

Homeless Navigation Center (HNC) - City Hall Site
Preliminary Engineer's Estimate of Probable Construction Costs
September 2019

Item No.	Description	Quantity	Unit of Measure	Unit Price	Total
A Site Improvements					
1	Mobilization	1	LS	\$20,000	\$20,000.00
2	Install temporary construction fencing	630	LF	\$20	\$12,600.00
3	6" Extruded Curb @ Trash Area	20	LF	\$50	\$1,000.00
4	Truncated domes along ADA path of travel	90	SF	\$50	\$4,500.00
5	Chain Link Fence w/ slats - 8' high along perimeter including 2 Ped gates with locks as required	630	LF	\$75	\$47,250.00
6	Allocation for upgrading existing sidewalk along accessible path of travel (along City property)	1	LS	\$50,000	\$50,000.00
7	Allocation for parking lot modifications to accommodate fire department requirements	1	LS	\$50,000	\$50,000.00
8	Allocation for signing & striping as required including installation of wayfinding & project signage	1	LS	\$10,000	\$10,000.00
SUB-TOTAL (Site Improvements)					\$195,400.00
B Sewer					
1	Sewer - E-One Grinder sewer lift station or approved equal - Complete in place with electrical disconnect (Materials & Labor)	1	EA	\$32,000	\$32,000.00
2	Sewer - PVC Force Main (2"-3" HDPE)	445	LF	\$75	\$33,375.00
3	Sewer 4"SS PVC gravity pipes including cleanouts (Portable units to sewer lift station)	280	LF	\$75	\$21,000.00
4	Sewer - Force main connection to ex. gravity cleanout	1	EA	\$2,500	\$2,500.00
5	USD Fees (Estimated) ²	1	LS	\$80,054.88	\$80,054.88
SUB-TOTAL (Site Utilities-Sewer)					\$168,900.00
C Water					
1	Water - Public - ACWD Construction cost: Fire line & detector Check (50k) + Domestic (15k) + Fire Hydrant (30k)	1	LS	\$95,000	\$95,000.00
2	Water - Private - 2" Domestic Water (Meter to Portables)	657	LF	\$100	\$65,700.00
3	Water - Private - 6" Fire Service (Double check to Portables)	508	LF	\$150	\$76,200.00
4	ACWD Facility Connection Fee (Estimated) ³				\$0.00
SUB-TOTAL (Site Utilities-Water)					\$236,900.00
D Electric					
1	Electric - Electrical Service (Capitol to Elec panel @ Modular Office)	620	LF	\$150	\$93,000.00
2	PG&E Manhole	1	EA	\$20,000	\$20,000.00
3	Electric - Concrete Transformer Pad	1	EA	\$5,000	\$5,000.00
4	Electric - Service to Sewer pump	1	EA	\$2,500	\$2,500.00
5	Electric - On-site modular connections behind electric panel	1	LS	\$75,000	\$75,000.00
6	Communications Service allocation (Comcast or AT&T)	1	LS	\$1,000	\$1,000.00
7	PG&E Application - Preliminary Estimate (Design, installation, pulling cable, setting transformer) ⁴	1	LS	\$150,000	\$150,000.00
SUB-TOTAL (Site Utilities-Electric)					\$346,500.00

