

Document no. 24-D0022-1
2/28/2024 (8)

**CITY OF OCEANSIDE
AMENDMENT NO. 4 TO
PROFESSIONAL SERVICES AGREEMENT**

PROJECT: Project Consulting Services for Police Facilities Needs Assessment

THIS AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT (hereinafter "Amendment"), dated Feb 28, 2024 for identification purposes, is made and entered into by and between the CITY OF OCEANSIDE, a municipal corporation, hereinafter designated as "CITY", and **LPA, Inc.**, hereinafter designated as "CONSULTANT."

RECITALS

WHEREAS, City and Consultant are the parties to that certain Professional Services Agreement dated September 15, 2020, hereinafter referred to as the "Agreement", wherein Consultant agreed to provide certain services to the City as set forth therein;

WHEREAS, the parties desire to amend the Agreement to provide for changes and/or modifications to the not to exceed contract price.

AMENDMENT

NOW, THEREFORE, the parties hereto do mutually agree that the Agreement shall be amended as follows:

1. Section 1, SCOPE OF WORK, is hereby amended to Phase II Scope of Work as follows and as included in CONSULTANT'S attached proposal dated January 18, 2024:
 - a. Evaluate Buildings A, B and C at the City Operation Center to determine suitability for use as an essential facility and police training facility in accordance with the attached Proposal for a not-to-exceed amount of \$107,170.
2. Section 8, COMPENSATION, is hereby amended to provide that the total compensation for all work performed in accordance with this amendment shall not exceed \$107,170, and for a total compensation under the Agreement not to exceed ~~\$285,995.~~ **\$414,245**
3. Except as expressly set forth in this Amendment, the Agreement shall remain in full force and effect and is hereby ratified and reaffirmed.

Project Consulting Services for Police Facilities Needs Assessment

SIGNATURES. The individuals executing this Amendment represent and warrant that they have the right, power, legal capacity and authority to enter into and to execute this Amendment on behalf of the respective legal entities of the CONSULTANT and the CITY.

IN WITNESS WHEREOF, the parties hereto being duly authorized on behalf of their respective entities to execute this Amendment, do hereby agree to the covenants contained in the Agreement, including this Amendment, and have caused this Amendment to be executed by setting hereunto their signatures on the dates set forth below.

[INSERT NAME OF CONSULTANT]

By: Jon Mills
Chief Operations Officer

Date: 2/7/2024

By: James A. Kelly
Principal Executive Vice President

Date: 2.7.24

95.2693579
Employer ID No.

CITY OF OCEANSIDE

By: Jonathan Borrego
City Manager

Date: 2/29/24

APPROVED AS TO FORM:

Barbara Hamilton, Esq.
City Attorney

NOTARY ACKNOWLEDGMENTS OF CONSULTANT MUST BE ATTACHED.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

On February 7, 2024 before me, Laura Nelson, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared James A. Kelly and Jon Mills
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Laura Nelson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: City of Oceanside Amendment No. 4 to Professional Services Agreement
Document Date: 2/7/2024 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____



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January 18, 2024

Brian Thomas, PE
City Engineer
CITY OF OCEANSIDE
300 North Coast Hwy
Oceanside, CA 92054

Re: Oceanside Police Department Feasibility Study
Oceanside Operations Center Site
LPA Project No. 30220

Dear Mr. Thomas:

In response to your request for a proposal to develop and adapt the Program Needs Assessment that LPA and MWL developed for the City of Oceanside Police Department, dated July 31, 2022, please find below our proposed scope and fee to develop conceptual floor plans, structural analysis, and conceptual level cost estimate to locate the Oceanside Police Department at the City's Operations Center, located at 4927 Oceanside Blvd.

In coordination with MWL Architects and based upon site information to be provided by the City of Oceanside, our team will work with the Oceanside Police Department to establish a conceptual plan for the New Oceanside Police Department Headquarters and assist in the development of a conceptual level project budget. Our services will include:

Phase 100 – Feasibility Study

1. Space Planning Diagrams consisting of diagrammatic studies for:
 - a. Internal functions
 - b. Human, vehicular, and material flow patterns
 - c. General space allocations
 - d. Adjacency
 - e. Flexibility and expandability
2. Conceptual Site and Building Development consisting of preliminary site analysis and the preparation and comparative evaluation of conceptual site and building development designs to include:
 - a. Land utilization
 - b. Movement systems, circulation, and parking
3. Structural Analysis:
 - a. Development of a structural design narrative, highlighting the major issues to be addressed including:
 - i. Building A to be upgraded to be compliant with the Essential Services Building Seismic Safety Act (ESBSSA).
 - ii. Buildings, A, B, & C to be evaluated for structural upgrades in relation to a change in occupancy classification.
 - b. Potential retrofit strategies to be identified.
4. Summary of Meetings:
 - a. Five (5) Bi-Weekly Virtual Project Meetings
 - b. One (1) City Manager Virtual Briefing
5. Summary of Deliverables:
 - a. Space Planning diagrams
 - b. Structural Narratives
 - c. Conceptual Level Construction Cost Estimate

Optional

6. Expanded Structural Analysis:

Oceanside Police Department Feasibility Study
January 18, 2024
LPA Project No.: 30220 | Page 2



- a. In addition to the scope of work identified in the base scope above, LPA will prepare structural calculations for the potential retrofit strategies.
 - i. Calculations will inform approximate sizes of elements to be used in the structural retrofit and to inform the cost estimate.

PROPOSED COMPENSATION

The following is the proposed compensation for the Feasibility Study Services identified above.

