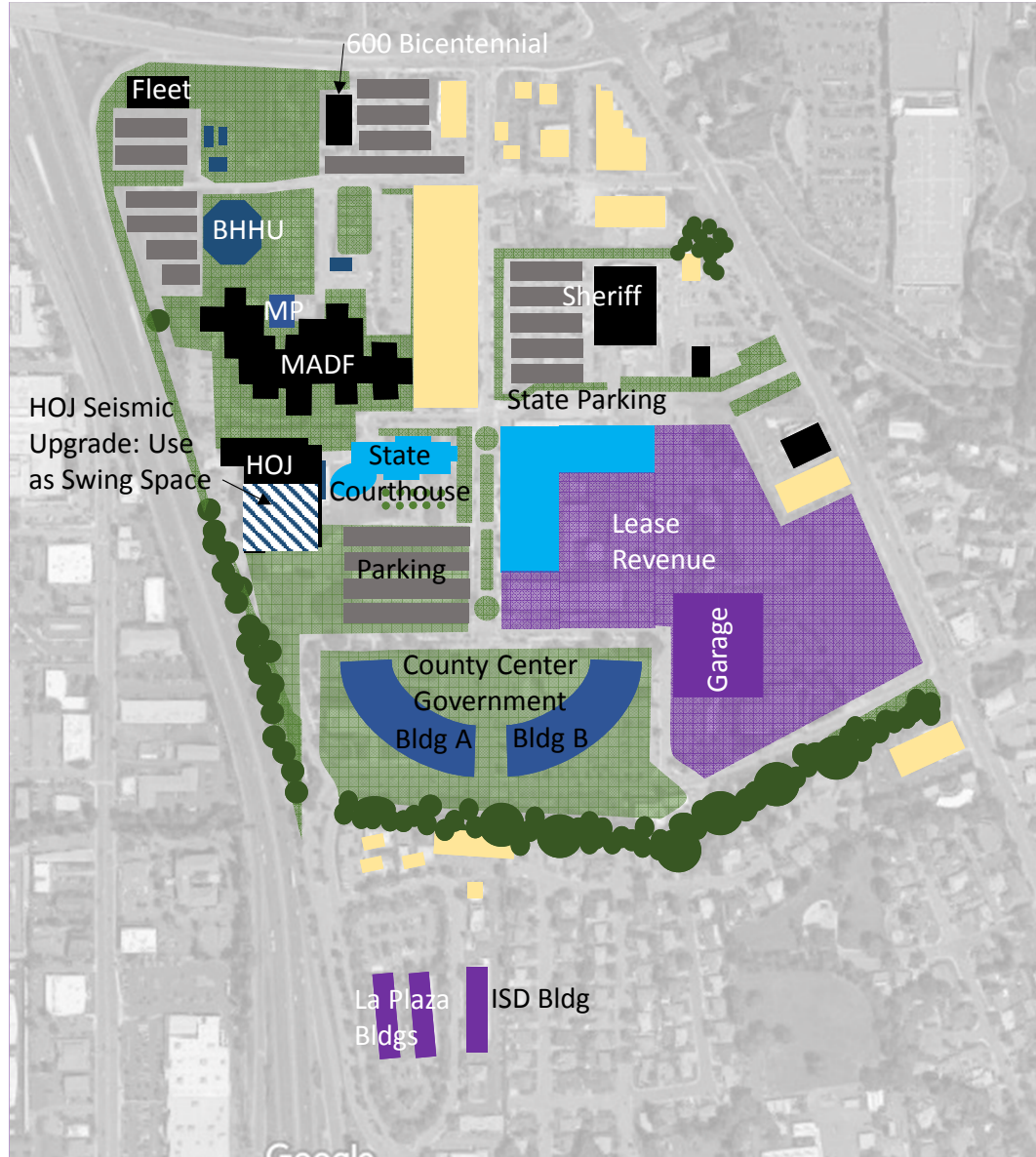


**Site Plan Legend**

- New County Building
- New Courthouse
- Existing County Building to Remain
- Lease Revenue Opportunity
- Affordable Housing
- Non-County Building to Remain
- PV Parking Canopy



**Sonoma County Administration Center:  
One Building Scheme 1  
Conceptual Plan 12-13-2016**

600 Bicentennial: Move CRA to 600 Bicentennial

After seismic upgrade to HOJ, use as swing space. Move CAO, CC, BOS & PRMD to HOJ

Demo Admin, PRMD & Fiscal Buildings

Construct 5 story County Government Center buildings A & B: 100,000 s.f. per floor combined. 500,000 s.f. total. (350,000 s.f. Governmental, 150,000 Leased Governmental)

Construct surface parking lot at south side of State Courthouse. 500 parking spaces

Lease Revenue: RFP issued for Master Developer. Scope of work to include demolition of ISD, CMP, Child Care, Ag, Paulin & 370 Admin Buildings. Construction of parking garage with 1000 parking spaces and mixed use development to include affordable housing.

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: **SCHEME 1**

PHASE: **PHASE 1**

ESTIMATE DATE **DECEMBER 21, 2016**

BID DATE: **APRIL 1, 2019**

PREPARED BY:

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12/21/2016  
12:30 PM  
Scheme 1 Est

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
<b>SITE CLEARING / DEMOLITION</b>					
	BUILDING DEMOLITION	131,472	SF	\$10.00	\$1,314,720
	REMOVE PAVEMENT	425,089	SF	\$1.10	\$467,598
	REMOVE CURB & GUTTER	12,771	LF	\$10.50	\$134,096
	REMOVE CURB	4,710	LF	\$7.25	\$34,148
	REMOVE CONCRETE FLATWORK	49,666	SF	\$2.00	\$99,332
	CLEAR & GRUB	318,079	SF	\$0.35	\$111,328
	REMOVE SEWER PIPING	4,404	SF	\$17.50	\$77,070
	REMOVE WATER PIPING	6,803	SF	\$17.50	\$119,053
	REMOVE ELECTRICAL CONDUIT AND WIRE (CONCRETE ENCASED)	4,798	SF	\$20.00	\$95,960
	REMOVE DATA/PHONE	2,027	SF	\$15.00	\$30,405
	REMOVE GAS PIPING	740	SF	\$15.00	\$11,100
<b>SUBSURFACE IMPROVEMENTS</b>					
	WATER SERVICE LOOP	3,700	LF	\$41.00	\$151,700
	WATER SERVICE TO BUILDINGS	2	LS	\$13,200.00	\$26,400
	WATER SERVICE TIE-IN TO EXISTING	4	EA	\$2,300.00	\$9,200
	SEWER SERVICE LOOP	3,700	LF	\$34.00	\$125,800
	SEWER SERVICE TO BUILDINGS	2	EA	\$650.00	\$1,300
	SEWER TIE-IN TO EXISTING	3	EA	\$650.00	\$1,950
	SEWER MANHOLE	8	EA	\$9,500.00	\$76,000
	STORMWATER	1,196,855	SF	\$0.75	\$897,641
	GAS SERVICE LOOP	2,600	LF	\$35.00	\$91,000
	GAS SERVICE TO BUILDING	3	EA	\$2,500.00	\$7,500
	GAS TIE-IN TO EXISTING	1	EA	\$1,500.00	\$1,500
	COM/DATA SERVICE LOOP	1,700	LF	\$71.00	\$120,700
	NEW SECONDARY FEEDERS TO MADF	50	LF	\$1,850.00	\$92,500
	NEW SECONDARY FEEDERS TO SHERIFF	50	LF	\$500.00	\$25,000
	NEW PRIMARY CONDUITS TO TRANSFORMER	1,475	LF	\$120.00	\$177,000
<b>SURFACE IMPROVEMENTS</b>					
	NEW CENTRAL PLANT @ MADF	1	LS	\$8,225,360	\$8,225,360
	NEW CENTRAL PLANT @ SHERIFF	1	LS	\$1,558,700	\$1,558,700
	LANDSCAPE / HARDSCAPE	756,855	SF	\$10.00	\$7,568,550
	ROADWAY	160,000	SF	\$12.00	\$1,920,000
	PARKING	500	SPACE	\$4,230.00	\$2,115,000
	NEW INTERSECTION @ MEDICINO AVE	1	LS	\$2,000,000	\$2,000,000
<b>BUILDING IMPROVEMENTS</b>					
	ADMINISTRATION CORE/SHELL	500,000	SF	\$200.00	\$100,000,000
	ADMINISTRATION TI	500,000	SF	\$275.00	\$137,500,000

