

**GOLDEN GATE PARK GOLF COURSE CLUBHOUSE
970 47TH AVENUE
SAN FRANCISCO, CA 94121**

**ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON
100% DESIGN DEVELOPMENT**



**OWNER:
SAN FRANCISCO RECREATION AND PARKS DEPARTMENT**



Date: 9/23/2020

1361 GGP Golf Course Clubhouse 100 Pct DD Estimate 20200923

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Date: 9/23/2020

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**ESTIMATE OF PROBABLE CONSTRUCTION COST
BASED ON
100% DESIGN DEVELOPMENT**

**OWNER:
SAN FRANCISCO RECREATION AND PARKS DEPARTMENT**
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Date: 9/23/2020

**Golden Gate Park Golf Course Clubhouse
Estimate Of Probable Construction Cost
Based On 100% Design Development
1.0 Basis of Estimate**

Date: 9/23/2020

A) Basis of Estimate:

This Estimate is based on the following:

- 1 Golden Gate Park Golf Clubhouse Design Development Drawings, dated 5/5/2020, a total of 83 sheets
- 2 Golden Gate Park Golf Course Clubhouse 100% Design Development Specifications
- 3 Golden Gate Park Golf Course Clubhouse Civic Design Review 1, dated 3/16/2020, a total of 6 sheets
- 4 Power data outlet markup by SFPW, received 9/17/2020, 1 sheet
- 5 Material cut sheets
- 6 Queries and responses
- 7 Video conference call with design team on 9/9/2020
- 8 Clarifications from design team
- 9 Comments on draft estimate by design team

B) General Scope of Work

The general scope of work is as follows:

- 1 New construction of an 1-story building, approximately 1700 gsf, including a restroom, pro shop, retail/dining area, and back of house areas.
- 2 Site improvements including a concrete patio, ADA parking, accessible paths, and an accessible ramp to connect the building patio to the driving range

Please see "Key Quantities" and "Estimate Details" for details.

C) Exclusions

The estimate specifically excludes the following items:

- 1 Furniture fitting and equipment (FFE) except that is an integrated part of the building or where noted in the estimate.
- 2 Utility connection fees
- 3 Permit and plan check fees
- 4 Administration costs such as bidding, advertising and contract award
- 5 Professional fees for architect, engineers, consultants, construction management and other soft costs
- 6 Costs for independent testing and inspection
- 7 Construction change orders
- 8 Cost escalation beyond the assumed construction schedule
- 9 Project reserve and construction contingency

**Golden Gate Park Golf Course Clubhouse
Estimate Of Probable Construction Cost
Based On 100% Design Development
1.0 Basis of Estimate**

Date: 9/23/2020

-
- 10 Hazmat abatement, if any. This should be verified when a hazmat survey report is available.
 - 11 Relocation of existing modular building

It is assumed that the above items, if needed, are included elsewhere in the owner's overall project budget.

D) Assumptions & Qualifications

- 1 Based on one construction general contract with work done in one continuous phase during regular work hours.
- 2 Assumed construction period of 10 months from January 2021 to November 2021 with a construction midpoint in June 2021.
- 3 The estimate is based on estimated prices current as of July 2020 with four to five responsible and responsive bids under a competitive bidding environment for a fixed price lump sum contract (a fair market condition).

Note: Experience indicates that fewer bidders may result in higher bids, and conversely more bidders may result in more competitive bids. Therefore it is important to obtain as many bids as possible.

The following table provides a general guideline for probable impacts due to number of bids:

1 bid	+20% to +50%
2-3 bids	+10% to +20%
4-5 bids	0% to +10%
6-7 bids	0% to -10%
8 or more bids	-10% to -20%

- 4 The following is a list of some items that may affect the cost estimate:
Modifications to the scope of work or assumptions included in this estimate

Unforeseen sub-surface conditions
Special phasing requirements
Restrictive technical specifications or excessive contract conditions
Any specified item of equipment, material, or product that cannot be obtained from at least three different sources
Any other non-competitive bid situations

**Golden Gate Park Golf Course Clubhouse
Estimate Of Probable Construction Cost
Based On 100% Design Development
1.0 Basis of Estimate**

Date: 9/23/2020

-
- 5 Unit costs include costs for material, labor and equipment, sales tax, and installing contractor's markup.
 - 6 A cost escalation at 5.0% per year to the assumed mid-point of construction is included as a markup at the summary level of the estimate.
 - 7 The estimate represents M Lee Corporation's opinion of probable construction costs based on current market conditions and the assumptions and qualifications stated in this Basis of Estimate.
 - 8 The estimate is intended to be a determination of fair market value for the project construction. It is not a prediction of low bid. Since we have no control over market conditions and other factors which may affect the bid prices, we cannot and do not warrant nor guarantee that bids or ultimate construction costs will not vary from the cost estimate. We make no other warranties, either expressed or implied, and are not responsible for the interpretation by others of the contents herein the cost estimate.
 - 9 This cost estimate is a "snapshot in time" and that the reliability of this estimate will inherently degrade over time. The estimate should be updated as design progresses or when market condition has been changed.
 - 10 Abbreviations used in the estimate:
 - BF = board foot
 - CF = cubic foot
 - CY = cubic yard
 - (E) = existing
 - EA = each
 - GSF = gross square foot
 - HR = hour
 - LB = pound
 - LF = linear foot
 - LS = lump sum
 - NIC = not in contract
 - PR = pair
 - PTS = control points
 - SF = square foot

**Golden Gate Park Golf Course Clubhouse
Estimate Of Probable Construction Cost
Based On 100% Design Development
1.1 Key Quantities**

Date: 9/23/2020

The following key quantities have been used for estimating purposes:

Proposed

Building

Level 1 enclosed area	1,514 GSF
Overhang (1/2)	227 GSF

Total Proposed Building Area	1,741 GSF
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Site (exclude building, include 255 SF service yard)	8,483 GSF
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Total project area	10,224 GSF
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**Golden Gate Park Golf Course Clubhouse
Estimate Of Probable Construction Cost
Based On 100% Design Development
1.2 Escalation Calculation**

Date: 9/23/2020

Date of estimate pricing	6/24/2020
Start construction	1/15/2021
End construction	11/15/2021
Duration	304 days
Duration	10 months
Date of estimate pricing to start	205 days
1/2 of construction period	152 days
Day of estimate pricing to mid-point	357 days
	12 months
Mid-point of construction	6/16/2021
Escalation per year for escalation	5.0%
Total escalation to mid-point	5.00% Carried to Summary

**Golden Gate Park Golf Course Clubhouse
 Estimate Of Probable Construction Cost
 Based On 100% Design Development
 2.0 Grand Estimate Summary**

Date: 9/23/2020

DESCRIPTION	TOTAL ESTIMATED COST \$	GSF	\$/GSF
<u>BASE SCOPE ESTIMATE</u>			
BUILDING	1,919,740	1,741	1,103
SITework	517,494	8,483	61
TOTAL ESTIMATED COST - BASE SCOPE	2,437,234	10,224	238

Prices are based on 4 to 5 competitive bids.
 Please read the attached "Basis of Estimate" and "Estimate Details" for assumptions, exclusions,
 qualifications and scope of work

**Golden Gate Park Golf Course Clubhouse
 Estimate Of Probable Construction Cost
 Based On 100% Design Development
 2.1 Building Estimate Summary**

Date: 9/23/2020

DIV DESCRIPTION	ESTIMATED COST	\$/GSF
2 Existing Conditions/Demolition	22,268	12.79
3 Concrete	63,335	36.38
4 Masonry	None	
5 Metals	26,982	15.50
6 Wood & Plastics	150,037	86.18
7 Thermal & Moisture Protection	128,659	73.90
8 Doors & Windows	190,980	109.70
9 Finishes	69,035	39.65
10 Specialties	16,215	9.31
11 Equipment	66,033	37.93
12 Furnishings	None	
13 Special Construction	None	
14 Conveying Equipment	None	
21 Fire Suppression	None	
22 Plumbing	147,058	84.47
23 Heating, Ventilating, & Air-Conditioning	136,950	78.66
26 Electrical	99,670	57.25
27 Communications	9,590	5.51
28 Electronic Safety & Security	36,820	21.15
31 Earthwork	6,722	3.86
32 Exterior Improvements	with Site Work	
33 Utilities	with Site Work	
<hr/>		
TOTAL DIRECT COST	1,170,354	672.23
1 Design Phase Estimating Contingency	12.0% 140,442	80.67
1 Bid Market Conditions Contingency	5.0% 65,540	37.65
Subtotal	1,376,336	790.54
1 General Contractor's General Conditions and Supervision	20.0% 275,267	158.11
1 Overhead and Profit	8.0% 132,128	75.89
1 Bonds and Insurance	2.5% 44,593	25.61
Subtotal, July 2020 \$	1,828,324	1050.16
1 Escalation to Mid-Point of Construction, June 2021 \$	5.0% 91,416	52.51
<hr/>		
TOTAL ESTIMATED CONSTRUCTION COST	1,919,740	1102.67
	GSF >>	1,741

Prices are based on 4 to 5 competitive bids.
 Please read the attached "Basis of Estimate" and "Estimate Details" for assumptions, exclusions, qualifications and scope of work

**Golden Gate Park Golf Course Clubhouse
 Estimate Of Probable Construction Cost
 Based On 100% Design Development
 2.2 Sitework Estimate Summary**

Date: 9/23/2020

DIV DESCRIPTION	ESTIMATED COST	\$/GSF
2 Existing Conditions/Demolition	64,447	7.60
3 Concrete	None	
4 Masonry	None	
5 Metals	None	
6 Wood & Plastics	None	
7 Thermal & Moisture Protection	None	
8 Doors & Windows	None	
9 Finishes	None	
10 Specialties	None	
11 Equipment	None	
12 Furnishings	None	
13 Special Construction	None	
14 Conveying Equipment	None	
21 Fire Suppression	None	
22 Plumbing	None	
23 Heating, Ventilating, & Air-Conditioning	None	
26 Electrical	None	
27 Communications	None	
28 Electronic Safety & Security	None	
31 Earthwork	36,071	4.25
32 Exterior Improvements	151,318	17.84
33 Utilities	63,650	7.50
<hr/>		
TOTAL DIRECT COST	315,486	37.19
1 Design Phase Estimating Contingency	12.0%	37,858
1 Bid Market Conditions Contingency	5.0%	17,667
Subtotal	371,011	43.74
1 General Contractor's General Conditions and Supervision	20.0%	74,202
1 Overhead and Profit	8.0%	35,617
1 Bonds and Insurance	2.5%	12,021
Subtotal, July 2020 \$	492,851	58.10
1 Escalation to Mid-Point of Construction, June 2021 \$	5.0%	24,643
<hr/>		
TOTAL ESTIMATED CONSTRUCTION COST	517,494	61.00
	GSF >>	8,483

Prices are based on 4 to 5 competitive bids
 Please read the attached "Basis of Estimate" and "Estimate Details" for assumptions, exclusions,
 qualifications and scope of work

**Golden Gate Park Golf Course Clubhouse
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3.1 Estimate Details - Building**