100	Feasibility Study	\$79,695
	OPTIONAL	
	Additional Structural Analysis	\$25,475
	Reimbursable Allowance	\$2,000

Reimbursable expenses are in addition to the base compensation and typically run approximately 3% of a total project fee. The reimbursable allowance will be billed only to the extent used, and typically include items requested by the Client such as additional hard copy milestone review sets, in quantities over and above the minimum number of sets required under the agreement. These expenses are invoiced at cost plus ten percent as incurred.

Hourly Rates: In the event Additional Services are warranted due to a change in the project scope, LPA shall submit a proposal to the Client for review and approval prior to proceeding with the services. Where possible, LPA shall submit a fixed fee proposal, but LPA may, at the Client's option, perform services to be invoiced on an hourly basis. In that scenario, the following hourly rates will apply for professional service fees:

BASIC HOURLY RATES

Role	Rate
Principal	\$280.00
Discipline Director	\$260.00
Project Director	\$250.00
Project Leader	\$200.00
Design Coordinator II	\$170.00
Design Coordinator I	\$145.00
Designer III	\$135.00
Designer II	\$120.00
Designer I	\$110.00
Intern	\$75.00
Support Roles	
Director	\$240.00
Manager	\$165.00
Senior Specialist	\$125.00
Specialist III	\$105.00
Specialist II	\$95.00
Specialist I	\$85.00

NOTE: These rates become effective February 26, 2022 and are subject to change annually.

Billing / Payment: LPA shall invoice the Client monthly for a percentage of the work completed consistent with the terms of the Contract. Payment is due thirty (30) days from the date of the invoice. LPA reserves the right to stop all current services and notify the Client if payment is not received within thirty (30) days.

Sincerely,

LPA, Inc.

Jeremy Hart, AIA, LEED AP BD+C
Principal

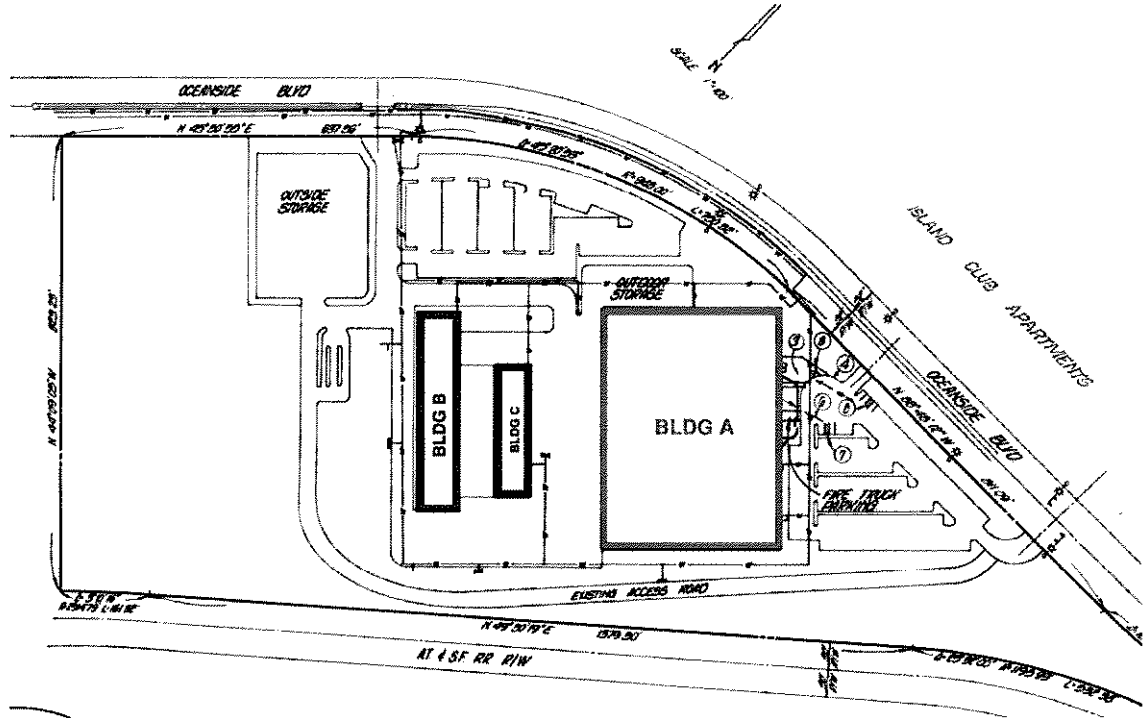
Oceanside Police Department Feasibility Study

January 18, 2024

LPA Project No.: 30220 I Page 3



Exhibit A: Existing Site Plan





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February 7, 2024

Attention: Brian Thomas, P.E., City Engineer
CITY OF OCEANSIDE, Development Services Department
300 North Coast Highway
Oceanside, CA 92054

Re: Amendment 4 To Professional Services Agreement
LPA Project No.: 3022010

Dear, Brian:

Enclosed is a signed and notarized original of the amendment referenced above.

Upon the City's execution, please email a copy to me and Jeremy Hart at
mharmon@lpadesignstudios.com and jhart@lpadesignstudios.com.

If you have any questions, please contact me at (949) 701-4233 or the email address above:

Sincerely,

LPA, Inc.

A handwritten signature in black ink, appearing to read "Mark Harmon", written over a horizontal line.

Mark Harmon
Contracts Director

cc: Project File

ATTACH 1

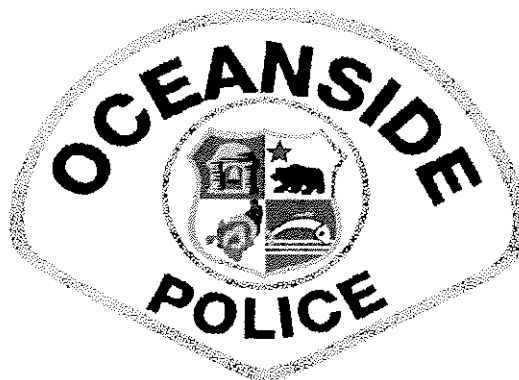


Building Partnerships

Conceptual Cost Estimate, R2

November 13, 2023

City of Oceanside
Oceanside Police Department
Oceanside, CA



Prepared for LPA Design Studios, Inc.

