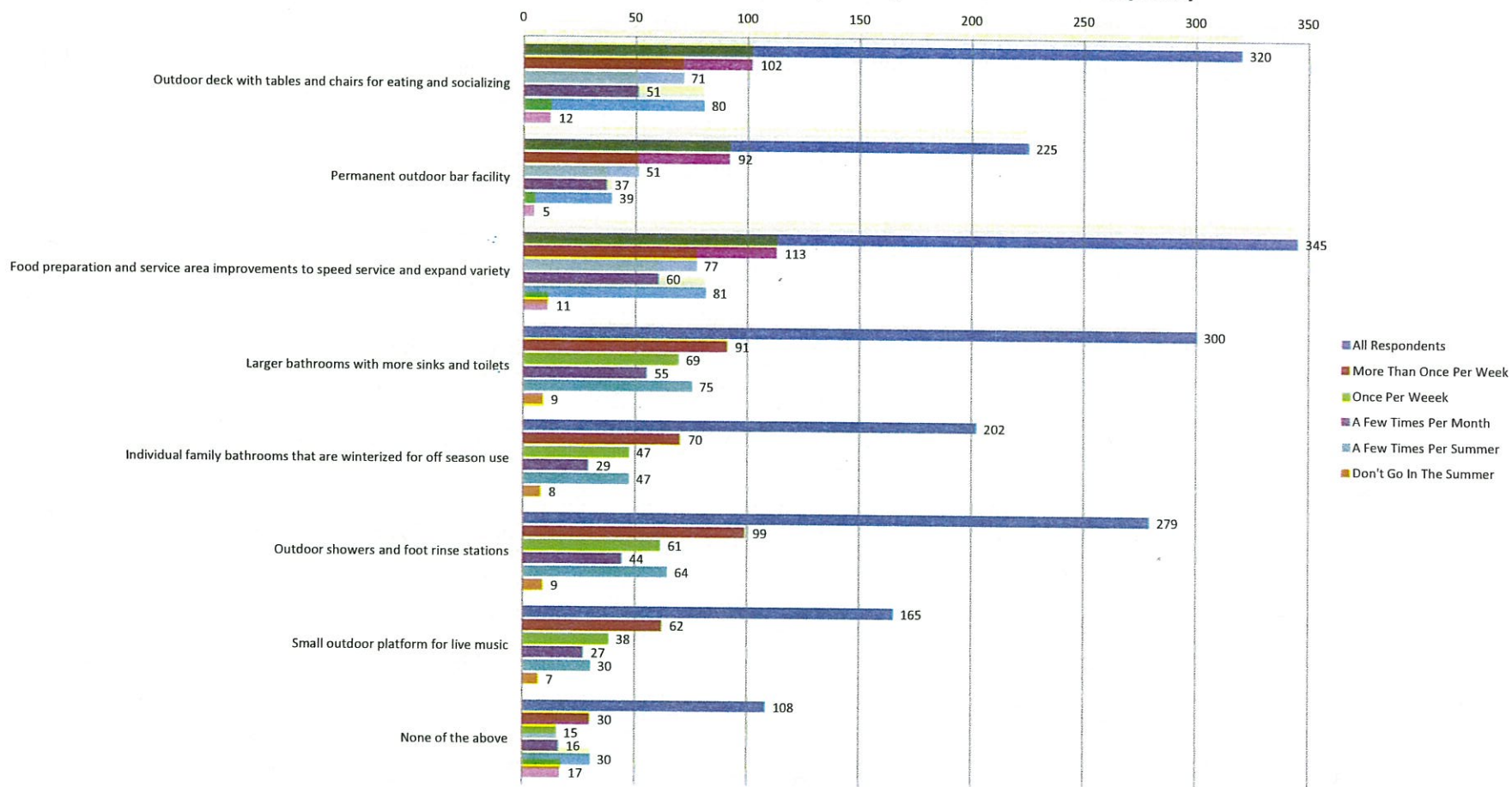


Options

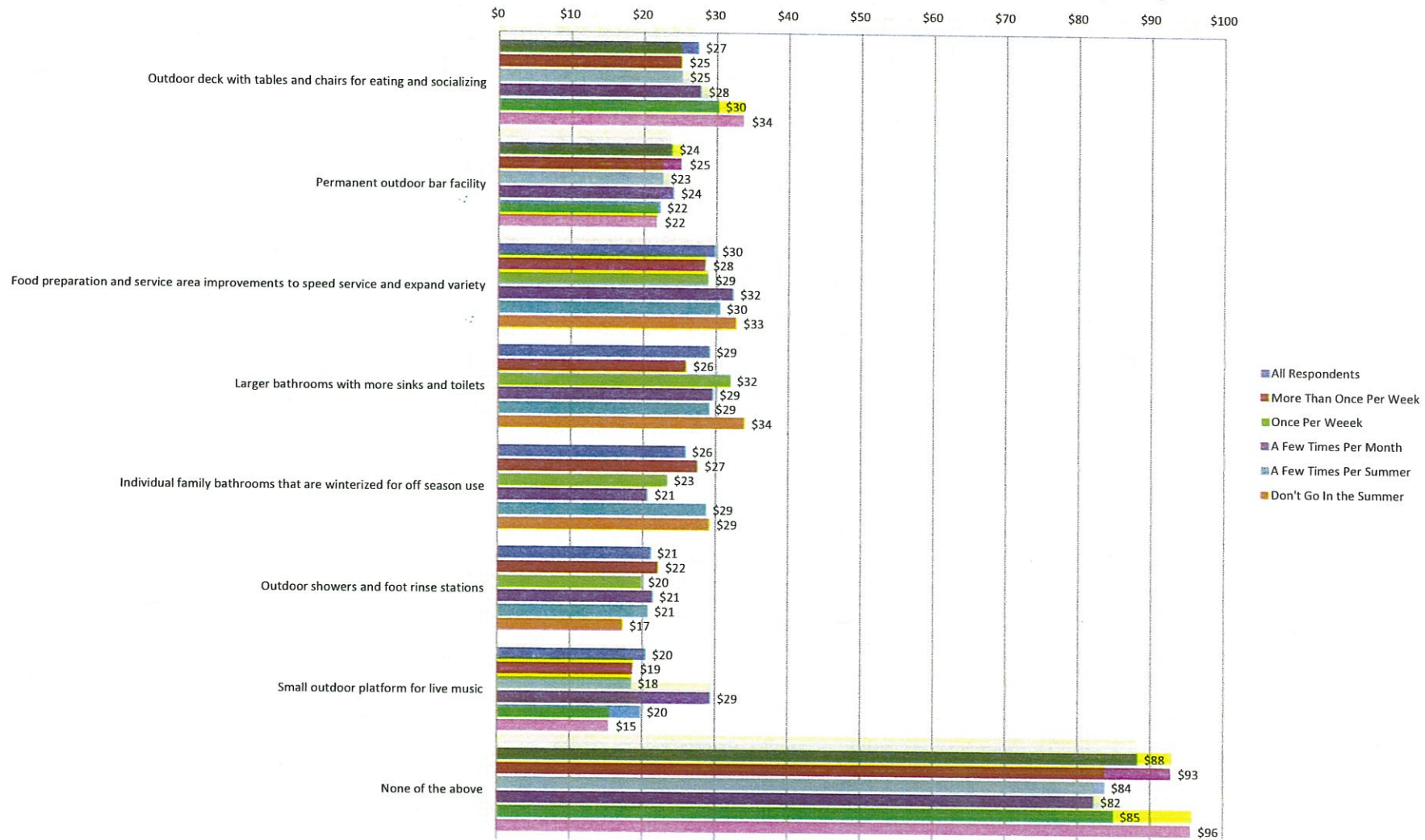
Average (570)

Outdoor deck with tables and chairs for eating and socializing	15.36 (320)
Permanent outdoor bar facility	9.36 (225)
Food preparation and service area improvements to speed service and expand variety	17.99 (345)
Larger bathrooms with more sinks and toilets	15.28 (300)
Individual family bathrooms that are winterized for off season use	9.12 (202)
Outdoor showers and foot rinse stations	10.29 (279)
Small outdoor platform for live music	5.89 (165)
None of the above	16.71 (108)

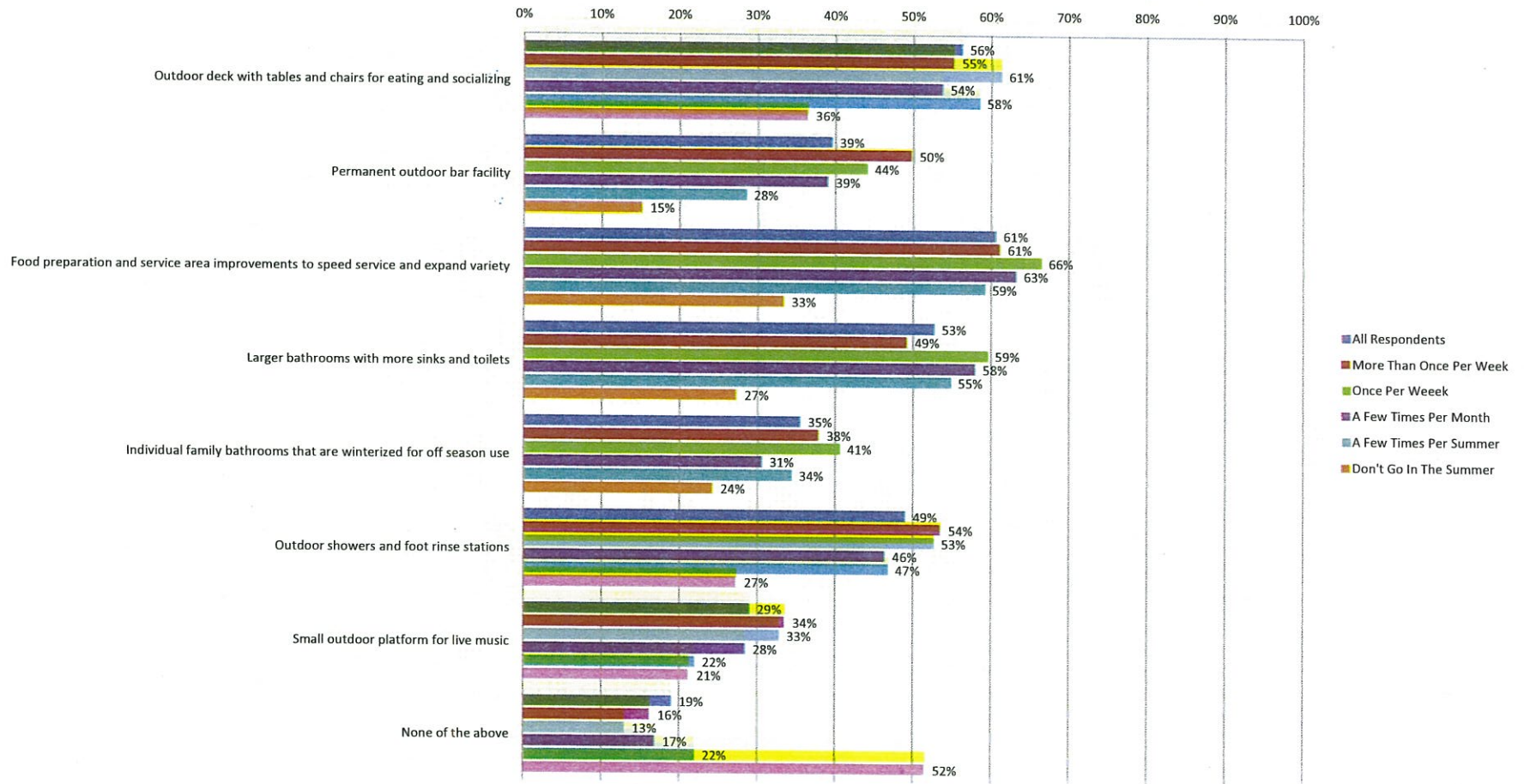
Number of Respondents to Each Question 3 Option by Beach Visitation Frequency



Average Spend per Respondent to Each Question 3 Option by Beach Visitation Frequency



Percentage of Respondents to Each Question 3 Option by Beach Visitation Frequency



Comparable Site Analysis

Comparable Site	Peak Season Saturday Visits	Kitchen/et al (Square Feet)	Scramble (Square Feet)	Bathrooms Stalls	Bar Seats
Sand Harbor		1,400	1085		-
Diamond Peak Base Lodge	2,500	1,990	1000	32	24
Burnt Cedar	1,400	775	-	16	7
Chateau	220	1,875 (No catering kitchen)	-	18	6
Incline Beach (Current)	1,800	470	-	8	12
Incline Beach House (Draft)	1,800	768 - 938	949 - 970	16	18

INCLINE VILLAGE BEACH HOUSE

DESIGN SCHEMES



bull stockwell allen
ARCHITECTURE • PLANNING • INTERIORS



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- SCHEME B- FLOOR PLAN
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GROSS BUILDING AREAS

SCHEME A:
 SCRAMBLE: +/- 1,000 SF
 KITCHEN: +/- 900 SF
 BOH: +/- 390 SF
 RESTROOMS: +/- 1,010 SF
 FIXTURES: 16

SCHEME B:
 SCRAMBLE: +/- 1,000 SF
 KITCHEN: +/- 850 SF
 BOH: +/- 400 SF
 RESTROOMS: +/- 850 SF
 FIXTURES: 16

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INCLINE VILLAGE BEACH HOUSE
 MARCH 2017



bull stockwell allen
 ARCHITECTURE + PLANNING + INTERIORS



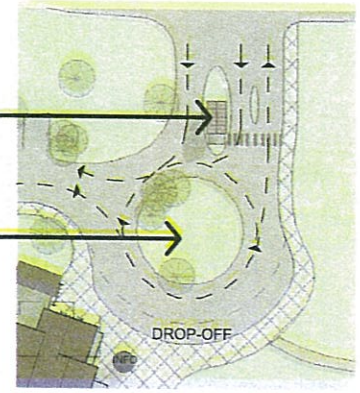
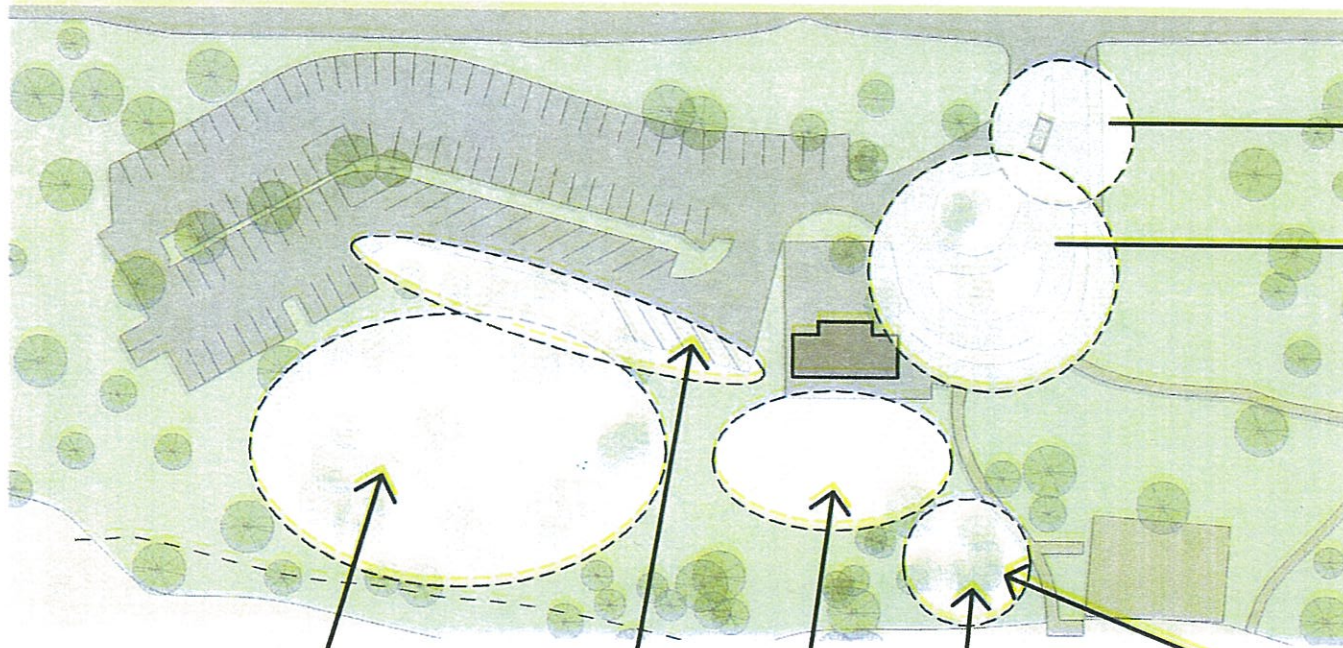
EXISTING SITE PLAN



INCLINE VILLAGE BEACH HOUSE

MARCH 2017





GATEHOUSE AND DROP-OFF IMPROVEMENTS

- IMPROVEMENT OF THE ARRIVAL PROCESS AT THE GATEHOUSE TO HELP ALLVIATE BACK-UP ON BUSY DAYS AND ADDRESS SAFETY CONCERNS FOR PEDESTRIANS
- MODIFICATIONS TO THE DROP-OFF ZONE TO HELP WITH CONGESTION BY ALLOWING VEHICLES TO BYPASS THE DROP-OFF LANE ONCE THEY ARE DONE UNLOADING



LANDSCAPING AT WEST SIDE
LANDSCAPE ENHANCEMENTS TO PROMOTE USE

- EXPANDED PARKING & CONNECTING PATH**
ADDITION OF 10 SPACES (2 HANDICAP) & A PATH TO IMPROVE CONNECTIVITY BETWEEN PARKING & BEACH
- DINING DECK**
DECK SPACE TO ACCOMMODATE OUTDOOR SEATING
- COVERED BAR**

