



MARCENE TAYLOR INC.

Conceptual Cost Plan

**Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California**

April 23, 2024

MTI Job No. 23-0976

Marcene Taylor Inc.
Boise, Idaho

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Conceptual Cost Plan**Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California****April 23, 2024
MTI Job No. 23-0976***Contents**Page No.***Basis of Estimate**

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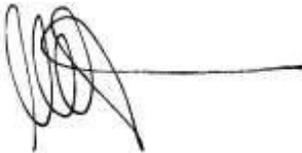
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Executive Summary

The following estimate was prepared using conceptual information provided by HMC Architects. The estimate is divided into four sections - a description of the basis of the estimate, overall areas and summary, building and sitework areas, summaries, project costs, and component budgets, and alternates.

Please feel free to contact me should you require additional information.

Sincerely,



Marcene N. Taylor, CPE
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Basis of Estimate

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Basis of Estimate

Project Description

Option 01 - Remodel Existing Building and Pool

Option 01 includes the renovation of the existing building and pool along with associated sitework. The renovation of the existing pool includes resurfacing of the pool and the replacement of the supporting decks and deck drainage. The pool will remain at its current depth. This option would also need a new support building for the pool equipment and storage since there are no records showing current support buildings are DSA approved. This option serves as a baseline for comparison of the work that needs to be done to bring the current building, pool, and site to current code. Construction is

Option 02 - New Building and Pools

Option 02 includes the construction of a new building, a new 35-meter (varying from 3.5' to 8' deep), and a new 25-yard recreational pool (varying from 3.5' to 4.5' deep) along with associated sitework. This option also includes a new support building for pool equipment and storage. Construction is anticipated to be 18 months.

Assumed Conditions of Construction

The construction start date is assumed to be October 2026.

The total construction period is 16 months for Option 01 and 18 months for Option 02.

The general contract will be competitively bid by at least four qualified general contractors and main subcontractors.

The contractor will be required to pay prevailing wages.

There will not be small business set aside requirements.

The general contractor will have access to the site at all hours.

Contractor will comply with City of Manhattan Beach's requirements and conditions.

Inclusions

See specific Options for detail.

Exclusions (both Options)

Cost escalation beyond the construction midpoint.

Land and easement acquisition costs including real estate fees, and entitlement costs.

Costs associated with special foundation systems and unsuitable soils conditions.

Assessments, taxes, finance, legal, and development charges.

Environmental impact mitigation.

Fees associated with LEED certification.

Builder's risk, project wrap-up, and other owner provided insurance programs.

Hazardous material abatement.

Off-site work except as specifically identified.

Premium or overtime pay.

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Basis of Estimate

Risk Register (both Options)

This cost plan has been prepared using only early conceptual ideas of what may be included in the project. Costs will change as the design is developed.

We are currently in an escalating construction market. Materials prices are increasing and are unstable with impacts of inflation and supply chain disruptions on materials unknown, and there are shortages in available skilled labor. This could negatively impact construction costs and schedules as the project goes out to bid and you may see increases beyond what is covered in the mark-up for reasonable cost escalation.

Risk Register (Option 01)

Since this is a remodel project, there may be unforeseen conditions encountered once demolition begins. There is a risk that existing conditions may not be what was anticipated and costs could increase dramatically.

Items Used in Preparing Cost Estimate

Conceptual design information prepared by HMC Architects.

Discussions with the project architects and engineers.

Basis of Estimate

Assumption of Market Conditions

This estimate is an opinion of probable construction costs based on measurement and pricing of quantities available through provided information and reasonable assumptions for work not covered in the current drawings and specifications. Unit rates are based on historical data and/or discussions with contractors. The unit rates in this estimate reflect current bid costs in the area and include subcontractors' overhead and profit. MTI has no control over material or labor pricing and market conditions at the time of bid. Hence, MTI cannot guarantee that the bids or construction cost will not vary from this opinion of probable construction cost.

This estimate is based on the assumption that there will be competitive bidding for every portion of the work - a minimum of four bidders for all subcontract items and general contractor bids if applicable. If fewer bids are received, prices may be higher, while more bids received may result in more competitive pricing.

Current Construction Costs 2023 (copyright 2023 Sierra West Publishing) references engineering estimates are based on an average of 4-5 bids for a project. Deviation from engineering estimates produced from complete drawings is as follows:

1 bid	+38%
2 - 3 bids	+16%
4 - 5 bids	+0%
6 - 7 bids	-5%
8 or more bids	-10%

"It is not unusual for subcontract bids to vary as much as 100% for an individual trade. Accordingly, it is extremely important that the owner maintain continuous contact with the bidders during the bid period to assure a minimum of 4 - 5 Bids."

MTI's methodology is to establish unit rates based on experience for reasonable costing informed by labor and material rates, conversations with local subcontractors, published costs, and bid results. When MTI discusses pricing it does not provide specific project drawings, specifications, or data to avoid any conflict that would preclude a subcontractor from bidding on the job.



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Overall Areas and Summaries

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Overall Areas

	Enclosed	Covered	Gross ¹	
Option 01 - Remodel Existing Building and Pool	7,471	4,893	9,918	SF
Option 02 - New Building and Pools	9,608	5,503	12,360	SF

¹ Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

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Overall Project Cost Summary

Total \$

Option 01 - Remodel Existing Building and Pool

Construction Costs	19,925,842
Project Soft Costs	8,038,389
Total Project Costs	27,964,231

Annual Operating Expense 802,277

Option 02 - New Building and Pools

Construction Costs	29,680,076
Project Soft Costs	10,672,904
Total Project Costs	40,352,980

Annual Operating Expense 1,802,369

Alternates (Applied to Either Option)

Alternate No. 1 - Upper Parking	2,516,752
Alternate No. 2 - Solar Photovoltaic (PV) Panels	1,376,349

Note:

If Option 02 is phased to maintain pool operations during construction, there are additional costs for escalation (additional six months of construction for a total duration of 24 months), multiple mobilizations, extended construction time, and additional general requirements for site safety and barriers. We anticipate these costs to be approximately \$5,000,000 added to the Option 02 cost.



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Option 01 - Remodel Existing Building and Pool

Building Areas, Summary, and Detail

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Option 01 - Remodel Existing Building and Pool*Areas and Control Quantities*

Areas	Enclosed	Covered	Gross¹	
Existing Main Building	5,736	802	6,137	SF
New Support Building	1,735	107	1,789	SF
New Entry Canopy	0	3,984	1,992	SF
Total Building Area	7,471	4,893	9,918	SF

Control Quantities	Quantity	Unit	Ratio to Gross
Gross Floor Area	9,918	SF	1.000
Enclosed Area	7,471	SF	0.753
Covered Area	4,893	SF	0.493
Gross Exterior Wall Area	7,514	SF	0.758
Finished Wall Area	7,514	SF	0.758
Glazing Area	513	SF	0.052
Total Roof Area	12,364	SF	1.247
Sloped Roof Area	0	SF	0.000
Flat Roof Area	12,364	SF	1.247
Total Length of Interior Partitions	829	LF	0.084
Total Number of Elevators (x 1,000)	0	EA	0.000
Total Plumbing Fixtures (x 100)	69	EA	0.696
Total Site Area	109,718	SF	11.063
Finished Site Area	102,247	SF	10.310

¹ Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

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Option 01 - Remodel Existing Building and Pool

<i>Project Capital Cost Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
01	Site and Building Acquisition	0.00	0
02	Financing Costs	0.00	0
03	Architecture and Engineering	271.35	2,691,101
04	Permit and Plan Check Fees	17.75	176,083
05	Specialty Consultants	7.56	75,000
06	Construction Services	2,009.16	19,925,842
07	Testing and Inspection	60.42	599,258
08	Project Management	100.96	1,001,292
09	Furnishings, Fixtures and Equipment	40.07	397,356
10	Relocation and Temporary Facilities	3.51	34,835
11	Program Expenses	7.52	74,588
Subtotal - Project Capital Costs		2,518.31	24,975,355
12	Program Risk Costs	301.37	2,988,876
Total Project Capital Costs		2,819.69	27,964,231

Operating Expenses (per year)