INTRODUCTION

BASIS OF ESTIMATE

This Cost Estimate is based upon Conceptual drawing dated 09/26/2023, prepared by LPA Design Studios, Inc., along with verbal and written guidance from the design / engineering team.

ESTIMATE MARK UPS

The following markups are included in this estimate:

1) General Conditions	7.25%
2) Overhead and Profit (OH&P)	3.75%
3) Bonds & Insurance	2.50%
4) Design Contingency	10.00%
5) Escalation to MOC, 06/11/26	15.02%
Escalation projects per annum:	
2023	8.00%
2024	6.50%
2025	5.00%
2026	4.00%

EXCLUSIONS

The following items are excluded in this estimate.

- 1) Professional fees, inspections and testing.
- 2) Escalation beyond midpoint of construction, June 2026. The anticipated construction start is August 2025, with a 20 month schedule.
- 3) FF and E, unless specifically referenced in this estimate.
- 3) Plan check fees and building permit fees.
- 4) Construction/Owner's contingency costs.
- 5) Construction management fees.
- 6) Soft costs.
- 7) Off-site work
- 8) Night time and weekends work.
- 9) Interim housing.
- 10) Accelerated construction schedule.
- 11) Emergency DAS system.
- 12) Low voltage head end equipment unless noted otherwise.

ITEMS AFFECTING COST ESTIMATE

Items that may change the estimated construction cost may include but are not limited to the following:

- 1) Unforeseen sub-surface condition.
- 2) Any changes to the scope of work not included in this report. We recommend updating the estimate to capture the value of any changes.
- 3) Sole source procurement.
- 4) Any changes or delay from the projected construction schedule.

CLARIFICATIONS

- 1) This estimate is based on the assumption of a competitive bid environment by a minimum of four at the General Contractor and the Subcontractor level.
- 2) This estimate assumes the use of prevailing wages. The estimate does not include a PLA or CSWPA.
- 3) This estimate assumes design-bid-build delivery method.
- 4) This estimate does not include the prequalification process for the General Contractor and Subcontractor. If prequalification will be required and implemented, this will have a cost impact on the project.

CONSTRUCTION COST SUMMARY

Base Scope Elements	Area	Cost / SF	Total
NEW POLICE FACILITY BUILDING	91,000 SF	\$839.54	\$76,398,010
PV CANOPIES	14,824 SF	\$259.75	\$3,850,472
SITEWORK	254,860 SF	\$68.66	\$17,497,590
TOTAL ESTIMATED CONSTRUCTION COST			\$97,746,071

DEDUCTIVE ALTERNATES:

ALT #1: PACKAGED VAV UNITS W/ ELECTRIC RESISTANCE REHEAT ILO ALL
ELECTRIC HEATING / COOLING PLANS W/ CUSTOM AHU'S

(\$1,229,341)

*Alternates include all applicable markups

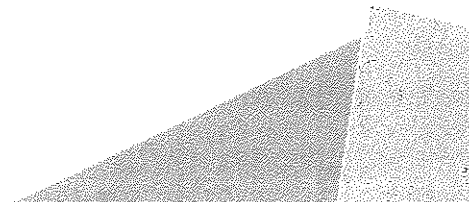
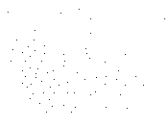
Main CSI Summary

Element		Total	
01	General Requirements	Included in General Conditions	
02	Existing Conditions	\$92,244	\$1.01
03	Concrete	\$2,723,223	\$29.93
04	Masonry		
05	Metals	\$9,072,169	\$99.69
06	Woods, Plastics, and Composites	\$1,478,750	\$16.25
07	Thermal and Moisture Protection	\$4,039,429	\$44.39
08	Openings	\$2,957,500	\$32.50
09	Finishes	\$8,736,000	\$96.00
10	Specialties	\$941,850	\$10.35
11	Equipment	\$306,546	\$3.37
12	Furnishings		
13	Special Construction		
14	Conveying Equipment	\$239,879	\$2.64
21	Fire Suppression	\$853,492	\$9.38
22	Plumbing	\$2,158,384	\$23.72
23	Heating, Ventilating, and Air Conditioning (HVAC)	\$7,579,410	\$83.29
26	Electrical	\$9,823,859	\$107.95
27	Communications	\$1,383,290	\$15.20
28	Electronic Safety and Security	\$2,092,750	\$23.00
31	Earthwork	\$2,024,870	\$22.25
32	Exterior Improvements	\$4,758,095	\$52.29
33	Utilities	\$2,063,815	\$22.68
34	Transportation	\$45,000	\$0.49
48	Electric Power Generation	\$4,366,030	\$47.98
Subtotal		\$67,736,586	\$744.36
General Conditions		7.25%	\$4,910,902
Subtotal		\$72,647,488	\$798.32
Overhead and Profit (OH&P)		3.75%	\$2,724,281
Subtotal		\$75,371,769	\$828.26
Bonds & Insurance		2.50%	\$1,884,294
Subtotal		\$77,256,064	\$848.97
Design Contingency		10.00%	\$7,725,606
Subtotal		\$84,981,670	\$933.86
Escalation to MOC, 06/11/26		15.02%	\$12,764,401
TOTAL ESTIMATED CONSTRUCTION COST		\$97,746,071	\$1,074.13