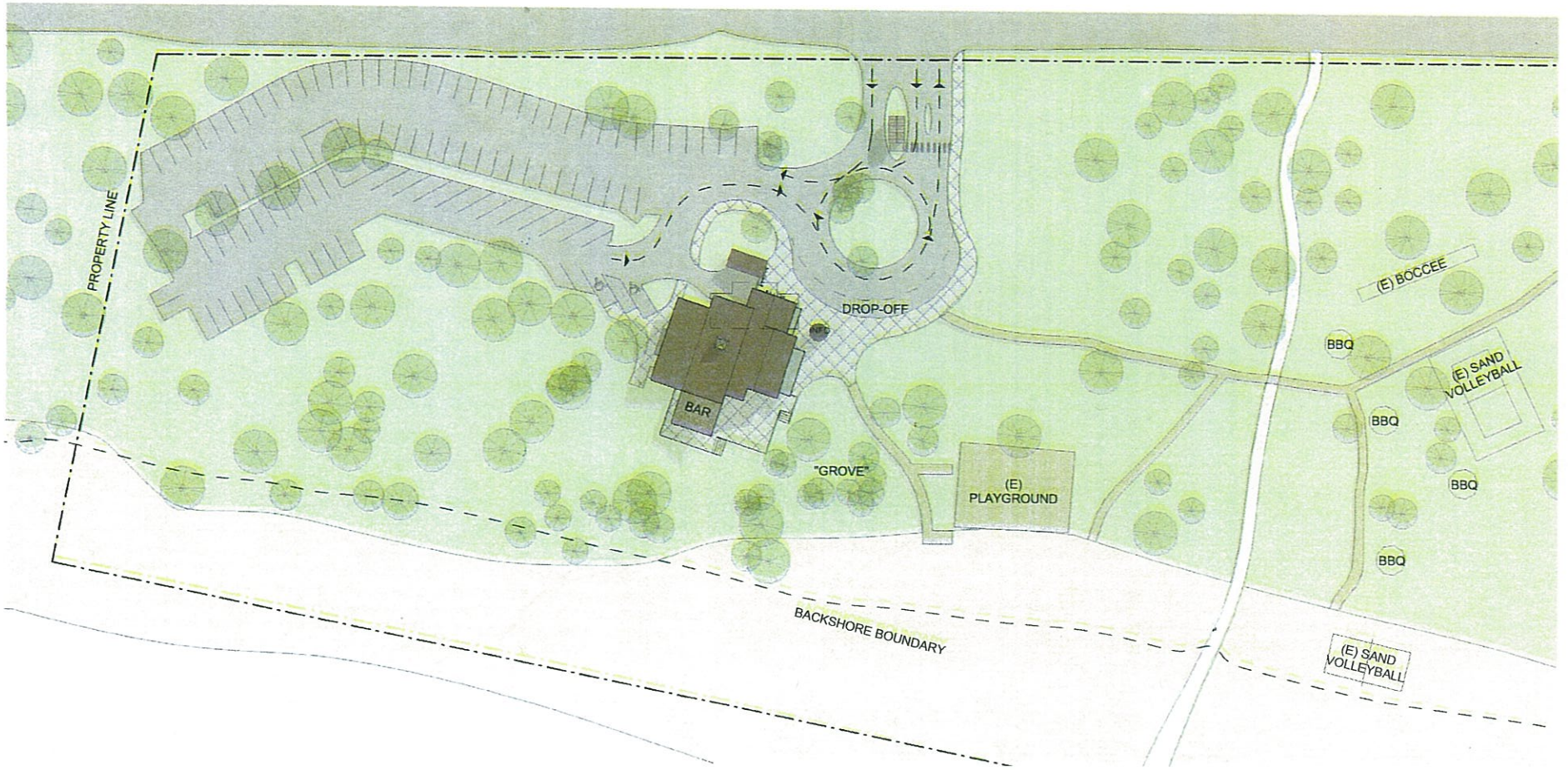


ENLIVENING THE "GROVE"
LANDSCAPE IMPROVEMENTS TO FORMALIZE & ENHANCE SOCIALIZATION SPACE AT THE BEACH

SITE ALTERNATES

INCLINE VILLAGE BEACH HOUSE
MARCH 2017



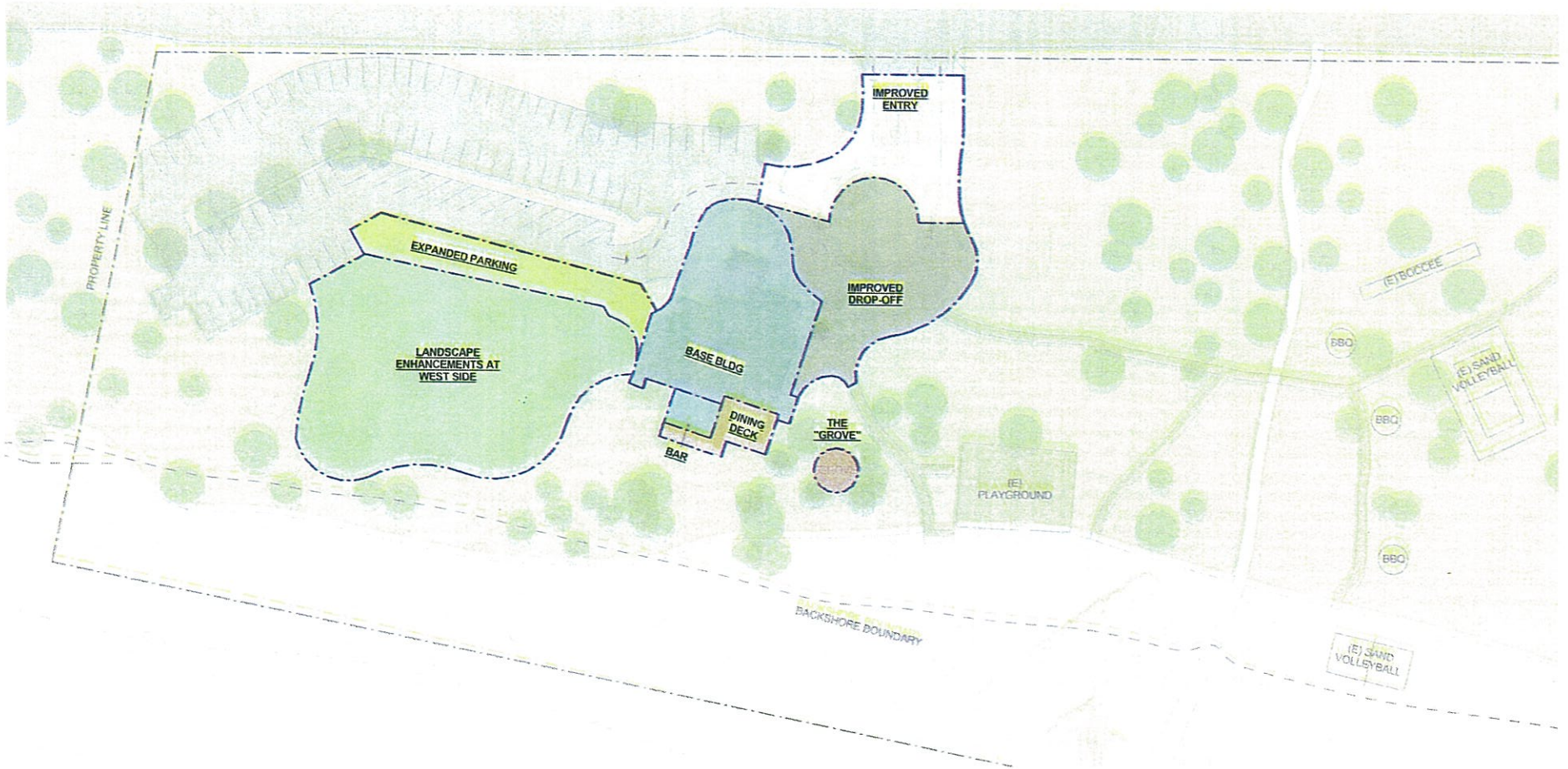


SCHEME A- ILLUSTRATIVE SITE PLAN

INCLINE VILLAGE BEACH HOUSE

MARCH 2017



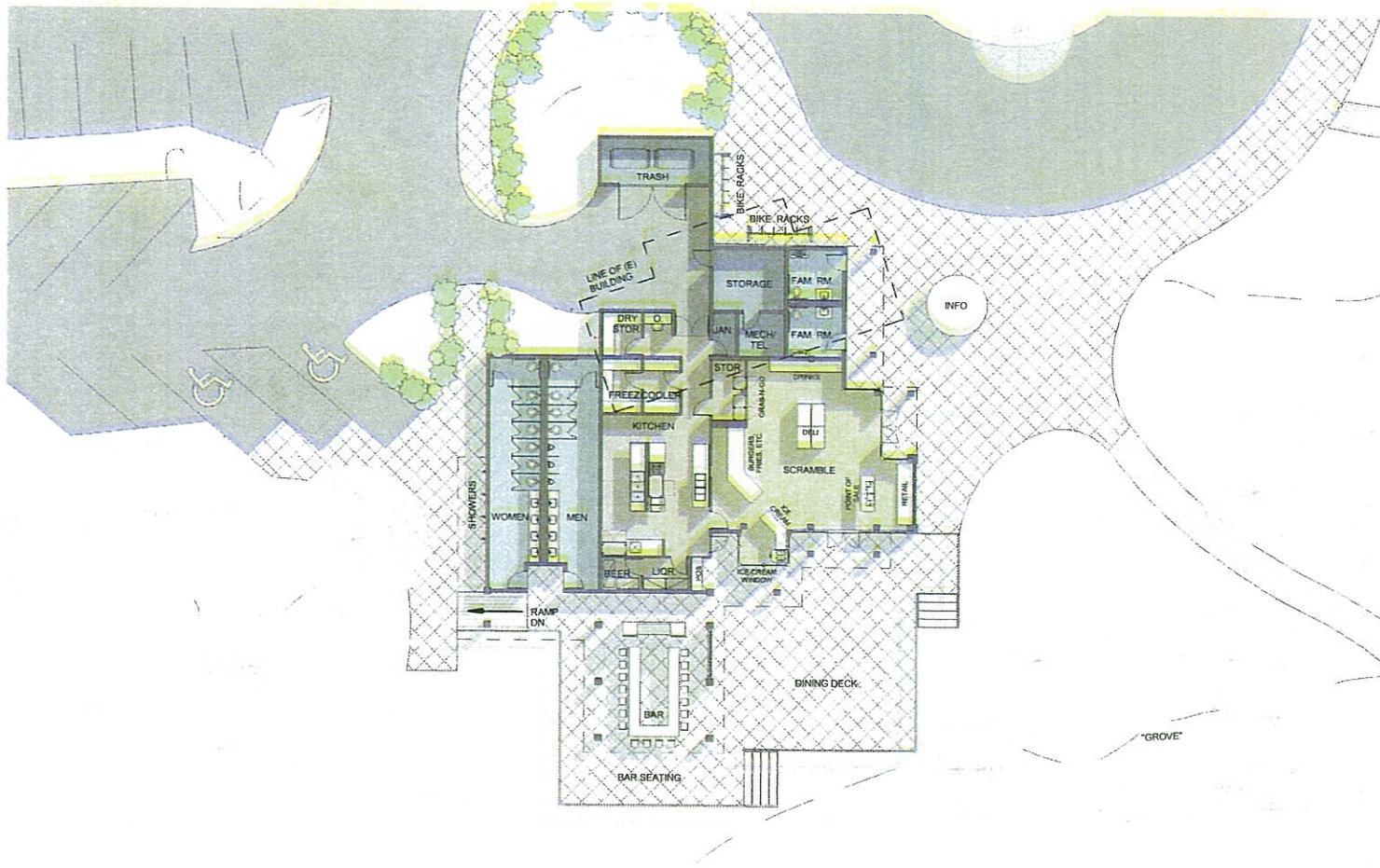


SCHEME A- SITE PLAN- ALTERNATES

INCLINE VILLAGE BEACH HOUSE

MARCH 2017





AREA SCHEDULE - SCHEME A

NAME	AREA
SCRAMBLE	949 SF
SCRAMBLE	949 SF
FAM. RM.	178 SF
MEN	364 SF
WOMEN	367 SF
RESTROOMS	909 SF
BEER	41 SF
COOLER	63 SF
DRY STOR.	54 SF
FREEZ.	67 SF
KITCHEN	600 SF
LIQR.	47 SF
STOR.	66 SF
KITCHEN	938 SF
JAN.	31 SF
MECH/ TEL.	63 SF
STORAGE	139 SF
TRASH	155 SF
BOH	388 SF

AREA SUMMARY

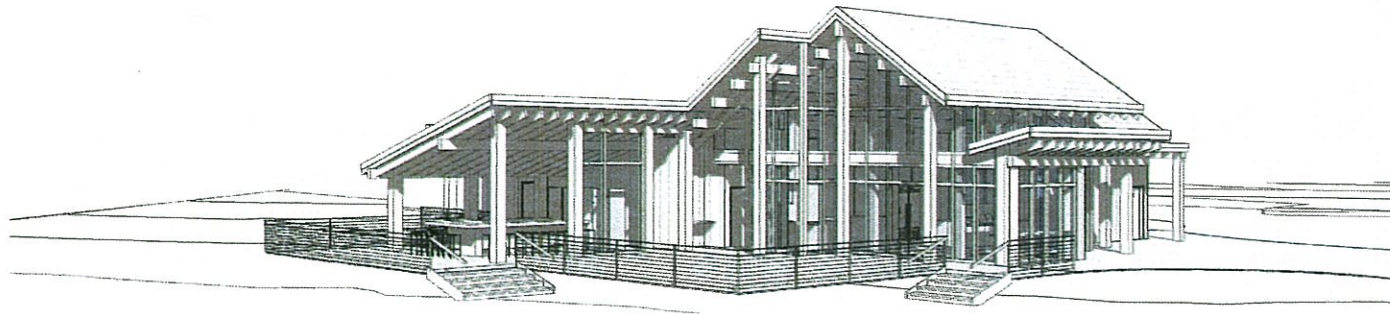
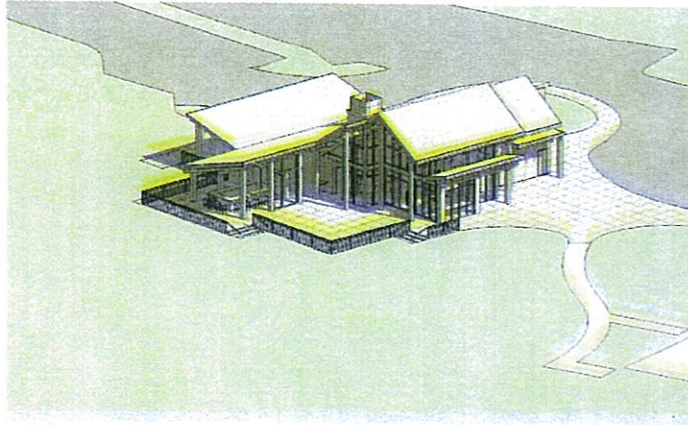
ENCLOSED BLDG AREA:	3,400 SF
BASE BLDG DECK:	800 SF
DINING DECK:	1,500 SF
COVERED BAR & ASSOCIATED DECK:	700 SF
TRASH:	190 SF