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: SCHEME 1

PHASE: PHASE 1

ESTIMATE DATE DECEMBER 21, 2016

BID DATE: APRIL 1, 2019

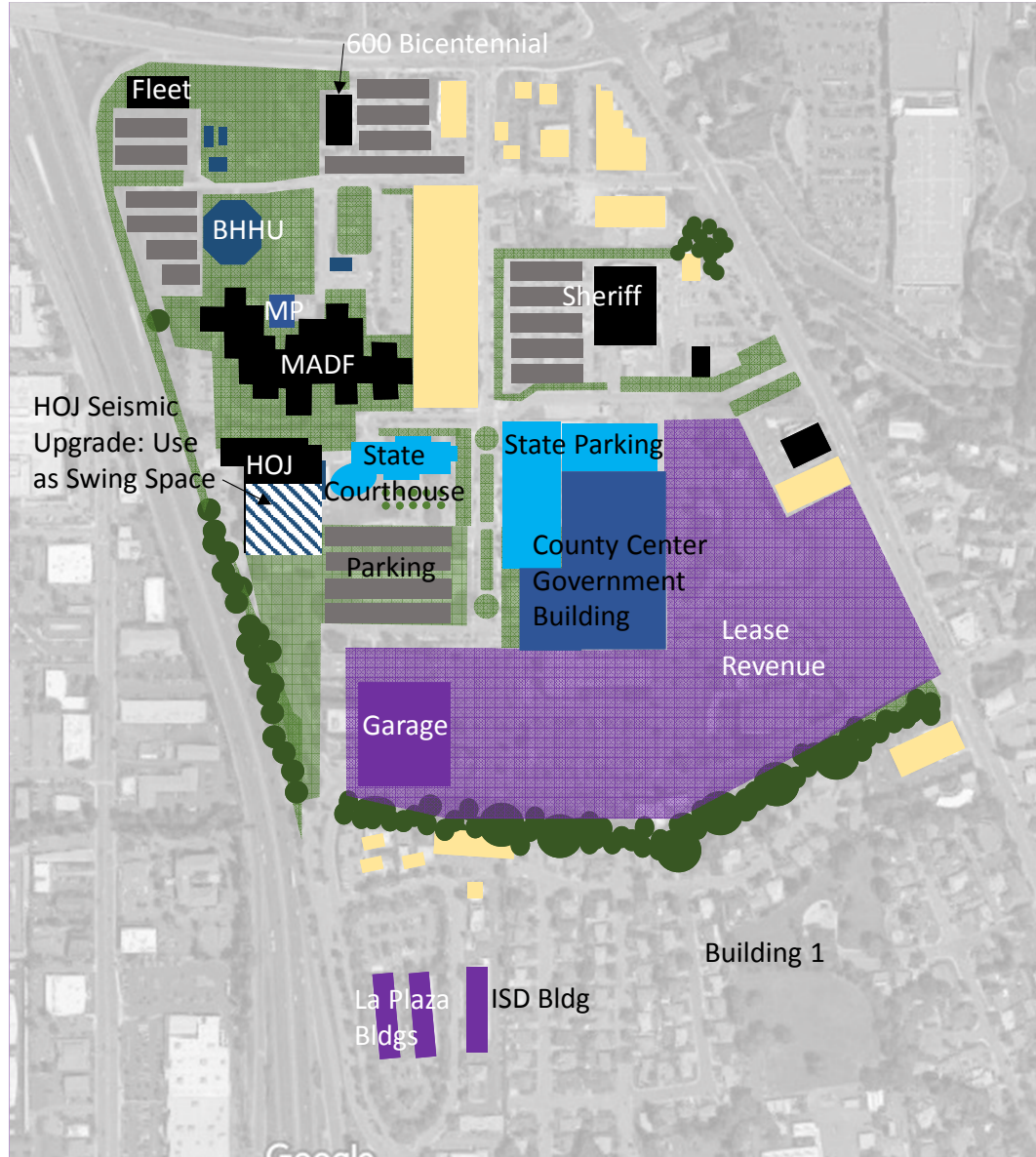
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Scheme 1 Est

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
<b>SUBTOTAL HARD COSTS</b>					<b>\$265,187,609</b>
<b>MARK-UPS</b>					
	SOFT COSTS			30.00%	\$79,556,283
	DESIGN FEES			4.00%	\$13,789,756
	CONSTRUCTION CONTINGENCY			7.00%	\$25,097,355
<b>SUBTOTAL MARK-UPS</b>					<b>\$118,443,394</b>
<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>					<b>\$383,631,003</b>
<b>ESCALATION</b>					
	ESCALATION			11.25%	\$43,158,488
<b>ROM ESTIMATE:</b>					<b>\$426,789,491</b>

**Site Plan Legend**

- New County Building
- New Courthouse
- Existing County Building to Remain
- Lease Revenue Opportunity
- Affordable Housing
- Non-County Building to Remain
- PV Parking Canopy



**Sonoma County Administration Center:  
One Building Scheme 2  
Conceptual Plan 12-18-2016**

600 Bicentennial: Move CRA to 600 Bicentennial

After seismic upgrade to HOJ, use as swing space. Move PRMD & Ag Building to HOJ

Demo PRMD & Ag Buildings

Construct 5 story County Government Center building: 100,000 s.f. per floor. 500,000 s.f. total. (350,000 s.f Governmental, 150,000 Leased Governmental)

Demo Fiscal Building

Construct surface parking lot at south side of State Courthouse. 500 parking spaces

Lease Revenue: RFP issued for Master Developer. Scope of work to include demolition of Admin, ISD, CMP, Child Care, Ag, Paulin & 370 Admin Buildings. Construction of parking garage with 1000 parking spaces and mixed use development to include affordable housing.

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: **SCHEME 2**

PHASE: **PHASE 1**

ESTIMATE DATE **DECEMBER 21, 2016**

BID DATE: **APRIL 1, 2019**

PREPARED BY:

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12/21/2016  
12:32 PM  
Scheme 2 Est