11/13/23

New Police Facility Building



Oceanside Police Department
New Police Facility Building
Oceanside, CA
Conceptual Cost Estimate, R2

11/13/23

New Police Facility Building Summary

Element	Gross Floor Area	91,000	SF	Total	Cost/SF
01 General Requirements				Included in General Conditions	
02 Existing Conditions					
03 Concrete				\$2,723,223	\$29.93
04 Masonry					
05 Metals				\$9,072,169	\$99.69
06 Woods, Plastics, and Composites				\$1,478,750	\$16.25
07 Thermal and Moisture Protection				\$4,039,429	\$44.39
08 Openings				\$2,957,500	\$32.50
09 Finishes				\$8,736,000	\$96.00
10 Specialties				\$941,850	\$10.35
11 Equipment				\$306,546	\$3.37
12 Furnishings					
13 Special Construction					
14 Conveying Equipment				\$239,879	\$2.64
21 Fire Suppression				\$853,492	\$9.38
22 Plumbing				\$2,158,384	\$23.72
23 Heating, Ventilating, and Air Conditioning (HVAC)				\$7,579,410	\$83.29
26 Electrical				\$7,050,317	\$77.48
27 Communications				\$1,001,000	\$11.00
28 Electronic Safety and Security				\$1,842,750	\$20.25
31 Earthwork				\$264,285	\$2.90
48 Electric Power Generation				\$1,697,710	\$18.66
Subtotal				\$52,942,694	\$581.79
General Conditions			7.25%	\$3,838,345	\$42.18
Subtotal				\$56,781,040	\$623.97
Overhead and Profit (OH&P)			3.75%	\$2,129,289	\$23.40
Subtotal				\$58,910,329	\$647.37
Bonds & Insurance			2.50%	\$1,472,758	\$16.18
Subtotal				\$60,383,087	\$663.55
Design Contingency			10.00%	\$6,038,309	\$66.36
Subtotal				\$66,421,396	\$729.91
Escalation to MOC, 06/11/26			15.02%	\$9,976,614	\$109.63
TOTAL ESTIMATED CONSTRUCTION COST				\$76,398,010	\$839.54

Oceanside Police Department
New Police Facility Building
Oceanside, CA
Conceptual Cost Estimate, R2

11/13/23

New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
03 Concrete				
Construction layout, 2 person crew	4	day	\$2,656.77	\$10,627
Foundations, allowance	39,800	sf	\$26.11	\$1,038,979
Slab on grade, 5" thick				
Concrete	639	cy	\$259.85	\$166,016
Concrete placement	639	cy	\$63.25	\$40,408
Edge formwork	756	lf	\$9.77	\$7,385
Gravel sub base - 4"	37,338	sf	\$1.61	\$60,262
Reinforcing steel	63,120	lb	\$3.25	\$204,893
Finish to slab	37,338	sf	\$1.09	\$40,683
Vapor barrier	37,338	sf	\$0.54	\$20,138
Add for thickened edges	23	cy	\$358.17	\$8,274
Slab on grade, 8" thick, sally port and high density storage				
Concrete	67	cy	\$259.85	\$17,463
Concrete placement	67	cy	\$63.25	\$4,250
Edge formwork	238	lf	\$9.77	\$2,325
Gravel sub base - 4"	2,462	sf	\$1.61	\$3,974
Reinforcing steel	4,530	lb	\$3.25	\$14,705
Finish to slab	2,462	sf	\$1.09	\$2,683
Vapor barrier	2,462	sf	\$0.54	\$1,328
Concrete interior walls, 8" thick				
Concrete	135	cy	\$259.85	\$34,978
Concrete placement	135	cy	\$65.83	\$8,861
Formwork	3,304	sf	\$20.51	\$67,759
Reinforcement	7,434	lbs	\$1.48	\$10,969
Finish	3,304	sf	\$1.19	\$3,938
Metal deck concrete fill				
3-1/4" thick lightweight concrete deck topping, incl. reinforcing, floor and roof	91,200	sf	\$7.95	\$724,584
Finish to slab	91,200	sf	\$0.98	\$89,020
Miscellaneous				
Miscellaneous concrete	91,000	gsf	\$1.25	\$113,750
Elevator pit including waterproofing	1	ea	\$24,970.00	\$24,970

Subtotal - Concrete **\$2,723,223**

Oceanside Police Department
New Police Facility Building
Oceanside, CA
Conceptual Cost Estimate, R2

11/13/23

New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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05 Metals

Structural steel				
Structural steel, 2nd level, allow 20# / sf	256	tn	\$6,991.99	\$1,789,949
Structural steel, 3rd level, allow 20# / sf	256	tn	\$6,991.99	\$1,789,949
Structural steel, roof level, allow 20# / sf	400	tn	\$6,991.99	\$2,796,795
Miscellaneous bolts and connections	137	tn	\$8,461.06	\$1,157,473
Steel decking				
Floor decking, 3" x 20 ga	51,200	sf	\$11.63	\$595,598
Roof decking, 1-1/2" x 16 ga	40,000	sf	\$9.08	\$363,200
Deck edging	2,789	lf	\$16.51	\$46,037
Shear studs	4,184	ea	\$7.81	\$32,668
Stairs including rails, allowance	91,000	gsf	\$3.50	\$318,500
Miscellaneous metal fabrication and supports	91,000	gsf	\$1.50	\$136,500
Miscellaneous metals, allowance	91,000	gsf	\$0.50	\$45,500
Subtotal - Metals				<u>\$9,072,169</u>

06 Woods, Plastics, and Composites

Building casework				
Miscellaneous casework, allowance	91,000	gsf	\$6.00	\$546,000
Wood slat screen feature, allowance	91,000	gsf	\$9.00	\$819,000
Miscellaneous rough carpentry and blocking, allowance	91,000	gsf	\$1.25	\$113,750
Subtotal - Woods, Plastics, and Composites				<u>\$1,478,750</u>