Labor/staffing				
Full time	1	LS	200,000.00	200,000
Part time	1	LS	300,000.00	300,000
Janitorial supplies	1	LS	2,000.00	2,000
Refuse - included with City Contract	9,918	SF	0.00	0
Building maintenance	9,918	SF	3.50	34,711
Floor and paint	9,918	SF	0.50	4,959
Equipment maintenance	9,918	SF	5.00	49,588
Pool operation (per consultant)	1	LS	121,104.80	121,105
Electricity	12	MO	881.25	10,575
Gas	9,918	SF	4.00	39,670
Water	9,918	SF	1.50	14,876
Sewer	9,918	SF	0.00	0
Professional services	9,918	SF	2.50	24,794
Non-labor overhead	9,918	SF	0.00	0
Security	0	HR	65.00	0
Property insurance - included with City	1	LS	0.00	0
				802,277

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Option 01 - Remodel Existing Building and Pool

Project Capital Cost Detail *Subtotal \$* *Total \$*

01 Site and Building Acquisition **0**

Purchase price					0
No work anticipated - property owned by School District	1	LS	0.00	0	
Realtor and legal fees					0
No work anticipated - property owned by School District	1	LS	0.00	0	

02 Financing Costs **0**

Financing costs					0
No work anticipated - financing costs accounted for separately	1	LS	0.00	0	

03 Architecture and Engineering **2,691,101**

Design services					2,691,101
Planning services - allow Full design services including civil, landscape, architectural, structural, mechanical, electrical, aquatics, and cost estimating (SD through CA)	1	LS	300,000.00	300,000	
12.00%	12.00%	LS	19,925,842.00	2,391,101	

04 Permit and Plan Check Fees **176,083**

Utility fees					0
Sewer connection fee - existing	1	LS	0.00	0	
Water connection fee - existing	1	LS	0.00	0	
Electrical permit fee	1	LS	0.00	0	
Mechanical permit fee	1	LS	0.00	0	
Highway impact fee	1	LS	0.00	0	
Plan check					176,083
DSA plan check fees - allow	1	LS	165,837.00	165,837	
Local building permit - allow	9,918	SF	1.03	10,246	
Development fees					0
None anticipated	1	LS	0.00	0	

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Surveys						15,000
Allow	1	LS	15,000.00	15,000		
Geotechnical report						35,000
Allow	1	LS	35,000.00	35,000		
Hazardous materials survey						0
None anticipated	1	LS	0.00	0		
Environmental report						25,000
Study for Mitigated Negative Declaration Environmental Report - allow	1	LS	25,000.00	25,000		
Storm water management consultant						0
By Civil Engineer	1	LS	0.00	0		
Waterproofing						0
None anticipated	1	LS	0.00	0		
Telecom						0
None anticipated	1	LS	0.00	0		
Scope and budget development						0
Construction cost estimating and project budgeting - included with A/E fee	1	LS	0.00	0		

06 Construction Services**19,925,842**

Building construction						19,925,842
Allow per estimate detail						
Buildings	1	LS	10,503,907.54	10,503,908		
Site	1	LS	6,432,806.80	6,432,807		
Pool	1	LS	2,989,127.08	2,989,127		
Extended maintenance contract						0
Not required	1	LS	0.00	0		
Extended property management contract						0
Not required	1	LS	0.00	0		

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Inspector of record					400,000
DSA inspector	16	MO	25,000.00	400,000	
Testing and special inspections					199,258
Allow	1.00%	LS	19,925,842.00	199,258	

08 Project Management**1,001,292**

Owner program support					0
None anticipated	1	LS	0.00	0	
Consultant services					996,292
Construction management - allow	5.00%	LS	19,925,842.00	996,292	
Document reproduction and reimbursables					5,000
Allow	1	LS	5,000.00	5,000	

09 Furnishings, Fixtures, and Equipment**397,356**

Furniture and equipment					350,185
OFOI and OFCI furnishings (standard institutional grade) - allow	9,918	SF	15.00	148,763	
OFOI and OFCI site furnishings - allow	102,247	SF	1.00	102,247	
OFOI and OFCI equipment (standard institutional grade) - allow	9,918	SF	10.00	99,175	
Telecom, security, and audiovisual equipment					39,671
Telephones	9,918	SF	1.00	9,918	
Audiovisual	9,918	SF	1.00	9,918	
Security	9,918	SF	2.00	19,835	
Initial Fitup					7,500
Allowance for office accessories, small trash cans, etc.	1	LS	7,500.00	7,500	

10 Relocation and Temporary Facilities**34,835**

Move manager					0
Included with Construction Management fee	1	LS	0.00	0	

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<i>Project Capital Cost Detail</i>					<i>Subtotal \$</i>	<i>Total \$</i>
Interim housing						0
None anticipated	1	LS	0.00	0		
Moving and storage						34,835
Movers - allow	9,918	SF	2.00	19,835		
Storage - allow	1	LS	15,000.00	15,000		
<u>11 Program Expenses</u>						<u>74,588</u>
Building commissioning						49,588
Allow	9,918	SF	5.00	49,588		
Legal services						10,000
Allow	1	LS	10,000.00	10,000		
Outreach, communications, and public relations						15,000
Allow	1	LS	15,000.00	15,000		
<u>12 Program Risk Costs</u>						<u>2,988,876</u>
Construction contingency						1,992,584
Owner managed contingency for changes in construction scope and unforeseen conditions - allow	10.00%	LS	19,925,842.00	1,992,584		
Scope contingency						996,292
Owner managed contingency for changes in program needs prior to occupancy - allow	5.00%	LS	19,925,842.00	996,292		

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Option 01 - Buildings

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		37.18	368,696
A20 Basement Construction		0.00	0
B10 Superstructure		89.64	889,047
B20 Enclosure		104.66	1,037,959
B30 Roofing		34.56	342,768
C10 Interior Construction		46.69	463,078
C20 Stairs		0.00	0
C30 Interior Finishes		44.46	440,975
D10 Conveying		0.00	0
D20 Plumbing		95.03	942,455
D30 HVAC		51.54	511,105
D40 Fire Protection		9.00	89,262
D50 Electrical		98.70	978,882
E10 Equipment		1.50	14,918
E20 Furnishings		8.92	88,427
F10 Special Construction		0.00	0
F20 Selective Building Demolition		9.28	92,055
G10 Site Preparation		0.00	0
G20 Site Improvement		0.00	0
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
Current Direct Construction Cost		631.17	6,259,627
Design Contingency	10.0%	63.12	625,963
Current Direct Construction Cost with Design Contingency		694.29	6,885,590
Bonds and Insurance	3.5%	24.30	240,996
General Conditions	15.0%	107.79	1,068,988
General Requirements	5.0%	41.32	409,779
GC Overhead and Profit	5.0%	43.38	430,268
Cost Escalation to Midpoint of Construction ¹	16.3%	148.05	1,468,288
Total Construction Cost		1,059.13	10,503,908

¹ Cost escalation to midpoint of construction in June 2027 - 39 months at 5% per annum.

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Option 01 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>A10 Foundations</u>					<u>368,696</u>
Standard foundations					242,548
Reinforced concrete wall and column footings and grade beams at new support building and canopy	159	CY	850.00	135,150	
Upgrade foundations of existing building	6,137	GSF	17.50	107,398	
Slab on grade					126,148
Reinforced concrete slab on grade, 5" at new support building	1,735	SF	16.50	28,628	
New reinforced concrete slab on grade at existing building, epoxy doweled to existing	4,876	SF	20.00	97,520	
<u>A20 Basement Construction</u>					<u>0</u>
<u>B10 Superstructure</u>					<u>889,047</u>
Roof construction					859,293
Concrete masonry unit walls at new support building, 8" Roof trusses, joists, and beams with metal deck at new support building	3,328	SF	55.00	183,040	
Structural steel columns, beams, and metal deck at new canopy	1,842	SF	30.00	55,260	
Seismic upgrade of existing building including new columns/pilasters, roof framing and sheathing, and hold-downs and ties	3,984	SF	75.00	298,800	
	6,137	GSF	52.50	322,193	
Miscellaneous					29,754
Miscellaneous metals and rough carpentry - allow	9,918	GSF	3.00	29,754	