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
<b>SITE CLEARING / DEMOLITION</b>					
	BUILDING DEMOLITION	59,520	SF	\$10.00	\$595,200
	REMOVE PAVEMENT	98,192	SF	\$1.10	\$108,011
	REMOVE CURB & GUTTER	3,944	LF	\$10.50	\$41,412
	REMOVE CURB	1,120	LF	\$7.25	\$8,120
	REMOVE CONCRETE FLATWORK	15,588	SF	\$2.00	\$31,176
	CLEAR & GRUB	52,748	SF	\$0.35	\$18,462
	REMOVE SEWER PIPING	1,962	LF	\$17.50	\$34,335
	REMOVE WATER PIPING	1,845	LF	\$17.50	\$32,288
	REMOVE ELECTRICAL CONDUIT AND WIRE (CONCRETE ENCASED)	1,407	LF	\$20.00	\$28,140
	REMOVE DATA/PHONE	1,108	LF	\$15.00	\$16,620
	REMOVE GAS PIPING	444	LF	\$15.00	\$6,660
<b>SUBSURFACE IMPROVEMENTS</b>					
	WATER SERVICE LOOP	800	LF	\$41.00	\$32,800
	WATER SERVICE TO BUILDINGS	1	EA	\$13,200.00	\$13,200
	WATER SERVICE TIE-IN TO EXISTING	4	EA	\$2,300.00	\$9,200
	SEWER SERVICE LOOP	800	LF	\$34.00	\$27,200
	SEWER SERVICE TO BUILDINGS	1	EA	\$650.00	\$650
	SEWER TIE-IN TO EXISTING	1	EA	\$650.00	\$650
	SEWER MANHOLE	3	EA	\$9,500.00	\$28,500
	STORMWATER	308,635	SF	\$0.75	\$231,476
	GAS SERVICE LOOP	2,600	LF	\$35.00	\$91,000
	GAS SERVICE TO BUILDING	3	EA	\$2,500.00	\$7,500
	GAS TIE-IN TO EXISTING	1	EA	\$1,500.00	\$1,500
	COM/DATA SERVICE LOOP	800	LF	\$71.00	\$56,800
	NEW SECONDARY FEEDERS TO MADF	50	LF	\$1,850.00	\$92,500
	NEW SECONDARY FEEDERS TO SHERIFF	50	LF	\$500.00	\$25,000
	NEW ELECTRICAL HANDHOLES	5	EA	\$4,000.00	\$20,000
	NEW ELECTRICAL VAULT	1	EA	\$22,000.00	\$22,000
	NEW PRIMARY CONDUITS TO TRANSFORMER	2,600	LF	\$120.00	\$312,000
<b>SURFACE IMPROVEMENTS</b>					
	NEW CENTRAL PLANT @ MADF	1	LS	\$8,225,360	\$8,225,360
	NEW CENTRAL PLANT @ SHERIFF	1	LS	\$1,558,700	\$1,558,700
	LANDSCAPE / HARDSCAPE	155,980	SF	\$10.00	\$1,559,800
	ROADWAY	52,655	SF	\$12.00	\$631,860
	NEW INTERSECTION @ MEDICINO AVE	1	LS	\$2,000,000	\$2,000,000
<b>BUILDING IMPROVEMENTS</b>					
	ADMINISTRATION CORE/SHELL	500,000	SF	\$200.00	\$100,000,000

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: **SCHEME 2**

PHASE: **PHASE 1**

ESTIMATE DATE **DECEMBER 21, 2016**

BID DATE: **APRIL 1, 2019**

PREPARED BY:

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Scheme 2 Est

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
	ADMINISTRATION TI	500,000	SF	\$275.00	\$137,500,000
<b>SUBTOTAL HARD COSTS</b>					<b>\$253,368,120</b>
<b>MARK-UPS</b>					
	SOFT COSTS	30.00%			\$76,010,436
	DESIGN FEES	4.00%			\$13,175,142
	CONSTRUCTION CONTINGENCY	7.00%			\$23,978,759
<b>SUBTOTAL MARK-UPS</b>					<b>\$113,164,337</b>
<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>					<b>\$366,532,457</b>
<b>ESCALATION</b>					
	ESCALATION	11.25%			<b>\$41,234,901</b>
<b>ROM ESTIMATE:</b>					<b>\$407,767,358</b>

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: **SCHEME 2**

PHASE: **PHASE 2**

ESTIMATE DATE **DECEMBER 21, 2016**

BID DATE: **APRIL 1, 2019**

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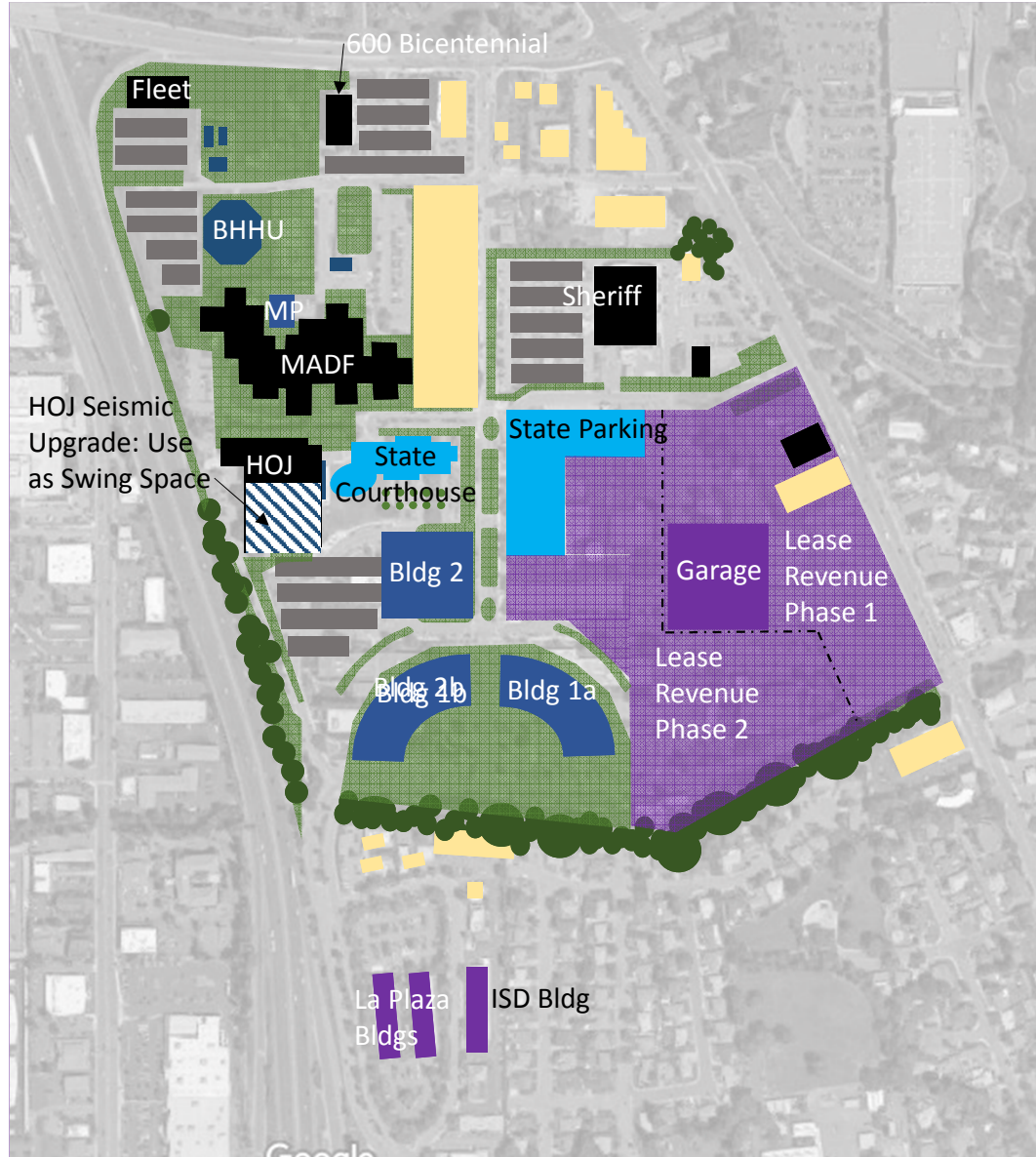
3 of 3  
12/21/2016  
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Scheme 2 Est

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
<b>SITE CLEARING / DEMOLITION</b>					
	BUILDING DEMOLITION	40,430	SF	\$10.00	\$404,300
	REMOVE PAVEMENT	59,954	SF	\$1.10	\$65,949
	REMOVE CURB & GUTTER	2,258	LF	\$10.50	\$23,709
	REMOVE CURB	0	LF	\$7.25	\$0
	REMOVE CONCRETE FLATWORK	16,488	SF	\$2.00	\$32,976
	CLEAR & GRUB	60,576	SF	\$0.35	\$21,202
	REMOVE SEWER PIPING	1,016	LF	\$17.50	\$17,780
	REMOVE WATER PIPING	2,281	LF	\$17.50	\$39,918
	REMOVE ELECTRICAL CONDUIT AND WIRE (CONCRETE ENCASED)	395	LF	\$20.00	\$7,900
	REMOVE DATA/PHONE	303	LF	\$15.00	\$4,545
	REMOVE GAS PIPING	321	LF	\$15.00	\$4,815
<b>SUBSURFACE IMPROVEMENTS</b>					
	STORMWATER	240,000	SF	\$0.75	\$180,000
<b>SURFACE IMPROVEMENTS</b>					
	LANDSCAPE / HARDSCAPE	60,000	SF	\$10.00	\$600,000
	PARKING	500	SPACE	\$4,230.00	\$2,115,000
<b>SUBTOTAL HARD COSTS</b>					<b>\$3,518,094</b>
<b>MARK-UPS</b>					
	SOFT COSTS			30.00%	\$1,055,428
	DESIGN FEES			4.00%	\$182,941
	CONSTRUCTION CONTINGENCY			7.00%	\$332,952
<b>SUBTOTAL MARK-UPS</b>					<b>\$1,571,321</b>
<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>					<b>\$5,089,415</b>
<b>ESCALATION</b>					
	ESCALATION			11.25%	<b>\$572,559</b>
<b>ROM ESTIMATE:</b>					<b>\$5,661,974</b>