07 Thermal and Moisture Protection

Fireproofing, not required				
Fireproofing to structural steel	1,049	tn		Excluded
Fireproofing to underside of metal deck	91,200	sf		Excluded
Roofing system				
TPO single ply roof membrane	10,260	sf	\$5.47	\$56,122
Standing seam metal panel roofing	29,740	sf	\$38.59	\$1,147,667
Walkway pads	800	sf	\$14.74	\$11,795

Oceanside Police Department
New Police Facility Building
Oceanside, CA
Conceptual Cost Estimate, R2

11/13/23

New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Roof insulation				
Rigid roof insulation, polyisocyanurate, 3" thick	40,000	sf	\$4.56	\$182,390
Tapered insulation	3,078	sf	\$5.99	\$18,431
Cover board, 1/4" thick	40,000	sf	\$1.51	\$60,564
Wall and ceiling insulation, allowance	91,000	gsf	\$2.25	\$204,750
Exterior wall finishes				
Aluminum composite metal panel including sub framing	3,108	sf	\$90.80	\$282,206
Precast concrete panels	14,678	sf	\$65.83	\$966,253
Exterior ceiling finishes, allowance	14,400	sf	\$51.08	\$735,480
Sheet metal				
Sheet metal, allowance	91,000	sf	\$1.85	\$168,350
Miscellaneous				
36" x 36" roof access hatch	1	ea	\$3,420.99	\$3,421
Roof tie off anchors, allowance	1	ls	\$20,000.00	\$20,000
Miscellaneous caulking and sealants, allowance	91,000	gsf	\$2.00	\$182,000
Subtotal - Thermal and Moisture Protection				<u>\$4,039,429</u>

08 Openings

Exterior glazing, allowance	91,000	gsf	\$21.50	\$1,956,500
Exterior doors, allowance	91,000	gsf	\$2.00	\$182,000
Interior glazing, allowance	91,000	gsf	\$3.00	\$273,000
Interior doors, allowance	91,000	gsf	\$6.00	<u>\$546,000</u>
Subtotal - Openings				<u>\$2,957,500</u>

09 Finishes

Exterior walls and parapets, allowance	91,000	sf	\$20.00	\$1,820,000
Interior partitions, allowance	91,000	sf	\$30.00	\$2,730,000

Oceanside Police Department
New Police Facility Building
Oceanside, CA
Conceptual Cost Estimate, R2

11/13/23

New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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Interior finishes, allowance	91,000	sf	\$46.00	<u>\$4,186,000</u>
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Subtotal - Finishes **\$8,736,000**

10 Specialties

Building specialties				
Miscellaneous specialties including lockers, parcel pass, weapons lockers, fire extinguishers, TV mounts, etc.	91,000	gsf	\$6.00	\$546,000
Signage and wayfindings				
Signage including exterior sign, allowance	91,000	gsf	\$2.50	\$227,500
Toilet and shower specialties	91,000	gsf	\$1.85	<u>\$168,350</u>

Subtotal - Specialties **\$941,850**

11 Equipment

Lab and exam equipment, OFOI				Excluded
Residential appliances, allowance	1	ls	\$31,545.94	\$31,546
High density storage, allowance	1	ls	\$275,000.00	<u>\$275,000</u>

Subtotal - Equipment **\$306,546**

12 Furnishings

Window covering				
Vertical blinds, motorized at storefront only		sf	\$30.65	
Furniture, OFOI				<u>Excluded</u>

Subtotal - Furnishings

14 Conveying Equipment

Elevators				
Passenger, 3500 lbs, hydraulic, 3-stops	1	ea	\$239,879.08	<u>\$239,879</u>

Subtotal - Conveying Equipment **\$239,879**

Oceanside Police Department
New Police Facility Building
Oceanside, CA
Conceptual Cost Estimate, R2

11/13/23

New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
21 Fire Suppression				
Wet pipe sprinkler system, enclosed area	87,636	sf	\$9.00	\$788,724
Wet pipe sprinkler system, unenclosed area	2,915	sf	\$3.50	\$10,203
Pre-action fire suppressant system, allowance	1,800	sf	\$21.50	\$38,700
Premium for detention grade	835	sf	\$19.00	\$15,865
Subtotal - Fire Suppression				\$853,492

22 Plumbing

Equipment

Water heater, electric	4	ea	\$8,750.00	\$35,000
Storage tank	4	ea	\$2,300.00	\$9,200
Circulation pump	4	ea	\$1,350.00	\$5,400
Garbage disposal	2	ea	\$950.00	\$1,900
Plumbing systems for labs and exam bays	1	ls	\$325,000.00	\$325,000

Fixtures, including pipe and rough-in

Water closet	23	ea	\$8,500.00	\$195,500
Lavatory	26	ea	\$8,400.00	\$218,400
Urinal	12	ea	\$8,275.00	\$99,300
Drinking fountain / Bottle Filler, allowance	4	ea	\$9,800.00	\$39,200
Water closet (single user restroom)	4	ea	\$11,500.00	\$46,000
Lavatory (single user restroom)	4	ea	\$11,400.00	\$45,600
Shower (single user restroom)	1	ea	\$12,500.00	\$12,500
Water closet (single user detention grade restroom)	3	ea	\$12,500.00	\$37,500
Lavatory (single user detention grade restroom)	3	ea	\$12,400.00	\$37,200
Shower	8	ea	\$10,500.00	\$84,000
Sink	16	ea	\$11,500.00	\$184,000
Janitor sink	4	ea	\$5,850.00	\$23,400
Floor drains	20	ea	\$2,850.00	\$57,000
Hose blbb	13	ea	\$30,000.00	\$390,000
Pipe and connections for kitchen appliances	1	ls	\$10,000.00	\$10,000
Condensate drain pipe distribution	90,551	sf	\$1.45	\$131,299
Roof drain				
Roof and over flow drain	8	ea	\$1,200.00	\$9,600
Drainage pipe	880	lf	\$100.00	\$88,000