Date: 9/23/2020

Line	Div	Component Description	Quantity	Unit	Unit Cost	Estimated Cost
1	2	Existing Conditions/Demolition				
2		Survey and field verify (E) conditions	1	LS	2,100.00	2,100
3		Demo concrete slab and footings	1,514	SF	12.00	18,168
4		Misc. demolition, allow	1	LS	2,000.00	2,000
5						
6						
7	2	Existing Conditions/Demolition				22,268
8						
9	3	Concrete				
10		Mat slab, 18" thick	1,642	SF	34.00	55,828
11		6" concrete curb	161	LF	25.00	4,025
12		Misc. concrete, allow	1,741	GSF	2.00	3,482
13						
14						
15	3	Concrete				63,335
16						
17	4	Masonry		NONE		
18						
19	5	Metals				
20		Structural steel	2,350	LB	10.00	23,500
21		Misc. metals, allow	1,741	GSF	2.00	3,482
22						
23						
24	5	Metals				26,982
25						
26	6	Wood & Plastics				
27		Wood ceiling joists	309	SF	8.00	2,472
28		2x4 wood stud framing @ 16" oc	2,432	SF	6.30	15,322
29		Treated 2x4 wood sill plate	183	BF	7.70	1,409
30		Treated 2x6 wood sill plate	61	BF	6.00	366
31		1/2" gypsum roof board	2,160	SF	3.00	6,480
32		1/2" plywood sheathing	662	SF	2.80	1,854
33		1/2" exterior grade plywood sheathing	1,138	SF	3.00	3,414
34		2x4 cedar slatting	248	SF	20.00	4,960
35		Slatted cedar roof screen enclosure	84	SF	16.00	1,344
36		Slatted wood cladding bulkhead at hood	42	SF	14.00	588
37		Glulam beam, 5 1/2" x 13 1/2"	1,325	BF	7.00	9,275
38		Cross-laminated timber roof panels, 4.14" thick	2,160	SF	6.00	12,960
39		Ventilated furring strips @ 24" oc	351	LF	3.00	1,053
40						
41		Architectural Woodwork:				
42		Wood countertop - cantilever mount from wall, 1'-1" W	39	LF	450.00	17,550
43		Base cabinet	71	LF	510.00	36,210
44		Quartz countertop	91	LF	250.00	22,750
45		Bar height quartz countertop	24	LF	250.00	6,000
46		Stainless steel backsplash, 8" H	10	LF	220.00	2,200
47						
48		Misc. rough and finish carpentry, allow	1,741	GSF	2.20	3,830

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3.1 Estimate Details - Building**

Date: 9/23/2020

Line	Div	Component Description	Quantity	Unit	Unit Cost	Estimated Cost
49						
50						
51	6	Wood & Plastics				150,037
52						
53	7	Thermal & Moisture Protection				
54		Water resistive barrier for wall	1,066	SF	3.00	3,198
55		Vapor barrier for floor, allow	1,514	SF	1.10	1,665
56		4" mineral wool rigid wall insulation	890	SF	5.00	4,450
57		4" mineral wool friction fit insulation	473	SF	2.50	1,183
58		6" mineral wool friction fit insulation	951	SF	2.80	2,663
59		Horizontal fiber cement rainscreen cladding, 5/8"	1,138	SF	25.00	28,450
60		Metal cladding for columns	35	SF	120.00	4,200
61		Metal cladding for transom beam	38	SF	120.00	4,560
62		6" mineral wool roof insulation, R-24	2,160	SF	9.00	19,440
63		Prefinished aluminum standing seam metal roofing	2,160	SF	17.00	36,720
64		Aluminum fascia at roof, 7" W	188	LF	20.00	3,760
65		Aluminum coping at roof	188	LF	40.00	7,520
66		Flashing for roof, allow	2,160	SF	2.00	4,320
67		Aluminum box gutter w/ leaf screen, 12" W x 9" D	54	LF	45.00	2,430
68		Roof curb for kitchen exhaust fan	1	EA	710.00	710
69		Roof accessories, allow	1	LS	1,000.00	1,000
70		Continuous sealant and backer rod	52	LF	7.50	390
71		Roof penetrations, allow	1	LS	2,000.00	2,000
72						
73						
74	7	Thermal & Moisture Protection				128,659
75						
76	8	Doors & Windows				
77		<u>Exterior doors</u>				
78		Pivot glass exterior double door, 7'-6 3/4" W x 7'-10 1/2" H	2	PR	19,800.00	39,600
79		Glazed exterior double door, 5'-11" W x 7'-10 1/2" H	1	PR	18,100.00	18,100
80		Security grade hollow metal door with concealed hollow metal frame, 3'-0" W x 7'-10" H	1	EA	4,800.00	4,800
81		Security grade hollow metal door with concealed hollow metal frame, 3'-0" W x 8'-6" H	1	EA	5,000.00	5,000
82		Card reader for exterior double door	1	EA	1,000.00	1,000
83		ADA actuator for exterior double door	1	EA	1,200.00	1,200
84						
85		<u>Interior doors</u>				
86		Interior single door, 3' W x 7' H	3	EA	2,200.00	6,600
87		Doors at restroom, 7' H	5	EA	1,500.00	7,500
88		Double folding door for tel/data, 6'-0" W x 7'-10" H	1	EA	3,000.00	3,000
89		Sidelite, 1'-2" W x 7'-1" H	1	EA	600.00	600
90						
91		<u>Windows</u>				
92		Windows, including 1" IGU w/ 6mm bird safe outer lite				
93		Fixed clerestory window, 7'-9" W x 4'-10" H	6	EA	3,800.00	22,800
94		Fixed clerestory window, 11'-7" W x 3'-7" H	1	EA	4,300.00	4,300

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3.1 Estimate Details - Building**