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Option 01 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>B20 Enclosure</u>					<u>1,037,959</u>
Exterior walls					887,454
Furring to inside face of existing exterior wall	4,693	SF	9.00	42,237	
Batt insulation in wall cavity	4,180	SF	2.50	10,450	
Gypsum board to inside face of exterior wall, taped and sanded	4,180	SF	5.15	21,527	
Applied exterior wall finish to new and existing walls	7,001	SF	55.00	385,055	
Trim and fascia - allow	7,514	SF	10.00	75,140	
Soffit finish to buildings and canopy - allow	4,893	SF	65.00	318,045	
Building signage - allow	1	LS	35,000.00	35,000	
Exterior windows					69,255
Aluminum framed insulated windows and storefronts	513	SF	135.00	69,255	
Exterior doors					81,250
Overhead coiling door, 11'-0" wide	110	SF	75.00	8,250	
Hollow metal door and frame with hardware, double	4	PR	5,500.00	22,000	
Hollow metal door and frame with hardware, single	12	EA	3,000.00	36,000	
Premium for specialty hardware, lites, and louvers in doors	1	LS	15,000.00	15,000	
<u>B30 Roofing</u>					<u>342,768</u>
Roof coverings					327,768
Rigid roof insulation and cover board, average 5" thick	8,380	SF	9.50	79,610	
Cover board at new canopy	3,984	SF	3.00	11,952	
Membrane roofing	12,364	SF	14.00	173,096	
Flashings and sheetmetal	12,364	SF	3.50	43,274	
Caulking and sealants	9,918	GSF	2.00	19,836	
Roof openings					15,000
Roof access hatches and ladders - allow	1	LS	15,000.00	15,000	

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Option 01 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>C10 Interior Construction</u>					<u>463,078</u>
Interior partitions					253,648
Metal stud partition framing - assume 60% new	10,010	SF	12.50	125,125	
Acoustic batt insulation in partitions	10,010	SF	2.00	20,020	
Gypsum board partition sheathing, taped and sanded	20,020	SF	5.15	103,103	
Interior glazing - allow	60	SF	90.00	5,400	
Interior doors					17,100
Hollow metal door and frame with hardware, single	6	EA	2,850.00	17,100	
Fittings					192,330
Code-required signage	9,918	GSF	0.35	3,471	
Directional signage and graphics	1	LS	25,000.00	25,000	
Toilet partitions, accessible	2	EA	1,600.00	3,200	
Toilet partitions, standard	5	EA	1,150.00	5,750	
Urinal screen	1	EA	750.00	750	
Shower enclosure with bench	5	EA	2,150.00	10,750	
Shower curtain and pan	25	EA	750.00	18,750	
Toilet and bath accessories - allow	1	LS	37,950.00	37,950	
Lockers	117	LF	500.00	58,500	
Locker bench	93	LF	250.00	23,250	
Miscellaneous fittings - allow	9,918	GSF	0.50	4,959	
<u>C20 Stairs</u>					<u>0</u>
<u>C30 Interior Finishes</u>					<u>440,975</u>
Wall finishes					239,258
Ceramic wall tile, thinset	7,584	SF	30.00	227,520	
Paint to walls, partitions, doors, frames, and trim - allow	4,695	SF	2.50	11,738	
Floor finishes					89,652
Combination epoxy coating, luxury vinyl plank, and sealed concrete with associated bases	7,471	SF	12.00	89,652	

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Option 01 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Ceiling finishes					112,065
Combination painted gypsum board, acoustic ceiling tile and grid, and paint to exposed structure with associated soffits	7,471	SF	15.00	112,065	
<u>D10 Conveying</u>					<u>0</u>
<u>D20 Plumbing</u>					<u>942,455</u>
Sanitary fixtures and connection piping					261,300
Water closet	11	EA	3,000.00	33,000	
Urinal	2	EA	1,800.00	3,600	
Lavatory basin (HW/CW)	11	EA	2,700.00	29,700	
Service sink	1	EA	4,500.00	4,500	
Sink	1	EA	2,500.00	2,500	
Shower (interior and exterior)	41	EA	4,000.00	164,000	
Drinking fountain (outdoor)	2	EA	12,000.00	24,000	
Sanitary waste, vent and service piping					466,000
Floor drain, 3" w/trap primer - allow	47	EA	2,000.00	94,000	
Cold and hot water piping - allow	1,650	LF	65.00	107,250	
Waste, vent, and fittings - allow	1,650	LF	150.00	247,500	
Valves and specialties	69	FX	250.00	17,250	
Water treatment, storage and circulation					25,000
Allow	1	LS	25,000.00	25,000	
Surface water drainage					39,672
Allow	9,918	GSF	4.00	39,672	
Trade demolition					15,343
Allow	6,137	GSF	2.50	15,343	
Other plumbing systems					135,140
Testing and sterilization	104	HR	146.28	15,140	
Project requirements and management, detailing, seismic bracing, core drilling and fire stopping	1	LS	120,000.00	120,000	

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 01 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>D30 HVAC</u>					<u>511,105</u>
Piping, fittings, valves and insulation					11,800
Refrigerant piping, <=1"	100	LF	52.00	5,200	
Valves and specialties					
Fan coil units	3	EA	450.00	1,350	
Condensate drainage <=1"	150	LF	35.00	5,250	
Air handling equipment					119,840
DOAS-1) Dedicated outside air unit, 3750 cfm	1	EA	56,250.00	56,250	
FC-1/HP-1) Fan coil unit, 800 cfm	1	EA	5,600.00	5,600	
FC-2/HP-2) Fan coil unit, 800 cfm	1	EA	5,600.00	5,600	
FC-3/HP-3) Fan coil unit, 400 cfm	1	EA	2,800.00	2,800	
Allowance	9,918	GSF	5.00	49,590	
Air distribution and return					123,975
Allow	9,918	GSF	12.50	123,975	
Diffusers, registers and grilles					49,590
Allow	9,918	GSF	5.00	49,590	
Controls, instrumentation and balancing					79,344
Allow	9,918	GSF	8.00	79,344	
Testing and balancing					19,836
Allow	9,918	GSF	2.00	19,836	
Unit ventilation					31,377
Galvanized steel ductwork, exhaust - allow	1,200	LB	14.41	17,292	
EF-1) Exhaust fan, 270 cfm	1	EA	810.00	810	
EF-2) Exhaust fan, 1650 cfm	1	EA	4,950.00	4,950	
EF-3) Exhaust fan, 100 cfm	1	EA	300.00	300	
EF-4) Exhaust fan, 225 cfm	1	EA	675.00	675	
EF-5) Exhaust fan, 450 cfm	1	EA	1,350.00	1,350	
EF-6) Exhaust fan, 1500 cfm	1	EA	4,500.00	4,500	
EF-7) Exhaust fan, 275 cfm	1	EA	825.00	825	
EF-8) Exhaust fan, 225 cfm	1	EA	675.00	675	
Trade demolition					15,343
Allow	6,137	GSF	2.50	15,343	

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 01 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Other HVAC systems and equipment Project requirements and management, detailing, seismic bracing, core drilling and fire stopping	1	LS	60,000.00	60,000	60,000
<u>D40 Fire Protection</u>					<u>89,262</u>
Sprinklers Allow	9,918	GSF	9.00	89,262	89,262
<u>D50 Electrical</u>					<u>978,882</u>
Electrical service and distribution					287,475
MSA) Main switchboard, 400A	1	EA	50,000.00	50,000	
TA) Transformer, 112.5 KVA	1	EA	22,500.00	22,500	
TB) Transformer, 45 KVA	1	EA	9,000.00	9,000	
TEV) Transformer, 75 KVA	1	EA	15,000.00	15,000	
Circuit breaker					
100A	1	EA	2,000.00	2,000	
125A	3	EA	2,500.00	7,500	
150A	1	EA	3,000.00	3,000	
400A	2	EA	8,000.00	16,000	
Panelboard	9	EA	8,000.00	72,000	
Conduit and cable					
MSA to utility transformer	120	LF	350.00	42,000	
Allowance	270	LF	150.00	40,500	
Lighting inverter	1	EA	5,000.00	5,000	
Grounding	9,918	GSF	0.30	2,975	
PV roof system					100,000
PV system with battery storage - allow	1	LS	100,000.00	100,000	
Machine and equipment power					19,836
Miscellaneous switches and connections	9,918	GSF	2.00	19,836	
User convenience power					49,590
Allow	9,918	GSF	5.00	49,590	
Lighting					198,360
Allow	9,918	GSF	20.00	198,360	