**Site Plan Legend**

- New County Building
- New Courthouse
- Existing County Building to Remain
- Lease Revenue Opportunity
- Affordable Housing
- Non-County Building to Remain
- PV Parking Canopy



**Sonoma County Administration Center:  
Two Building Scheme  
Conceptual Plan 12-18-2016**

600 Bicentennial: Move CRA to 600 Bicentennial

Lease Revenue Phase 1: : RFP issued for Master Developer. Scope of work to include demolition of Child Care Building, construction of parking garage with 1000 parking spaces and mixed use development to include affordable housing.

After seismic upgrade to HOJ, use as swing space. Move Admin & PRMD to HOJ

Demolish Admin & PRMD Buildings

Construct Building 1: 5 floors each 66,000 s.f. Total 330,000 s.f. total. Reconstruct Administration Drive. Move all departments into building, except Health & Human Services, Morgue & Public Health Lab.

Demolish Fiscal Building

Construct Building 2: : 5 floors each 33,000 s.f. Total 165,000 s.f. total. Construct mechanical plant at MADF. Construct surface parking lot. Move Health & Human Services, Morgue & Public Health Lab into building.

Lease Revenue Phase 2: : RFP issued for Master Developer. Scope of work to include demolition of Ag, ISD, CMP, Paulin and 370 Admin Buildings. Construction of mixed use development to include affordable housing.

Lease Revenue La Plaza & ISD bldgs: RFP issued for development: Ground lease to commercial developer



# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: **SCHEME 3**

PHASE: **PHASE 2**

ESTIMATE DATE: **DECEMBER 21, 2016**

BID DATE: **APRIL 1, 2019**

PREPARED BY:

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Scheme 3 Est

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
<b>SITE CLEARING / DEMOLITION</b>					
	BUILDING DEMOLITION	31,360	SF	\$10.00	\$313,600
	REMOVE PAVEMENT	228,084	SF	\$1.10	\$250,892
	REMOVE CURB & GUTTER	4,325	LF	\$10.50	\$45,413
	REMOVE CURB	2,752	LF	\$7.25	\$19,952
	REMOVE CONCRETE FLATWORK	14,345	SF	\$2.00	\$28,690
	CLEAR & GRUB	63,697	SF	\$0.35	\$22,294
	REMOVE SEWER PIPING	1,929	LF	\$17.50	\$33,758
	REMOVE WATER PIPING	2,437	LF	\$17.50	\$42,648
	REMOVE ELECTRICAL CONDUIT AND WIRE (CONCRETE ENCASED)	1,541	LF	\$20.00	\$30,820
	REMOVE DATA/PHONE	291	LF	\$15.00	\$4,365
	REMOVE GAS PIPING	0	LF	\$15.00	\$0
<b>SUBSURFACE IMPROVEMENTS</b>					
	WATER SERVICE LOOP	654	LF	\$41.00	\$26,814
	WATER SERVICE TO BUILDINGS	5	EA	\$13,200.00	\$66,000
	WATER SERVICE TIE-IN TO EXISTING	1	EA	\$2,300.00	\$2,300
	SEWER SERVICE LOOP	764	LF	\$34.00	\$25,976
	SEWER SERVICE TO BUILDINGS	1	EA	\$650.00	\$650
	SEWER TIE-IN TO EXISTING	1	EA	\$650.00	\$650
	SEWER MANHOLE	1	EA	\$9,500.00	\$9,500
	STORMWATER	422,000	SF	\$0.75	\$316,500
	GAS SERVICE LOOP	1,084	LF	\$35.00	\$37,940
	GAS SERVICE TO BUILDING	1	EA	\$2,500.00	\$2,500
	GAS TIE-IN TO EXISTING	1	EA	\$1,500.00	\$1,500
	COM/DATA SERVICE LOOP	1,675	LF	\$71.00	\$118,925
	NEW PRIMARY CONDUITS TO TRANSFORMER	367	LF	\$120.00	\$44,040
<b>SURFACE IMPROVEMENTS</b>					
	LANDSCAPE / HARDSCAPE	269,275	SF	\$10.00	\$2,692,750
	ROADWAY	83,725	SF	\$12.00	\$1,004,700
	PARKING	100	SPACE	\$4,230.00	\$423,000
	NEW INTERSECTION @ MEDICINO AVE	1	LS	\$2,000,000	\$2,000,000
<b>BUILDING IMPROVEMENTS</b>					
	ADMINISTRATION CORE/SHELL	165,000	SF	\$200.00	\$33,000,000
	ADMINISTRATION TI	165,000	SF	\$275.00	\$45,375,000
<b>SUBTOTAL HARD COSTS</b>					<b>\$85,941,176</b>
<b>MARK-UPS</b>					

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: **SCHEME 3**

PHASE: **PHASE 2**

ESTIMATE DATE: **DECEMBER 21, 2016**

BID DATE: **APRIL 1, 2019**

PREPARED BY:

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Scheme 3 Est

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
	SOFT COSTS	30.00%			\$25,782,353
	DESIGN FEES	4.00%			\$4,468,941
	CONSTRUCTION CONTINGENCY	7.00%			\$8,133,473
	<b>SUBTOTAL MARK-UPS</b>				<b>\$38,384,767</b>
	<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>				<b>\$124,325,943</b>
	<b>ESCALATION</b>				
	ESCALATION	11.25%			<b>\$13,986,669</b>
	<b>ROM ESTIMATE:</b>				<b>\$138,312,611</b>

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: **SCHEME 3**

PHASE: **PHASE 3**

ESTIMATE DATE: **DECEMBER 21, 2016**

BID DATE: **APRIL 1, 2020**

PREPARED BY:

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12/21/2016  
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Scheme 3 Est

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
<b>SITE CLEARING / DEMOLITION</b>					
	BUILDING DEMOLITION	45,682	SF	\$10.00	\$456,820
	REMOVE PAVEMENT	107,668	SF	\$1.10	\$118,435
	REMOVE CURB & GUTTER	3,532	LF	\$10.50	\$37,086
	REMOVE CURB	925	LF	\$7.25	\$6,706
	REMOVE CONCRETE FLATWORK	18,857	SF	\$2.00	\$37,714
	CLEAR & GRUB	142,586	SF	\$0.35	\$49,905
	REMOVE SEWER PIPING	1,242	LF	\$17.50	\$21,735
	REMOVE WATER PIPING	1,671	LF	\$17.50	\$29,243
	REMOVE ELECTRICAL CONDUIT AND WIRE (CONCRETE ENCASED)	1,913	LF	\$20.00	\$38,260
	REMOVE DATA/PHONE	727	LF	\$15.00	\$10,905
	REMOVE GAS PIPING	397	LF	\$15.00	\$5,955
<b>SUBSURFACE IMPROVEMENTS</b>					
	WATER SERVICE LOOP	1,590	LF	\$41.00	\$65,190
	WATER SERVICE TO BUILDINGS	5	EA	\$13,200.00	\$66,000
	WATER SERVICE TIE-IN TO EXISTING	1	EA	\$2,300.00	\$2,300
	SEWER SERVICE LOOP	1,200	LF	\$34.00	\$40,800
	SEWER SERVICE TO BUILDINGS	1	EA	\$650.00	\$650
	SEWER TIE-IN TO EXISTING	1	EA	\$650.00	\$650
	SEWER MANHOLE	2	EA	\$9,500.00	\$19,000
	STORMWATER	350,000	SF	\$0.75	\$262,500
	GAS SERVICE LOOP	100	LF	\$35.00	\$3,500
	GAS SERVICE TO BUILDING	1	EA	\$2,500.00	\$2,500
	GAS TIE-IN TO EXISTING	1	EA	\$1,500.00	\$1,500
	COM/DATA SERVICE LOOP	100	LF	\$71.00	\$7,100
	NEW PRIMARY CONDUITS TO TRANSFORMER	100	LF	\$120.00	\$12,000
<b>SURFACE IMPROVEMENTS</b>					
	LANDSCAPE / HARDSCAPE	230,665	SF	\$10.00	\$2,306,650
	ROADWAY	50,335	SF	\$12.00	\$604,020
	PARKING	100	SPACE	\$4,230.00	\$423,000
<b>BUILDING IMPROVEMENTS</b>					
	ADMINISTRATION CORE/SHELL	165,000	SF	\$200.00	\$33,000,000
	ADMINISTRATION TI	165,000	SF	\$275.00	\$45,375,000
<b>SUBTOTAL HARD COSTS</b>					<b>\$83,005,124</b>
<b>MARK-UPS</b>					
	SOFT COSTS			30.00%	\$24,901,537