Date: 9/23/2020

Line	Div	Component Description	Quantity	Unit	Unit Cost	Estimated Cost
95		Fixed clerestory window, 11'-8" W x 3'-7" H	1	EA	4,400.00	4,400
96		Fixed clerestory window, trapezoidal, 7'-6" W x 1'-8" H1 x 3'-0" H2	1	EA	2,200.00	2,200
97		Fixed clerestory window, trapezoidal, 9'-9" W x 3'-0" H1 x 4'-7" H2	1	EA	4,200.00	4,200
98		Fixed clerestory window, trapezoidal, 9'-6" W x 3'-1" H1 x 4'-8" H2	1	EA	3,900.00	3,900
99		Operable sliding window, 7'-9" W x 4'-11" H	4	EA	5,700.00	22,800
100		Fixed window, 3'-8" W x 4'-11" H	1	EA	5,900.00	5,900
101		Fixed window, 7'-6" W x 4'-11" H	1	EA	3,800.00	3,800
102		Fixed window, 9'-6" W x 4'-11" H	1	EA	4,600.00	4,600
103						
104		<u>Misc.</u>				
105		Louver, 14" x 24"	1	EA	350.00	350
106		Louver, 28" x 20"	1	EA	580.00	580
107		Louver, 30" x 24"	1	EA	750.00	750
108		Roll-down motorized security shutters, for the following:				
109		Pivot glass exterior double door, 7'-6 3/4" W x 7'-10 1/2" H	2	PR	2,300.00	4,600
110		Glazed exterior double door, 5'-11" W x 7'-10 1/2" H	1	PR	2,200.00	2,200
111		Operable sliding window, 7'-9" W x 4'-11" H	4	EA	1,700.00	6,800
112		Fixed window, 3'-8" W x 4'-11" H	1	EA	800.00	800
113		Fixed window, 7'-6" W x 4'-11" H	1	EA	1,600.00	1,600
114		Fixed window, 9'-6" W x 4'-11" H	1	EA	2,000.00	2,000
115		Motor for above security shutters	10	EA	500.00	5,000
116						
117	8	Doors & Windows				190,980
118						
119	9	Finishes				
120		<u>Floor</u>				
121		Polished microtopping, 1" thick	1,217	SF	4.00	4,868
122		Epoxy flooring	297	SF	5.70	1,693
123						
124		<u>Walls</u>				
125		5/8" type X gypsum board	1,513	SF	3.70	5,598
126		5/8" moisture resistant type X gypsum board	1,603	SF	3.90	6,252
127		Acoustical sealant	512	LF	2.50	1,280
128		Weep screed	52	LF	21.00	1,092
129		1/2" cementitious backer board	931	SF	8.80	8,193
130		Ceramic wall tile	931	SF	24.00	22,344
131		Cove base	230	LF	11.00	2,530
132						
133		<u>Ceiling</u>				
134		Suspended 24" x 24" commercial kitchen acoustical ceiling tile	116	SF	15.00	1,740
135		Suspended gypsum board ceiling	309	SF	21.00	6,489
136						
137		<u>Painting</u>				
138		Paint gypsum board wall	3,116	SF	1.50	4,674

**Golden Gate Park Golf Course Clubhouse
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 3.1 Estimate Details - Building**

Date: 9/23/2020

Line	Div	Component Description	Quantity	Unit	Unit Cost	Estimated Cost
139		Paint gypsum board ceiling	309	SF	1.75	541
140		Misc. painting, allow	1,741	GSF	1.00	1,741
141						
142						
143	9	Finishes				69,035
144						
145	10	Specialties				
146		Toilet accessories				
147		Mirror, 5'-11 3/4" W x 3'-6" H	1	EA	700.00	700
148		Hand dryer	2	EA	1,200.00	2,400
149		Grab bar, 42"	1	EA	110.00	110
150		Grab bar, 48"	1	EA	120.00	120
151		Toilet tissue dispenser	4	EA	99.00	396
152		Toilet seat cover dispenser	4	EA	37.00	148
153		Sanitary napkin disposal	4	EA	200.00	800
154		Coat hook	1	EA	50.00	50
155		Mop rack	1	EA	200.00	200
156		Stainless steel letter, 1' H	24	EA	300.00	7,200
157		Code signage	1,741	GSF	1.10	1,915
158		Misc. specialties, allow	1,741	GSF	1.25	2,176
159						
160						
161	10	Specialties				16,215
162						
163	11	Equipment				
164		Type 1 range hood, 5' L, w/ ANSUL fire suppression system, exhaust fan, supply fan, and electrical system	1	EA	31,000.00	31,000
165		Open shelving above countertop, 1' W aluminum	119	LF	100.00	11,933
166		Glass sneeze guard, 2' H	6	LF	600.00	3,600
167		Beverage refrigerator	1	EA	4,200.00	4,200
168		Refrigerator	1	EA	3,000.00	3,000
169		Freezer	1	EA	3,300.00	3,300
170		Kegeerator	1	EA	5,200.00	5,200
171		Prep counter	1	EA	3,800.00	3,800
172						
173						
174	11	Equipment				66,033
175						
176	12	Furnishings		NONE		
177						
178	13	Special Construction		NONE		
179						
180	14	Conveying Equipment		NONE		
181						
182	21	Fire Suppression		NONE		
183						
184	22	Plumbing				
185		Sanitary fixtures and connection piping	7	fx - key qty		

**Golden Gate Park Golf Course Clubhouse
Estimate Of Probable Construction Cost
Based On 100% Design Development
3.1 Estimate Details - Building**