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 01 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Telephone and communications systems					79,344
Allow	9,918	GSF	8.00	79,344	
Fire alarm systems					79,344
Fire alarm main panel and annunciator	9,918	GSF	3.00	29,754	
Fire alarm devices, including conduit and cable	9,918	GSF	5.00	49,590	
Security systems					49,590
Allow	9,918	GSF	5.00	49,590	
Trade demolition					15,343
Allow	6,137	GSF	2.50	15,343	
Other electrical systems					100,000
Project requirements and management, detailing, seismic bracing, core drilling and fire stopping	1	LS	100,000.00	100,000	

E10 Equipment**14,918**

Institutional equipment					14,918
Residential appliances at break room - allow	1	LS	5,000.00	5,000	
Miscellaneous fixed equipment - allow	9,918	GSF	1.00	9,918	

E20 Furnishings**88,427**

Fixed furnishings					88,427
Vanity countertop	40	LF	275.00	11,000	
Base cabinet and countertop	91	LF	450.00	40,950	
Reception desk	14	LF	800.00	11,200	
Fixed storage shelving	52	LF	200.00	10,400	
Miscellaneous fixed furnishings - allow	9,918	GSF	1.50	14,877	

F10 Special Construction**0**

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 01 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
F20 Selective Building Demolition					<u>92,055</u>
Building elements demolition					92,055
Remove existing building elements as required for structural upgrades and building reconfiguration - allow	6,137	GSF	15.00	92,055	

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 01 - Sitework

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		0.00	0
A20 Basement Construction		0.00	0
B10 Superstructure		0.00	0
B20 Enclosure		0.00	0
B30 Roofing		0.00	0
C10 Interior Construction		0.00	0
C20 Stairs		0.00	0
C30 Interior Finishes		0.00	0
D10 Conveying		0.00	0
D20 Plumbing		0.00	0
D30 HVAC		0.00	0
D40 Fire Protection		0.00	0
D50 Electrical		0.00	0
E10 Equipment		0.00	0
E20 Furnishings		0.00	0
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		30.88	306,225
G20 Site Improvement		244.72	2,426,963
G30 Site Mechanical Utilities		37.11	368,088
G40 Site Electrical Utilities		73.83	732,247
G90 Other Site Construction		0.00	0
Current Direct Construction Cost		386.54	3,833,523
Design Contingency	10.0%	38.65	383,352
Current Direct Construction Cost with Design Contingency		425.20	4,216,875
Bonds and Insurance	3.5%	14.88	147,591
General Conditions	15.0%	66.01	654,670
General Requirements	5.0%	25.30	250,957
GC Overhead and Profit	5.0%	26.57	263,505
Cost Escalation to Midpoint of Construction ¹	16.3%	90.67	899,210
Total Construction Cost		648.63	6,432,807

¹ Cost escalation to midpoint of construction in June 2027 - 39 months at 5% per annum.

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 01 - Sitework

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>G10 Site Preparation</u>					<u>306,225</u>
Site clearing					164,577
Clear existing site improvements as required - allow	109,718	SF	1.50	164,577	
Site demolition and relocations					4,500
Remove existing support building - allow	375	SF	12.00	4,500	
Site earthwork					137,148
Rough grade site as required - allow	109,718	SF	0.75	82,289	
Erosion control	109,718	SF	0.50	54,859	
<u>G20 Site Improvement</u>					<u>2,426,963</u>
Vehicular paving					276,519
Asphalt access road paving	5,114	SF	10.00	51,140	
Asphalt parking lot paving	21,856	SF	8.00	174,848	
Concrete curb and gutter	1,427	LF	28.00	39,956	
Parking striping and signage, accessible	3	EA	650.00	1,950	
Parking striping and signage, EV	13	EA	225.00	2,925	
Parking striping and signage, standard	38	EA	150.00	5,700	
Pedestrian paving					762,520
Concrete ramp paving including retaining wall/curb and handrails	2,238	SF	135.00	302,130	
Concrete steps including retaining wall/curb and handrails	248	SF	200.00	49,600	
Sidewalk and plaza concrete paving and pavers	12,296	SF	30.00	368,880	
Artificial turf over base	2,540	SF	16.50	41,910	
Site development					752,924
Concrete retaining wall at access road with shoring as required - allow	200	LF	400.00	80,000	
Concrete low retaining/seat wall including footing	177	LF	300.00	53,100	
Canopy at bleachers including foundations and finish	938	SF	160.00	150,080	
Bleachers, fixed	806	SF	125.00	100,750	

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 01 - Sitework

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Site fencing and gates, ornamental metal, 8' high	618	LF	250.00	154,500	
Bike racks - allow	1	LS	10,000.00	10,000	
Site signage and accessories - allow	102,247	SF	2.00	204,494	
Landscaping					635,000
Topsoil, fine grading (including forming of huddle mounds), and soil amendment	47,920	SF	2.50	119,800	
Shrubs and groundcover	47,920	SF	8.00	383,360	
Trees	24	EA	1,500.00	36,000	
Irrigation	47,920	SF	2.00	95,840	

G30 Site Mechanical Utilities**368,088**

Site mechanical utilities					368,088
Domestic water	102,247	SF	0.75	76,685	
Fire water	102,247	SF	0.75	76,685	
Sanitary sewer	102,247	SF	0.75	76,685	
Storm drainage	102,247	SF	1.00	102,247	
Natural gas	102,247	SF	0.35	35,786	

G40 Site Electrical Utilities**732,247**

Electrical distribution					100,000
Allow	1	LS	100,000.00	100,000	
Site lighting					402,247
Musco sports lighting - allow	4	EA	75,000.00	300,000	
Miscellaneous site lighting - allow	102,247	SF	1.00	102,247	
Site communications and security					75,000
Allow	1	LS	75,000.00	75,000	
Other site electrical utilities					155,000
EV charger	3	EA	35,000.00	105,000	
EV charger - future	10	EA	5,000.00	50,000	

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 01 - Sitework

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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G90 Other Site Construction

0

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 01 - Pool

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		0.00	0
A20 Basement Construction		0.00	0
B10 Superstructure		0.00	0
B20 Enclosure		0.00	0
B30 Roofing		0.00	0
C10 Interior Construction		0.00	0
C20 Stairs		0.00	0
C30 Interior Finishes		0.00	0
D10 Conveying		0.00	0
D20 Plumbing		5.04	50,000
D30 HVAC		0.00	0
D40 Fire Protection		0.00	0
D50 Electrical		5.04	50,000
E10 Equipment		0.00	0
E20 Furnishings		0.00	0
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		0.00	0
G20 Site Improvement		169.53	1,681,320
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
Current Direct Construction Cost		179.61	1,781,320
Design Contingency	10.0%	17.96	178,132
Current Direct Construction Cost with Design Contingency		197.58	1,959,452
Bonds and Insurance	3.5%	6.92	68,581
General Conditions	15.0%	30.67	304,205
General Requirements	5.0%	11.76	116,612
GC Overhead and Profit	5.0%	12.35	122,442
Cost Escalation to Midpoint of Construction ¹	16.3%	42.13	417,835
Total Construction Cost		301.40	2,989,127

¹ Cost escalation to midpoint of construction in June 2027 - 39 months at 5% per annum.

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 01 - Pool

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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<u>A10 Foundations</u>					<u>0</u>
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<u>A20 Basement Construction</u>					<u>0</u>
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<u>B10 Superstructure</u>					<u>0</u>
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<u>B20 Enclosure</u>					<u>0</u>
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<u>B30 Roofing</u>					<u>0</u>
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<u>C10 Interior Construction</u>					<u>0</u>
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<u>C20 Stairs</u>					<u>0</u>
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<u>C30 Interior Finishes</u>					<u>0</u>
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<u>D10 Conveying</u>					<u>0</u>
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<u>D20 Plumbing</u>					<u>50,000</u>
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Plumbing systems within building					50,000
Pool rough-in - allow	1	LS	50,000.00	50,000	

<u>D30 HVAC</u>					<u>0</u>
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Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 01 - Pool

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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D40 Fire Protection **0**

D50 Electrical **50,000**

Electrical systems within building					50,000
Pool rough-in - allow	1	LS	50,000.00	50,000	

E10 Equipment **0**

E20 Furnishings **0**

F10 Special Construction **0**

F20 Selective Building Demolition **0**

G10 Site Preparation **0**

G20 Site Improvement **1,681,320**

Pools					1,681,320
Site preparation and mobilization	1	LS	95,000.00	95,000	
Replaster and tile existing pool	3,300	SF	50.00	165,000	
Pool rim-flow gutter grating	234	LF	1,200.00	280,800	
Pool stairs	1	LS	35,000.00	35,000	
Pool shallowing	1	LS	100,000.00	100,000	
VGB main drains, sumps, frames, and grates for pool	1	LS	10,000.00	10,000	
Fill and chemical balance of pool	1	LS	5,000.00	5,000	
Pool deck and drainage	6,809	SF	55.00	374,495	
Underdeck plumbing	1	LS	25,000.00	25,000	
Pool surge tank	1	LS	60,000.00	60,000	

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 01 - Pool

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Mechanical and chemical equipment	1	LS	400,000.00	400,000	
LED underwater lights for pool	1	LS	15,000.00	15,000	
Underdeck electrical conduit	1	LS	15,000.00	15,000	
Deck equipment	1	LS	101,025.00	101,025	

G30 Site Mechanical Utilities **0**

G40 Site Electrical Utilities **0**

G90 Other Site Construction **0**



MARCENE TAYLOR INC.