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New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous				
Water meter	1	ea	\$5,750.00	\$5,750
Access panels	13	ea	\$395.00	\$5,135
Clean and test	1	ls	\$9,000.00	\$9,000
Noise and vibration control	1	ls	\$6,500.00	\$6,500
Firestopping	1	ls	\$8,000.00	\$8,000
Seismic supports	1	ls	\$12,000.00	\$12,000
Test and balance	160	hr	\$135.00	\$21,600
Commissioning assistance only	40	hr	\$135.00	\$5,400
Subtotal - Plumbing				<u>\$2,158,384</u>

23 Heating, Ventilating, and Air Conditioning (HVAC)

Equipment				
Heat pumps				
150 ton	3	ea	\$384,375.00	\$1,153,125
Installation	720	hrs	\$150.00	\$108,000
Custom VAV AHUs				
60,000 cfm	2	ea	\$522,750.00	\$1,045,500
Installation	400	hrs	\$150.00	\$60,000
VAV boxes				
Procurement	61	ea	\$1,486.25	\$90,661
Installation	122	hrs	\$150.00	\$18,300
Exhaust fans	91,000	sf	\$0.85	\$77,350
Chilled water CRAC units				
Condensing unit, 2 ton	4	ea	\$7,175.00	\$28,700
Fan coil unit, 2 ton	4	ea	\$4,612.50	\$18,450
Installation	48	hrs	\$150.00	\$7,200
Chilled water split system units				
Condensing unit, 2 ton	8	ea	\$5,740.00	\$45,920
Fan coil unit, 2 ton	8	ea	\$3,075.00	\$24,600
Installation	96	hrs	\$150.00	\$14,400
Hydronic water pumps				
Procurement	3	ea	\$30,750.00	\$92,250
Installation	72	hrs	\$150.00	\$10,800
Boilers				
Procurement	2	ea	\$82,000.00	\$164,000
Installation	80	hrs	\$150.00	\$12,000
Miscellaneous minor equipment, allowance	91,000	sf	\$0.50	\$45,500
Tax and Freight	1	ls	\$487,600.00	\$487,600

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Element	Quantity	Unit	Unit Cost	Total
Air distribution				
Ductwork, galvanized steel	86,450	lb	\$17.25	\$1,491,263
Duct insulation, wrap	38,038	sf	\$6.75	\$256,757
Refrigerant pipe	1,020	lf	\$60.00	\$61,200
Diffusers / registers / grilles	414	ea	\$475.00	\$196,650
Sound traps / acoustical treatments	1	ls	\$25,000.00	\$25,000
Hydronic piping distribution	91,000	sf	\$8.50	\$773,500
Premium for detention grade	835	sf	\$21.00	\$17,535
HVAC controls				
Controls, software and programming and controls distribution	91,000	sf	\$9.25	\$841,750
CO2 monitoring	91,000	sf	\$0.65	\$59,150
Test / balance	360	hr	\$150.00	\$54,000
Commissioning assist	72	hr	\$150.00	\$10,800
Rigging	1	ls	\$52,500.00	\$52,500
Seismic bracing	91,000	sf	\$0.75	\$68,250
Penetrations and fire stopping	91,000	sf	\$0.60	\$54,600
BIM modeling / clash detection	1	ls	\$112,100.00	\$112,100
Subtotal - Heating, Ventilating, and Air Conditioning (HVAC)				<u>\$7,579,410</u>

26 Electrical

Distribution equipment	91,000	gsf	\$20.50	\$1,865,500
HVAC and equipment connections				
Connection to AHU	2	ea	\$2,500.00	\$5,000
Connection to CU	12	ea	\$427.00	\$5,124
Connection to EF	12	ea	\$612.15	\$7,346
Connection to FC	12	ea	\$441.21	\$5,295
Connection to water heater	4	ea	\$431.42	\$1,726
Connection to water pump	3	ea	\$450.00	\$1,350
Connection to heat pump	3	ea	\$1,800.00	\$5,400
Connection to VAV	61	ea	\$230.00	\$14,030
Connection for tank	4	ea	\$450.00	\$1,800
Connection to circulation pump	4	ea	\$483.89	\$1,936
Connection to boiler	2	ea	\$483.89	\$968
Garbage disposal	2	ea	\$350.00	\$700
Disconnect, 30/3 N3R	116	ea	\$740.41	\$85,888
Disconnect, 100/3 N3R	5	ea	\$1,166.00	\$5,830
30 amp	12,760	lf	\$30.05	\$383,451
100 amp	1,000	lf	\$74.37	\$74,372
Misc. equipment connections	90,551	sf	\$0.55	\$49,803
Convenience power	91,000	gsf	\$10.25	\$932,750
Lighting and lighting control	91,000	gsf	\$30.00	\$2,730,000
Audio-video system infrastructure	91,000	gsf	\$1.25	\$113,750
Equipment and programming, allowance	1	ls	\$500,000.00	\$500,000

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Element	Quantity	Unit	Unit Cost	Total
Additional electrical requirements				
Firestopping electrical	91,000	gsf	\$0.40	\$36,400
Seismic bracing / miscellaneous supports	91,000	gsf	\$0.45	\$40,950
Electrical temporary power	91,000	gsf	\$1.55	\$140,950
Commissioning, planning, and coordination	1	ls	\$40,000.00	\$40,000
Subtotal - Electrical				<u>\$7,050,317</u>