Date: 9/23/2020

Line	Div	Component Description	Quantity	Unit	Unit Cost	Estimated Cost
186		Waterclosets	4	EA	2,700.00	10,800
187		Concrete trough sink w/faucets	1	EA	3,000.00	3,000
188		Service sinks	2	EA	4,200.00	8,400
189						
190		Sanitary waste, vent and service piping				
191		Floor sinks, 3" w/trap primer	3	EA	2,000.00	6,000
192		Floor drains, 3" w/trap primer	4	EA	1,500.00	6,000
193		Trench drain	15	LF	200.00	3,000
194		Hosebibbs, including vacuum breakers	1	EA	1,000.00	1,000
195		Cleanouts	5	EA	350.00	1,750
196		Wastes, vents and fittings, <=4"	250	LF	150.00	37,500
197		Domestic cold water <=2", Copper L	200	LF	65.00	13,000
198		Domestic hot water <=1", Copper L	150	LF	55.00	8,250
199		Insulation	150	LF	18.00	2,700
200		Valves and specialties	7	EA	350.00	2,450
201		Reduced pressure backflow preventor	1	LS	3,500.00	3,500
202						
203		Water treatment, storage and circulation				
204		WH-1) Electric water heater	1	EA	12,000.00	12,000
205		Expansion tanks	1	EA	400.00	400
206		Circulation pump	1	EA	1,200.00	1,200
207						
208		Kitchen equipment and rough-in				
209		Kitchen prep sink and rough-in	1	LS	8,000.00	8,000
210		Kitchen sink and rough-in	1	LS	10,000.00	10,000
211		Kitchen handsink and rough-in	1	LS	5,000.00	5,000
212		Kitchen equipment and installation		NIC		
213						
214		Gas distribution				Not Required
215						
216		Surface water drainage				
217		Roof drainage/downspout system				with Div 7
218						
219		Miscellaneous plumbing				
220		Testing and sterilization	14	HR	222.00	3,108
221						
222						
223	22	Plumbing				147,058
224						
225	23	Heating, Ventilating, & Air-Conditioning				
226		Piping, fittings, valves and insulation				
227		Refrigerant piping	300	LF	55.00	16,500
228		Insulation	300	LF	18.00	5,400
229		Valves and specialties	1	LS	5,475.00	5,475
230						
231		Air handling equipment				
232		FC-1A) Fan coil unit, 560 cfm	1	EA	3,640.00	3,640
233		FC-1B) Fan coil unit, 560 cfm	1	EA	3,640.00	3,640
234		FC-2A) Fan coil unit, 560 cfm	1	EA	3,640.00	3,640

**Golden Gate Park Golf Course Clubhouse
Estimate Of Probable Construction Cost
Based On 100% Design Development
3.1 Estimate Details - Building**

Date: 9/23/2020

Line	Div	Component Description	Quantity	Unit	Unit Cost	Estimated Cost
235		FC-2B) Fan coil unit, 560 cfm	1	EA	3,640.00	3,640
236		FC-3) Fan coil unit, 300 cfm	1	EA	1,950.00	1,950
237		FC-4) Fan coil unit, 260 cfm	1	EA	1,690.00	1,690
238		CU-1) Condensing unit	1	EA	12,000.00	12,000
239		BS-1) Branch selector	1	EA	1,000.00	1,000
240						
241		Air distribution and return				
242		Galvanized steel ductwork	522	LB	20.00	10,440
243		Flexible duct	65	LF	18.00	1,170
244		Volume damper	5	EA	50.00	250
245		Back draft damper	2	EA	1,000.00	2,000
246		Duct insulation	452	SF	3.50	1,582
247						
248		Diffusers, registers and grilles				
249		Ceiling diffusers	2	EA	350.00	700
250		Return receivers	3	EA	325.00	975
251		Linear diffusers	3	EA	335.00	1,005
252		Exhaust grilles	5	EA	300.00	1,500
253						
254		Controls, instrumentation and balancing				
255		DDC controls				
256		Fancoil units	12	PTS	2,000.00	24,000
257		Condensers	2	PTS	2,000.00	4,000
258		Exhaust fans	4	PTS	2,000.00	8,000
259		Energy recovery ventilator	2	PTS	2,000.00	4,000
260		Thermostats and CO2 sensors	1,741	SF	1.00	1,741
261						
262		Testing and balancing				
263		Fancoil units	24	HR	171.50	4,116
264		Condensers	4	HR	171.50	686
265		Exhaust fans	6	HR	171.50	1,029
266		Energy recovery ventilator	3	HR	171.50	515
267		Diffusers, registers and grills	7	HR	171.50	1,115
268						
269		Unit ventilation				
270		Galvanized steel ductwork, kitchen exhaust, general exhaust fans	152	SF	6.00	912
271		EF-1) Exhaust fan, Restroom, 450 cfm	1	EA	1,350.00	1,350
272		EF-2) Exhaust fan, Kitchen, 1700 cfm	1	EA	5,100.00	5,100
273		ERV-1) Energy recovery ventilator, 730 cfm	1	EA	2,190.00	2,190
274						
275						
276	23	Heating, Ventilating, & Air-Conditioning				136,950
277						
278	26	Electrical				
279		Main normal power distribution				
280		Main distribution panel, metering, panelboards, grounding, feeder conduit and wire	1,741	SF	15.00	26,115
281						

**Golden Gate Park Golf Course Clubhouse
Estimate Of Probable Construction Cost
Based On 100% Design Development
3.1 Estimate Details - Building**