SCHEME A- FLOOR PLAN

INCLINE VILLAGE BEACH HOUSE
MARCH 2017



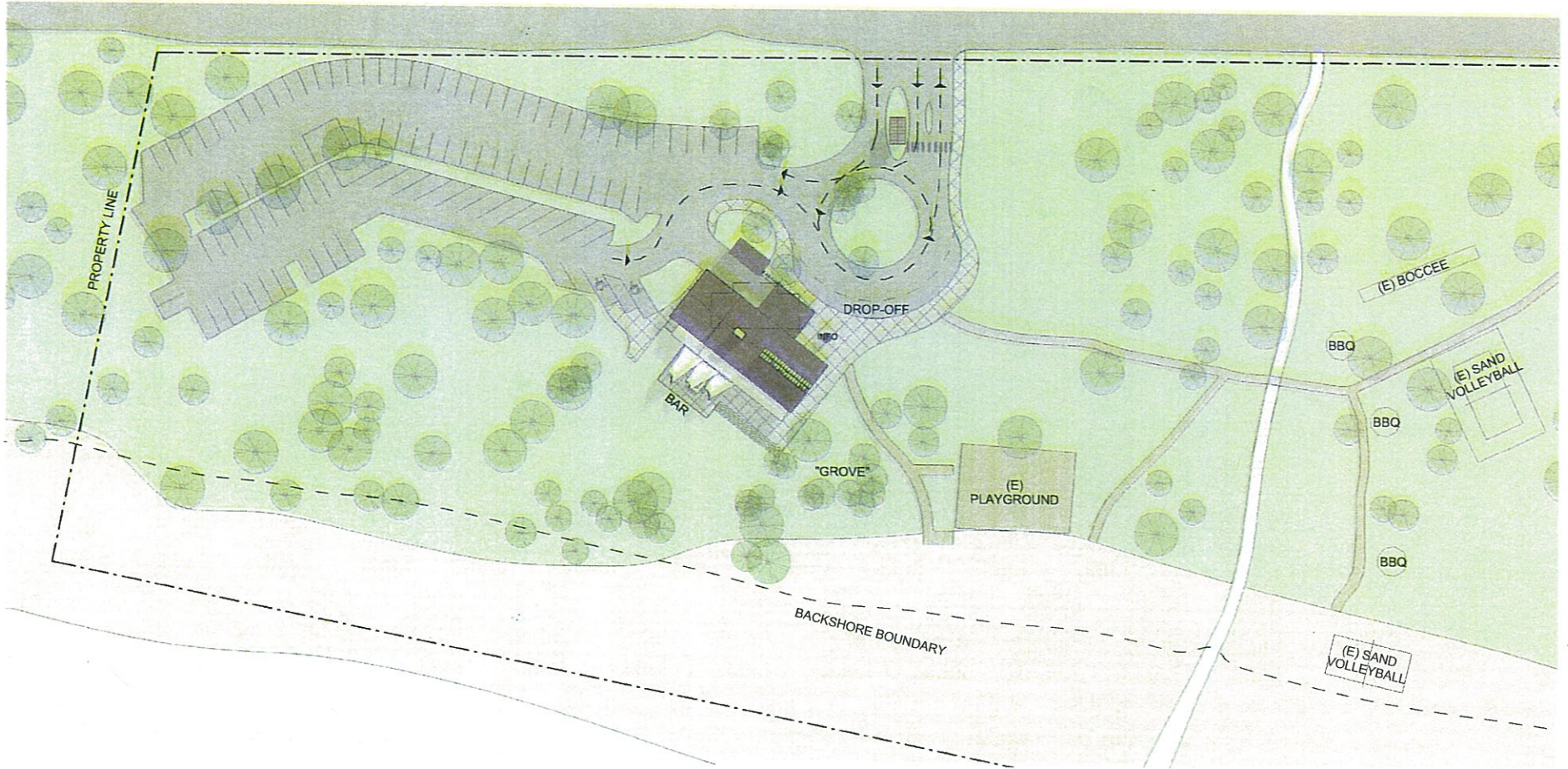


SCHEME A- DESIGN CONCEPT

INCLINE VILLAGE BEACH HOUSE

MARCH 2017



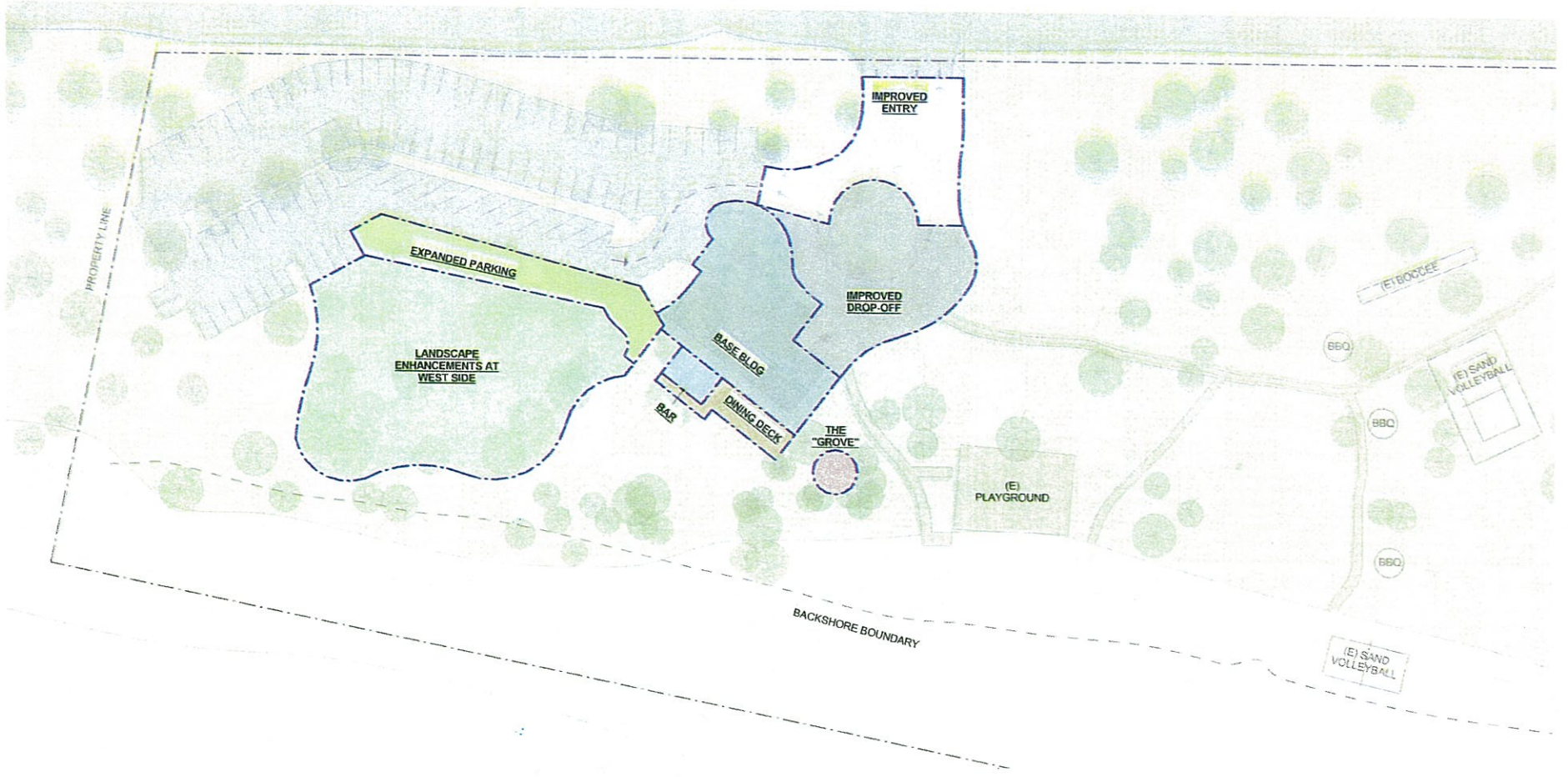


SCHEME B- ILLUSTRATIVE SITE PLAN

INCLINE VILLAGE BEACH HOUSE
 MARCH 2017



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 ARCHITECTURE • PLANNING • INTERIORS

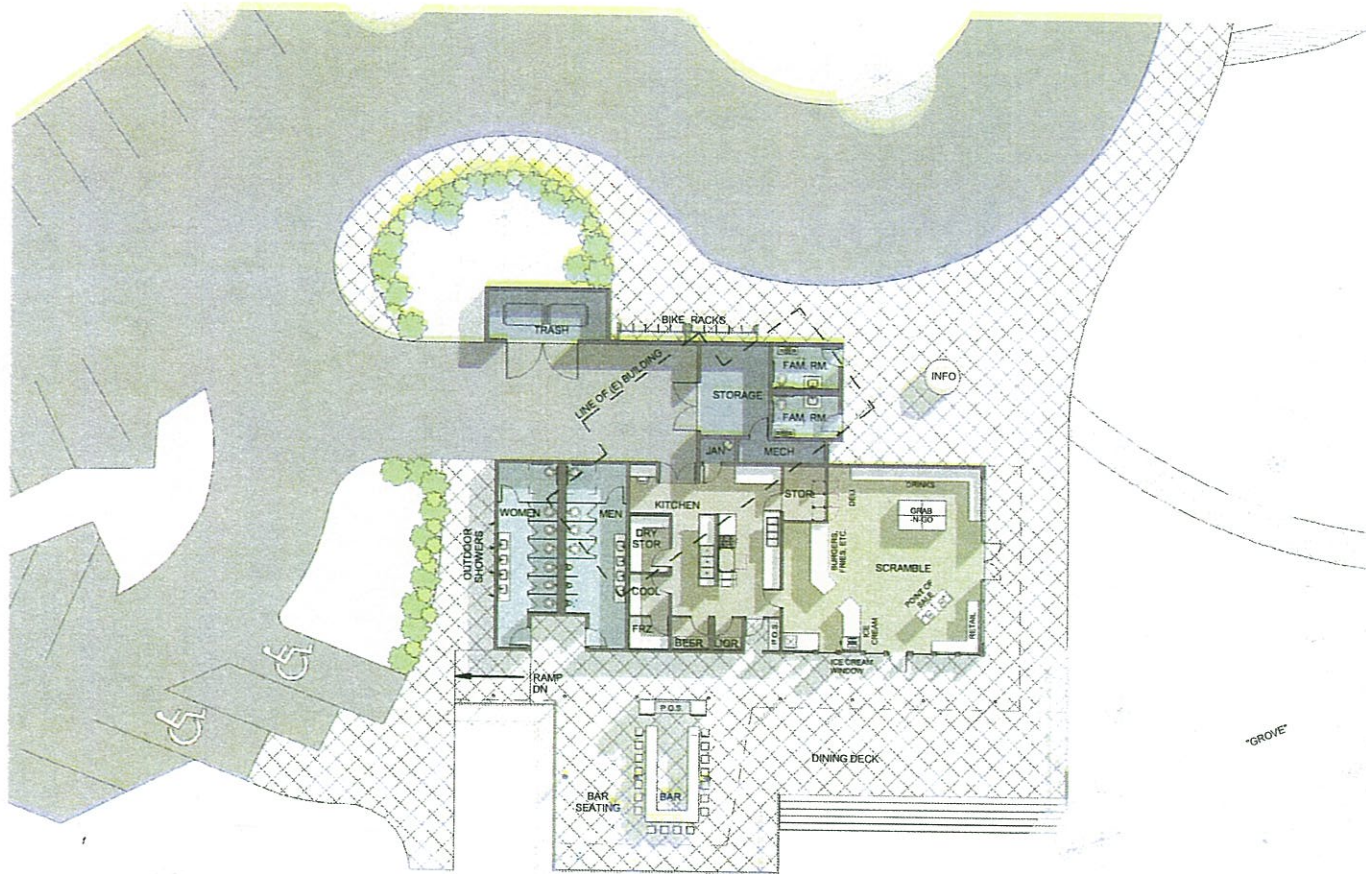


SCHEME B - SITE PLAN - ALTERNATES

INCLINE VILLAGE BEACH HOUSE

MARCH 2017

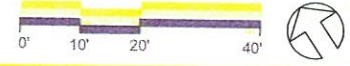




AREA SCHEDULE - SCHEME B	
NAME	AREA
SCRAMBLE	970 SF
SCRAMBLE	970 SF
FAM. RM.	155 SF
MEN	289 SF
WOMEN	283 SF
RESTROOMS	726 SF
BEER	35 SF
COOL	47 SF
DRY STOR	64 SF
FRZ.	35 SF
KITCHEN	493 SF
LIQR.	26 SF
STOR.	68 SF
KITCHEN	768 SF
JAN	23 SF
MECH	54 SF
STORAGE	170 SF
TRASH	157 SF
BOH	403 SF

AREA SUMMARY

ENCLOSED BLDG AREA:	3,100 SF
BASE BLDG DECK:	800 SF
DINING DECK:	1,350 SF
COVERED BAR & ASSOCIATED DECK:	850
TRASH:	180 SF

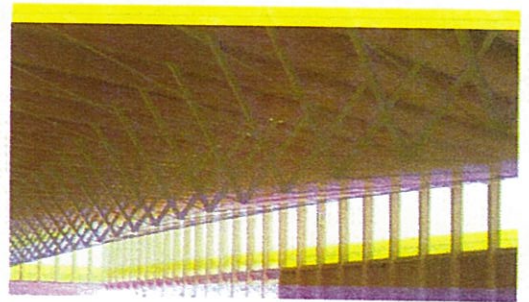
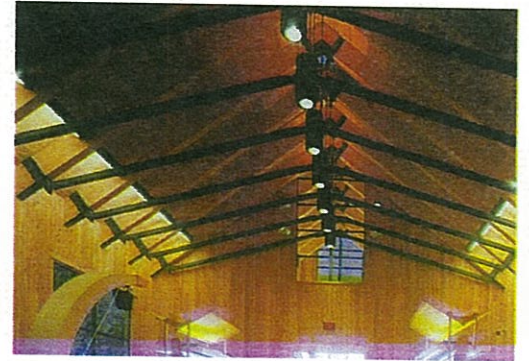
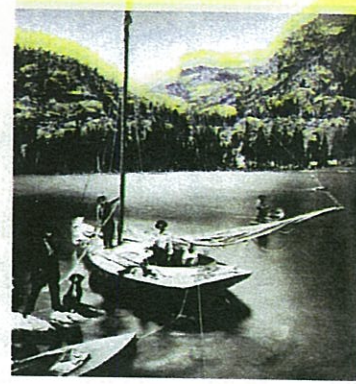
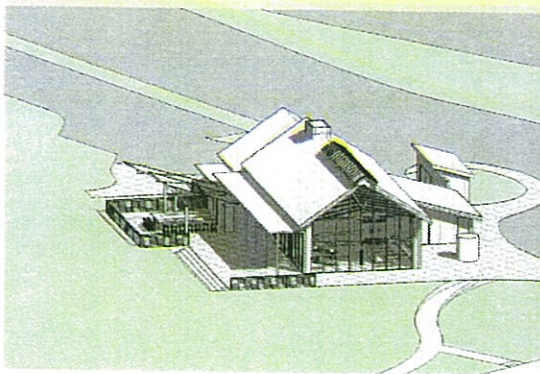


SCHEME B - FLOOR PLAN

INCLINE VILLAGE BEACH HOUSE

MARCH 2017





SCHEME B- DESIGN CONCEPT

INCLINE VILLAGE BEACH HOUSE
MARCH 2017



bull stockwell allen
ARCHITECTURE • PLANNING • INTERIORS

Cost Estimating

- Preliminary cost estimating is underway
 - Mack5 – Alameda, CA based professional cost estimating firm
 - SierraCon – South Lake Tahoe, CA based construction contractor
 - Principal in charge of numerous hospitality projects completed in the Tahoe Basin including:
 - Zephyr Lodge at Northstar
 - Tamarack Lodge at Heavenly
 - Edgewood Tahoe Lodge
 - Treehouse Clubhouse at Northstar Highlands
 - South Tahoe High School Student Union
 - Sugar Bowl Sporthaus Building
 - Kirkwood Community Association Recreation & Amenity Building

Cost Estimating

- Conceptual Construction Estimate in Beach Facilities Plan
 - \$1,900,000 - \$2,200,000
 - Developed by Project Consultant
 - Assumed 3,000 square foot building at \$350 - \$450 per square foot
 - Included outdoor bar and dining deck
- Estimating team has indicated Conceptual Estimate is likely as much as \$250 per square foot too low

Project Funding

- \$350,000 total project budget approved to date by Board of Trustees
 - CIP FY 2014/2015 through FY 2016/2017
 - \$150,000 spent to date including Beach Facility Plan costs
- Draft FY 2017/2018 CIP Budget does not include any project budget in Year 1
- ~\$500,000 in available fund balance to support project construction
- Funding alternatives would need to be assessed to allow project construction

Incline Beach House Project Recommendations

The Board of Trustees moves to direct Staff to apply the following approach to the Incline Beach House Project:

- Complete pre-design process to further refine design schemes and options but do not start final design or permitting work
- Complete preliminary cost estimating
- Utilize the summer of 2017 to solicit public input on the design schemes and options
- Coordinate next steps with the Community Services Master Plan process

report formatting and the proposal to be on the Popular Report Committee - he has no problem with that however we are talking about two different things. His concern is consistency and clarity and going back over the past several years as there have been changes from year to year so there is a lack of consistency and ability to gather the information so he would like to stick with original motion. Trustee Callicrate said that the variance, etc. would be addressed at the committee level so we don't have any issues there and then the possibility of going back to gain consistency, which would require more action by the Board, would rectify the issue and get Trustee Dent what he wants at the committee level; Trustee Dent could ask the committee to address the variances. Trustee Dent agreed that yes, from formatting standpoint. Trustee Morris said, to clarify, Trustee Dent wants the 2016 report to be the same as 2015 so you can compare to that which would preclude the committee and stick with 2015 format; he is hoping for better reports. Trustee Dent said that the 2015 report had a lot more information and that sticking with a similar format and adding to it would be the role of the committee. His big hang up was the information and Staff not sticking to it. It changed in 2016 and Staff didn't update the definitions so he can't, as a Trustee, unless he spends several more hours with Staff, he can't understand it. Trustee Callicrate said that our financial reporting is consistent from 2015 to 2016 and from 2016 to 2017 so in the Popular Report narrative we can bring this in to accommodate Trustee Dent. Numbers need to be consistent year to year and the issue is with the 2015 to 2016 column were changed substantially. The committee will deal with the 2016 reporting issue and we will have the financials reported the same in 2016 to 2016 and then explain the discrepancies. Chairwoman Wong said then we should defeat the present motion and go back to the original process of using the General Manager's Popular Reporting Committee and that no motion is necessary because it is in place; she will be voting to defeat the motion, work in the committee, and then bring results forward to the Board.

Hearing no further comments from the Board, Chairwoman Wong called the question - all Trustees voted against the motion; the motion failed.

E.7. Incline Beach House Project Update for review, discussion, and possible action (Requesting Staff Member: Director of Asset Management Brad Johnson) (was General Business Item E.5.)

Director of Asset Management Brad Johnson gave an overview of the submitted materials.

Trustee Dent on those that voted all their dollars on none of the above, did we dig any further to see where those individuals live as he could see the Crystal Bay residents putting their money there because of no access. Director of Asset Management Johnson said he would have to look at the data and see if we are able to sort on residency.

Trustee Callicrate said he would be cautious in using the term beach front area. Director of Asset Management Johnson said that is a good point and that it grows out to the unimproved area and doesn't actually encroach on the beach front area or shoreline rather it is in the unimproved decomposed granite area.

Trustee Dent is on the cost estimate going from \$1.9 million to \$2.2 million is that at \$600 to \$700 per square foot. Director of Asset Management Johnson said no and that we will have a revised estimate once all the cost estimating is done. The shown numbers include the outdoor bar, dining deck, contingency, and the construction items to complete.

Trustee Callicrate asked so what are we looking at for additional items and what is the total picture; ballpark estimate. Director of Asset Management Johnson said that each of the options carry at \$100,000 to \$300,000 order of magnitude thus it could grow to over a million dollars. Trustee Callicrate followed up by say that the Board needs some figures to be upfront with folks as he has already gotten some community members who have expressed this so we need to be brutally honest and do it the right way and do it one time only. Director of Asset Management Johnson said that is why we are doing this check-in with the Board to ensure we are heading in the right direction then we will take it out to the community and utilize the summer to gather that information.

Chairwoman Wong said is the increase in construction just plain inflation. Director of Asset Management Johnson said inflation is roughly 3.5% per year and when excluding negative inflation, at the peak of the recession, the number bumps to 4.2% with the building boom escalating it to as much as 8% per year. The final construction

estimate, as a sub line, will factor in a construction escalator based on when this project is pursued; yes, escalation will be a factor.

Trustee Horan said what about the Tahoe Basin. Director of Asset Management Johnson said he gave industry wide and that a lot of folks think the Tahoe Basin is unique and it is in some areas however it follows the Reno construction trend. Trustee Horan said so this is an a la carte menu that in the outside areas doesn't have any numbers and were not in the presentation. Director of Asset Management Johnson said that is correct that the costs haven't been developed nor have there been design renderings done. Other than some basic designs, nothing has been done and the reason Staff is asking is does the Board want to vet these out or are you strongly against them and Staff would like to hear that. Trustee Horan said a generalized view from the users would be very important to have for the community. Director of Asset Management Johnson agreed and said that it should be relatively easy to develop estimates. Trustee Horan concurred that would be important.