Option 02 - New Building and Pools

Building Areas, Summary, and Detail

Conceptual Cost Plan

**Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California**

April 23, 2024

MTI Job No. 23-0976

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 02 - New Building and Pools*Areas and Control Quantities*

Areas	Enclosed	Covered	Gross¹	
New Main Building	7,072	4,138	9,141	SF
New Support Building	2,536	1,365	3,219	SF
Total Building Area	9,608	5,503	12,360	SF

Control Quantities	Quantity	Unit	Ratio to Gross
Gross Floor Area	12,360	SF	1.000
Enclosed Area	9,608	SF	0.777
Covered Area	5,503	SF	0.445
Gross Exterior Wall Area	11,866	SF	0.960
Finished Wall Area	11,866	SF	0.960
Glazing Area	930	SF	0.075
Total Roof Area	15,111	SF	1.223
Sloped Roof Area	7,511	SF	0.608
Flat Roof Area	7,600	SF	0.615
Total Length of Interior Partitions	800	LF	0.065
Total Number of Elevators (x 1,000)	0	EA	0.000
Total Plumbing Fixtures (x 100)	81	EA	0.655
Total Site Area	103,275	SF	8.356
Finished Site Area	93,667	SF	7.579

¹ Gross floor area is calculated as the full enclosed area plus one-half of the covered area.

Conceptual Cost Plan**Begg Pool Facility Modernization Study****City of Manhattan Beach****Manhattan Beach, California****April 23, 2024****MTI Job No. 23-0976****Option 02 - New Building and Pools**

<i>Project Capital Cost Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
01	Site and Building Acquisition	0.00	0
02	Financing Costs	0.00	0
03	Architecture and Engineering	240.40	2,971,207
04	Permit and Plan Check Fees	28.95	357,769
05	Specialty Consultants	6.07	75,000
06	Construction Services	2,401.40	29,680,076
07	Testing and Inspection	60.42	746,801
08	Project Management	120.07	1,484,004
09	Furnishings, Fixtures and Equipment	37.19	459,594
10	Relocation and Temporary Facilities	3.21	39,719
11	Program Expenses	7.02	86,798
Subtotal - Project Capital Costs		2,904.73	35,900,968
12	Program Risk Costs	360.21	4,452,012
Total Project Capital Costs		3,264.94	40,352,980

Operating Expenses (per year)

Labor/staffing

Full time	1	LS	300,000.00	300,000
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Part time	1	LS	600,000.00	600,000
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Janitorial supplies	1	LS	10,000.00	10,000
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Refuse - included with City Contract	12,360	SF	0.00	0
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Building maintenance	12,360	SF	6.50	80,337
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Floor and paint	12,360	SF	0.50	6,180
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Equipment maintenance	12,360	SF	12.25	151,404
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Pool operation (per consultant)	1	LS	299,000.00	299,000
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Electricity	12	MO	10,000.00	120,000
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Gas	12,360	SF	8.50	105,056
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Water	12,360	SF	6.50	80,337
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Sewer	12,360	SF	0.00	0
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Professional services	12,360	SF	4.05	50,056
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Non-labor overhead	12,360	SF	0.00	0
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Security	0	HR	65.00	0
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Property insurance - included with City	1	LS	0.00	0
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1,802,369

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 02 - New Building and Pools

Project Capital Cost Detail *Subtotal \$* *Total \$*

01 Site and Building Acquisition **0**

Purchase price					0
No work anticipated - property owned by School District	1	LS	0.00	0	
Realtor and legal fees					0
No work anticipated - property owned by School District	1	LS	0.00	0	

02 Financing Costs **0**

Financing costs					0
No work anticipated - financing costs accounted for separately	1	LS	0.00	0	

03 Architecture and Engineering **2,971,207**

Design services					2,971,207
Planning services - allow Full design services including civil, landscape, architectural, structural, mechanical, electrical, aquatics, and cost estimating (SD through CA)	1	LS	300,000.00	300,000	
9.00% (SD through CA)	9.00%	LS	29,680,076.00	2,671,207	

04 Permit and Plan Check Fees **357,769**

Utility fees					115,000
Sewer connection fee	1	LS	25,000.00	25,000	
Water connection fee	1	LS	40,000.00	40,000	
Electrical permit fee	1	LS	50,000.00	50,000	
Mechanical permit fee	1	LS	0.00	0	
Highway impact fee	1	LS	0.00	0	
Plan check					242,769
DSA plan check fees - allow	1	LS	230,000.00	230,000	
Local building permit - allow	12,360	SF	1.03	12,769	
Development fees					0
None anticipated	1	LS	0.00	0	

Conceptual Cost Plan**Begg Pool Facility Modernization Study****City of Manhattan Beach****Manhattan Beach, California****April 23, 2024****MTI Job No. 23-0976****Option 02 - New Building and Pools***Project Capital Cost Detail**Subtotal \$**Total \$***05 Specialty Consultants****75,000**

Surveys						15,000
Allow	1	LS	15,000.00	15,000		
Geotechnical report						35,000
Allow	1	LS	35,000.00	35,000		
Hazardous materials survey						0
None anticipated	1	LS	0.00	0		
Environmental report						25,000
Study for Mitigated Negative Declaration Environmental Report - allow	1	LS	25,000.00	25,000		
Storm water management consultant						0
By Civil Engineer	1	LS	0.00	0		
Waterproofing						0
None anticipated	1	LS	0.00	0		
Telecom						0
None anticipated	1	LS	0.00	0		
Scope and budget development						0
Construction cost estimating and project budgeting - included with A/E fee	1	LS	0.00	0		

06 Construction Services**29,680,076**

Building construction						29,680,076
Allow per estimate detail						
Buildings	1	LS	13,161,485.98	13,161,486		
Site	1	LS	6,648,044.88	6,648,045		
Pool	1	LS	9,870,544.68	9,870,545		
Extended maintenance contract						0
Not required	1	LS	0.00	0		
Extended property management contract						0
Not required	1	LS	0.00	0		

Conceptual Cost Plan**Begg Pool Facility Modernization Study****City of Manhattan Beach****Manhattan Beach, California****April 23, 2024****MTI Job No. 23-0976****Option 02 - New Building and Pools***Project Capital Cost Detail**Subtotal \$**Total \$***07 Testing and Inspection****746,801**

Inspector of record					450,000
DSA inspector	18	MO	25,000.00	450,000	
Testing and special inspections					296,801
Allow	1.00%	LS	29,680,076.00	296,801	

08 Project Management**1,484,004**

Owner program support					0
None anticipated	1	LS	0.00	0	
Consultant services					1,484,004
Construction management - allow	5.00%	LS	29,680,076.00	1,484,004	
Document reproduction and reimbursables					0
Allow	1	LS	0.00	0	

09 Furnishings, Fixtures, and Equipment**459,594**

Furniture and equipment					402,655
OFOI and OFCI furnishings (standard institutional grade) - allow	12,360	SF	15.00	185,393	
OFOI and OFCI site furnishings - allow	93,667	SF	1.00	93,667	
OFOI and OFCI equipment (standard institutional grade) - allow	12,360	SF	10.00	123,595	
Telecom, security, and audiovisual equipment					49,439
Telephones	12,360	SF	1.00	12,360	
Audiovisual	12,360	SF	1.00	12,360	
Security	12,360	SF	2.00	24,719	
Initial Fitup					7,500
Allowance for office accessories, small trash cans, etc.	1	LS	7,500.00	7,500	