Item No.	Description	Quantity	Unit of Measure	Unit Price	Total
E Modular Structures & Components ^{5,6,7}					Purchase
1	Mobile Modular - Sleeping Units - 24'x60'	2	EA	\$125,000	\$250,000.00
2	Mobile Modular - Community Room - 24'x60'	1	EA	\$125,000	\$125,000.00
3	Mobile Modular - Office - Check-in - 12'x32'	1	EA	\$45,000	\$45,000.00
4	Mobile Modular - Toilet/Shower units - 8'x20'	3	EA	\$50,000	\$150,000.00
5	Mobile Modular - Laundry - 8'x16'	1	EA	\$33,000	\$33,000.00
6	Mobile Modular - Conex West - Storage Containers - 8'x20'	3	EA	\$3,696	\$11,088.00
7	Mobile Modular - Overall Installation & Set-up Fee ³	1	LS	\$120,200	\$120,200.00
8	Ramps - Prefabricated delivered & installed in place	6	EA	\$13,100	\$78,600.00
9	Stairs - Prefabricated delivered & installed in place	4	EA	\$2,400	\$9,600.00
10	Sales Tax on purchased modular items above (excluding installation & setup fee) @ 9.25%	0.0925	LS	\$702,288	\$64,961.64
SUB-TOTAL (Modular Structures & Components)					\$887,400.00
F Exterior Landscaping & Furnishings					
1	Install glued-on Artificial Turf over existing pavement	4,550	SF	\$15.00	\$68,250.00
2	Steel Benches (12 Total , 4 from City surplus)	8	EA	\$1,750	\$14,000.00
3	Outdoor picnic tables - Wooden or Concrete	11	EA	\$2,250	\$24,750.00
4	5 gallon shrubs & grasses	196	EA	\$35	\$6,860.00
5	Import topsoil	20	CY	\$75	\$1,500.00
6	Large above-grade Barrel Planters- 10 ft ellipse	38	EA	\$350	\$13,300.00
7	Small above-grade Barrel Planters - 4 ft round	24	EA	\$300	\$7,200.00
8	Large above-grade Barrel Planters - 5 ft round	14	EA	\$400	\$5,600.00
SUB-TOTAL (Exterior Landscaping & Furnishings)					\$141,500.00
SUB-TOTAL CONSTRUCTION (A+B+C+D+E+F)					\$1,976,600.00
G Contingencies					
1	Construction Contingency @ 10%				\$197,660.00
TOTAL CONSTRUCTION COST (A+B+C+D+E+F+G)					\$2,174,000.00
H Project Management, Design & Construction Administration					
1	Project Management, Design & Construction Administration				\$200,000.00
SUB-TOTAL (Project Management, Design & Construction Administraton)					\$200,000.00
TOTAL ESTIMATED PROJECT COST (A+B+C+D+E+F+G+H)					\$2,374,000.00

Notes:

- 1 This preliminary Engineer's Estimate is based on conceptual plans prepared by the City of Fremont. Actual costs may vary based on final field conditions & detailed construction plans.
- 2 USD Fees listed are mainly Facility Expansion Fee that is applicable for 10 years. This fee would be refunded for temporary facilities based on number of years used. The refund will be pro-rated & processed after disconnection of facilities.
- 3 The above cost estimate assumes that the City would enter into a "Temporary Connection Agreement" with ACWD which would defer the ACWD Facility Connection Fee for 5 years. Current estimate for this fee is approximately \$58,691.00 for a new 2" non-residential service based on FY 2020 rates.
- 4 Electric utility costs are based on preliminary estimates from PG&E
- 5 Modular structure & component costs are preliminary. Unit costs could increase or decrease based on site access issues, fluctuations in material & labor costs at the time the order is placed and availability of units at time of order.
- 6 Cost of skirting for the modular units is included in the installation & set-up fee.
- 7 All modular sleeping units include fire detection and fire sprinklers per state building code requirements.

Homeless Navigation Center (HNC) - Decoto Site
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September 2019

Item No.	Description	Quantity	Unit of Measure	Unit Price	Total
A Site Improvements					
1	Mobilization	1	LS	\$20,000	\$20,000.00
2	Clear & Grub including Tree removals & Pruning	1	LS	\$25,000	\$25,000.00
3	Grading - Cut to Fill (Create level pads for modulars)	1	LS	\$40,000	\$40,000.00
4	Drainage - Storm Drain Piping (8"-10"HDPE), Inlets (12"sq) & outfall with riprap - Complete in place	1	LS	\$40,000	\$40,000.00
5	Install temporary construction fencing	230	LF	\$20	\$4,600.00
6	6" Extruded Curb @ Trash Area & Parking	285	LF	\$50	\$14,250.00
7	Offsite Accessible AC path including 6" AC Berm & re-striping as necessary	1,729	SF	\$18	\$31,122.00
8	Truncated domes along ADA path of travel	15	SF	\$50	\$750.00
9	Remove existing leased perimeter fence including vegetation	430	LF	\$25	\$10,750.00
10	New Chain Link Fence w/ slats - 8' high along perimeter including 12' gate @ dumpster, and 2 Ped gates with locks as required	785	LF	\$75	\$58,875.00
11	4' gravel shoulder (Fire truck rated)	460	SF	\$10	\$4,600.00
12	2" AC overlay of existing pavement	4,050	SF	\$6	\$24,300.00
13	New AC pavement (4" AC on 12" AB)	2,907	SF	\$15	\$43,605.00
14	2" Decomposed Granite over 4" Class II Permeable AB with wood edging - Complete in place	2,200	SF	\$15	\$33,000.00
15	Allocation for signing & striping Fire Parking / parking stalls and project signage	1	LS	\$10,000	\$10,000.00
16	Traffic Control (For Utilities & assessible path construction)	10	Days	\$1,500	\$15,000.00
SUB-TOTAL (Site Improvements)					\$375,900.00
B Sewer					
1	Sewer 4"SS PVC gravity pipes including cleanouts	287	LF	\$50	\$14,350.00
2	Sewer - Connection to existing main	1	EA	\$20,000	\$20,000.00
3	USD Fees (Estimated) ²	1	LS	\$80,054.88	\$80,054.88
SUB-TOTAL (Site Utilities-Sewer)					\$114,400.00
C Water					
1	Water - Public - ACWD Construction cost: Main Extension (50k) + Manifold & Detector Check (50k) + Domestic (15k) + Fire Hydrant (30k)	1	LS	\$145,000	\$145,000.00
2	Water - Private - 2" Domestic service (Meter to Portables)	240	LF	\$75	\$18,000.00
3	Water - Private - 6" Fire Service (Double check to Portables)	284	LF	\$100	\$28,400.00
4	ACWD Facility Connection Fee (Estimated) ³				\$0.00
SUB-TOTAL (Site Utilities -Water)					\$191,400.00
D Electric					
1	Electric - Site Lighting - Electrolier & connection point	1	LS	\$5,000	\$5,000.00
2	Electric - Electrical Service (Decoto to Elec. panel @ Modular Office)	100	LF	\$100	\$10,000.00
3	Electric - On-site modular connections behind electric panel	1	LS	\$35,000	\$35,000.00
4	Communications Service allocation (Comcast or AT&T)	1	LS	\$1,000	\$1,000.00
5	PG&E Application - Preliminary Estimate (Design, installation, pulling cable, setting transformer & new pole) ⁴	1	LS	\$100,000	\$100,000.00
SUB-TOTAL (Site Utilities-Electric)					\$151,000.00