Trustee Callicrate said, regarding the entrance situation, when you are coming from the west towards the entrance does this get Washoe County involved and while it may never happen should we be planning for that or have we already taken into account that whole aspect. Director of Asset Management Johnson said that the gatehouse is the second most popular enhancement and is the single most complex component and we are doing a very light touch with paving and an additional lane. Addressing gate houses can easily grow into a more complex project especially as you go out into the right-a-way so we are looking at just one lane unless the Board's desire is to address it more comprehensively as it could be a project all its own if Staff were to pursue all the options. Trustee Callicrate said he didn't want to undo it and then have to redo it so let's get the pre-planning to do it right. Director of Asset Management Johnson said that the reason it is separated out is that the light touch could have a ripple effect and if the appetite of the Board is to go all out then Staff will remove from this project and do it as a separate project with its own review/analysis, etc. Trustee Callicrate said it would be a crime to put this in there without doing anything and we could be shooting ourselves in the foot because we aren't looking at the bigger picture. Let's look at these potential opportunities and get us some ballpark figure on each of these phases and also look at public/private

partnership which might be a naming opportunity and not just here but throughout the District.

Trustee Morris said he would definitely want to split it out as it is not a beach house project. The light touch is a good interim step to ease some of the congestion and not as costly so he would like to look at the longer term solution as a separate project so we can do what is needed to fix the beach house. Director of Asset Management Johnson said once we have the orders of magnitude it may help the Board to make decisions and coming back to the Board will allow for more involvement.

Trustee Horan asked how difficult is it to work with Washoe County regarding the right-of-way. Director of Asset Management Johnson said we construct to the standards held by Washoe County and that Washoe County is collaborative and we are bound by the guidelines they are held to.

Trustee Dent said that there is no budget in year one but that we are collecting two million dollars a year for the pipeline which we have been budgeting into the CIP and not spending it until more recently so why are we going about this differently than the pipeline. Director of Asset Management Johnson said regarding the pipeline, we absolutely know we have to replace fifty to sixty percent of that pipeline and that we are facing a magnitude of costs that we have to do. We don't have to do this project if the Board or the community doesn't want to do it so it is largely about the uncertainty. Trustee Dent is the money put away or is it put into reserves. Director of Asset Management Johnson asked if this was relative to this project or the pipeline project; if it is this project, then yes, if this Board directs Staff to move forward with something which needs to increase the fund balance then we develop a way to collect to increase that fund balance and Staff can bring that option back to you. If it is about the pipeline project, then we pre-collect and that has an influence on the Director of Public Works Rate Study which looks out to ensure the collection is adequate and so that is developed in that manner. Trustee Dent asked if there was a better way to do that. Director of Asset Management Johnson said that we can discuss that during the next agenda item but that Year 1 if the only budget being authorized and that Years 2 through 5 are for strategic and planning purposes. We have put this into the Community Services Master Plan process

because of what we know and that this is what the community is desiring. We are looking for direction has to how the Board wants to do this and there could be potential partnership opportunities with Incline Tahoe Foundation thus there are multiple ways for direction funding from the community.

Trustee Morris said so there is \$200,000 left so is that going to be used for getting some estimates? Director of Asset Management Johnson said yes that is exactly right and that he anticipates \$50,000 for the balance of the work to include estimating, surveys, etc. and the additional \$150,000 is budgeted for final design and carry forward of these dollars.

Trustee Callicrate said that a critical component in communications is to be clear on these numbers and it is the details that the community wants to see so let's make sure we have factual numbers and where the excess is going.

Chairwoman Wong said so Staff is being directed to do pre-design work on schemes A and B and those additional options. Director of Asset Management Johnson said he is looking for that direction from the Board; likes to see options and include this or that is what he is looking for. Chairwoman Wong said that she is not in the position to answer that question as she doesn't know what costs the community wants to bear for all of these options. What should would like to suggest is that this be put into the Community Services Master Plan and that Staff give costing options as well as show how to pay for it. She would also like to have a menu that we can go through with the community which shows the costs and how to fund it such as increase in fee, bond, etc. She thinks this will take two or three more iterations past the Community Services Master Plan. Director of Asset Management Johnson says that he is hearing that the Board wants Staff to generate preliminary costs. Trustee Morris said that he wants to go to the public with visual costs as well those things talked about during this exercise. Trustee Horan said that he agrees with Chairwoman Wong.

Trustee Callicrate made a motion to direct Staff to apply the following approach to the Incline Beach House Project:

- Complete pre-design process to further refine design schemes and options but do not start final design or permitting work;
- Complete preliminary cost estimating;
- Utilize the summer of 2017 to solicit public input on the design schemes and options; and
- Coordinate next steps with the Community Services Master Plan process.

Trustee Horan seconded the motion. Chairwoman Wong asked for comments.

Trustee Horan said that the Board discussed it and that he agrees with this motion. Trustee Morris asked if Staff was going to include the options. Director of Asset Management Johnson said yes; Trustee Morris said he is good. Trustee Dent said that he sat on the Design Committee where they went through all of this.

Chairwoman Wong called the question - the motion passed unanimously.

Chairwoman Wong said that she is moving the remaining two items to the next Board of Trustees meeting to which all the Trustees agreed. Chairwoman Wong said if any Trustee has questions they can discuss/coordinate with the General Manager to get information.

- E.8. 2017/2018 Budget Review Process: Board Overview of Capital Improvement Projects Budget - Review, discuss and provide possible direction (Requesting Staff Member: Director of Asset Management Brad Johnson) (deferred to next meeting) (was General Business Item E.6.)**
- E.9. 2017/2018 Board of Trustees Work Plan: Confirm the consensus and assign Trustees to submit their top four (4) items to the District Clerk by no later than March 31, 2017 (deferred to next meeting. (deferred to next meeting) (was General Business Item E.8.)**

F. DISTRICT STAFF UPDATE

- F.1. General Manager Steve Pinkerton**

INCLINE VILLAGE BEACH HOUSE

Conceptual Design Cost Plan
for
Incline Village Beach House

February 14, 2017

mack⁵

1900 Powell Street, Suite 470

Emeryville, CA 94608

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www.mack5.com

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Scheme B Building.....	17 - 24
Scheme B Site Improvement.....	25 - 28
Alternates.....	29 - 35

Conceptual Design Cost Plan

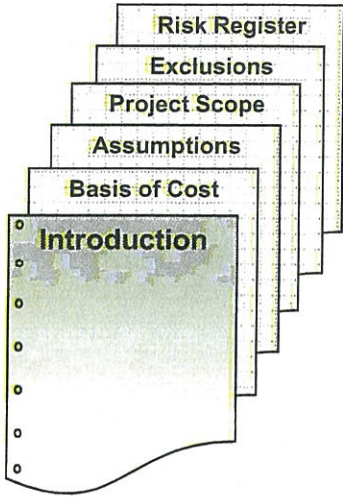
Commentary

Incline Village Beach House

Introduction
Basis of Cost
Assumptions
Exclusions
Risk Register

February 14, 2017

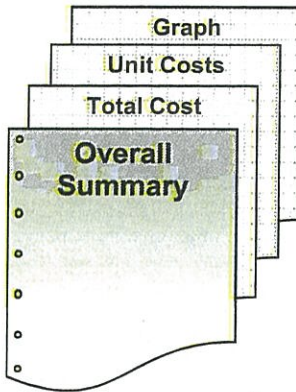
introduction



mack5 was requested to carry out a Conceptual Design Cost Plan for the proposed Incline Village Beach House located in Washoe County, Nevada.

The first part of the Report contains the basis of the report, the assumptions made, description of the project scope, the exclusions to the costs and a risk register which contain items that have potential to impact cost at some point in the future.

The Overall Summary section contains a Summary of Gross Floor Areas, an Overall Project Summary, and Component and Trade Cost Summaries with Graphs.



Each section contains Control Quantities, a Cost Summary and Graph, and a Detailed Breakdown of Costs.

project introduction

The project consists of replacement of 1-story building and associated outdoor amenities. The project will be constructed to create a beachfront hospitality zone at Incline Beach.

items used for cost estimate

- drawings Design Scheme A & B prepared by bsa, received on February 2017 (10-pages)
- narrative Design Narrative prepared by bsa, received on February 2017 (7-pages)

assumptions

- (a) Construction will start in September, 2018
- (b) A construction period of 8 months
- (c) The general contract will be competitively bid by a minimum of five (5) qualified contractors
- (d) The general contractor will have full access to the site during normal business hours
- (e) There are no phasing requirements.
- (f) The contractor will be required to pay prevailing wages

exclusions

- (a) Cost escalation beyond a midpoint of December, 2018
- (b) Loose furniture and equipment except as specifically identified
- (c) Hazardous materials handling, disposal and abatement
- (d) Compression of schedule, premium or shift work, and restrictions on the contractor's working hours
- (e) Soft Cost such as testing and inspection fees, architectural design and construction management fees, assessments, taxes, finance, legal and development charges
- (f) Scope change and post contract contingencies
- (g) Environmental impact mitigation

DRAFT for REVIEW and COMMENT

Incline Village Beach House	GFA	\$/SF	,\$000
Scheme A Building	3,975	\$613.03	\$2,437
Scheme A Site Improvement	6,390	\$63.38	\$405
TOTAL CONSTRUCTION & SITEWORK (SCHEME A) :	3,975	\$714.91	\$2,842
Scheme B Building	4,000	\$572.64	\$2,291
Scheme B Site Improvement	6,080	\$66.13	\$402
TOTAL CONSTRUCTION & SITEWORK (SCHEME B) :	4,000	\$673.16	\$2,693

Alternates

	,\$000
Scheme A Alt.1: Add Dining Deck	\$174
Scheme A Alt.2: Add Bar & Roof	\$227
Scheme B Alt.1: Add Dining Deck	\$188
Scheme B Alt.2: Add Bar & Roof	\$340
Alternates For Scheme A & B	
Alt.3: Add Food Service Equipment	\$690
Alt.4: Add Equipment & Furnishings	\$118
Alt.5: Extended Site Work - Drop off	\$503
Alt.6: Extended Site Work - Entry	\$156
Alt.7: Extended Site Work - Add'l. Parking	\$111
Alt.8: Extended Site Work - Add'l. Landscaping	\$260
Alt.9: Provide interlocking concrete pavers	\$218
Alt.10: Unit Pavers at deck location	(\$19)
Alt.11: The Grove	\$96
Alt.12: Construction Schedule	(\$64)

Summary Comparison

Job #16537

February 14, 2017

	DELTA	Scheme A			Scheme B		
		%	\$/SF	\$,000	%	\$/SF	\$,000
CSI UniFormat Summary							
Foundations	(\$0)	1%	\$10.00	\$40	1%	\$10.00	\$40
Superstructure	\$13	7%	\$48.00	\$191	7%	\$44.45	\$178
Enclosure	\$76	16%	\$111.74	\$444	14%	\$92.16	\$369
Roofing	(\$17)	4%	\$25.72	\$102	4%	\$29.82	\$119
Interior Construction	\$7	5%	\$35.29	\$140	5%	\$33.27	\$133
Interior Finishes	\$20	7%	\$46.78	\$186	6%	\$41.44	\$166
Plumbing	(\$1)	8%	\$56.89	\$226	8%	\$56.66	\$227
Heating, Ventilation, & Air Conditioning	(\$1)	3%	\$20.00	\$80	3%	\$20.00	\$80
Fire Protection	(\$0)	1%	\$7.00	\$28	1%	\$7.00	\$28
Electrical	(\$1)	6%	\$42.00	\$167	6%	\$42.00	\$168
Equipment		0%	\$0.75	\$3	0%	\$0.75	\$3
Furnishings		0%	\$0.00	\$0	0%	\$0.00	\$0
Subtotal - Building Construction	\$96	57%	\$404.18	\$1,607	56%	\$377.55	\$1,510
Site Preparation	\$0	1%	\$7.82	\$31	1%	\$7.73	\$31
Site Improvement	\$2	6%	\$41.74	\$166	6%	\$41.04	\$164
Site Mechanical Utilities		1%	\$6.29	\$25	1%	\$6.25	\$25
Site Electrical Utilities		2%	\$11.32	\$45	2%	\$11.25	\$45
Subtotal - Sitework	\$2	9%	\$67.17	\$267	10%	\$66.28	\$265
Total - Building and Sitework Construction	\$98	66%	\$471.35	\$1,874	66%	\$443.82	\$1,775
Bonds & Insurance	\$2	2%	\$11.78	\$47	2%	\$11.10	\$44
General Conditions	\$12	8%	\$57.98	\$230	8%	\$54.59	\$218
Contractor's Overhead & Profit	\$5	3%	\$24.35	\$97	3%	\$22.93	\$92
Contingency for Design Development	\$18	12%	\$84.82	\$337	12%	\$79.87	\$319
Cost Escalation (to midpoint of const.)	\$13	9%	\$64.63	\$257	9%	\$60.86	\$243
TOTAL CONSTRUCTION BUDGET	\$149	100%	\$714.91	\$2,842	100%	\$673.16	\$2,693
GROSS FLOOR AREA	(25 SF)			3,975 SF			4,000 SF



SCHEME A- DESIGN CONCEPT

Conceptual Design Cost Plan
Scheme A Building

Incline Village Beach House

Control Quantities
Scheme A Building Summary
Detailed Cost Breakdown

February 14, 2017

Enclosed Areas	3,400
Subtotal of Enclosed Area	3,400
Covered Area	
Roof Overhang, allow 24"	620
Roof over outdoor shower	130
Canopies (3 EA)	400
Subtotal of Covered Area at half value	575
Total of Gross Floor Area	3,975

CONTROL QUANTITIES

			Ratio to Gross Area
Number of stories (x1,000)	1	EA	0.252
Gross Area	3,975	SF	1.000
Enclosed Area	3,400	SF	0.855
Covered Area	1,150	SF	0.289
Footprint Area	3,400	SF	0.855
Volume	70,261	CF	17.676
Gross Wall Area	5,300	SF	1.333
Finished Wall Area	3,975	SF	1.000
Windows or Glazing Area	25% 1,325	SF	0.333
Roof Area - Flat	0	SF	0.000
Roof Area - Sloping	4,550	SF	1.145
Roof Area - Total	4,550	SF	1.145
Roof Glazing Area	0	SF	0.000
Interior Partition Length	300	LF	0.075
Plumbing Fixtures (x1,000)	25	EA	6.289

DRAFT for REVIEW and COMMENT

CSI UniFormat Summary	3,975 SF	%	\$/SF	,\$000
Foundations		2%	\$10.00	\$40
Superstructure		8%	\$48.00	\$191
Enclosure		18%	\$111.74	\$444
Roofing		4%	\$25.72	\$102
Interior Construction		6%	\$35.29	\$140
Interior Finishes		8%	\$46.78	\$186
Plumbing		9%	\$56.89	\$226
Heating, Ventilation, & Air Conditioning		3%	\$20.00	\$80
Fire Protection		1%	\$7.00	\$28
Electrical		7%	\$42.00	\$167
Equipment		0%	\$0.75	\$3
Furnishings		0%	\$0.00	\$0
Subtotal - Building Construction		66%	\$404.18	\$1,607
Bonds & Insurance	2.50%	2%	\$10.10	\$40
General Conditions	12.00%	8%	\$49.71	\$198
Contractor's Overhead & Profit	4.50%	3%	\$20.88	\$83
Subtotal		79%	\$484.87	\$1,927
Contingency for Design Development	15.00%	12%	\$72.73	\$289
Cost Escalation (to midpoint of construction)	9.94%	9%	\$55.42	\$220
TOTAL CONSTRUCTION BUDGET		100%	\$613.03	\$2,437

DRAFT for REVIEW and COMMENT**FOUNDATIONS**

	Quantity	Unit	Rate	Total (\$)
Standard Foundations				
Reinforced concrete column footings and grade beams	3,975	GSF	\$10.00	\$39,750
Special Foundations				NIC
Subtotal For Foundations:				\$39,750

SUPERSTRUCTURE

	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
Structural timber column/post with structural steel base	3,975	GSF	\$3.00	\$11,925
Allowance for concealed structural steel & moment frames - allow 2psf	4	T	\$5,400.00	\$21,465
Floor Construction				
Reinforced concrete slab on grade	3,400	SF	\$8.00	\$27,200
Slope Roof Structure				
Exposed timber structure; 8x18 girders at columns, 8x10 purlins @ 24" o.c., 4x10rafters @24" o.c. (with standard framing at BOH)	4,550	SF	\$20.00	\$91,000
Exposed tongue & groove decking			<i>included in Ceiling Finishes</i>	
Plywood diaphragm	4,550	SF	\$5.00	\$22,750
Miscellaneous				
Concrete curb at exterior walls, kitchen and restrooms	420	LF	\$25.00	\$10,500
Miscellaneous metals and rough carpentry	3,975	GSF	\$1.50	\$5,963
Subtotal For Superstructure:				\$190,803

ENCLOSURE

	Quantity	Unit	Rate	Total (\$)
Exterior Framing, Furring and Insulation				
Wood stud framing, 2" thick rigid insulation, over exterior weather barrier, over plywood sheathing	4,327	SF	\$18.00	\$77,885

DRAFT for REVIEW and COMMENT

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Walls				
Natural stone wainscot base, 20%	1,060	SF	\$25.00	\$26,500
Vertical board & batten wood siding, stained finish, 55%	2,915	SF	\$20.00	\$58,299
Cement board panels at exterior showers	352	SF	\$20.00	\$7,040
Exterior Windows				
Storefront glazing/window system, 25%	1,325	SF	\$125.00	\$165,618
Code compliant service window at ice cream counter, allow 3' x 5 high	15	SF	\$125.00	\$1,875
Interior Finish of Exterior Walls				
Gypsum board and batt insulation; taped and sanded	4,327	SF	\$7.50	\$32,452
Exterior Doors, Frames and Hardware				
Aluminum clad wood door with low-e glass and exit device	2	PR	\$10,000.00	\$20,000
Hollow metal door	7	EA	\$2,000.00	\$14,000
Soffits				
Exposed T&G plank to underside soffit	620	SF	\$20.00	\$12,400
Mechanical Equipment Screening				
Allowance	50	LF	\$350.00	\$17,500
Miscellaneous				
Architectural detailing/solid cedar wood trim	5,300	GWA	\$2.00	\$10,600
Subtotal For Enclosure:				\$444,167

ROOFING	Quantity	Unit	Rate	Total (\$)
Sloped Roofing				
Composition shingle roofing system; complete with self adhered waterproofing membrane, ice & water shield and built-up rigid insulation	4,020	SF	\$17.00	\$68,340
Outdoor shower/Canopies				
Roof over outdoor shower	130	SF	\$35.00	\$4,550
Canopies	400	SF	\$35.00	\$14,000