Date: 9/23/2020

Line	Div	Component Description	Quantity	Unit	Unit Cost	Estimated Cost
282		Machine and equipment power				
283		Connections and switches, kitchen equipment connections, miscellaneous connections	1,741	SF	8.00	13,928
284						
285		User convenience power				
286		Duplex	17	EA	320.00	5,440
287		Gfi	11	EA	425.00	4,675
288		J-boxes	8	EA	300.00	2,400
289						
290		Lighting				
291			2	EA	850.00	1,700
		A) 2'x4' recessed LED fixture with occupancy/dimming				
292		B) Pendant mounted LED linear fixture	32	LF	250.00	8,000
293		C) 2" Recessed can downlight	11	EA	750.00	8,250
294		D) Surface mounted LED linear fixture	13	LF	250.00	3,250
295		E) Recessed LED lighting fixture	8	EA	750.00	6,000
296		F) Wall sconce LED fixture	4	EA	750.00	3,000
297		G) Landscape LED uplight	1	EA	725.00	725
298		H) Wall sconce LED fixture	5	EA	800.00	4,000
299		Switches, including conduit and cable	1,741	SF	5.00	8,705
300		Occupancy sensors, including conduit and cable	1,741	SF	2.00	3,482
301						
302						
303	26	Electrical				99,670
304						
305	27	Communications				
306		Telephone/data outlets, including conduit and wire:				
307		Single data outlet	4	EA	340.00	1,360
308		Double data outlet	1	EA	550.00	550
309		Wall mounted rack	1	EA	3,200.00	3,200
310		Conduit and wire/cable	140	LF	32.00	4,480
311						
312						
313	27	Communications				9,590
314						
315	28	Electronic Safety & Security				
316		Fire alarm systems				
317		Fire alarm main panel, annunciator and devices, including conduit and cable	1,741	SF	8.00	13,928
318		Smoke detector	4	EA	500.00	2,000
319						
320		Security systems				
321		Door contact	1,741	SF	12.00	20,892
322						
323						
324	28	Electronic Safety & Security				36,820
325						
326	31	Earthwork				
327		Rough grading for building pad	1,769	SF	0.90	1,592

**Golden Gate Park Golf Course Clubhouse
 Estimate Of Probable Construction Cost
 Based On 100% Design Development
 3.1 Estimate Details - Building**

Date: 9/23/2020

Line	Div	Component Description	Quantity	Unit	Unit Cost	Estimated Cost
328		Fine grading and prep for building pad	1,769	SF	1.60	2,830
329		Aggregate base/sand layers for mat slab	1,769	SF	1.30	2,300
330						
331						
332	31	Earthwork				6,722
333						
334	32	Exterior Improvements			with Site Work	
335						
336	33	Utilities			with Site Work	
337						
338		TOTAL DIRECT COST				1,170,354

**Golden Gate Park Golf Course Clubhouse
Estimate Of Probable Construction Cost
Based On 100% Design Development
3.2 Estimate Details - Sitework**

Date: 9/23/2020

Line	Div	Component Description	Quantity	Unit	Unit Cost	Estimated Cost
1	2	Existing Conditions/Demolition				
2		Survey and field verify (E) conditions	1	LS	2,100.00	2,100
3		Protect in place (E) pipes and electrical fixtures	1	LS	2,100.00	2,100
4		Temporary tree protection fence, 48" high	87	LF	40.00	3,480
5		Demo brick paver walkway	4,422	SF	3.50	15,477
6		Demo (E) AC paving	841	SF	2.00	1,682
7		Demo (E) AC paving, hand excavated	166	SF	8.00	1,328
8		Demo concrete slab and footings	2,107	SF	12.00	25,284
9		Demo steel posts and guardrail	59	LF	9.50	561
10		Remove bench and deliver to owner	1	EA	260.00	260
11		Remove light pole and deliver to owner	1	EA	2,700.00	2,700
12		Remove irrigation head	2	EA	170.00	340
13		Remove and cap irrigation lateral line	24	LF	10.00	240
14		Remove pull box	1	EA	340.00	340
15		Remove shrubs	1	LS	330.00	330
16		Remove low retaining wall	22	LF	15.00	330
17		Remove pole at (E) lawn	3	EA	300.00	900
18		Remove (E) lawn	2,595	SF	1.00	2,595
19		Demo remaining utilities	1	LS	3,400.00	3,400
20		Misc. demolition, allow	1	LS	1,000.00	1,000
21						
22						
23	2	Existing Conditions/Demolition				64,447
24						
25	3	Concrete		NONE		
26						
27	4	Masonry		NONE		
28						
29	5	Metals		NONE		
30						
31	6	Wood & Plastics		NONE		
32						
33	7	Thermal & Moisture Protection		NONE		
34						
35	8	Doors & Windows		NONE		
36						
37	9	Finishes		NONE		
38						
39	10	Specialties		NONE		
40						
41	11	Equipment		NONE		
42						
43	12	Furnishings		NONE		
44						
45	13	Special Construction		NONE		
46						
47	14	Conveying Equipment		NONE		
48						

**Golden Gate Park Golf Course Clubhouse
Estimate Of Probable Construction Cost
Based On 100% Design Development
3.2 Estimate Details - Sitework**

Date: 9/23/2020

Line	Div	Component Description	Quantity	Unit	Unit Cost	Estimated Cost
49	21	Fire Suppression		NONE		
50						
51	22	Plumbing		NONE		
52						
53	23	Heating, Ventilating, & Air-Conditioning		NONE		
54						
55	26	Electrical		NONE		
56						
57	27	Communications		NONE		
58						
59	28	Electronic Safety & Security		NONE		
60						
61	31	Earthwork				
62		Rough grading	8,483	GSF	0.80	6,786
63		Fine grading	8,483	GSF	1.30	11,028
64		Aggregate base, class II, 6" thick	100	CY	65.00	6,500
65		Erosion control	4,242	GSF	2.30	9,757
66		Misc. earthwork, allow	1	LS	2,000.00	2,000
67						
68						
69	31	Earthwork				36,071
70						
71	32	Exterior Improvements				
72		AC paving, 2" thick	2,713	SF	3.50	9,496
73		AC paving tapered edge, 2" thick	128	SF	3.75	480
74		Slurry seal at (N) & (E) AC paving interface	99	LF	2.00	198
75						
76		Service yard:				
77		Mat slab, 12" thick	255	SF	26.00	6,630
78		Stain concrete floor	255	SF	2.00	510
79		Polished microtopping, 1" thick	255	SF	4.00	1,020
80		Slatted cedar fencing on steel posts	272	SF	20.00	5,440
81		Slatted cedar double gate on steel posts, 6'-3" W x 8' H	2	PR	4,500.00	9,000
82						
83		Concrete paving, 4" thick	1,963	SF	15.00	29,445
84		Concrete ramp, 4" thick	673	SF	25.00	16,825
85		Concrete seat wall and footing, 1'-6" W	111	LF	80.00	8,880
86		Concrete curb, 6" W	50	LF	25.00	1,250
87		Handrail	122	LF	120.00	14,640
88		Wheel stop, 4' long	2	EA	90.00	180
89		Striping for ADA parking stall	2	EA	530.00	1,060
90		ADA aisle marking, 8' wide	147	SF	4.00	588
91		ADA signage	2	EA	400.00	800
92		Site signage	1	LS	3,200.00	3,200
93						
94		Planting:				
95		Metal header w/ steel stakes	114	LF	20.00	2,280