Conceptual Cost Plan**Begg Pool Facility Modernization Study****City of Manhattan Beach****Manhattan Beach, California****April 23, 2024****MTI Job No. 23-0976****Option 02 - New Building and Pools***Project Capital Cost Detail**Subtotal \$**Total \$***10 Relocation and Temporary Facilities****39,719**

Move manager						0
Included with Construction Management fee	1	LS	0.00	0		
Interim housing						0
None anticipated	1	LS	0.00	0		
Moving and storage						39,719
Movers - allow	12,360	SF	2.00	24,719		
Storage - allow	1	LS	15,000.00	15,000		

11 Program Expenses**86,798**

Building commissioning						61,798
Allow	12,360	SF	5.00	61,798		
Legal services						10,000
Allow	1	LS	10,000.00	10,000		
Outreach, communications, and public relations						15,000
Allow	1	LS	15,000.00	15,000		

12 Program Risk Costs**4,452,012**

Construction contingency						2,968,008
Owner managed contingency for changes in construction scope and unforeseen conditions - allow	10.00%	LS	29,680,076.00	2,968,008		
Scope contingency						1,484,004
Owner managed contingency for changes in program needs prior to occupancy - allow	5.00%	LS	29,680,076.00	1,484,004		

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
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Option 02 - Buildings

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		39.82	492,174
A20 Basement Construction		0.00	0
B10 Superstructure		109.21	1,349,830
B20 Enclosure		130.85	1,617,182
B30 Roofing		36.22	447,718
C10 Interior Construction		42.05	519,694
C20 Stairs		0.00	0
C30 Interior Finishes		42.32	523,019
D10 Conveying		0.00	0
D20 Plumbing		83.99	1,038,093
D30 HVAC		50.80	627,845
D40 Fire Protection		9.00	111,240
D50 Electrical		124.44	1,537,988
E10 Equipment		2.21	27,360
E20 Furnishings		6.08	75,140
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		0.00	0
G20 Site Improvement		0.00	0
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
Current Direct Construction Cost		676.99	8,367,283
Design Contingency	10.0%	67.70	836,728
Current Direct Construction Cost with Design Contingency		744.69	9,204,011
Bonds and Insurance	3.5%	26.06	322,140
General Conditions	9.5%	73.22	904,984
General Requirements	3.0%	25.32	312,934
GC Overhead and Profit	5.0%	43.46	537,204
Cost Escalation to Midpoint of Construction ¹	16.7%	152.13	1,880,212
Total Construction Cost		1,064.89	13,161,486

¹ Cost escalation to midpoint of construction in July 2027 - 40 months at 5% per annum.

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Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

April 23, 2024
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Option 02 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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A10 Foundations **492,174**

Standard foundations					335,750
Reinforced concrete wall and column footings and grade beams	395	CY	850.00	335,750	
Slab on grade					156,424
Reinforced concrete slab on grade, 5"	9,608	SF	15.50	148,924	
Curbs and depressed slabs	1	LS	7,500.00	7,500	

A20 Basement Construction **0****B10 Superstructure **1,349,830****

Roof construction					1,312,750
Concrete masonry unit walls at new support building, 8"	5,040	SF	55.00	277,200	
Roof trusses, joists, and beams with metal deck at new support building	3,901	SF	30.00	117,030	
Structural steel columns, beams, and metal deck at new main building (small job less than 300 TN)	112	TN	7,000.00	784,000	
Metal deck, 3"	11,210	SF	12.00	134,520	
Miscellaneous					37,080
Miscellaneous metals and rough carpentry - allow	12,360	GSF	3.00	37,080	

B20 Enclosure **1,617,182**

Exterior walls					1,409,632
Steel stud wall framing	8,176	SF	17.50	143,080	
Exterior continuous insulation and sheathing	7,646	SF	7.50	57,345	
Batt insulation in wall cavity	6,846	SF	2.50	17,115	
Gypsum board to inside face of exterior wall, taped and sanded	6,846	SF	5.15	35,257	
Applied exterior wall finish to new walls	11,736	SF	55.00	645,480	
Trim and fascia - allow	11,866	SF	10.00	118,660	

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Option 02 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Soffit finish to buildings - allow	5,503	SF	65.00	357,695	
Building signage - allow	1	LS	35,000.00	35,000	
Exterior windows					125,550
Aluminum framed insulated windows and storefronts	930	SF	135.00	125,550	
Exterior doors					82,000
Hollow metal door and frame with hardware, double	4	PR	5,500.00	22,000	
Hollow metal door and frame with hardware, single	15	EA	3,000.00	45,000	
Premium for specialty hardware, lites, and louvers in doors	1	LS	15,000.00	15,000	

B30 Roofing**447,718**

Roof coverings					432,718
Rigid roof insulation and cover board, average 5" thick	15,111	SF	9.50	143,555	
Membrane roofing	15,111	SF	14.00	211,554	
Flashings and sheetmetal	15,111	SF	3.50	52,889	
Caulking and sealants	12,360	GSF	2.00	24,720	
Roof openings					15,000
Roof access hatches and ladders - allow	1	LS	15,000.00	15,000	

C10 Interior Construction**519,694**

Interior partitions					285,688
Metal stud partition framing	11,360	SF	12.50	142,000	
Acoustic batt insulation in partitions	11,360	SF	2.00	22,720	
Gypsum board partition sheathing, taped and sanded	22,720	SF	5.15	117,008	
Interior glazing - allow	44	SF	90.00	3,960	
Interior doors					26,700
Glazed interior door, sliding	1	EA	4,000.00	4,000	
Hollow metal door and frame with hardware, double	1	PR	5,600.00	5,600	
Hollow metal door and frame with hardware, single	6	EA	2,850.00	17,100	

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Option 02 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Fittings					207,306
Code-required signage	12,360	GSF	0.35	4,326	
Directional signage and graphics	1	LS	25,000.00	25,000	
Toilet partitions, accessible	2	EA	1,600.00	3,200	
Toilet partitions, standard	12	EA	1,150.00	13,800	
Urinal screen	5	EA	750.00	3,750	
Shower enclosure with bench	5	EA	2,150.00	10,750	
Shower curtain and pan	35	EA	750.00	26,250	
Toilet and bath accessories - allow	1	LS	44,550.00	44,550	
Lockers	109	LF	500.00	54,500	
Locker bench	60	LF	250.00	15,000	
Miscellaneous fittings - allow	12,360	GSF	0.50	6,180	

C20 Stairs**0****C30 Interior Finishes****523,019**

Wall finishes					263,603
Ceramic wall tile, thinset	6,720	SF	30.00	201,600	
Paint to walls, partitions, doors, frames, and trim - allow	24,801	SF	2.50	62,003	
Floor finishes					115,296
Combination epoxy coating, luxury vinyl plank, and sealed concrete with associated bases	9,608	SF	12.00	115,296	
Ceiling finishes					144,120
Combination painted gypsum board, acoustic ceiling tile and grid, and paint to exposed structure with associated soffits	9,608	SF	15.00	144,120	

D10 Conveying**0**

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Option 02 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>D20 Plumbing</u>					<u>1,038,093</u>
Sanitary fixtures and connection piping					290,700
Water closet	18	EA	3,000.00	54,000	
Urinal	6	EA	1,800.00	10,800	
Lavatory basin (HW/CW)	12	EA	2,700.00	32,400	
Service sink	1	EA	4,500.00	4,500	
Sink	2	EA	2,500.00	5,000	
Shower (interior and exterior)	40	EA	4,000.00	160,000	
Drinking fountain (outdoor)	2	EA	12,000.00	24,000	
Sanitary waste, vent and service piping					514,000
Floor drain, 3" w/trap primer - allow	48	EA	2,000.00	96,000	
Cold and hot water piping - allow	1,850	LF	65.00	120,250	
Waste, vent, and fittings - allow	1,850	LF	150.00	277,500	
Valves and specialties	81	FX	250.00	20,250	
Water treatment, storage and circulation					25,000
Allow	1	LS	25,000.00	25,000	
Surface water drainage					55,620
Allow	12,360	GSF	4.50	55,620	
Other plumbing systems					152,773
Testing and sterilization	122	HR	146.28	17,773	
Project requirements and management, detailing, seismic bracing, core drilling and fire stopping	1	LS	135,000.00	135,000	
<u>D30 HVAC</u>					<u>627,845</u>
Piping, fittings, valves and insulation					11,800
Refrigerant piping, <=1"	100	LF	52.00	5,200	
Valves and specialties					
Fan coil units	3	EA	450.00	1,350	
Condensate drainage <=1"	150	LF	35.00	5,250	
Air handling equipment					153,600
DOAS-1) Dedicated outside air unit, 5000 cfm	1	EA	75,000.00	75,000	
FC-1/HP-1) Fan coil unit, 800 cfm	1	EA	5,600.00	5,600	
FC-2/HP-2) Fan coil unit, 1200 cfm	1	EA	8,400.00	8,400	
FC-3/HP-3) Fan coil unit, 400 cfm	1	EA	2,800.00	2,800	
Miscellaneous - allow	12,360	GSF	5.00	61,800	