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: **SCHEME 3**

PHASE: **PHASE 3**

ESTIMATE DATE: **DECEMBER 21, 2016**

BID DATE: **APRIL 1, 2020**

PREPARED BY:

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12/21/2016  
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Scheme 3 Est

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
	DESIGN FEES	4.00%			\$4,316,266
	CONSTRUCTION CONTINGENCY	7.00%			\$7,855,605
	<b>SUBTOTAL MARK-UPS</b>				<b>\$37,073,408</b>
	<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>				<b>\$120,078,532</b>
	<b>ESCALATION</b>				
	ESCALATION	16.25%			<b>\$19,512,761</b>
	<b>ROM ESTIMATE:</b>				<b>\$139,591,294</b>

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: **SCHEME 3**

PHASE: **PHASE 4**

ESTIMATE DATE: **DECEMBER 21, 2016**

BID DATE: **APRIL 1, 2021**

PREPARED BY:

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12/21/2016  
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Scheme 3 Est

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
<b>SITE CLEARING / DEMOLITION</b>					
	BUILDING DEMOLITION	40,430	SF	\$10.00	\$404,300
	REMOVE PAVEMENT	56,757	SF	\$1.10	\$62,433
	REMOVE CURB & GUTTER	3,053	LF	\$10.50	\$32,057
	REMOVE CURB	0	LF	\$7.25	\$0
	REMOVE CONCRETE FLATWORK	14,833	SF	\$2.00	\$29,666
	CLEAR & GRUB	61,047	SF	\$0.35	\$21,366
	REMOVE SEWER PIPING	1,394	LF	\$17.50	\$24,395
	REMOVE WATER PIPING	2,179	LF	\$17.50	\$38,133
	REMOVE ELECTRICAL CONDUIT AND WIRE (CONCRETE ENCASED)	1,481	LF	\$20.00	\$29,620
	REMOVE DATA/PHONE	1,012	LF	\$15.00	\$15,180
	REMOVE GAS PIPING	388	LF	\$15.00	\$5,820
<b>SUBSURFACE IMPROVEMENTS</b>					
	WATER SERVICE LOOP	100	LF	\$41.00	\$4,100
	WATER SERVICE TO BUILDINGS	5	EA	\$13,200.00	\$66,000
	WATER SERVICE TIE-IN TO EXISTING	1	EA	\$2,300.00	\$2,300
	SEWER SERVICE LOOP	100	LF	\$34.00	\$3,400
	SEWER SERVICE TO BUILDINGS	1	EA	\$650.00	\$650
	SEWER TIE-IN TO EXISTING	1	EA	\$650.00	\$650
	SEWER MANHOLE	1	EA	\$9,500.00	\$9,500
	STORMWATER	200,000	SF	\$0.75	\$150,000
	GAS SERVICE LOOP	1,400	LF	\$35.00	\$49,000
	GAS SERVICE TO BUILDING	1	EA	\$2,500.00	\$2,500
	GAS TIE-IN TO EXISTING	1	EA	\$1,500.00	\$1,500
	COM/DATA SERVICE LOOP	100	LF	\$71.00	\$7,100
	NEW SECONDARY FEEDERS TO MADF	50	LF	\$1,850.00	\$92,500
	NEW SECONDARY FEEDERS TO SHERIFF	50	LF	\$500.00	\$25,000
	NEW ELECTRICAL MANHOLES	5	EA		
	NEW PRIMARY CONDUITS TO TRANSFORMER	365	LF	\$120.00	\$43,800
<b>SURFACE IMPROVEMENTS</b>					
	NEW CENTRAL PLANT @ MADF	1	LS	\$8,225,360	\$8,225,360
	NEW CENTRAL PLANT @ SHERIFF	1	LS	\$1,558,700	\$1,558,700
	LANDSCAPE / HARDSCAPE	59,000	SF	\$10.00	\$590,000
	PARKING	300	SPACE	\$4,230.00	\$1,269,000
<b>BUILDING IMPROVEMENTS</b>					
	ADMINISTRATION CORE/SHELL	165,000	SF	\$200.00	\$33,000,000
	ADMINISTRATION TI	165,000	SF	\$275.00	\$45,375,000

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: **SCHEME 3**

PHASE: **PHASE 4**

ESTIMATE DATE: **DECEMBER 21, 2016**

BID DATE: **APRIL 1, 2021**

PREPARED BY:

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12/21/2016  
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Scheme 3 Est

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
<b>SUBTOTAL HARD COSTS</b>					<b>\$91,139,029</b>
<b>MARK-UPS</b>					
	SOFT COSTS			30.00%	\$27,341,709
	DESIGN FEES			4.00%	\$4,739,230
	CONSTRUCTION CONTINGENCY			7.00%	\$8,625,398
<b>SUBTOTAL MARK-UPS</b>					<b>\$40,706,336</b>
<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>					<b>\$131,845,365</b>
<b>ESCALATION</b>					
	ESCALATION			21.25%	\$28,017,140
<b>ROM ESTIMATE:</b>					<b>\$159,862,505</b>



**Site Plan Legend**

- New County Building
- New Courthouse
- Existing County Building to Remain
- Lease Revenue Opportunity
- Affordable Housing
- Non-County Building to Remain
- PV Parking Canopy

**Building Occupants:**

Building 1: Lease build to suit 2 stories: Commercial first floor 100,000 s.f, includes 32,000 s.f space for PRMD, residential second floor 50,000 s.f

Building 2a: 2 stories, 35,000 each with ACTTC, Assessor, BOS, BOS Board Room, CAO, County Clerk's Office, Cong. Mike Thompson, County Counsel, EDB, ESO/FES, HR & HR Training Rooms, Law Library

Building 2b: 2 stories, 35,000 each occupied by Health Services, Child Support Services