DRAFT for REVIEW and COMMENT

ROOFING	Quantity	Unit	Rate	Total (\$)
Roofing upstands and Sheetmetal Allowance	4,550	SF	\$2.50	\$11,375
Miscellaneous Miscellaneous caulking and sealants	3,975	GSF	\$1.00	\$3,975
Subtotal For Roofing:				\$102,240

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions Wood stud framing, insulation and gypboard on both sides	4,200	SF	\$18.00	\$75,600
Premium for dens shield at all restrooms and kitchen wall	1,540	SF	\$2.00	\$3,080
Premium for acoustic partition assemblies at restrooms, mechanical & separating public areas	1,540	SF	\$5.00	\$7,700
Interior Doors, Frames and Hardware Solid core wood doors in metal frames	6	EA	\$1,800.00	\$10,800
Fittings Protective guards, barriers and bumpers Wall corner guards at back of house areas	300	LF	\$25.00	\$7,500
Prefabricated compartments and accessories Toilet partitions	11	EA	\$1,200.00	\$13,200
Urinal screen	3	EA	\$500.00	\$1,500
Toilet accessories; including hand dryers Multi-stall restroom	2	RM	\$2,650.00	\$5,300
Single stall restroom	2	RM	\$1,400.00	\$2,800
Shelving and Millwork Janitors shelf and mop rack	1	EA	\$500.00	\$500
Allowance for storage shelving	326	SF	\$10.00	\$3,260

DRAFT for REVIEW and COMMENT

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Cabinets and Countertops				
Solid surface quartz countertops at restroom	24	LF	\$200.00	\$4,800
Signs and Graphics				
Directional and wayfinding signs	3,975	GSF	\$0.50	\$1,988
Door signage	15	EA	\$150.00	\$2,250
Building exterior signage	1	LS	NIC, Not required	
Subtotal For Interior Construction:				\$140,278

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Floor Finishes				
Stained concrete at scramble	1,000	SF	\$10.00	\$10,000
Epoxy flooring at restrooms	1,040	SF	\$12.00	\$12,480
Epoxy flooring at kitchen & back of house	960	SF	\$12.00	\$11,520
Exposed concrete at storage & mechanical	400	SF	No cost included	
Bases				
Wood base in public areas	138	LF	\$15.00	\$2,070
Rubber base in back of house area & all other area	772	LF	\$3.00	\$2,316
Wall Finishes				
Ceramic wall tile at restrooms, 8'-0" high	2,288	SF	\$20.00	\$45,760
Tile & stainless steel panel at staff side of scramble	200	SF	\$35.00	\$7,000
FRP at kitchen, storage and service areas	1,800	SF	\$8.00	\$14,400
Wood wainscot & trim at scramble	100	SF	\$25.00	\$2,500
Paint to gypwall	4,012	SF	\$1.25	\$5,015
Clear finish wood trim at window wall interior	1,325	SF	\$20.00	\$26,499
Ceiling Finishes				
Exposed structural T&G plank at scramble	1,000	SF	\$20.00	\$20,000
Painted dens shield at restrooms	1,040	SF	\$18.00	\$18,720
Coated acoustically lay-in panels at kitchen & back of house	960	SF	\$8.00	\$7,680
Exposed structure at storage and mechanical	400	SF	No cost included	
Subtotal For Interior Finishes:				\$185,960

DRAFT for REVIEW and COMMENT

PLUMBING	Quantity	Unit	Rate	Total (\$)
Sanitary fixtures, equipment, sanitary & vent system & domestic water system				
Water closet, urinals, lavatory & kitchen sink	25	Fixtures	\$7,500.00	\$187,500
Outdoor drinking fountain/bottle filler	1	EA	\$5,000.00	\$5,000
Outdoor showers	4	EA	\$5,000.00	\$20,000
Natural gas System				
Allowance for gas service	3,400	SF	\$2.00	\$6,800
Rainwater Drainage System				
Roof drains with piping, roof area	4,550	SF	\$1.50	\$6,825
Subtotal For Plumbing:				\$226,125

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
HVAC				
Seasonal hot water for kitchen restrooms & outdoor showers, kitchen exhausts and make-up air, seasonal heat & hot water for designated restrooms and janitor closet and restroom mechanical ventilation	3,975	GSF	\$20.00	\$79,500
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$79,500

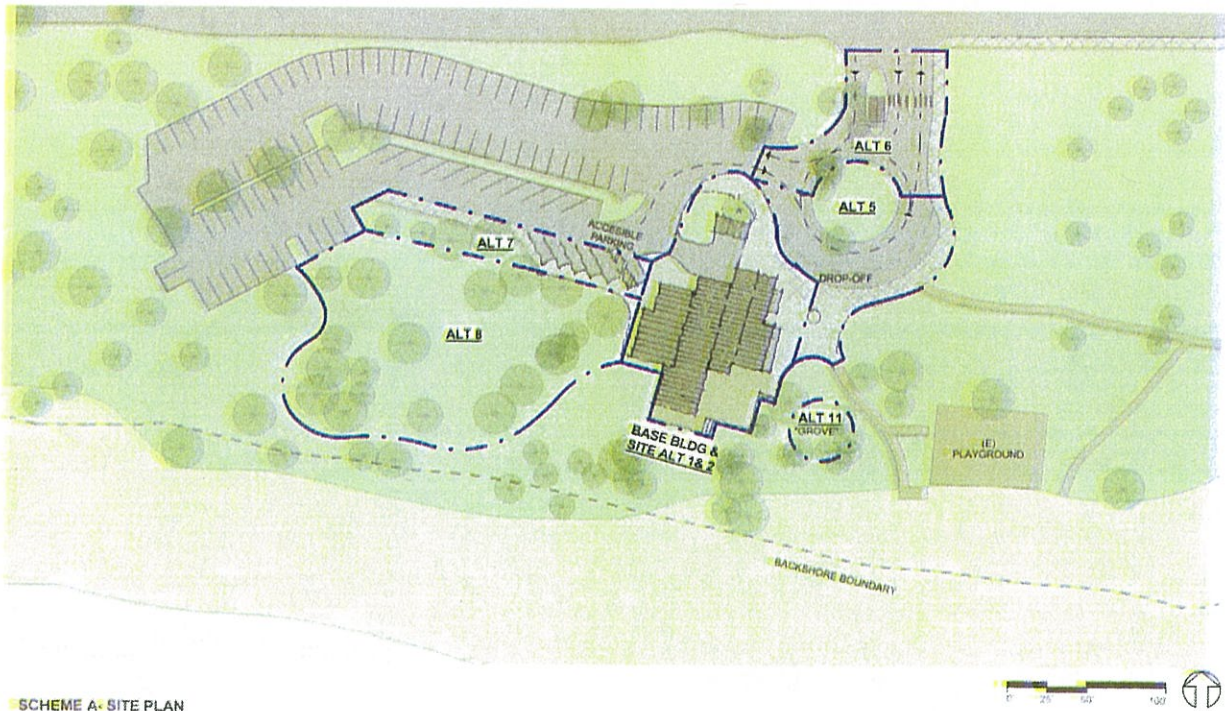
FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
Sprinklers				
Fire sprinkler system	3,975	GSF	\$7.00	\$27,825
Subtotal For Fire Protection:				\$27,825

DRAFT for REVIEW and COMMENT

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical				
Main service and distribution, emergency & exit lighting, mechanical equipment power connections, convenience power, lighting & branch wiring and fire alarm system	3,975	GSF	\$40.00	\$159,000
Security, telephone & data; rough-in only	3,975	GSF	\$2.00	\$7,950
Subtotal For Electrical:				\$166,950

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Amenities				
Fire extinguisher cabinets	1	LS	\$1,500.00	\$1,500
Floor entry mats	1	LS	\$1,500.00	\$1,500
Commercial Equipments				
Food service equipments				see Alternate
Subtotal For Equipment:				\$3,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Fixed Furnishings				
Mecho-shades				NIC
Moveable Furnishings (FF&E Budget)				NIC
Subtotal For Furnishings:				



Conceptual Design Cost Plan

Scheme A Site Improvement Incline Village Beach House

Control Quantities
Scheme A Site Improvement Summary
Detailed Cost Breakdown

February 14, 2017

Site Area

Building Footprint	3,400
Base Deck	800
Trash enclosure	190
Vehicular paving/parking	900
Pedestrian paving	1,100

Subtotal of Site Area	6,390
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DRAFT for REVIEW and COMMENT

CSI UniFormat Summary	6,390 SF	%	\$/SF	,\$000
Site Preparation		8%	\$4.86	\$31
Site Improvement		41%	\$25.97	\$166
Site Mechanical Utilities		6%	\$3.91	\$25
Site Electrical Utilities		11%	\$7.04	\$45
Subtotal - Sitework		66%	\$41.79	\$267
Bonds & Insurance	2.50%	2%	\$1.04	\$7
General Conditions	12.00%	8%	\$5.14	\$33
Contractor's Overhead & Profit	4.50%	3%	\$2.16	\$14
Subtotal		79%	\$50.13	\$320
Contingency for Design Development	15.00%	12%	\$7.52	\$48
Cost Escalation (to start of construction)	9.94%	9%	\$5.73	\$37
TOTAL CONSTRUCTION BUDGET		100%	\$63.38	\$405

NOTE: Inclusions and Exclusions listed in the Commentary Section.

DRAFT for REVIEW and COMMENT

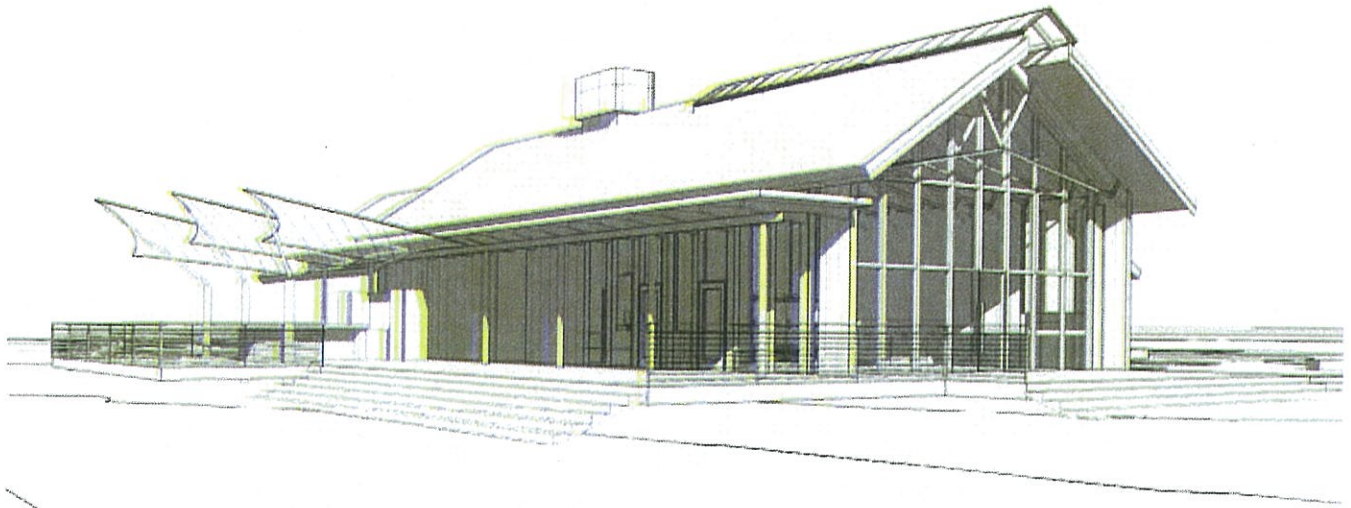
SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Demolition OF Buildings & Structures				
Demolition and removal of (E) building	1,500	SF	\$12.00	\$18,000
Site Protective Construction				
Erosion control	6,390	SF	\$0.50	\$3,195
Protect surrounding paving and trees as required	1	LS	\$5,000.00	\$5,000
Site Clearing and Demolition				
Strip and remove surrounding paving, below grades utilities and vegetation	4,890	SF	\$1.00	\$4,890
Hazardous material abatement				NIC, Excluded
Subtotal For Site Preparation:				\$31,085

SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Vehicular Paving				
Concrete paving at driveway/parking	900	SF	\$15.00	\$13,500
Pavement marking and striping	900	SF	\$0.25	\$225
Pedestrian Paving				
Reinforced concrete paving/pavers	1,100	SF	\$12.00	\$13,200
Vertical curb - allowance	350	LF	\$25.00	\$8,750
Deck				
Wooden deck	800	SF	\$35.00	\$28,000
Foundation/support	800	SF	\$10.00	\$8,000
Guardrail/handrail	120	LF	\$300.00	\$36,000
Premium for stair/ramp	1	LS	\$5,000.00	\$5,000
Site Structures				
Trash enclosure	190	SF	\$175.00	\$33,250
Kiosk				see Alternate
Landscaping				
Allowance	1	LS	\$10,000.00	\$10,000
Miscellaneous site furnishing and fencing				
Allowance for site furnishing; including bollards, bike racks, trash bin, benches, etc.	1	LS	\$10,000.00	\$10,000
Subtotal For Site Improvement:				\$165,925

DRAFT for REVIEW and COMMENT

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Connection to existing utilities to new building - allowance	1	LS	\$25,000.00	\$25,000
Subtotal For Site Mechanical Utilities:				\$25,000

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution Allowance	1	LS	\$20,000.00	\$20,000
Site Lighting Exterior building & low level walkway lighting	1	LS	\$25,000.00	\$25,000
Subtotal For Site Electrical Utilities:				\$45,000



SCHEME B- DESIGN CONCEPT

Conceptual Design Cost Plan

Scheme B Building Incline Village Beach House

Control Quantities
Scheme B Building Summary
Detailed Cost Breakdown

February 14, 2017

Enclosed Areas	3,100
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Subtotal of Enclosed Area	3,100
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Covered Area

Roof Overhang	704
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Roof over outdoor shower	200
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Canopies	896
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Subtotal of Covered Area at half value	900
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Total of Gross Floor Area	4,000
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CONTROL QUANTITIES

			Ratio to Gross Area
Number of stories (x1,000)	1	EA	0.250
Gross Area	4,000	SF	1.000
Enclosed Area	3,100	SF	0.775
Covered Area	1,800	SF	0.450
Footprint Area	3,100	SF	0.775
Volume	62,775	CF	15.694
Gross Wall Area	4,776	SF	1.194
Finished Wall Area	4,059	SF	1.015
Windows or Glazing Area	15% 717	SF	0.179
Roof Area - Flat	0	SF	0.000
Roof Area - Sloping	4,900	SF	1.225
Roof Area - Total	4,900	SF	1.225
Roof Glazing Area	340	SF	0.085
Interior Partition Length	250	LF	0.063
Elevators (x10,000)	0	EA	0.000

DRAFT for REVIEW and COMMENT

CSI UniFormat Summary	4,000 SF	%	\$/SF	,\$000
Foundations		2%	\$10.00	\$40
Superstructure		8%	\$44.45	\$178
Enclosure		16%	\$92.16	\$369
Roofing		5%	\$29.82	\$119
Interior Construction		6%	\$33.27	\$133
Stairs		0%	\$0.00	\$0
Interior Finishes		7%	\$41.44	\$166
Conveying		0%	\$0.00	\$0
Plumbing		10%	\$56.66	\$227
Heating, Ventilation, & Air Conditioning		3%	\$20.00	\$80
Fire Protection		1%	\$7.00	\$28
Electrical		7%	\$42.00	\$168
Equipment		0%	\$0.75	\$3
Furnishings		0%	\$0.00	\$0
Special Construction		0%	\$0.00	\$0
Selective Building Demolition		0%	\$0.00	\$0
Subtotal - Building Construction		66%	\$377.55	\$1,510
Bonds & Insurance	2.50%	2%	\$9.44	\$38
General Conditions	12.00%	8%	\$46.44	\$186
Contractor's Overhead & Profit	4.50%	3%	\$19.50	\$78
Subtotal		79%	\$452.93	\$1,812
Contingency for Design Development	15.00%	12%	\$67.94	\$272
Cost Escalation (to start of construction)	9.94%	9%	\$51.77	\$207
TOTAL CONSTRUCTION BUDGET		100%	\$572.64	\$2,291

NOTE: Inclusions and Exclusions listed in the Commentary Section.