**Golden Gate Park Golf Course Clubhouse
Estimate Of Probable Construction Cost
Based On 100% Design Development
3.2 Estimate Details - Sitework**

Date: 9/23/2020

Line	Div	Component Description	Quantity	Unit	Unit Cost	Estimated Cost
96		Bark mulch at planting, 3" thick	1,468	SF	1.70	2,496
97		Grasses	1,468	SF	5.00	7,340
98		Re-sod turf	855	SF	1.40	1,197
99		Tree, california flannel bush	2	EA	500.00	1,000
100		Boulder, 2'x2'	9	EA	120.00	1,080
101		Boulder, 3'x3'	4	EA	250.00	1,000
102		French Drain:				
103		Perforated 4" PVC pipe	57	LF	20.00	1,140
104		Washed stone aggregate, 1/2", 2' deep	172	CF	2.00	344
105		Filter fabric	86	SF	0.50	43
106		Sand infill, 4" deep	29	CF	1.50	44
107		Planting	86	SF	2.00	172
108		Irrigation system	1,468	SF	5.00	7,340
109		Connect to (E) irrigation system	1	LS	1,300.00	1,300
110						
111		Free-standing drinking fountain	1	EA	6,700.00	6,700
112		Connect to (E) water system	1	LS	1,000.00	1,000
113						
114		Misc. exterior improvements, allow	1	LS	4,000.00	4,000
115		Submittals, shop drawings, and as-builts	1	LS	3,200.00	3,200
116						
117						
118	32	Exterior Improvements				151,318
119						
120	33	Utilities				
121		Connect to (E) plumbing utilities, allow				
122		Domestic water	1	LS	10,000.00	10,000
123		Storm drainage	1	LS	7,000.00	7,000
124		Sanitary sewer	1	LS	1,000.00	1,000
125		Hose bib	1	EA	650.00	650
126		Connect to (E) electrical utilities, allow	1	LS	15,000.00	15,000
127		Allow for site lighting	1	LS	15,000.00	15,000
128		Allow for site electrical	1	LS	10,000.00	10,000
129		Misc. utilities, allow	1	LS	5,000.00	5,000
130						
131						
132	33	Utilities				63,650
133						
134		TOTAL DIRECT COST				315,486

M Lee Corporation
Project Query Sheet

TO: Paul De Freitas of SF Public Works


FROM: Theodore Hartono of M Lee Corp

MLC Job No. 1361

Sheet No.

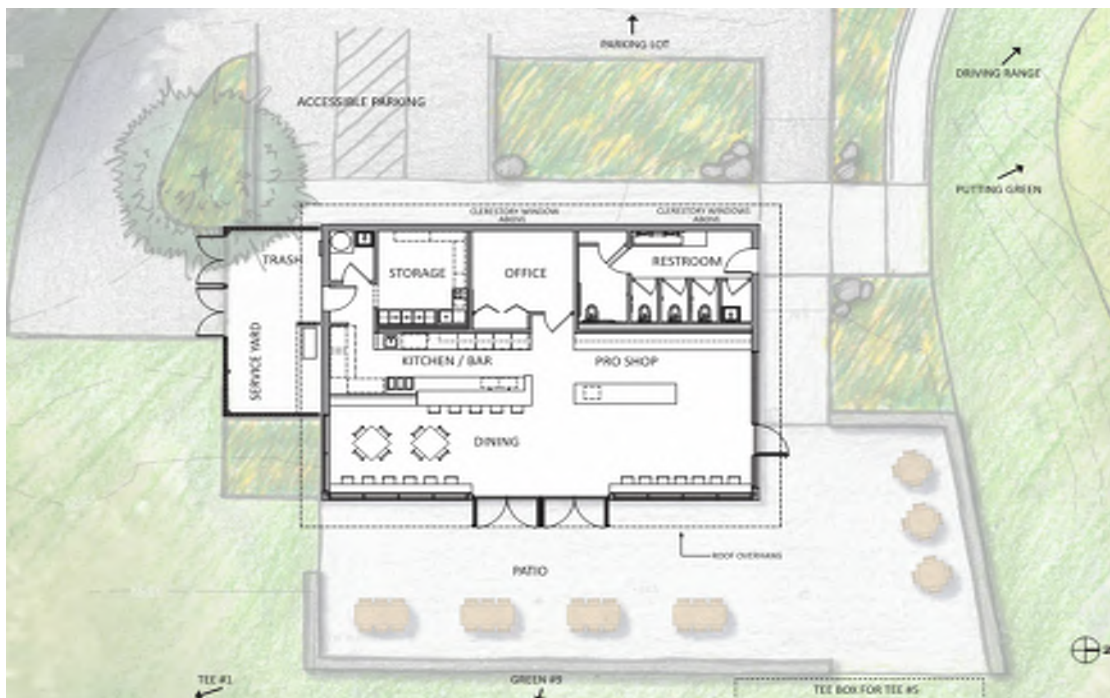
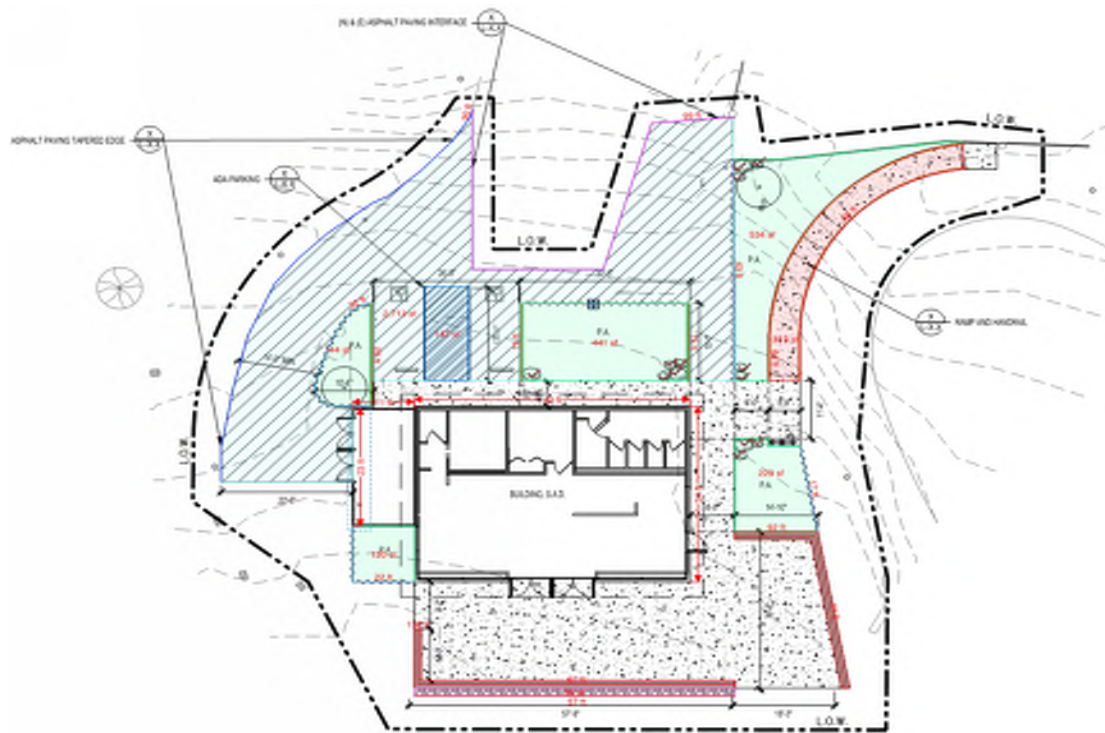
Job Name: GGP Golf Course Clubhouse