Building 3: 3 stories, 35,000 each occupied by Human Services

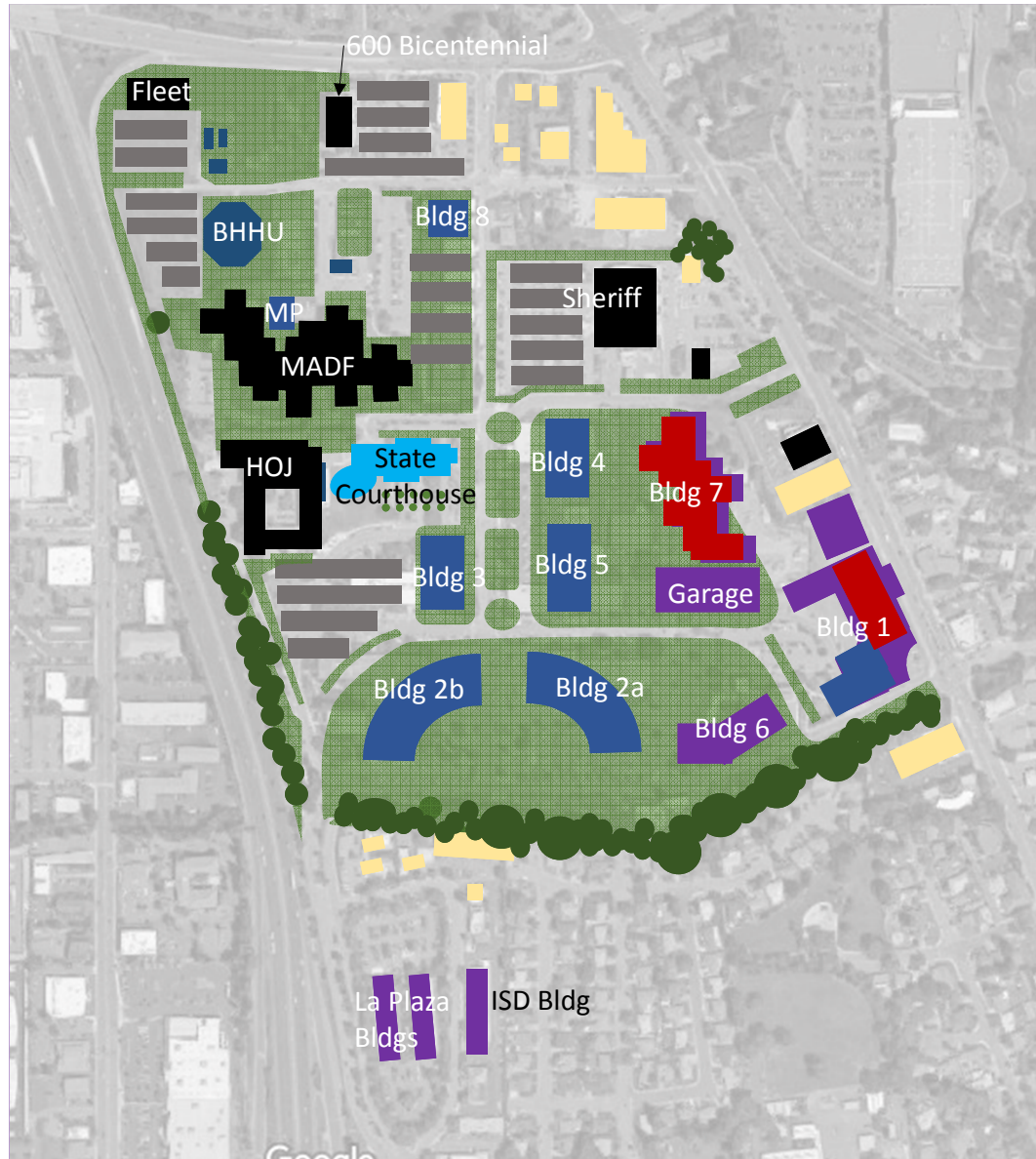
Building 4: 3 stories, 35,000 each occupied District Attorney, ISD/GIS, Probation, Public Defender

Building 5: 3 stories, 40,000 each occupied Agriculture, CDC, General Services, IOLERO, PRMD, Regional Parks, TPW, UC Coop

Building 6: Lease Build to Suit- Commercial 70,000 s.f.

Building 7: Lease Build to Suit- Commercial first floor 75,000 s.f. and residential second floor 75,000 s.f.

Building 8: Morgue and Public Health Lab 28,000 s.f.



**Sonoma County Administration Center  
Multiple Building Scheme  
Conceptual Plan 12-13-2016**

600 Bicentennial: Move CRA to 600 Bicentennial

Building #1 & Garage: Lease Build to Suit: Mixed use commercial with residential second floor 50,000 s.f. Move PRMD into leased space. Construct Parking Garage 200,000 s.f.

Building 2a: Demo PRMD. Construct Building #2a and associated site improvements

Building 2b: Demo Admin/Fiscal Bldgs. Land swap with State courthouse. Construct Building #2b Lease Build to Suit with associated site improvements.

Buildings 3, 4 & 5: Demo Ag Bldg. Construct Buildings #3 Lease Build to Suit and Buildings 4 & 5 with associated site improvements.

Building 6: Demo ISD (370 Admin Drive) & Paulin Buildings. Construct Mechanical Plant on County property for MADF & HOJ. Construct Building 6: Lease Build to Suit at Paulin Site with associated site improvements

Building 7: Demolish Central Mechanical Plant, ISD Data Processing Center & Daycare. Construct Building 7 : Lease Build to Suit: Mixed use commercial with residential above with associated site improvements.

Building 8: Acquire apartment property on County Campus. Demolish apartment buildings. Construct Building 8: Morgue and Public Health Lab and onsite surface parking

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: **SCHEME 4**

PHASE: **PHASE 2**

ESTIMATE DATE: **DECEMBER 21, 2016**

BID DATE: **JANUARY 1, 2020**

PREPARED BY:

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1/30/2019  
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Scheme 4 Est.xlsx

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
	<b>SITE CLEARING / DEMOLITION</b>				
	BUILDING DEMOLITION	45,382	SF	\$10.00	\$453,820
	REMOVE PAVEMENT	208,649	SF	\$1.10	\$229,514
	REMOVE CURB & GUTTER	4,953	LF	\$10.50	\$52,007
	REMOVE CURB	3,046	LF	\$7.25	\$22,084
	REMOVE CONCRETE FLATWORK	15,976	SF	\$2.00	\$31,952
	CLEAR & GRUB	86,981	SF	\$0.35	\$30,443
	REMOVE SEWER PIPING	2,164	LF	\$17.50	\$37,870
	REMOVE WATER PIPING	2,753	LF	\$17.50	\$48,178
	REMOVE ELECTRICAL CONDUIT AND WIRE (CONCRETE ENCASED)	1,580	LF	\$20.00	\$31,600
	REMOVE DATA/PHONE	566	LF	\$15.00	\$8,490
	REMOVE GAS PIPING	0	LF	\$15.00	\$0
	<b>SUBSURFACE IMPROVEMENTS</b>				
	WATER SERVICE LOOP	550	LF	\$41.00	\$22,550
	WATER SERVICE TO BUILDINGS	5	EA	\$13,200.00	\$66,000
	WATER SERVICE TIE-IN TO EXISTING	1	EA	\$2,300.00	\$2,300
	SEWER SERVICE LOOP	750	LF	\$34.00	\$25,500
	SEWER SERVICE TO BUILDINGS	1	EA	\$650.00	\$650
	SEWER TIE-IN TO EXISTING	1	EA	\$650.00	\$650
	SEWER MANHOLE	1	EA	\$9,500.00	\$9,500
	STORMWATER	369,000	SF	\$0.75	\$276,750
	GAS SERVICE LOOP	1,200	LF	\$35.00	\$42,000
	GAS SERVICE TO BUILDING	1	EA	\$2,500.00	\$2,500
	GAS TIE-IN TO EXISTING	1	EA	\$1,500.00	\$1,500
	COM/DATA SERVICE LOOP	1,200	LF	\$71.00	\$85,200
	NEW ELECTRICAL HANDHOLES	2	EA	\$4,000.00	\$8,000
	NEW PRIMARY CONDUITS TO TRANSFORMER	1,400	LF	\$120.00	\$168,000
	<b>SURFACE IMPROVEMENTS</b>				
	LANDSCAPE / HARDSCAPE	297,940	SF	\$10.00	\$2,979,400
	ROADWAY	36,060	SF	\$12.00	\$432,720
	PARKING	0	SPACE	\$4,230.00	\$0
	<b>BUILDING IMPROVEMENTS</b>				
	BUILDING 2A CORE/SHELL	70,000	SF	\$182.00	\$12,740,000
	BUILDING 2A TI	70,000	SF	\$275.00	\$19,250,000
	<b>SUBTOTAL HARD COSTS</b>				<b>\$37,059,177</b>