DRAFT for REVIEW and COMMENT

FOUNDATIONS	Quantity	Unit	Rate	Total (\$)
Standard Foundations				
Reinforced concrete column footings and grade beams	4,000	GSF	\$10.00	\$40,000
Special Foundations				
				NIC
Subtotal For Foundations:				\$40,000

SUPERSTRUCTURE	Quantity	Unit	Rate	Total (\$)
Vertical Structure				
Structural timber column/post with structural steel base	4,000	GSF	\$3.00	\$12,000
Allowance for concealed structural steel & moment frames - allow 2psf	4	T	\$5,400.00	\$21,600
Floor Construction				
Reinforced concrete slab on grade	3,100	SF	\$8.00	\$24,800
Slope Roof Structure				
Exposed timber structure; 6x18 girders at steel composite framing, 4x14 purlins @ 4' o.c., (with standard framing at BOH)	4,900	SF	\$16.00	\$78,400
Exposed tongue & groove decking			<i>included in Ceiling Finishes</i>	
Plywood diaphragm	4,900	SF	\$5.00	\$24,500
Miscellaneous				
Concrete curb at exterior walls, kitchen and restrooms	420	LF	\$25.00	\$10,500
Miscellaneous metals and rough carpentry	4,000	GSF	\$1.50	\$6,000
Subtotal For Superstructure:				\$177,800

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Framing, Furring and Insulation				
Wood stud framing, 2" thick rigid insulation, over exterior weather barrier, over plywood sheathing	4,412	SF	\$18.00	\$79,409

DRAFT for REVIEW and COMMENT

ENCLOSURE	Quantity	Unit	Rate	Total (\$)
Exterior Walls				
Natural stone wainscot base, 20%	955	SF	\$25.00	\$23,880
Vertical board & batten wood siding, stained finish, 65%	3,104	SF	\$20.00	\$62,088
Cement board panels at exterior showers	352	SF	\$20.00	\$7,040
Exterior Windows				
Storefront glazing/window system, 15%	717	SF	\$125.00	\$89,625
Code compliant service window at ice cream counter, allow 3' x 5 high	15	SF	\$125.00	\$1,875
Interior Finish of Exterior Walls				
Gypsum board and batt insulation; taped and sanded	4,412	SF	\$7.50	\$33,087
Exterior Doors, Frames and Hardware				
Aluminum clad wood door with low-e glass and exit device				
Single leaf	1	EA	\$5,000.00	\$5,000
Double leaf	1	PR	\$10,000.00	\$10,000
Hollow metal door				
Single leaf	6	EA	\$2,000.00	\$12,000
Double leaf	1	PR	\$3,500.00	\$3,500
Soffits				
Exposed T&G plank to underside soffit	704	SF	\$20.00	\$14,080
Mechanical Equipment Screening				
Allowance	50	LF	\$350.00	\$17,500
Miscellaneous				
Architectural detailing/solid cedar wood trim	4,776	GWA	\$2.00	\$9,552
Subtotal For Enclosure:				\$368,636

DRAFT for REVIEW and COMMENT

ROOFING	Quantity	Unit	Rate	Total (\$)
Sloped Roofing				
Composition shingle roofing system; complete with self adhered waterproofing membrane, ice & water shield and built-up rigid insulation	3,804	SF	\$17.00	\$64,668
Outdoor shower/Canopies				
Roof over outdoor shower	200	SF	\$35.00	\$7,000
Canopies	896	SF	\$35.00	\$31,360
Roofing upstands and Sheetmetal Allowance				
	4,900	SF	\$2.50	\$12,250
Miscellaneous				
Miscellaneous caulking and sealants	4,000	GSF	\$1.00	\$4,000
Subtotal For Roofing:				\$119,278

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Interior Partitions				
Wood stud framing, insulation and gypboard on both sides	3,500	SF	\$18.00	\$63,000
Premium for dens shield at all restrooms and kitchen wall	1,540	SF	\$2.00	\$3,080
Premium for acoustic partition assemblies at restrooms, mechanical & separating public areas	1,540	SF	\$5.00	\$7,700
Interior Doors, Frames and Hardware				
Solid core wood doors in metal frames	6	EA	\$1,800.00	\$10,800
Storage door, 3-leaf	1	SET	\$4,500.00	\$4,500
Fittings				
Protective guards, barriers and bumpers				
Wall corner guards at back of house areas	300	LF	\$25.00	\$7,500

DRAFT for REVIEW and COMMENT

INTERIOR CONSTRUCTION	Quantity	Unit	Rate	Total (\$)
Prefabricated compartments and accessories				
Toilet partitions	11	EA	\$1,200.00	\$13,200
Urinal screen	3	EA	\$500.00	\$1,500
Toilet accessories; including hand dryers				
Multi-stall restroom	2	RM	\$2,650.00	\$5,300
Single stall restroom	2	RM	\$1,400.00	\$2,800
Shelving and Millwork				
Janitors shelf and mop rack	1	EA	\$500.00	\$500
Allowance for storage shelving	400	SF	\$10.00	\$4,000
Cabinets and Countertops				
Solid surface quartz countertops at restroom	24	LF	\$200.00	\$4,800
Signs and Graphics				
Directional and wayfinding signs	4,000	GSF	\$0.50	\$2,000
Door signage	16	EA	\$150.00	\$2,400
Building exterior signage	1	LS		NIC, Not required
Subtotal For Interior Construction:				\$133,080

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Floor Finishes				
Stained concrete at scramble	1,000	SF	\$10.00	\$10,000
Epoxy flooring at restrooms	1,040	SF	\$12.00	\$12,480
Epoxy flooring at kitchen & back of house	660	SF	\$12.00	\$7,920
Exposed concrete at storage & mechanical	400	SF		No cost included
Bases				
Wood base in public areas	138	LF	\$15.00	\$2,070
Rubber base in back of house area & all other area	672	LF	\$3.00	\$2,016
Wall Finishes				
Ceramic wall tile at restrooms, 8'-0" high	2,288	SF	\$20.00	\$45,760
Tile & stainless steel panel at staff side of scramble	200	SF	\$35.00	\$7,000
FRP at kitchen, storage and service areas	1,800	SF	\$8.00	\$14,400
Wood wainscot & trim at scramble	100	SF	\$25.00	\$2,500
Paint to gypwall	2,612	SF	\$1.25	\$3,265
Clear finish wood trim at window wall interior	717	SF	\$20.00	\$14,340

DRAFT for REVIEW and COMMENT

INTERIOR FINISHES	Quantity	Unit	Rate	Total (\$)
Ceiling Finishes				
Exposed structural T&G plank at scramble	1,000	SF	\$20.00	\$20,000
Painted dens shield at restrooms	1,040	SF	\$18.00	\$18,720
Coated acoustically lay-in panels at kitchen & back of house	660	SF	\$8.00	\$5,280
Exposed structure at storage and mechanical	400	SF	No cost included	
Subtotal For Interior Finishes:				\$165,751

PLUMBING	Quantity	Unit	Rate	Total (\$)
Sanitary fixtures, equipment, sanitary & vent system & domestic water system				
Water closet, urinals, lavatory & kitchen sink	25	Fixtures	\$7,500.00	\$187,500
Outdoor drinking fountain/bottle filler	1	EA	\$5,000.00	\$5,000
Outdoor showers	4	EA	\$5,000.00	\$20,000
Natural gas System				
Allowance for gas service	3,400	SF	\$2.00	\$6,800
Rainwater Drainage System				
Roof drains with piping, roof area	4,900	SF	\$1.50	\$7,350
Subtotal For Plumbing:				\$226,650

HEATING, VENTILATION, & AIR-CONDITIONING	Quantity	Unit	Rate	Total (\$)
HVAC				
Seasonal hot water for kitchen restrooms & outdoor showers, kitchen exhausts and make-up air, seasonal heat & hot water for designated restrooms and janitor closet and restroom mechanical ventilation	4,000	GSF	\$20.00	\$80,000
Subtotal For Heating, Ventilation, & Air-Conditioning:				\$80,000

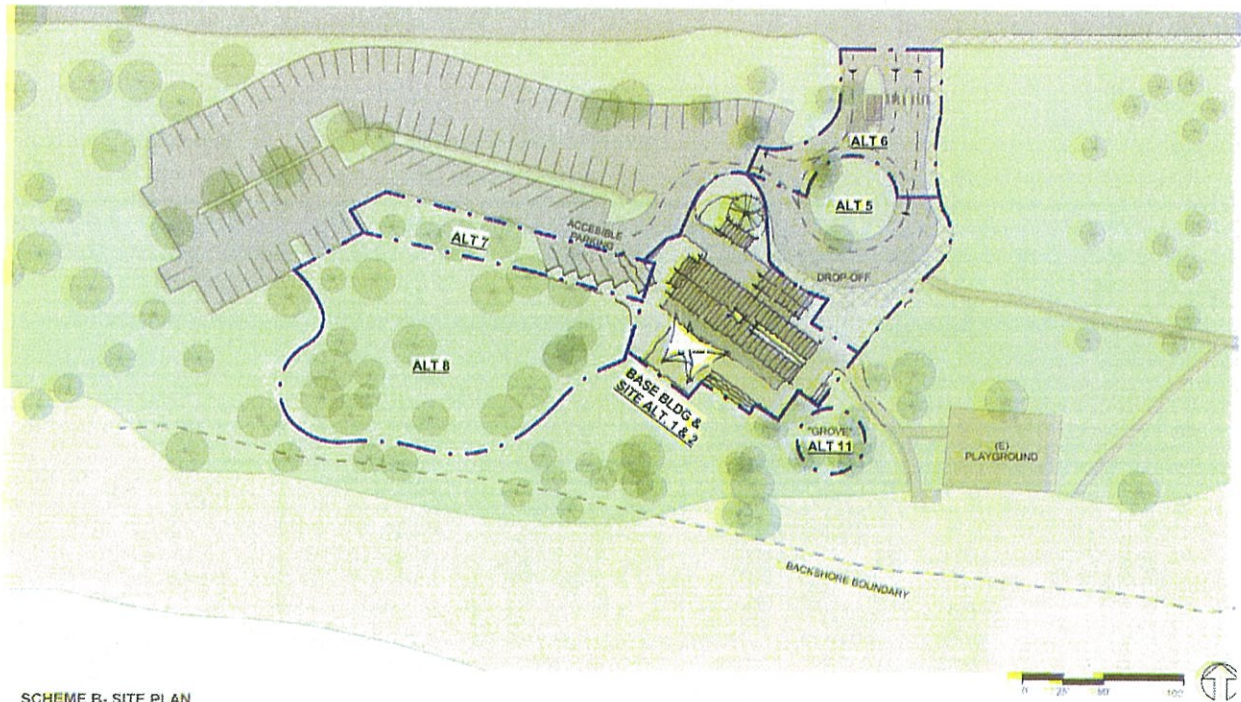
DRAFT for REVIEW and COMMENT

FIRE PROTECTION	Quantity	Unit	Rate	Total (\$)
Sprinklers				
Fire sprinkler system	4,000	SF	\$7.00	\$28,000
Subtotal For Fire Protection:				\$28,000

ELECTRICAL	Quantity	Unit	Rate	Total (\$)
Electrical				
Main service and distribution, emergency & exit lighting, mechanical equipment power connections, convenience power, lighting & branch wiring and fire alarm system	4,000	GSF	\$40.00	\$160,000
Security, telephone & data; rough-in only	4,000	GSF	\$2.00	\$8,000
Subtotal For Electrical:				\$168,000

EQUIPMENT	Quantity	Unit	Rate	Total (\$)
Amenities				
Fire extinguisher cabinets	1	LS	\$1,500.00	\$1,500
Floor entry mats	1	LS	\$1,500.00	\$1,500
Commercial Equipments				
Food service equipments				see Alternate
Subtotal For Equipment:				\$3,000

FURNISHINGS	Quantity	Unit	Rate	Total (\$)
Fixed Furnishings				
Mecho-shades				NIC
Moveable Furnishings (FF&E Budget)				
				NIC
Subtotal For Furnishings:				



SCHEME B- SITE PLAN

Conceptual Design Cost Plan

Scheme B Site Improvement Incline Village Beach House

Control Quantities
Scheme B Site Improvement Summary
Detailed Cost Breakdown

February 14, 2017

Site Area

Building Footprint	3,100
Base Deck	800
Trash enclosure	180
Vehicular paving/parking	900
Pedestrian paving	1,100

Subtotal of Site Area	6,080
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DRAFT for REVIEW and COMMENT

CSI UniFormat Summary	6,080 SF	%	\$/SF	,\$000
Site Preparation		8%	\$5.09	\$31
Site Improvement		41%	\$27.00	\$164
Site Mechanical Utilities		6%	\$4.11	\$25
Site Electrical Utilities		11%	\$7.40	\$45
Subtotal - Sitework		66%	\$43.60	\$265
Bonds & Insurance	2.50%	2%	\$1.09	\$7
General Conditions	12.00%	8%	\$5.36	\$33
Contractor's Overhead & Profit	4.50%	3%	\$2.25	\$14
Subtotal		79%	\$52.31	\$318
Contingency for Design Development	15.00%	12%	\$7.85	\$48
Cost Escalation (to start of construction)	9.94%	9%	\$5.98	\$36
TOTAL CONSTRUCTION BUDGET		100%	\$66.13	\$402

NOTE: Inclusions and Exclusions listed in the Commentary Section.

DRAFT for REVIEW and COMMENT

SITE PREPARATION	Quantity	Unit	Rate	Total (\$)
Demolition OF Buildings & Structures				
Demolition and removal of (E) building	1,500	SF	\$12.00	\$18,000
Site Protective Construction				
Erosion control	6,080	SF	\$0.50	\$3,040
Protect surrounding paving and trees as required	1	LS	\$5,000.00	\$5,000
Site Clearing and Demolition				
Strip and remove surrounding paving, below grades utilities and vegetation	4,890	SF	\$1.00	\$4,890
Hazardous material abatement				NIC, Excluded
Subtotal For Site Preparation:				\$30,930
SITE IMPROVEMENT	Quantity	Unit	Rate	Total (\$)
Vehicular Paving				
Concrete paving at driveway/parking	900	SF	\$15.00	\$13,500
Pavement marking and striping	900	SF	\$0.25	\$225
Pedestrian Paving				
Reinforced concrete paving/pavers	1,100	SF	\$12.00	\$13,200
Vertical curb - allowance	350	LF	\$25.00	\$8,750
Deck				
Wooden deck	800	SF	\$35.00	\$28,000
Foundation/support	800	SF	\$10.00	\$8,000
Guardrail/handrail	120	LF	\$300.00	\$36,000
Premium for stair/ramp	1	LS	\$5,000.00	\$5,000
Site Structures				
Trash enclosure	180	SF	\$175.00	\$31,500
Kiosk				see Alternate
Landscaping				
Allowance	1	LS	\$10,000.00	\$10,000
Miscellaneous site furnishing and fencing				
Allowance for site furnishing; including bollards, bike racks, trash bin, benches, etc.	1	LS	\$10,000.00	\$10,000
Subtotal For Site Improvement:				\$164,175

DRAFT for REVIEW and COMMENT

SITE MECHANICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Connection to existing utilities to new building - allowance	1	LS	\$25,000.00	\$25,000
Subtotal For Site Mechanical Utilities:				\$25,000

SITE ELECTRICAL UTILITIES	Quantity	Unit	Rate	Total (\$)
Electrical Service and Distribution Allowance	1	LS	\$20,000.00	\$20,000
Site Lighting Exterior building & low level walkway lighting	1	LS	\$25,000.00	\$25,000
Subtotal For Site Electrical Utilities:				\$45,000

Conceptual Design Cost Plan

Alternates

Incline Village Beach House

Alternates Cost Breakdown

February 14, 2017

Scheme A Alt.1: Add Dining Deck	Quantity	Unit	Rate	Total (\$)
ADD:				
Site Protective Construction				
Erosion control	1,500	SF	\$0.50	\$750
Site Clearing and Demolition				
Demolish and regrade existing vehicular drop-off and pedestrian	1,500	SF	\$3.50	\$5,250
Dining Deck				
Wooden deck	1,500	SF	\$35.00	\$52,500
Foundation/support	1,500	SF	\$10.00	\$15,000
Guardrail/handrail	120	LF	\$300.00	\$36,000
Premium for stair/ramp	1	LS	\$5,000.00	\$5,000
Mark-up's per Overall Summary	51.67%			\$59,166
Subtotal For Scheme A Alt.1: Add Dining Deck:				\$173,666

Scheme A Alt.2: Add Bar & Roof	Quantity	Unit	Rate	Total (\$)
ADD:				
Site Protective Construction				
Erosion control	700	SF	\$0.50	\$350
Site Clearing and Demolition				
Demolish and regrade existing vehicular drop-off and pedestrian	700	SF	\$3.50	\$2,450
Bar Deck				
Wooden deck	700	SF	\$35.00	\$24,500
Foundation/support	700	SF	\$10.00	\$7,000
Guardrail/handrail	30	LF	\$300.00	\$9,000
Premium for stair/ramp	1	LS	\$5,000.00	\$5,000
Roof Covering				
Standard foundation	700	SF	\$10.00	\$7,000
Columns	700	SF	\$5.00	\$3,500
Structural roof framing and plywood sheathing	700	SF	\$25.00	\$17,500
Exposed T&G plant to underside soffit	700	SF	\$20.00	\$14,000
Architectural detailing	700	SF	\$1.00	\$700
Comp shingle roofing system, including misc sheetmetal (without insulation)	700	SF	\$16.50	\$11,550
Lighting fixtures	700	SF	\$12.00	\$8,400
Custom bar	60	LF	\$650.00	\$39,000
Mark-up's per Overall Summary	51.67%			\$77,484
Subtotal For Scheme A Alt.2: Add Bar & Roof:				\$227,434

Scheme B Alt.1: Add Dining Deck	Quantity	Unit	Rate	Total (\$)
ADD:				
Site Protective Construction				
Erosion control	1,350	SF	\$0.50	\$675
Site Clearing and Demolition				
Demolish and regrade existing vehicular drop-off and pedestrian	1,350	SF	\$3.50	\$4,725
Dining Deck				
Wooden deck	1,350	SF	\$35.00	\$47,250
Foundation/support	1,350	SF	\$10.00	\$13,500
Main entry steps	334	SF	\$50.00	\$16,700
Guardrail/handrail	120	LF	\$300.00	\$36,000
Premium for stair/ramp	1	LS	\$5,000.00	\$5,000
Mark-up's per Overall Summary	51.67%			\$63,997
Subtotal For Scheme B Alt.1: Add Dining Deck:				\$187,847

Scheme B Atl.2: Add Bar & Roof	Quantity	Unit	Rate	Total (\$)
ADD:				
Site Protective Construction				
Erosion control	850	SF	\$0.50	\$425
Site Clearing and Demolition				
Demolish and regrade existing vehicular drop-off and pedestrian	850	SF	\$3.50	\$2,975
Bar Deck				
Wooden deck	850	SF	\$35.00	\$29,750
Foundation/support	850	SF	\$10.00	\$8,500
Guardrail/handrail	30	LF	\$300.00	\$9,000
Premium for stair/ramp	1	LS	\$5,000.00	\$5,000
Roof Covering				
Standard foundation	850	SF	\$10.00	\$8,500
Columns	850	SF	\$5.00	\$4,250
Custom heavy-duty tensile fabric roof structure	850	SF	\$125.00	\$106,250
Lighting fixtures	850	SF	\$12.00	\$10,200
Custom bar	60	LF	\$650.00	\$39,000
Mark-up's per Overall Summary	51.67%			\$115,671
Subtotal For Scheme B Atl.2: Add Bar & Roof:				\$339,521

Alt.3: Add Food Service Equipment	Quantity	Unit	Rate	Total (\$)
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ADD:

Kitchen equipment; including grille & fryer station, exhaust & extinguisher system, assembly & service counter, cold prep station, pot washing station, panelized walk-in cooler/freezer, stainless steel cabinets and work-tops

850 SF \$300.00 \$255,000

Scramble equipment; including reach in unitized food & beverage cooler with glass door, soft ice-cream dispenser, service counter & grille station, custom built-in casework for non-refrigerated food display

1,000 SF \$200.00 \$200,000

Mark-up's per Overall Summary

51.67% \$235,114

Subtotal For Alt.3: Add Food Service Equipment: \$690,114

Alt.4: Add Equipment & Furnishings	Quantity	Unit	Rate	Total (\$)
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ADD:

Retail: custom display casework, glass shelve & integral lighting

1 LS \$10,000.00 \$10,000

AV Equipment: sound system with built-in speakers

1,000 SF \$10.00 \$10,000

Metal storage shelving at all storage

400 SF \$20.00 \$8,000

Integrated POS system w/ 3 stations

3 EA \$5,000.00 \$15,000

Custom food service and identity signage at scramble

1,000 SF \$5.00 \$5,000

Security system, telephone & data; wiring, cables & equipment

1,000 SF \$10.00 \$10,000

Galvanized metal surface mounted bicycle rack

1 LS \$5,000.00 \$5,000

Free-standing information kiosk at drop off area

1 LS \$15,000.00 \$15,000

Mark-up's per Overall Summary

51.67% \$40,305

Subtotal For Alt.4: Add Equipment & Furnishings: \$118,305

Alt.5: Extended Site Work - Drop off	Quantity	Unit	Rate	Total (\$)
ADD:				
Site Protective Construction				
Erosion control	15,715	SF	\$0.50	\$7,858
Site Clearing and Demolition				
Demolish and regrade existing vehicular drop-off and pedestrian	15,715	SF	\$3.50	\$55,003
Vehicular Paving				
Asphalt paving	3,940	SF	\$7.00	\$27,580
Pavement marking and striping	3,940	SF	\$0.50	\$1,970
Pedestrian Paving				
Reinforced concrete paving	9,485	SF	\$12.00	\$113,817
Vertical curb - allowance	500	LF	\$25.00	\$12,500
Landscaping				
General planting & irrigation	2,290	SF	\$15.00	\$34,353
Site Utilities				
Allowance for site drainage	15,715	SF	\$2.00	\$31,430
Allowance for site lighting	15,715	SF	\$3.00	\$47,145
Mark-up's per Overall Summary	51.67%			\$171,377
Subtotal For Alt.5: Extended Site Work - Drop Off:				\$503,033

Alt.6: Extended Site Work - Entry	Quantity	Unit	Rate	Total (\$)
ADD:				
Site Protective Construction				
Erosion control	6,580	SF	\$0.50	\$3,290
Vehicular Paving				
Asphalt paving	5,360	SF	\$7.00	\$37,520
Pavement marking and striping	5,360	SF	\$0.50	\$2,680
Pedestrian Paving				
Reinforced concrete paving/pavers	720	SF	\$12.00	\$8,640
Vertical curb - allowance	400	LF	\$25.00	\$10,000
Landscaping				
General planting & irrigation	500	SF	\$15.00	\$7,500
Site Utilities				
Allowance for site drainage	6,580	SF	\$2.00	\$13,160
Allowance for site lighting	6,580	SF	\$3.00	\$19,740
Mark-up's per Overall Summary	51.67%			\$52,981
Subtotal For Alt.6: Extended Site Work - Entry:				\$155,511

Alt.7: Extended Site Work - Add'l. Parking	Quantity	Unit	Rate	Total (\$)
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ADD:

Site Protective Construction				
Erosion control	5,000	SF	\$0.50	\$2,500
Vehicular Paving				
Asphalt paving	4,130	SF	\$7.00	\$28,910
Pavement marking and striping	4,130	SF	\$0.50	\$2,065
Pedestrian Paving				
Reinforced concrete paving/pavers	870	SF	\$12.00	\$10,440
Vertical curb - allowance	160	LF	\$25.00	\$4,000
Landscaping				
General planting & irrigation			NIC, Not required	
Site Utilities				
Allowance for site drainage	5,000	SF	\$2.00	\$10,000
Allowance for site lighting	5,000	SF	\$3.00	\$15,000
Mark-up's per Overall Summary	51.67%			\$37,678

Subtotal For Alt.7: Extended Site Work - Add'L. Parking: \$110,593

Alt.8: Extended Site Work - Addt'l.	Quantity	Unit	Rate	Total (\$)
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ADD:

Site Protective Construction				
Erosion control	21,430	SF	\$0.50	\$10,715
Site Clearing and Demolition				
Remove, regrade existing soil	21,430	SF	\$2.00	\$42,860
Landscaping				
Replace existing beach sand with grass, turf and trees	21,430	SF	\$5.00	\$107,150
Site Utilities				
Allowance for site drainage	21,430	SF	\$0.50	\$10,715
Allowance for site lighting	21,430	SF	NIC, Not required	
Mark-up's per Overall Summary	51.67%			\$88,589

Subtotal For Alt.8: Extended Site Work - Addt'L. Landscaping: \$260,029

Alt.9: Provide interlocking concrete pavers	Quantity	Unit	Rate	Total (\$)
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DELETE:

Pedestrian Paving Reinforced concrete paving	((11,075))	SF	\$12.00	(\$132,897)
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ADD:

Pedestrian Paving Interlocking pavers over sand bed, over concrete sub slab; including concrete border paver restraint	11,075	SF	\$25.00	\$276,869
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Mark-up's per Overall Summary	51.67%			\$74,395
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Subtotal For Alt.9: Provide Interlocking Concrete Pavers: \$218,367

Alt.10: Unit Pavers at deck location	Quantity	Unit	Rate	Total (\$)
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DELETE:

Pedestrian Paving Dining deck	((1,500))	SF	\$45.00	(\$67,500)
Bar deck	((700))	SF	\$45.00	(\$31,500)

ADD:

Pedestrian Paving Interlocking pavers over sand bed, over concrete sub slab; including concrete border paver restraint	2,200	SF	\$25.00	\$55,000
Engineered fill, average 24"	163	CY	\$45.00	\$7,333
Concrete stem wall, varied from 6" to 3.5'	240	LF	\$100.00	\$24,000

Mark-up's per Overall Summary	51.67%			(\$6,545)
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Subtotal For Alt.10: Unit Pavers At Deck Location: (\$19,212)

Alternates	Job #16537
	February 14, 2017



Alt.11: The Grove	Quantity	Unit	Rate	Total (\$)
ADD:				
Site Protective Construction				
Erosion control	707	SF	\$0.50	\$353
The grove deck				
Wood deck, flush to grade, 30' diameter	707	SF	\$35.00	\$24,740
Architectural guardrail	94	LF	\$300.00	\$28,274
Electrical				
Tree mounted shielded down lighting	1	LS	\$10,000.00	\$10,000
Mark-up's per Overall Summary	51.67%			\$32,744
Subtotal For Alt.11: The Grove:				\$96,112

Alt.12: Construction Schedule	Quantity	Unit	Rate	Total (\$)
DELETE:				
Cost Escalation to start of construction: May 2018 in lieu of September 2018	(4)	Months	\$13,000.00	(\$52,000)
General Condition/Requirements: including snow removal & management, weather delays, temporary heating	(3)	Months	\$5,000.00	(\$15,000)
ADD:				
General Conditions: +1 month to complete the sitework	1	Months	\$25,000.00	\$25,000
Mark-up's per Overall Summary	51.67%			(\$21,703)
Subtotal For Alt.12: Construction Schedule:				(\$63,703)



Owner: Incline Village General Improvement District
 Project: Incline Village Beach House
 Based on: Bull Stockwell Allen & Design Workshop Design Schemes dated January 2017 and Outline Specs dated February 2, 2017

3/2/2017

Scheme A - Conceptual Estimate for Hard Construction of Base Building and Site Work

Enclosed Building Area: 3,400 SF
 Base Building Deck: 800 SF
 Trash Enclosure: 190 SF
Total: 4,390 SF

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 1	General Requirements - Demolition of existing building & Site Demolition	1500	SF	\$21.68	32,519
Div 2	Site Work - Earthwork, Structural Grading, UG Utilities to Bldg, Grease Trap, BMPs, Site Grading	4,390	SF	\$23.06	101,220
Div 2	AC Paving at Trash Enclosure / Misc Patching at existing AC parking lot	1800	SF	\$4.12	7,421
Div 2	Landscaping - Native landscaping and revegetation in disturbed areas	6000	SF	\$3.06	18,333
Div 2	Unit Pavers at Walkways - NONE (see alternate #9)			\$0.00	0
Div 3	Structural Concrete - Foundations, Slab on Grade, curbs, includes reinforcing steel	3,590	SF	\$32.50	116,657
Div 3	Site Concrete - concrete walkways around new building, Curb & Gutter at AC paving, Slab at Deck	3400	SF	\$18.92	64,311
Div 4	Masonry - Exterior Wainscot with Natural Stone	3,400	SF	\$5.55	18,865
Div 5	Structural Steel - Custom Steel Buckets / Bases, Concealed Steel Cols & Moment Frames	1	LS	\$92,812.50	92,813
Div 5	Miscellaneous Steel - Deck guardrails (standard steel mesh), Handrails, Trash Enclosure Gates	1	LS	\$16,125.00	16,125
Div 6	Carpentry - Structural wall & roof framing, misc framing, siding, T&G soffit, trash enclosure	3,400	SF	\$103.79	352,886
Div 6	Interior Finish Carpentry - Wood base, Wood trim at windows (jamb extensions), wainscot	3,400	SF	\$10.94	37,201
Div 7	Thermal Insulation & Vapor Barriers - Rigid / batts at walls, Batts at underside of roof	3,400	SF	\$5.72	19,458
Div 7	Waterproofing / Moisture Protection	3,400	SF	\$2.54	8,641
Div 7	FRP paneling at kitchen, storage, trash and BOH	3,400	SF	\$2.76	9,399
Div 7	Sheet Metal - Flashing and Exterior Elements	3,400	SF	\$7.91	26,879
Div 7	Roofing - PVC Flat roof, Comp Shingles sloped, metal roofing at eaves / fascia over R-30 Rigid	3,400	SF	\$31.53	107,185
Div 7	Polycarbonate roofing panels over outdoor showers (6'x30') with structural support	180	SF	\$101.85	18,333
Div 8	Doors / Frames / Hardware - Hollow Metal doors and frames	15	EA	\$1,803.75	27,056
Div 8	Windows - Aluminum Clad Wood Windows with 4 Exterior Doors	3,400	SF	\$42.68	145,112
Div 8	Glazing - bathroom mirrors and ice cream pass through window	1	LS	\$4,656.00	4,656
Div 9	Drywall - Type X, Denseguard in restrooms and kitchen, Acoustical provisions	3,400	SF	\$7.87	26,747
Div 9	Suspended Grid Ceiling System - washable lay in panels at food service areas	3,400	SF	\$4.53	15,402
Div 9	Tile - Wall tile at restrooms and scramble	3,400	SF	\$6.63	22,558
Div 9	Flooring - Epoxy Flooring at Kitchen, Restrooms and BOH w/ integral cove base	3,400	SF	\$8.10	27,538
Div 9	Stained Concrete at Scramble w/ rubber base	3,400	SF	\$2.45	8,330
Div 9	Paint / Stain - interior and exterior	3,400	SF	\$9.46	32,156
Div 10	Specialties - Signage - Code and Specialty	3,400	SF	\$1.50	5,100
Div 10	Specialties - Toilet Partitions and Toilet Accessories	3,400	SF	\$5.58	18,964
Div 11	Equipment - Food Service Equipment - See Alternate #3	0	LS	\$0.00	0
Div 12	Furnishings - Millwork for Scramble - See Alternate #3	0	LS	\$0.00	0
Div 12	Furnishings - Casework and Solid Surface Countertops - Solid Surface Quartz at restrooms	3,400	SF	\$3.76	12,795
Div 12	Furnishings - Site Furnishings - bicycle racks	1	LS	\$1,500.00	1,500
Div 13	Special Construction - NONE			\$0.00	0
Div 14	Conveying Systems - NONE			\$0.00	0
Div 15	Fire Sprinkler - Dry system for seasonal use only	3,400	SF	\$8.58	29,155
Div 15	Plumbing - Water, Waste Fixtures for Restrooms, Kitchen Rough, Gas for Heating and Hot Water	3,400	SF	\$30.23	102,765
Div 15	Mechanical - Seasonal Use (Heat for small restrooms / janitor), Kitchen mechanical, ventilation	3,400	SF	\$28.52	96,964
Div 16	Electrical / Low Voltage Systems - Power, Lighting, Fire Alarm, Security, Telephone, Data	3,400	SF	\$32.18	109,395
Subtotal:					\$1,734,437

General Conditions & Access Provisions					104,066
General Liability Insurance - 1.5%					26,017
Bonding - 1.5%					26,017
Conceptual Design Contingency - 12%					208,132
General Contractor Fee - 4%					73,540

Grand Total: \$2,172,209
Total SF: 3,400
Cost per SF: \$638.88



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Scheme A - Alternate #1 - Dining Deck

Dining Deck: 1,500 SF
 Total: 1,500 SF

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 1	General Requirements - NONE	0		\$0.00	0
Div 2	Site Work - Grading for Foundations, Backfill & Final Grade	1,500	SF	\$8.00	12,004
Div 2	Landscaping - Native landscaping and revegetation in disturbed areas	1500	SF	\$3.06	4,583
Div 3	Structural Concrete - Foundations for deck	1,500	SF	\$11.40	17,096
Div 5	Miscellaneous Steel - Deck guardrails	1	LS	\$17,460.00	17,460
Div 6	Carpentry - Deck Framing	1,500	SF	\$26.68	40,013
Div 9	Paint / Stain - railings and wood members	1,500	SF	\$5.34	8,003

Subtotal:					\$99,158
	General Conditions & Access Provisions				5,949
	General Liability Insurance - 1.5%				1,487
	Bonding - 1.5%				1,487
	Conceptual Design Contingency - 12%				11,899
	General Contractor Fee - 4%				4,204

Grand Total: \$124,186
 Total SF: 1,500
 Cost per SF: \$82.79

Scheme A - Alternate #2 - Covered Bar and Associated Deck

Covered Bar and Associated Deck: 700 SF
 Total: 700 SF

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 1	General Requirements - NONE	0		\$0.00	0
Div 2	Site Work - Grading for Foundations, Backfill & Final Grade, Underground utilities to Bar	700	SF	\$28.37	19,861
Div 2	Landscaping - Native landscaping and revegetation in disturbed areas	1000	SF	\$3.06	3,056
Div 3	Structural Concrete - Foundations for deck and covered bar structure	700	SF	\$19.64	13,750
Div 5	Miscellaneous Steel - Deck guardrails, Misc Custom Steel Buckets for Roof Framing	1	LS	\$9,215.00	9,215
Div 6	Carpentry - Deck Framing and Roof Structure Over Bar	700	SF	\$101.85	71,295
Div 7	Sheet Metal - Flashing and Exterior Elements	700	SF	\$6.31	4,414
Div 7	Roofing - Comp Shingles sloped roof (no rigid insulation or metal eaves)	700	SF	\$22.16	15,515
Div 9	Flooring - Epoxy Flooring behind bar	150	SF	\$48.50	7,275
Div 9	Paint / Stain - exterior elements	700	SF	\$17.95	12,562
Div 10	Specialties - Signage - Code and Specialty	700	SF	\$1.46	1,019
Div 11	Equipment - Food Service Equipment - Bar Equipment	1	LS	\$33,950.00	33,950
Div 12	Furnishings - Bar Casework and Solid Surface Countertops	1	LS	\$36,860.00	36,860
Div 15	Fire Sprinkler - Dry system for seasonal use only	700	SF	\$12.13	8,488
Div 15	Plumbing - Water, Waste and Connections for Bar Equip	700	SF	\$33.95	23,765
Div 15	Mechanical - NONE	700	SF	\$0.00	0
Div 16	Electrical / Low Voltage Systems - Power & Lighting for Covered Bar	700	SF	\$33.95	23,765

Subtotal:					\$284,787
	General Conditions & Access Provisions				17,087
	General Liability Insurance - 1.5%				4,272
	Bonding - 1.5%				4,272
	Conceptual Design Contingency - 12%				34,174
	General Contractor Fee - 4%				12,075

Grand Total: \$356,667
 Total SF: 700
 Cost per SF: \$509.52

Qualifications:

- Does not include any soft costs - design, permitting, inspections, FF&E
- Assumes there are no hazardous materials present or abatement within existing building or existing soil
- Schedule is based on a construction start date of September 1st, 2018 with a completion date of June 15th, 2019 (9.5 months)
- Assumes all major utilities are in place. No offsite utility work or additional permanent BMPs for existing entry roads, parking areas are assumed
- Assumes worker parking and staging will occur on site utilizing the existing parking lots and entry roads and not shared with public use through winter
- Pricing is conceptual only. Final pricing shall be based on engineered drawings and specifications
- Alternates #1 and #2 are priced assuming concurrent construction with Base Building
- Estimates are based on construction pricing for a 2017 season. No escalation for 2018 is included and shall be carried by the Owner.
- Estimates are based on concrete slab decks ILO wood decks as shown on the conceptual design



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Scheme B - Alternate #1 - Dining Deck

Dining Deck: 1,350 SF
 Total: 1,350 SF

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 1	General Requirements - NONE	0		\$0.00	0
Div 2	Site Work - Grading for Foundations, Backfill & Final Grade	1,350	SF	\$8.00	10,800
Div 2	Landscaping - Native landscaping and revegetation in disturbed areas	1500	SF	\$3.06	4,583
Div 3	Structural Concrete - Foundations for deck	1,350	SF	\$11.40	15,387
Div 5	Miscellaneous Steel - Deck guardrails	1	LS	\$8,730.00	8,730
Div 6	Carpentry - Deck Framing and Stairs	1,350	SF	\$32.01	43,214
Div 9	Paint / Stain - railings and wood members	1,350	SF	\$5.34	7,202

Subtotal: \$89,919

	General Conditions & Access Provisions				5,395
	General Liability Insurance - 1.5%				1,349
	Bonding - 1.5%				1,349
	Conceptual Design Contingency - 12%				10,790
	General Contractor Fee - 4%				3,813