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Option 02 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Air distribution and return					154,500
Allow	12,360	GSF	12.50	154,500	
Diffusers, registers and grilles					61,800
Allow	12,360	GSF	5.00	61,800	
Controls, instrumentation and balancing					98,880
Allow	12,360	GSF	8.00	98,880	
Testing and balancing					24,720
Allow	12,360	GSF	2.00	24,720	
Unit ventilation					37,545
Galvanized steel ductwork, exhaust - allow	1,500	LB	14.41	21,615	
EF-1) Exhaust fan, 450 cfm	1	EA	1,350.00	1,350	
EF-2) Exhaust fan, 100 cfm	1	EA	300.00	300	
EF-3) Exhaust fan, 1050 cfm	1	EA	3,150.00	3,150	
EF-4) Exhaust fan, 1315 cfm	1	EA	3,945.00	3,945	
EF-5) Exhaust fan, 895 cfm	1	EA	2,685.00	2,685	
EF-6) Exhaust fan, 1050 cfm	1	EA	3,150.00	3,150	
EF-7) Exhaust fan, 225 cfm	1	EA	675.00	675	
EF-8) Exhaust fan, 225 cfm	1	EA	675.00	675	
Other HVAC systems and equipment					85,000
Project requirements and management, detailing, seismic bracing, core drilling and fire stopping	1	LS	85,000.00	85,000	
<u>D40 Fire Protection</u>					<u>111,240</u>
Sprinklers					111,240
Allow	12,360	GSF	9.00	111,240	
<u>D50 Electrical</u>					<u>1,537,988</u>
Electrical service and distribution					284,708
MSA) Main switchboard, 400A	1	EA	50,000.00	50,000	
TA) Transformer, 112.5 KVA	1	EA	22,500.00	22,500	
TB) Transformer, 45 KVA	1	EA	9,000.00	9,000	
TEV) Transformer, 75 KVA	1	EA	15,000.00	15,000	

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Option 02 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Circuit breaker					
100A	1	EA	2,000.00	2,000	
125A	3	EA	2,500.00	7,500	
150A	1	EA	3,000.00	3,000	
400A	2	EA	8,000.00	16,000	
Panelboard	9	EA	8,000.00	72,000	
Conduit and cable					
MSA to utility transformer	110	LF	350.00	38,500	
Allowance	270	LF	150.00	40,500	
Lighting inverter	1	EA	5,000.00	5,000	
Grounding	12,360	GSF	0.30	3,708	
PV roof system					510,000
PV system with battery storage - allow	4,080	SF	125.00	510,000	
Machine and equipment power					24,720
Miscellaneous switches and connections	12,360	GSF	2.00	24,720	
User convenience power					61,800
Allow	12,360	GSF	5.00	61,800	
Lighting					247,200
Allow	12,360	GSF	20.00	247,200	
Telephone and communications systems					98,880
Allow	12,360	GSF	8.00	98,880	
Fire alarm systems					98,880
Fire alarm main panel and annunciator	12,360	GSF	3.00	37,080	
Fire alarm devices, including conduit and cable	12,360	GSF	5.00	61,800	
Security systems					61,800
Allow	12,360	GSF	5.00	61,800	
Other electrical systems					150,000
Project requirements and management, detailing, seismic bracing, core drilling and fire stopping	1	LS	150,000.00	150,000	

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Option 02 - Buildings

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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E10 Equipment **27,360**

Institutional equipment 27,360

Residential appliances at break room - allow	1	LS	5,000.00	5,000	
Classroom A/V equipment - allow	1	LS	10,000.00	10,000	
Miscellaneous fixed equipment - allow	12,360	GSF	1.00	12,360	

E20 Furnishings **75,140**

Fixed furnishings 75,140

Vanity countertop	30	LF	275.00	8,250	
Base cabinet and countertop	79	LF	450.00	35,550	
Fixed storage shelving	64	LF	200.00	12,800	
Miscellaneous fixed furnishings - allow	12,360	GSF	1.50	18,540	

F10 Special Construction **0**

F20 Selective Building Demolition **0**

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Option 02 - Sitework

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		0.00	0
A20 Basement Construction		0.00	0
B10 Superstructure		0.00	0
B20 Enclosure		0.00	0
B30 Roofing		0.00	0
C10 Interior Construction		0.00	0
C20 Stairs		0.00	0
C30 Interior Finishes		0.00	0
D10 Conveying		0.00	0
D20 Plumbing		0.00	0
D30 HVAC		0.00	0
D40 Fire Protection		0.00	0
D50 Electrical		0.00	0
E10 Equipment		0.00	0
E20 Furnishings		0.00	0
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		33.22	410,579
G20 Site Improvement		180.43	2,229,982
G30 Site Mechanical Utilities		27.28	337,200
G40 Site Electrical Utilities		101.03	1,248,667
G90 Other Site Construction		0.00	0
Current Direct Construction Cost		341.96	4,226,428
Design Contingency	10.0%	34.20	422,643
Current Direct Construction Cost with Design Contingency		376.15	4,649,071
Bonds and Insurance	3.5%	13.17	162,717
General Conditions	9.5%	36.99	457,120
General Requirements	3.0%	12.79	158,067
GC Overhead and Profit	5.0%	21.95	271,349
Cost Escalation to Midpoint of Construction ¹	16.7%	76.84	949,721
Total Construction Cost		537.89	6,648,045

¹ Cost escalation to midpoint of construction in July 2027 - 40 months at 5% per annum.

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Begg Pool Facility Modernization Study
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Option 02 - Sitework

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>G10 Site Preparation</u>					<u>410,579</u>
Site clearing					154,913
Clear existing site improvements as required - allow	103,275	SF	1.50	154,913	
Site demolition and relocations					100,753
Remove existing main building - allow	5,736	SF	12.00	68,832	
Remove existing support building - allow	375	SF	12.00	4,500	
Remove existing pool - allow	3,226	SF	8.50	27,421	
Site earthwork					154,913
Rough grade site as required - allow	103,275	SF	1.00	103,275	
Erosion control	103,275	SF	0.50	51,638	
<u>G20 Site Improvement</u>					<u>2,229,982</u>
Vehicular paving					332,231
Asphalt access road paving	4,564	SF	10.00	45,640	
Asphalt parking lot paving	29,813	SF	8.00	238,504	
Concrete curb and gutter	1,004	LF	28.00	28,112	
Parking striping and signage, accessible	5	EA	650.00	3,250	
Parking striping and signage, EV	21	EA	225.00	4,725	
Parking striping and signage, standard	80	EA	150.00	12,000	
Pedestrian paving					694,821
Concrete ramp paving including retaining wall/curb and handrails	1,774	SF	135.00	239,490	
Concrete steps including retaining wall/curb and handrails	168	SF	200.00	33,600	
Sidewalk and plaza concrete paving and pavers	11,861	SF	30.00	355,830	
Artificial turf over base	3,994	SF	16.50	65,901	
Site development					857,767
Concrete retaining wall at access road as required - allow	350	LF	400.00	140,000	
Concrete low retaining/seat wall including footing	670	LF	300.00	201,000	
Canopy at bleachers including foundations and finish	735	SF	160.00	117,600	