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: SCHEME 4

PHASE: PHASE 2

ESTIMATE DATE: DECEMBER 21, 2016

BID DATE: JANUARY 1, 2020

PREPARED BY:

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Scheme 4 Est.xlsx

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
<b>MARK-UPS</b>					
	SOFT COSTS	30.00%			\$11,117,753
	DESIGN FEES	4.00%			\$1,927,077
	CONSTRUCTION CONTINGENCY	7.00%			\$3,507,280
	<b>SUBTOTAL MARK-UPS</b>				<b>\$16,552,111</b>
	<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>				<b>\$53,611,287</b>
<b>ESCALATION</b>					
	ESCALATION	15.00%			<b>\$8,041,693</b>
	<b>ROM ESTIMATE:</b>				<b>\$61,652,981</b>

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: **SCHEME 4**

PHASE: **PHASE 3**

ESTIMATE DATE: **DECEMBER 21, 2016**

BID DATE: **JANUARY 1, 2022**

PREPARED BY:

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Scheme 4 Est.xlsx

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
	<b>SITE CLEARING / DEMOLITION</b>				
	BUILDING DEMOLITION	86,112	SF	\$10.00	\$861,120
	REMOVE PAVEMENT	183,202	SF	\$1.10	\$201,522
	REMOVE CURB & GUTTER	6,927	LF	\$10.50	\$72,734
	REMOVE CURB	925	LF	\$7.25	\$6,706
	REMOVE CONCRETE FLATWORK	33,690	SF	\$2.00	\$67,380
	CLEAR & GRUB	215,113	SF	\$0.35	\$75,290
	REMOVE SEWER PIPING	2,804	LF	\$17.50	\$49,070
	REMOVE WATER PIPING	4,429	LF	\$17.50	\$77,508
	REMOVE ELECTRICAL CONDUIT AND WIRE (CONCRETE ENCASED)	3,190	LF	\$20.00	\$63,800
	REMOVE DATA/PHONE	567	LF	\$15.00	\$8,505
	REMOVE GAS PIPING	777	LF	\$15.00	\$11,655
	<b>SUBSURFACE IMPROVEMENTS</b>				
	WATER SERVICE LOOP	250	LF	\$41.00	\$10,250
	WATER SERVICE TO BUILDINGS	10	EA	\$13,200.00	\$132,000
	WATER SERVICE TIE-IN TO EXISTING	2	EA	\$2,300.00	\$4,600
	SEWER SERVICE LOOP	1,700	LF	\$34.00	\$57,800
	SEWER SERVICE TO BUILDINGS	1	EA	\$650.00	\$650
	SEWER TIE-IN TO EXISTING	2	EA	\$650.00	\$1,300
	SEWER MANHOLE	5	EA	\$9,500.00	\$47,500
	STORMWATER	548,000	SF	\$0.75	\$411,000
	GAS SERVICE LOOP	200	LF	\$35.00	\$7,000
	GAS SERVICE TO BUILDING	2	EA	\$2,500.00	\$5,000
	GAS TIE-IN TO EXISTING	2	EA	\$1,500.00	\$3,000
	COM/DATA SERVICE LOOP	200	LF	\$71.00	\$14,200
	NEW PRIMARY CONDUITS TO TRANSFORMER	250	LF	\$120.00	\$30,000
	<b>SURFACE IMPROVEMENTS</b>				
	LANDSCAPE / HARDSCAPE	299,725	SF	\$10.00	\$2,997,250
	ROADWAY	52,275	SF	\$12.00	\$627,300
	PARKING	350	SPACE	\$4,230.00	\$1,480,500
	<b>BUILDING IMPROVEMENTS</b>				
	BUILDING 2B CORE/SHELL	70,000	SF	\$182.00	\$12,740,000
	BUILDING 2B TI	70,000	SF	\$275.00	\$19,250,000
	BUILDINGS 3 CORE/SHELL	105,000	SF	\$187.00	\$19,635,000
	BUILDINGS 3 TI	105,000	SF	\$275.00	\$28,875,000

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: SCHEME 4

PHASE: PHASE 3

ESTIMATE DATE: DECEMBER 21, 2016

BID DATE: JANUARY 1, 2022

PREPARED BY:

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ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
<b>SUBTOTAL HARD COSTS</b>					<b>\$87,824,639</b>
<b>MARK-UPS</b>					
	SOFT COSTS	30.00%			\$26,347,392
	DESIGN FEES	4.00%			\$4,566,881
	CONSTRUCTION CONTINGENCY	7.00%			\$8,311,724
<b>SUBTOTAL MARK-UPS</b>					<b>\$39,225,997</b>
<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>					<b>\$127,050,636</b>
<b>ESCALATION</b>					
	ESCALATION	25.00%			\$31,762,659
<b>ROM ESTIMATE:</b>					<b>\$158,813,295</b>

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: **SCHEME 4**

PHASE: **PHASE 4**

ESTIMATE DATE: **DECEMBER 21, 2016**

BID DATE: **JANUARY 1, 2024**

PREPARED BY:

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1/30/2019  
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Scheme 4 Est.xlsx

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
	<b>SITE CLEARING / DEMOLITION</b>				
	BUILDING DEMOLITION	28,160	SF	\$10.00	\$281,600
	BUILDING DEMOLITION, CENTRAL PLANT & ISD	24,634	SF	\$14.00	\$344,876
	REMOVE PAVEMENT	124,229	SF	\$1.10	\$136,652
	REMOVE CURB & GUTTER	2,026	LF	\$10.50	\$21,273
	REMOVE CURB	685	LF	\$7.25	\$4,966
	REMOVE CONCRETE FLATWORK	10,859	SF	\$2.00	\$21,718
	CLEAR & GRUB	19,718	SF	\$0.35	\$6,901
	REMOVE SEWER PIPING	1,420	LF	\$17.50	\$24,850
	REMOVE WATER PIPING	2,069	LF	\$17.50	\$36,208
	REMOVE ELECTRICAL CONDUIT AND WIRE (CONCRETE ENCASED)	1,746	LF	\$20.00	\$34,920
	REMOVE DATA/PHONE	315	LF	\$15.00	\$4,725
	REMOVE GAS PIPING	1,300	LF	\$15.00	\$19,500
	<b>SUBSURFACE IMPROVEMENTS</b>				
	WATER SERVICE LOOP	600	LF	\$41.00	\$24,600
	WATER SERVICE TO BUILDINGS	10	EA	\$13,200.00	\$132,000
	WATER SERVICE TIE-IN TO EXISTING	2	EA	\$2,300.00	\$4,600
	SEWER SERVICE LOOP	250	LF	\$34.00	\$8,500
	SEWER SERVICE TO BUILDINGS	2	EA	\$650.00	\$1,300
	SEWER TIE-IN TO EXISTING	2	EA	\$650.00	\$1,300
	SEWER MANHOLE	2	EA	\$9,500.00	\$19,000
	STORMWATER	272,000	SF	\$0.75	\$204,000
	GAS SERVICE LOOP	250	LF	\$35.00	\$8,750
	GAS SERVICE TO BUILDING	2	EA	\$2,500.00	\$5,000
	GAS TIE-IN TO EXISTING	2	EA	\$1,500.00	\$3,000
	COM/DATA SERVICE LOOP	250	LF	\$71.00	\$17,750
	NEW ELECTRICAL HANDHOLES	2	EA	\$4,000.00	\$8,000
	NEW PRIMARY CONDUITS TO TRANSFORMER	1,500	LF	\$120.00	\$180,000
	<b>SURFACE IMPROVEMENTS</b>				
	LANDSCAPE / HARDSCAPE	162,400	SF	\$10.00	\$1,624,000
	ROADWAY	34,600	SF	\$12.00	\$415,200
	PARKING	0	SPACE	\$4,230.00	\$0
	NEW INTERSECTION @ MEDICINO AVE	1	LS	\$2,000,000	\$2,000,000
	<b>BUILDING IMPROVEMENTS</b>				
	BUILDINGS 4 & 5 CORE/SHELL	225,000	SF	\$187.00	\$42,075,000
	BUILDINGS 4 & 5 TI	225,000	SF	\$275.00	\$61,875,000



# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: SCHEME 4

PHASE: PHASE 4

ESTIMATE DATE: DECEMBER 21, 2016

BID DATE: JANUARY 1, 2024

PREPARED BY:

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ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
<b>SUBTOTAL HARD COSTS</b>					<b>\$109,545,189</b>
<b>MARK-UPS</b>					
	SOFT COSTS	30.00%			\$32,863,557
	DESIGN FEES	4.00%			\$5,696,350
	CONSTRUCTION CONTINGENCY	7.00%			\$10,367,357
<b>SUBTOTAL MARK-UPS</b>					<b>\$48,927,263</b>
<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>					<b>\$158,472,452</b>
<b>ESCALATION</b>					
	ESCALATION	35.00%			\$55,465,358
<b>ROM ESTIMATE:</b>					<b>\$213,937,810</b>

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: SCHEME 4

PHASE: PHASE 5

ESTIMATE DATE: DECEMBER 21, 2016

BID DATE: JANUARY 1, 2026

PREPARED BY:

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1/30/2019  
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Scheme 4 Est.xlsx

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
	<b>SITE CLEARING / DEMOLITION</b>				
	BUILDING DEMOLITION	0	SF	\$10.00	\$0
	BUILDING DEMOLITION, CENTRAL PLANT & ISD	24,634	SF	\$14.00	\$344,876
	REMOVE PAVEMENT	0	SF	\$1.10	\$0
	REMOVE CURB & GUTTER	0	LF	\$10.50	\$0
	REMOVE CURB	0	LF	\$7.25	\$0
	REMOVE CONCRETE FLATWORK	0	SF	\$2.00	\$0
	CLEAR & GRUB	0	SF	\$0.35	\$0
	REMOVE SEWER PIPING	0	LF	\$17.50	\$0
	REMOVE WATER PIPING	0	LF	\$17.50	\$0
	REMOVE ELECTRICAL CONDUIT AND WIRE (CONCRETE ENCASED)	0	LF	\$20.00	\$0
	REMOVE DATA/PHONE	0	LF	\$15.00	\$0
	REMOVE GAS PIPING	0	LF	\$15.00	\$0
	<b>SUBSURFACE IMPROVEMENTS</b>				
	STORMWATER	15,000	SF	\$0.75	\$11,250
	GAS SERVICE LOOP	1,200	LF	\$35.00	\$42,000
	GAS SERVICE TO BUILDING	4	EA	\$2,500.00	\$10,000
	GAS TIE-IN TO EXISTING	1	EA	\$1,500.00	\$1,500
	NEW SECONDARY FEEDERS TO MADF	50	LF	\$1,850.00	\$92,500
	NEW SECONDARY FEEDERS TO SHERIFF	50	LF	\$500.00	\$25,000
	<b>SURFACE IMPROVEMENTS</b>				
	NEW CENTRAL PLANT @ MADF	1	LS	\$8,225,360	\$8,225,360
	NEW CENTRAL PLANT @ SHERIFF	1	LS	\$1,558,700	\$1,558,700
	LANDSCAPE / HARDSCAPE	2,000	SF	\$10.00	\$20,000
	PARKING	0	SPACE	\$4,230.00	\$0
	<b>SUBTOTAL HARD COSTS</b>				<b>\$10,331,186</b>
	<b>MARK-UPS</b>				
	SOFT COSTS	30.00%			\$3,099,356
	DESIGN FEES	4.00%			\$537,222
	CONSTRUCTION CONTINGENCY	7.00%			\$977,743
	<b>SUBTOTAL MARK-UPS</b>				<b>\$4,614,321</b>
	<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>				<b>\$14,945,507</b>
	<b>ESCALATION</b>				
	ESCALATION	45.00%			<b>\$6,725,478</b>

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: SCHEME 4

PHASE: PHASE 5

ESTIMATE DATE: DECEMBER 21, 2016

BID DATE: JANUARY 1, 2026

PREPARED BY:

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Scheme 4 Est.xlsx

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
<b>ROM ESTIMATE:</b>					<b>\$21,670,985</b>

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: SCHEME 4

PHASE: PHASE 7

ESTIMATE DATE: DECEMBER 21, 2016

BID DATE: JANUARY 1, 2030

PREPARED BY:

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1/30/2019  
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Scheme 4 Est.xlsx

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
	<b>SITE CLEARING / DEMOLITION</b>				
	BUILDING DEMOLITION	114,000	SF	\$7.00	\$798,000
	REMOVE PAVEMENT	0	SF	\$1.10	\$0
	REMOVE CURB & GUTTER	0	LF	\$10.50	\$0
	REMOVE CURB	0	LF	\$7.25	\$0
	REMOVE CONCRETE FLATWORK	0	SF	\$2.00	\$0
	CLEAR & GRUB	0	SF	\$0.35	\$0
	REMOVE SEWER PIPING	0	LF	\$17.50	\$0
	REMOVE WATER PIPING	0	LF	\$17.50	\$0
	REMOVE ELECTRICAL CONDUIT AND WIRE (CONCRETE ENCASED)	0	LF	\$20.00	\$0
	REMOVE DATA/PHONE	0	LF	\$15.00	\$0
	REMOVE GAS PIPING	0	LF	\$15.00	\$0
	<b>SUBSURFACE IMPROVEMENTS</b>				
	WATER SERVICE LOOP	100	LF	\$41.00	\$4,100
	WATER SERVICE TO BUILDINGS	5	EA	\$13,200.00	\$66,000
	WATER SERVICE TIE-IN TO EXISTING	1	EA	\$2,300.00	\$2,300
	SEWER SERVICE LOOP	550	LF	\$34.00	\$18,700
	SEWER SERVICE TO BUILDINGS	1	EA	\$650.00	\$650
	SEWER TIE-IN TO EXISTING	1	EA	\$650.00	\$650
	SEWER MANHOLE	1	EA	\$9,500.00	\$9,500
	STORMWATER	95,000	SF	\$0.75	\$71,250
	GAS SERVICE LOOP	350	LF	\$35.00	\$12,250
	GAS SERVICE TO BUILDING	1	EA	\$2,500.00	\$2,500
	GAS TIE-IN TO EXISTING	1	EA	\$1,500.00	\$1,500
	COM/DATA SERVICE LOOP	100	LF	\$71.00	\$7,100
	NEW ELECTRICAL HANDHOLES	1	EA	\$4,000.00	\$4,000
	NEW PRIMARY CONDUITS TO TRANSFORMER	500	LF	\$120.00	\$60,000
	<b>SURFACE IMPROVEMENTS</b>				
	LANDSCAPE / HARDSCAPE	13,000	SF	\$10.00	\$130,000
	PARKING	150	SPACE	\$4,230.00	\$634,500
	<b>BUILDING IMPROVEMENTS</b>				
	MORGUE CORE/SHELL	28,000	SF	\$230.00	\$6,440,000
	MORGUE TI	28,000	SF	\$400.00	\$11,200,000
	<b>SUBTOTAL HARD COSTS</b>				<b>\$19,463,000</b>

# ROM ESTIMATE WORKSHEET

## SONOMA COUNTY ADMINISTRATION CENTER

PROJECT: SCHEME 4

PHASE: PHASE 7

ESTIMATE DATE: DECEMBER 21, 2016

BID DATE: JANUARY 1, 2030

PREPARED BY:

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1/30/2019  
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Scheme 4 Est.xlsx

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
<b>MARK-UPS</b>					
	SOFT COSTS	30.00%			\$5,838,900
	DESIGN FEES	4.00%			\$1,012,076
	CONSTRUCTION CONTINGENCY	7.00%			\$1,841,978
<b>SUBTOTAL MARK-UPS</b>					<b>\$8,692,954</b>
<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>					<b>\$28,155,954</b>
<b>ESCALATION</b>					
	ESCALATION	65.00%			\$18,301,370
<b>ROM ESTIMATE:</b>					<b>\$46,457,325</b>