Grand Total: \$112,615
 Total SF: 1,350
 Cost per SF: \$83.42

Scheme B - Alternate #2 - Covered Bar and Associated Deck

Covered Bar and Associated Deck: 850 SF
 Total: 850 SF

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 1	General Requirements - NONE	0		\$0.00	0
Div 2	Site Work - Grading for Foundations, Backfill & Final Grade, Underground utilities to Bar	850	SF	\$28.37	24,117
Div 2	Landscaping - Native landscaping and revegetation in disturbed areas	1000	SF	\$3.06	3,056
Div 3	Structural Concrete - Foundations for deck and covered bar structure	850	SF	\$19.64	16,696
Div 5	Miscellaneous Steel - Misc Custom Steel Supports for Roof Elements	1	LS	\$17,460.00	17,460
Div 6	Carpentry - Deck Framing and Structure for Roof Over Bar	850	SF	\$63.05	53,593
Div 7	Sheet Metal - Flashing and Exterior Elements	850	SF	\$6.31	5,359
Div 7	Roofing - Fabric or Panelized Roofing Elements (?)	1	LS	\$22,500.00	22,500
Div 9	Flooring - Epoxy Flooring behind bar	150	SF	\$48.50	7,275
Div 9	Paint / Stain - exterior elements	850	SF	\$8.25	7,008
Div 10	Specialties - Signage - Code and Specialty	850	SF	\$1.50	1,275
Div 11	Equipment - Food Service Equipment - Bar Equipment	1	LS	\$33,950.00	33,950
Div 12	Furnishings - Bar Casework and Solid Surface Countertops	1	LS	\$36,860.00	36,860
Div 15	Fire Sprinkler - Dry system for seasonal use only	850	SF	\$12.13	10,306
Div 15	Plumbing - Water, Waste and Connections for Bar Equip	850	SF	\$33.95	28,858
Div 15	Mechanical - NONE	850	SF	\$0.00	0
Div 16	Electrical / Low Voltage Systems - Power & Lighting for Covered Bar	850	SF	\$33.95	28,858

Subtotal: \$297,170

	General Conditions & Access Provisions				17,830
	General Liability Insurance - 1.5%				4,458
	Bonding - 1.5%				4,458
	Conceptual Design Contingency - 12%				35,660
	General Contractor Fee - 4%				12,600

Grand Total: \$372,175
 Total SF: 850
 Cost per SF: \$437.85

Qualifications:

- Does not include any soft costs - design, permitting, inspections, FF&E
- Assumes there are no hazardous materials present or abatement within existing building or existing soil
- Schedule is based on a construction start date of September 1st, 2018 with a completion date of June 15th, 2019 (9.5 months)
- Assumes all major utilities are in place. No offsite utility work or additional permanent BMPs for existing entry roads, parking areas are assumed
- Assumes worker parking and staging will occur on site utilizing the existing parking lots and entry roads and not shared with public use through winter
- Pricing is conceptual only. Final pricing shall be based on engineered drawings and specifications
- Alternates #1 and #2 are priced assuming concurrent construction with Base Building
- Estimates are based on construction pricing for a 2017 season. No escalation for 2018 is included and shall be carried by the Owner.
- Estimates are based on concrete slab decks ILO wood decks as shown on the conceptual design



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Common Alternates

Alternate #3 - Food Service Equipment

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 11	Equipment - Food Service Equipment - Hoods, Walk Ins, Equipment, Custom SS per alternate #3	1	LS	\$363,750.00	363,750
Div 12	Furnishings - Millwork for Scramble - countertops, applied finishes, casework per alternate #3	1	LS	\$63,050.00	63,050
Subtotal:					\$426,800
	General Conditions & Access Provisions				25,608
	General Liability Insurance - 1.5%				6,402
	Bonding - 1.5%				6,402
	Conceptual Design Contingency - 12%				51,216
	General Contractor Fee - 4%				18,096
Grand Total:					\$534,524

Alternate #4 - Equipment and Furnishings

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 10	Specialties - Custom Food Service and Identity signage at scramble	1	LS	\$2,000.00	2,000
Div 11	Equipment - Free Standing Kiosk at drop off area	1	LS	\$18,000.00	18,000
Div 12	Furnishings - Metal Storage shelving at all storage rooms	1	LS	\$6,200.00	6,200
Div 12	Furnishings - Custom Display casework, glass shelves with integral lighting	1	LS	\$15,000.00	15,000
Div 12	Furnishings - Integrate POS Stations w/ 3 stations	3	EA	\$4,500.00	13,500
Div 12	Furnishings - Bicycle Rack	1	LS	\$1,500.00	1,500
Div 16	AV Equipment (sound system), Security System, Telephone & Data rough in	1	LS	\$17,500.00	17,500
Subtotal:					\$73,700
	General Conditions & Access Provisions				4,422
	General Liability Insurance - 1.5%				1,106
	Bonding - 1.5%				1,106
	Conceptual Design Contingency - 12%				8,844
	General Contractor Fee - 4%				3,125
Grand Total:					\$92,302

Alternate #5 - Drop Off - based on BSA sketch issued on 3/1/17

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 1	General Requirements - Demolition of existing site entry road and islands	4,500	SF	\$4.35	19,575
Div 2	Site Work - Earthwork, Grade and Base for hard surfaces, final grade landscape, drainage	9,165	SF	\$6.35	58,198
Div 2	AC Paving and Patching at vehicular drop off	5350	SF	\$4.12	22,055
Div 2	Landscaping - Native landscaping in circular island and revegetation of disturbed areas	1965	SF	\$5.00	9,816
Div 2	Unit Pavers over sand bed at Pedestrian Drop Off	2700	SF	\$16.00	43,200
Div 3	Site Concrete - Curb and Gutter at AC Paving, Flush Curb at pavers	1000	LF	\$27.50	27,500
Div 5	Miscellaneous Steel - Bollards	10	EA	\$850.00	8,500
Div 5	Signage - Site Signage	1	LS	\$2,500.00	2,500
Div 16	Electrical - site lighting at pedestrian drop off	2,700	SF	\$9.39	25,353
					0
Subtotal:					\$216,697
	General Conditions & Access Provisions				13,002
	General Liability Insurance - 1.5%				3,250
	Bonding - 1.5%				3,250
	Conceptual Design Contingency - 12%				26,004
	General Contractor Fee - 4%				9,188
Grand Total:					\$271,392

**Based on BSA sketch issued 3/1/17

Alternate #6 - Entry

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 1	General Requirements - Demolition of existing site entry road and islands	6,000	SF	\$4.35	26,100
Div 2	Site Work - Earthwork, Grade and Base for hard surfaces, final grade landscape, drainage	7,200	SF	\$6.35	45,720
Div 2	AC Paving and Patching at vehicular drop off	6,000	SF	\$4.12	24,735
Div 2	Landscaping - Revegetation of disturbed areas	1,000	SF	\$5.00	4,996
Div 2	Unit Pavers over sand bed at Pedestrian Walkway	1,200	SF	\$16.00	19,200
Div 3	Site Concrete - Curb and Gutter at AC Paving, Flush Curb at pavers	600	LF	\$31.00	18,600
Div 5	Miscellaneous Steel - Bollards	2	EA	\$850.00	1,700
Div 16	Electrical - site lighting provisions	7,200	SF	\$2.50	18,000
Subtotal:					\$159,051
	General Conditions & Access Provisions				9,543
	General Liability Insurance - 1.5%				2,386
	Bonding - 1.5%				2,386
	Conceptual Design Contingency - 12%				19,086
	General Contractor Fee - 4%				6,744
Grand Total:					\$199,195

**Based on 7,200 SF of total hard surfaces (6,000 SF of AC Paving, 1,200 SF of Pedestrian Pavers)

Alternate #7 - Additional Parking

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 1	General Requirements - Tree Removal (assume 6 trees)	6	EA	\$1,000.00	6,000
Div 1	General Requirements - Sawcut and Demolition of existing parking edge (300 LF)	300	LF	\$25.00	7,500
Div 2	Site Work - Earthwork, Grade and Base for hard surfaces, final grade landscape, drainage	4,500	SF	\$6.35	28,575
Div 2	AC Paving and Patching at vehicular drop off	4,500	SF	\$4.12	18,551
Div 2	Landscaping - Revegetation of disturbed areas	1,500	SF	\$5.00	7,493
Div 2	Unit Pavers over sand bed at Pedestrian Walkway	850	SF	\$16.00	13,600
Div 3	Site Concrete - Curb and Gutter at AC Paving, Flush Curb at pavers	400	LF	\$31.00	12,400
Div 16	Electrical - site lighting provisions	4,500	SF	\$2.50	11,250
Subtotal:					\$105,370
	General Conditions & Access Provisions				6,322
	General Liability Insurance - 1.5%				1,581
	Bonding - 1.5%				1,581
	Conceptual Design Contingency - 12%				12,644
	General Contractor Fee - 4%				4,468
Grand Total:					\$131,965

**Based on 4,500 SF of new AC Paving and 850 SF of Pedestrian Pavers

Alternate #8 - Additional Landscaping

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 1	General Requirements - No Demo				
Div 2	Site Work - Excavate and Remove beach sand, replace with ammended soil and final grade	20,100	SF	\$3.11	62,511
Div 2	Landscaping & Irrigation with new grass and edging	20,100	SF	\$5.15	103,515
Div 16	Electrical - site lighting provisions	20,100	SF	\$0.75	15,075
Subtotal:					\$181,101
	General Conditions & Access Provisions				10,866
	General Liability Insurance - 1.5%				2,717
	Bonding - 1.5%				2,717
	Conceptual Design Contingency - 12%				21,732
	General Contractor Fee - 4%				7,679
Grand Total:					\$226,811

**Based on 20,100 SF of new landscape area

Alternate #9 - Unit Pavers at Walkways

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 1	General Requirements - None	0		\$0.00	0
Div 2	Site Work - None	0		\$0.00	0
Div 2	Unit Pavers over sand bed at Pedestrian Walkway	1,200	SF	\$16.00	19,200
Div 3	Site Concrete - Flush Curb at paver edges	480	LF	\$21.00	10,080
Div 3	DELETE - Site Concrete - Concrete Walkways around building	1,200	SF	-\$14.00	-16,800
Subtotal:					\$12,480
	General Conditions & Access Provisions				749
	General Liability Insurance - 1.5%				187
	Bonding - 1.5%				187
	Conceptual Design Contingency - 12%				1,498
	General Contractor Fee - 4%				529
ADD:					\$15,630

**Based on 1,200 SF of Concrete Walkways in Base Estimate for Scheme A and B

Alternate #10 - Unit Pavers at Deck Locations

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 1	General Requirements - None	0		\$0.00	0
Div 2	Site Work - None	0		\$0.00	0
Div 2	Unit Pavers over sand bed at Decks	2,200	SF	\$16.00	35,200
Div 3	Site Concrete - Flush Curb at paver edges	300	LF	\$21.00	6,300
Div 3	DELETE - Site Concrete - Concrete Slabs at Deck Areas	2,200	SF	-\$14.00	-30,800
Subtotal:					\$10,700
	General Conditions & Access Provisions				642
	General Liability Insurance - 1.5%				161
	Bonding - 1.5%				161
	Conceptual Design Contingency - 12%				1,284
	General Contractor Fee - 4%				454
**Based on 2,200 SF of Concrete Slabs for Decks					ADD: \$13,401

Alternate #11 - Grove

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 1	General Requirements - None	0		\$0.00	0
Div 2	Site Work - Minor Grading, BMPs and Reveg of disturbed areas	900	SF	\$6.75	6,075
Div 6	Wood Deck flush to grade within trees	900	SF	\$27.50	24,750
Div 16	Electrical - Tree Mounted Shielded Downlighting	8	EA	\$1,100.00	8,800
Subtotal:					\$39,625
	General Conditions & Access Provisions				2,378
	General Liability Insurance - 1.5%				594
	Bonding - 1.5%				594
	Conceptual Design Contingency - 12%				4,755
	General Contractor Fee - 4%				1,680
**Based on 900 SF of deck and 8 light fixtures					Grand Total: \$49,626

Alternate #12 - Construction Schedule

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
	General Conditions & Access Provisions (May 2018 to May 2019 = 13 months)				128,050
	General Contractor Fee - 4%				5,122
	General Conditions & Access Provisions (September 2018 to May 2019 = 9 months)				-100,125
	General Contractor Fee - 4%				-4,005
**Based on 13 month schedule versus Base estimate assumption of 9 month schedule					ADD: \$29,042

Qualifications:

- 1 Does not include any soft costs - design, permitting, inspections, FF&E
- 2 Assumes there are no hazardous materials present or abatement within existing building or existing soil
- 3 Schedule is based on a construction start date of September 1st, 2018 with a completion date of June 15th, 2019 (9.5 months)
- 4 Assumes all major utilities are in place. No offsite utility work or additional permanent BMPs for existing entry roads, parking areas are assumed
- 5 Assumes worker parking and staging will occur on site utilizing the existing parking lots and entry roads and not shared with public use through winter
- 6 Pricing is conceptual only. Final pricing shall be based on engineered drawings and specifications
- 7 Alternates #1 and #2 are priced assuming concurrent construction with Base Building
- 8 Estimates are based on construction pricing for a 2017 season. No escalation for 2018 is included and shall be carried by the Owner.
- 9 Estimates are based on concrete slab decks ILO wood decks as shown on the conceptual design



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Scheme B - Conceptual Estimate for Hard Construction of Base Building and Site Work

Enclosed Building Area: 3,100 SF
 Base Building Deck: 800 SF
 Trash Enclosure: 180 SF
Total: 4,080 SF

Trade	Description	Quantity	Unit	Unit Cost	Total Cost
Div 1	General Requirements - Demolition of existing building & Site Demolition	1500	SF	\$21.68	32,519
Div 2	Site Work - Earthwork, Structural Grading, UG Utilities to Bldg, Grease Trap, BMPs, Site Grading	4,080	SF	\$23.06	94,072
Div 2	AC Paving at Trash Enclosure / Misc Patching at existing AC parking lot	1800	SF	\$4.12	7,421
Div 2	Landscaping - Native landscaping and revegetation in disturbed areas	6000	SF	\$3.06	18,333
Div 2	Unit Pavers at Walkways - NONE (see alternate #9)			\$0.00	0
Div 3	Structural Concrete - Foundations, Slab on Grade, curbs, includes reinforcing steel	3,280	SF	\$30.80	101,016
Div 3	Site Concrete - concrete walkways around new building, Curb & Gutter at AC paving, Slabs at Deck	3400	SF	\$14.07	47,821
Div 4	Masonry - Exterior Wainscot with Natural Stone	3,100	SF	\$5.55	17,200
Div 5	Structural Steel - Custom Steel Buckets / Bases, Concealed Steel Cols & Moment Frames	1	LS	\$68,737.50	68,738
Div 5	Miscellaneous Steel - Deck guardrails (standard steel mesh), Handrails, Trash Enclosure Gates	1	LS	\$9,262.50	9,263
Div 6	Carpentry - Structural wall & roof framing, misc framing, siding, T&G soffit, trash enclosure	3,100	SF	\$86.33	267,623
Div 6	Interior Finish Carpentry - Wood base, Wood trim at windows (jamb extensions), wainscot	3,100	SF	\$10.94	33,919
Div 7	Thermal Insulation & Vapor Barriers - Rigid / batts at walls, Batt's at underside of roof	3,100	SF	\$5.72	17,741
Div 7	Waterproofing / Moisture Protection	3,100	SF	\$2.54	7,878
Div 7	FRP paneling at kitchen, storage, trash and BOH	3,100	SF	\$2.76	8,570
Div 7	Sheet Metal - Flashing and Exterior Elements	3,100	SF	\$7.91	24,507
Div 7	Roofing - PVC Flat roof, Comp Shingles sloped, metal roofing at eaves / fascia over R-30 Rigid	3,100	SF	\$31.53	97,728
Div 7	Polycarbonate roofing panels over outdoor showers (6'x30') with structural support	180	SF	\$101.85	18,333
Div 7	Skylight at Ridge (assume 40 LF)	240	SF	\$165.00	39,600
Div 8	Doors / Frames / Hardware - Hollow Metal doors and frames	14	EA	\$1,794.50	25,123
Div 8	Windows - Aluminum Clad Wood Windows with 4 Exterior Doors	3,100	SF	\$36.86	114,266
Div 8	Glazing - bathroom mirrors and ice cream pass through window	1	LS	\$4,656.00	4,656
Div 9	Drywall - Type X, Denseguard in restrooms and kitchen, Acoustical provisions	3,100	SF	\$7.87	24,387
Div 9	Suspended Grid Ceiling System - washable lay in panels at food service areas	3,100	SF	\$4.53	14,043
Div 9	Tile - Wall tile at restrooms and scramble	3,100	SF	\$6.63	20,568
Div 9	Flooring - Epoxy Flooring at Kitchen, Restrooms and BOH w/ integral cove base	3,100	SF	\$8.10	25,108
Div 9	Stained Concrete at Scramble w/ rubber base	3,100	SF	\$2.45	7,595
Div 9	Paint / Stain - interior and exterior	3,100	SF	\$9.46	29,318
Div 10	Specialties - Signage - Code and Specialty	3,100	SF	\$1.50	4,650
Div 10	Specialties - Toilet Partitions and Toilet Accessories	3,100	SF	\$5.58	17,290
Div 11	Equipment - Food Service Equipment - See Alternate #3	0	LS	\$0.00	0
Div 12	Furnishings - Millwork for Scramble - See Alternate #3	0	LS	\$0.00	0
Div 12	Furnishings - Casework and Solid Surface Countertops - Solid Surface Quartz at restrooms	3,100	SF	\$3.76	11,666
Div 12	Furnishings - Site Furnishings - bicycle racks	1	LS	\$1,500.00	1,500
Div 13	Special Construction - NONE			\$0.00	0
Div 14	Conveying Systems - NONE			\$0.00	0
Div 15	Fire Sprinkler - Dry system for seasonal use only	3,100	SF	\$8.58	26,583
Div 15	Plumbing - Water, Waste Fixtures for Restrooms, Kitchen Rough, Gas for Heating and Hot Water	3,100	SF	\$30.23	93,698
Div 15	Mechanical - Seasonal Use (Heat for small restrooms / janitor), Kitchen mechanical, ventilation	3,100	SF	\$28.52	88,408
Div 16	Electrical / Low Voltage Systems - Power, Lighting, Fire Alarm, Security, Telephone, Data	3,100	SF	\$32.18	99,743
Subtotal:					\$1,520,882

General Conditions & Access Provisions					91,253
General Liability Insurance - 1.5%					22,813
Bonding - 1.5%					22,813
Conceptual Design Contingency - 12%					182,506
General Contractor Fee - 4%					64,485

Grand Total: \$1,904,752
Total SF: 3,100
Cost per SF: \$614.44