27 Communications

Voice and data system (infrastructure only, excluding devices and head-end equipment)	91,000	gsf	\$9.00	\$819,000
Distributed antenna system (infrastructure only, excluding devices and head-end equipment)				
Distributed antenna system - emergency responder, rough-in only	91,000	gsf	\$2.00	\$182,000
Subtotal - Communications				<u>\$1,001,000</u>

28 Electronic Safety and Security

Closed circuit television system	91,000	gsf	\$2.00	\$182,000
Access control system (infrastructure only, excluding devices and head-end equipment)	91,000	gsf	\$3.00	\$273,000
Security system including equipment	91,000	gsf	\$5.75	\$523,250
Fire alarm system				
Fire alarm system, addressable - includes fire alarm panel, annunciator, terminal cabinets, speakers, strobes, horns, pull stations, control modules, relay modules tamper and flow switch's, conduit and wire.	91,000	gsf	\$9.50	\$864,500
Subtotal - Electronic Safety and Security				<u>\$1,842,750</u>

31 Earthwork

Earthwork				
Field staking / layout, 2 person crew	3	day	\$2,567.64	\$7,703
Over-excavate, sort and recompact, 7'-0" below and 7'-0" beyond building footprint area including setback	15,478	cy	\$9.08	\$140,538
Import select fill, backfill and compact	2,322	cy	\$22.80	\$52,928
Haul excess, 10 mile round trip	2,322	cy	\$20.38	\$47,305
Fine grading	39,800	sf	\$0.40	\$15,811
Subtotal - Earthwork				<u>\$264,285</u>

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New Police Facility Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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48 Electric Power Generation

PV system

Roof mounted PV array (276kW), allowance

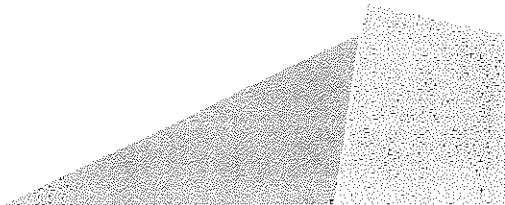
16,732 sf \$92.50 \$1,547,710

Battery storage (160kWH), allowance

1 ls \$150,000.00 \$150,000

Subtotal - Electric Power Generation \$1,697,710

PV Canopies



PV Canopies Summary

Element	Gross Floor Area	14,824 SF	Total	Cost/SF
01 General Requirements			Included in General Conditions	
02 Existing Conditions				
03 Concrete				
04 Masonry				
05 Metals				
06 Woods, Plastics, and Composites				
07 Thermal and Moisture Protection				
08 Openings				
09 Finishes				
10 Specialties				
11 Equipment				
12 Furnishings				
13 Special Construction				
14 Conveying Equipment				
21 Fire Suppression				
22 Plumbing				
23 Heating, Ventilating, and Air Conditioning (HVAC)				
26 Electrical				
27 Communications				
28 Electronic Safety and Security				
31 Earthwork				
48 Electric Power Generation			\$2,668,320	\$180.00
Subtotal			\$2,668,320	\$180.00
General Conditions		7.25%	\$193,453	\$13.05
Subtotal			\$2,861,773	\$193.05
Overhead and Profit (OH&P)		3.75%	\$107,316	\$7.24
Subtotal			\$2,969,090	\$200.29
Bonds & Insurance		2.50%	\$74,227	\$5.01
Subtotal			\$3,043,317	\$205.30
Design Contingency		10.00%	\$304,332	\$20.53
Subtotal			\$3,347,649	\$225.83
Escalation to MOC, 06/11/26		15.02%	\$502,823	\$33.92
TOTAL ESTIMATED CONSTRUCTION COST			\$3,850,472	\$259.75

PV Canopies Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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48 Electric Power Generation

PV system				
Canopy including PV array (244kW), allowance	14,824	sf	\$180.00	\$2,668,320
BESS, covered in PD building				<u>Excluded</u>
Subtotal - Electric Power Generation				<u>\$2,668,320</u>

Sitework

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Sitework Summary

Element	Gross Site Area	254,860 SF	Total	Cost/SF
01 General Requirements			Included in General Conditions	
02 Existing Conditions			\$92,244	\$0.36
26 Electrical			\$2,773,543	\$10.88
27 Communications			\$382,290	\$1.50
28 Electronic Safety and Security			\$250,000	\$0.98
31 Earthwork			\$1,760,585	\$6.91
32 Exterior Improvements			\$4,758,095	\$18.67
33 Utilities			\$2,063,815	\$8.10
34 Transportation			\$45,000	\$0.18
48 Electric Power Generation				
Subtotal			\$12,125,572	\$47.58
General Conditions		7.25%	\$879,104	\$3.45
Subtotal			\$13,004,676	\$51.03
Overhead and Profit (OH&P)		3.75%	\$487,675	\$1.91
Subtotal			\$13,492,351	\$52.94
Bonds & Insurance		2.50%	\$337,309	\$1.32
Subtotal			\$13,829,660	\$54.26
Design Contingency		10.00%	\$1,382,966	\$5.43
Subtotal			\$15,212,626	\$59.69
Escalation to MOC, 06/11/26		15.02%	\$2,284,964	\$8.97
TOTAL ESTIMATED CONSTRUCTION COST			\$17,497,590	\$68.66