Item No.	Description	Quantity	Unit of Measure	Unit Price	Total
E Modular Structures & Components ^{5,6,7}					Purchase
1	Mobile Modular - Sleeping Units - 24'x60'	2	EA	\$125,000	\$250,000.00
2	Mobile Modular - Community Room - 24'x60'	1	EA	\$125,000	\$125,000.00
3	Mobile Modular - Office - Check-in - 12'x32'	1	EA	\$45,000	\$45,000.00
4	Mobile Modular - Toilet/Shower units - 8'x20'	3	EA	\$50,000	\$150,000.00
5	Mobile Modular - Laundry - 8'x16'	1	EA	\$33,000	\$33,000.00
6	Mobile Modular - Conex West - Storage Containers - 8'x20'	3	EA	\$3,696	\$11,088.00
7	Mobile Modular - Overall Installation & Set-up Fee ³	1	LS	\$120,200	\$120,200.00
8	Ramps - Prefabricated delivered & installed in place	6	EA	\$13,100	\$78,600.00
9	Stairs - Prefabricated delivered & installed in place	4	EA	\$2,400	\$9,600.00
10	Allocation for enhanced Foundation (supports & braces) for earthquake induced liquefaction potential	8	EA	\$6,000	\$48,000.00
11	Sales Tax on purchased modular items above (excluding installation & setup fee) @ 9.25%	0.0925	LS	\$750,288	\$69,401.64
SUB-TOTAL (Modular Structures & Components)					\$939,900.00
F Exterior Landscaping & Furnishings					
1	Install Artificial Turf over compacted 4" Class II Permeable AB with perimeter edging - Complete in place	2,900	SF	\$12.50	\$36,250.00
2	3" Mulch (Between mobile units, walkways & turf areas)	50	CY	\$100	\$5,000.00
3	Steel Benches (12 Total , 4 from City surplus)	8	EA	\$1,750	\$14,000.00
4	Outdoor picnic tables - Wooden or Concrete	10	EA	\$2,250	\$22,500.00
5	5 gallon shrubs & grasses	280	EA	\$35	\$9,800.00
6	Import topsoil	30	CY	\$75	\$2,250.00
7	Large above-grade Barrel Planters- 10 ft ellipse	30	EA	\$350	\$10,500.00
8	Small above-grade Barrel Planters - 4 ft round	33	EA	\$300	\$9,900.00
9	Large above-grade Barrel Planters - 5 ft round	12	EA	\$400	\$4,800.00
SUB-TOTAL (Exterior Landscaping & Furnishings)					\$115,000.00
SUB-TOTAL CONSTRUCTION (A+B+C+D+E+F)					\$1,887,600.00
G Contingencies					
1	Construction Contingency @ 10%				\$188,760.00
TOTAL CONSTRUCTION COST (A+B+C+D+E+F+G)					\$2,076,000.00
H Project Management, Design & Construction Administration					
1	Project Management, Design & Construction Administration				\$200,000.00
SUB-TOTAL (Project Management, Design & Construction Administration)					\$200,000.00
TOTAL ESTIMATED PROJECT COST (A+B+C+D+E+F+G+H)					\$2,276,000.00

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