Date: 6/23/2020

Item	Drwg/Spec	Queries	Answers
1	L1.0 and A1.20	On L.10 the (E) concrete bench and its footing is to be removed, while on A1.20 the (E) concrete bench is to remain. Please clarify this discrepancy 	L - 1.0 shall govern.
2	L1.0 and A1.20	There is a discrepancy between the area where (E) asphalt is removed on sheet L1.0 and A1.20. Please clarify which sheet governs.	L - 1.0 shall govern.
3	A2.10	What is the floor finish for retail/dining, pro shop, admin, restroom, and service yard?	All interior spaces other than kitchen/bar, prep/storage, and Utility room shall have polished concrete flooring (a polished 1" microtopping)
4	General	Could you provide us with structural drawings showing the concrete curb for the building?	Not on the structural drawings yet. Assume a 6" concrete curb.
5	General	We were provided with a cutsheet for multi-slide door but it is not shown in the plans. Please clarify where it is being used in the building.	This product will not be used. We will be using the 7620 series sliding windows here. Please see clarified elevation attached.
6	A3.40	Are security shutters to be placed around the windows on retail/dining and pro shop?	Roll down security shutters shall be provided at the interior of the windows (and doors), below the transom beam, at the pro shop and retail / dining space. The clerestory windows are omitted.
7	General	Are wall tiles to be placed on restroom walls?	Yes all restroom walls to be ceramic tile
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Golden Gate Park Golf Course Clubhouse
Estimate Of Probable Construction Cost
Based On 100% Design Development
5.0 Layout Plan

Date: 9/23/2020



M LEE CORPORATION

Construction Management & Consulting
Estimating & Scheduling
Since 1992

M Lee Corporation

M Lee Corporation was established in the San Francisco Bay Area in 1992 to provide quality construction cost estimating, scheduling and construction, program and project management support services. Since its incorporation, M Lee Corporation have provided professional construction services for over 1,300 projects with an estimated value of over \$25 billion, spanning all services and disciplines, scopes and sizes. Having worked in the San Francisco Bay Area over the last 27 years, our knowledge of the local construction market has proved to be a valuable asset to our clients.

Key Professionals

Martin Lee

Founding principal and chief estimator of M Lee Corporation, Martin is a professional civil engineer (PE), chartered quantity surveyor (CQS), and certified professional estimator (CPE) by ASPE with over 35 years of practical experience in construction cost management and consulting services in the San Francisco Bay Area. Prior to establishing M Lee Corporation, Martin gained extensive experience working with a renowned general contractor/construction management firm and an international cost consulting firm. Working on over 1,300 projects with an estimated construction value of over \$30 billion, Martin is knowledgeable of local construction practice and pricing. He enjoys and excels in construction cost and schedule management.

Franklin Lee

Principal and project manager/senior cost estimator of M Lee Corporation, Franklin is a professional civil engineer (PE), LEED accredited professional and certified estimating professional (CEP) by AACE. Franklin Lee holds a B.S. in Civil and Environmental Engineering from University of California, Berkeley and a M.S. in Construction Engineering and Management from Stanford University. Prior to joining M Lee Corporation Franklin worked for a nationally renowned general contractor/construction management firm. Franklin has provided cost estimating, scheduling and project management services on over 500 projects in the San Francisco Bay Area over the past 10+ years.

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