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Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
02 Existing Conditions				
Site demolition				
Vegetation, clear and grub	254,860	sf	\$0.25	\$63,715
Hauling and disposal, allowance	1	ls	\$15,928.75	\$15,929
Miscellaneous demolition	60	hr	\$85.00	\$5,100
Protect existing to remain	1	ls	\$7,500.00	\$7,500
Subtotal - Existing Conditions				<u>\$92,244</u>
26 Electrical				
Distribution equipment, allowance	254,860	gsf	\$1.10	\$280,346
Generator, diesel, allowance	1	ls	\$500,000.00	\$500,000
Feeders, allowance	254,860	gsf	\$2.25	\$573,435
EV charging station, level 2	15	ea	\$2,337.93	\$35,069
EV charging station, feeders only	2,250	lf	\$15.76	\$35,454
Conduit, 1-1/4" pvc - EV infrastructure for 58 spaces total	11,600	lf	\$8.09	\$93,848
Electrical vault, 3'-0" x 5'-0"	15	ea	\$6,043.57	\$90,654
Trenching, backfill and compaction	3,867	lf	\$55.47	\$214,498
Convenience power, allowance	254,860	gsf	\$0.55	\$140,173
Lighting and lighting control, allowance	254,860	gsf	\$3.10	\$790,066
Additional electrical requirements				
Equipment rentals	1	ea	\$20,000.00	\$20,000
Subtotal - Electrical				<u>\$2,773,543</u>
27 Communications				
Site communications	254,860	sf	\$1.50	\$382,290
Subtotal - Communications				<u>\$382,290</u>
28 Electronic Safety and Security				
CCTV cameras on poles rough-in, and security conduit pathways.	1	ls	\$250,000.00	\$250,000
Subtotal - Electronic Safety and Security				<u>\$250,000</u>

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Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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31 Earthwork

Earthwork (lots of soil movement and grades), allowance	254,860	gsf	\$4.25	\$1,083,155
Net soil export, allowance	1	ls	\$550,000.00	\$550,000
Erosion control including SWPPP, allowance	254,860	sf	\$0.50	\$127,430
Subtotal - Earthwork				<u>\$1,760,585</u>

32 Exterior Improvements

AC paving				
Parking, 4" AC o/ 6" AB	104,872	sf	\$6.81	\$714,178
Hauling	1,683	cy	\$21.00	\$35,342
Hardscape				
Pedestrian, natural gray, top cast, 4" thick o/ 4" AB	12,374	sf	\$15.48	\$191,589
Vehicular, top cast with integral color, fire lane, 7" thick	4,268	sf	\$19.91	\$84,975
Concrete curbs, gutters and ramps, allowance	254,860	gsf	\$0.85	\$216,631
Striping / signage				
Precast concrete wheel stop	10	ea	\$115.47	\$1,155
Parking stall	289	ea	\$45.40	\$13,121
ADA pavement marking	10	ea	\$187.28	\$1,873
ADA signage including post and foundation	10	ea	\$425.63	\$4,256
Hatched striping	2,820	sf	\$6.13	\$17,284
"NO PARKING" pavement marking	10	ea	\$141.88	\$1,419
"EV PARKING" pavement marking	15	ea	\$141.88	\$2,128
Sustainability signage, allowance	1	ls	\$15,000.00	\$15,000
Miscellaneous allowance for pavement striping, signage, and parking specialties	104,872	sf	\$0.25	\$26,218
Site fence and gates				
Precast concrete fence/screening wall and pier foundation, 9'-0" high	4,500	sf	\$80.02	\$360,079
Metal gate at secure courtyard, 24'-0" W opening, single	2	pr	\$34,050.00	\$68,100
Site wall				
CIP retaining wall, top cast, allow 24" thick x avg 7'-0" ht	758	lf	\$1,475.05	\$1,118,087

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Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Site specialties, signage and furnishings				
Monument signs, site entry	1	ls	\$90,000.00	\$90,000
Flagpole including foundations	3	ea	\$9,647.50	\$28,943
Site signage, allowance	1	ls	\$60,000.00	\$60,000
Miscellaneous site specialties and furnishings, allowance	254,860	sf	\$0.75	\$191,145
Site structures				
Trash enclosure, allowance	1	ls	\$130,525.00	\$130,525
Trellis, 15'-0" high, steel with wood	582	sf	\$198.63	\$115,600
Landscape and irrigation				
Soil preparation	91,568	sf	\$0.28	\$25,982
Stabilized decomposed granite	1,978	sf	\$5.96	\$11,786
Metal edging	630	lf	\$14.19	\$8,942
Trees, 36" box	13	ea	\$851.25	\$11,066
Shrubs and groundcover, allowance	17,548	sf	\$11.35	\$199,170
Native planting on hillsides, allowance	74,020	sf	\$5.68	\$420,064
Mulch to shrub area - bark mulch	17,548	sf	\$1.53	\$26,888
Irrigation, planting	91,568	sf	\$3.69	\$337,771
Maintenance (90 days)	3	mo	\$28,375.00	\$85,125
Irrigation controller	1	ls	\$39,725.00	\$39,725
Landscape features and boulders, allowance	91,568	sf	\$1.14	\$103,930

Subtotal - Exterior Improvements **\$4,758,095**

33 Utilities

Fire water, allowance	254,860	sf	\$1.10	\$280,346
Domestic water, allowance	254,860	sf	\$1.05	\$267,603
Sanitary sewer, allowance	254,860	sf	\$1.20	\$305,832
Natural gas, not required				Excluded
Irrigation main line, allowance	254,860	sf	\$0.60	\$152,916
Storm drain, allowance	254,860	sf	\$3.50	\$892,010
Bioretention basin	9,698	sf	\$17.03	\$165,108

Subtotal - Utilities **\$2,063,815**



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Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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34 Transportation

Traffic control, allowance	1	ls	\$45,000.00	\$45,000
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Subtotal - Transportation \$45,000

48 Electric Power Generation

Covered in building and parking lot				
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Subtotal - Electric Power Generation