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Option 02 - Sitework

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Bleachers, fixed	1,134	SF	125.00	141,750	
Video scoreboard (included with pool competitive equipment)	1	LS	0.00	0	
Site fencing and gates, ornamental metal, 8' high	615	LF	250.00	153,750	
Bike racks - allow	1	LS	10,000.00	10,000	
Site signage and accessories - allow	93,667	SF	1.00	93,667	
Landscaping					345,163
Topsoil, fine grading, and soil amendment	24,733	SF	2.50	61,833	
Shrubs and groundcover	24,733	SF	8.00	197,864	
Trees	24	EA	1,500.00	36,000	
Irrigation	24,733	SF	2.00	49,466	

G30 Site Mechanical Utilities**337,200**

Site mechanical utilities					337,200
Domestic water	93,667	SF	0.75	70,250	
Fire water	93,667	SF	0.75	70,250	
Sanitary sewer	93,667	SF	0.75	70,250	
Storm drainage	93,667	SF	1.00	93,667	
Natural gas	93,667	SF	0.35	32,783	

G40 Site Electrical Utilities**1,248,667**

Electrical distribution					125,000
Allow	1	LS	125,000.00	125,000	
Site lighting					693,667
Musco sports lighting - allow	8	EA	75,000.00	600,000	
General site lighting - allow	93,667	SF	1.00	93,667	
Site communications and security					85,000
Allow	1	LS	85,000.00	85,000	
Other site electrical utilities					345,000
EV charger	8	EA	35,000.00	280,000	
EV charger - future	13	EA	5,000.00	65,000	

Conceptual Cost Plan

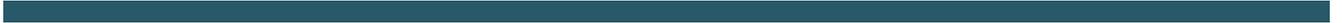
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Option 02 - Sitework

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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G90 Other Site Construction **0**



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Manhattan Beach, California

April 23, 2024
MTI Job No. 23-0976

Option 02 - Pools

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		0.00	0
A20 Basement Construction		0.00	0
B10 Superstructure		0.00	0
B20 Enclosure		0.00	0
B30 Roofing		0.00	0
C10 Interior Construction		0.00	0
C20 Stairs		0.00	0
C30 Interior Finishes		0.00	0
D10 Conveying		0.00	0
D20 Plumbing		6.07	75,000
D30 HVAC		0.00	0
D40 Fire Protection		0.00	0
D50 Electrical		6.07	75,000
E10 Equipment		0.00	0
E20 Furnishings		0.00	0
F10 Special Construction		0.00	0
F20 Selective Building Demolition		0.00	0
G10 Site Preparation		0.00	0
G20 Site Improvement		495.58	6,125,100
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
Current Direct Construction Cost		507.71	6,275,100
Design Contingency	10.0%	50.77	627,510
Current Direct Construction Cost with Design Contingency		558.49	6,902,610
Bonds and Insurance	3.5%	19.55	241,591
General Conditions	9.5%	54.91	678,699
General Requirements	3.0%	18.99	234,687
GC Overhead and Profit	5.0%	32.60	402,879
Cost Escalation to Midpoint of Construction ¹	16.7%	114.09	1,410,078
Total Construction Cost		798.62	9,870,545

¹ Cost escalation to midpoint of construction in July 2027 - 40 months at 5% per annum.

Conceptual Cost Plan

Begg Pool Facility Modernization Study
City of Manhattan Beach
Manhattan Beach, California

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Option 02 - Pools

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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<u>A10 Foundations</u>					<u>0</u>
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<u>A20 Basement Construction</u>					<u>0</u>
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<u>B10 Superstructure</u>					<u>0</u>
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<u>B20 Enclosure</u>					<u>0</u>
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<u>B30 Roofing</u>					<u>0</u>
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<u>C10 Interior Construction</u>					<u>0</u>
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<u>C20 Stairs</u>					<u>0</u>
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<u>C30 Interior Finishes</u>					<u>0</u>
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<u>D10 Conveying</u>					<u>0</u>
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<u>D20 Plumbing</u>					<u>75,000</u>
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Plumbing systems within building					75,000
Pool rough-in - allow	1	LS	75,000.00	75,000	

<u>D30 HVAC</u>					<u>0</u>
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D40 Fire Protection **0**

D50 Electrical **75,000**

Electrical systems within building					75,000
Pool rough-in - allow	1	LS	75,000.00	75,000	

E10 Equipment **0**

E20 Furnishings **0**

F10 Special Construction **0**

F20 Selective Building Demolition **0**

G10 Site Preparation **0**

G20 Site Improvement **6,125,100**

Pools					6,125,100
35-Meter Pool					
Site preparation and mobilization	1	LS	145,000.00	145,000	
New 35-meter swimming pool and mechanical equipment	8,675	SF	340.00	2,949,500	
35-meter swimming pool surge tank	1	LS	60,000.00	60,000	
Pool deck and drainage	11,500	SF	55.00	632,500	
Deck equipment	1	LS	101,025.00	101,025	
Competitive equipment	1	LS	239,000.00	239,000	

Conceptual Cost Plan

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Option 02 - Pools

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
Rec/Teaching Pool (25 Yard)					
Site preparation and mobilization	1	LS	95,000.00	95,000	
New rec/teaching pool and mechanical equipment, 25-yard	3,825	SF	350.00	1,338,750	
New rec/teaching swimming pool surge tank	1	LS	60,000.00	60,000	
Pool deck and drainage	7,800	SF	55.00	429,000	
Deck equipment	1	LS	75,325.00	75,325	

G30 Site Mechanical Utilities 0

G40 Site Electrical Utilities 0

G90 Other Site Construction 0



MARCENE TAYLOR INC.

Alternates

Conceptual Cost Plan

**Begg Pool Facility Modernization Study
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Manhattan Beach, California**

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Alternates

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<u>Alternate No. 1 - Upper Parking</u>					<u>2,516,752</u>
Add to base estimate					1,600,000
Site preparation					
Clear existing site improvements as required -	39,000	SF	1.50	58,500	
Rough grade site as required - allow	39,000	SF	1.00	39,000	
Erosion control	39,000	SF	0.50	19,500	
Site improvement					
Asphalt parking lot paving	30,000	SF	8.00	240,000	
Concrete curb and gutter	2,500	LF	28.00	70,000	
Sidewalk and plaza concrete paving and pavers	6,000	SF	30.00	180,000	
Site signage and accessories - allow	39,000	SF	1.00	39,000	
Topsoil, fine grading, and soil amendment	3,000	SF	2.50	7,500	
Shrubs and groundcover	3,000	SF	8.00	24,000	
Irrigation	3,000	SF	2.00	6,000	
Reroute existing utilities - allow	1,200	LF	650.00	780,000	
Modify storm drainage as required - allow	39,000	SF	2.50	97,500	
Site lighting	39,000	SF	1.00	39,000	
Mark-Ups					916,752
Design Contingency		10.0%		160,000	
Bonds and Insurance		3.5%		61,600	
General Conditions		9.5%		173,052	
General Requirements		3.0%		59,840	
GC Overhead and Profit		5.0%		102,725	
Cost Escalation to Midpoint of Construction		16.7%		359,536	

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Alternates

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
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Alternate No. 2 - Solar Photovoltaic (PV) Panels 1,376,349

Add to base estimate					875,000
Additional PV panels on canopies with associated battery storage - allow	5,000	SF	175.00	875,000	
Mark-Ups					501,349
Design Contingency		10.0%		87,500	
Bonds and Insurance		3.5%		33,688	
General Conditions		9.5%		94,638	
General Requirements		3.0%		32,725	
GC Overhead and Profit		5.0%		56,178	
Cost Escalation to Midpoint of Construction		16.7%		196,621	

Per the new 2022 code, there is a minimum photovoltaic (PV) design requirement that new buildings need to meet. Per code, Option 02 would need a PV System of 30kW, which is approximately 1,500 sf of roof space. A Battery Energy Storage System (BESS) designed for 30kW that is in a self-contained enclosure would also be required. This would not cover the peak load of new building. However, to accommodate the new building electrical loads it is recommended that the PV system be designed for 80 kW which is approximately 4,080 sf with a BESS designed to meet 60 kW.

For Option 01, if the existing building were remodeled, there are no code requirements that require a PV system. If the City and District decided to install PV in Option 01 to meet peak loads it would have similar requirements to the recommendations in Option 02. During the First Community Engagement it was noted by residents that it was important to them that the Begg Facility tried to be sustainable. For this reason, PV scope have been added to both Options in the cost estimate.