

**Full DSA Field Act Compliance, Option 1**

**Building Areas, Summary, and Detail**

*Rough Order of Magnitude*

**SCUSD Old Marshall School Facility Assessment  
Sacramento City Unified School District  
Sacramento, California**

**October 13, 2009**

**HMC Job No. 3186010.000**

> listen  
create  
think  
work



*Rough Order of Magnitude*

SCUSD Old Marshall School Facility Assessment  
Sacramento City Unified School District  
Sacramento, California

October 13, 2009  
HMC Job No. 3186010.000

**Full DSA Field Act Compliance, Option 1**

*Areas and Control Quantities*

<b>Areas</b>	Enclosed	Covered	Gross*	
Basement	10,869	0	10,869	SF
First Floor	9,717	0	9,717	SF
Second Floor	9,772	414	9,979	SF
<b>Total Building Area</b>	<b>30,358</b>	<b>414</b>	<b>30,565</b>	<b>SF</b>

<b>Control Quantities</b>	Quantity	Unit	Ratio to Gross
Gross Floor Area	30,565	SF	1.000
Enclosed Area	30,358	SF	0.993
Covered Area	414	SF	0.014

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

**Rough Order of Magnitude**

**SCUSD Old Marshall School Facility Assessment  
Sacramento City Unified School District  
Sacramento, California**

**October 13, 2009  
HMC Job No. 3186010.000**

**Full DSA Field Act Compliance, Option 1**

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		11.52	352,170
A20 Basement Construction		0.00	0
B10 Superstructure		39.88	1,218,945
B20 Enclosure		3.61	110,435
B30 Roofing		3.38	103,283
C10 Interior Construction		68.86	2,104,569
C20 Stairs		5.40	165,000
C30 Interior Finishes		26.02	795,229
D10 Conveying		13.50	412,500
D20 Plumbing		13.66	417,423
D30 HVAC		39.63	1,211,284
D40 Fire Protection		5.46	166,969
D50 Electrical		36.90	1,127,800
E10 Equipment		3.43	104,735
E20 Furnishings		13.66	417,423
F10 Special Construction		14.67	448,305
F20 Selective Building Demolition		6.85	209,470
G10 Site Preparation		0.00	0
G20 Site Improvement		0.00	0
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		8.19	250,454
G90 Other Site Construction		0.00	0
<b>Direct Construction Cost</b>		<b>314.61</b>	<b>9,615,994</b>
Bonds and Insurance	2.0%	6.29	192,320
Gen Conditions	8.0%	25.67	784,665
Gen Contractor OH&P	5.0%	17.33	529,649
Design Contingency	10.0%	36.39	1,112,263
Cost Escalation to Midpoint of Construction*	0.0%	0.00	0
<b>Total Construction Cost</b>		<b>400.29</b>	<b>12,234,891</b>

\* Cost escalation to midpoint of construction in Tbd - 0 months at 2% per annum.

**Rough Order of Magnitude**

SCUSD Old Marshall School Facility Assessment  
 Sacramento City Unified School District  
 Sacramento, California

October 13, 2009  
 HMC Job No. 3186010.000

**Full DSA Field Act Compliance, Option 1**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>A10 Foundations</u></b>					<b><u>352,170</u></b>
Special foundations					352,170
Install new bracing / shearwall and footing	1	lot	204,750.00	204,750	
Shear transition from unreinforce masonry to shearwall	1	lot	109,200.00	109,200	
Review / upgrade footings	1	lot	24,570.00	24,570	
Dryrot repair	1	lot	13,650.00	13,650	
<b><u>A20 Basement Construction</u></b>					<b><u>0</u></b>
<b><u>B10 Superstructure</u></b>					<b><u>1,218,945</u></b>
Floor construction					914,550
Review stair connection to building	1	lot	27,300.00	27,300	
Develop collector	1	lot	75,075.00	75,075	
Develop chord	1	lot	75,075.00	75,075	
Review landing framing, upgrade	1	lot	40,950.00	40,950	
Strip flooring, install sheathing over existing sheathing, probable removal of interior walls	1	lot	245,700.00	245,700	
Extensive dryrot repair at 1-story roof	1	lot	40,950.00	40,950	
Strip finishes, install (N) shear walls at perimeter and interior locations	1	lot	409,500.00	409,500	
*				0	
Roof framing upgrades					304,395
Develop chord	1	lot	40,950.00	40,950	
Develop collector	1	lot	40,950.00	40,950	
Strip roofing, review sheathing, nailing, upgrade	1	lot	38,220.00	38,220	
Fully develop vertical load path	1	lot	61,425.00	61,425	
Flue demo to foundation and infill	1	lot	13,650.00	13,650	
Develop shear transfer	1	lot	109,200.00	109,200	
*				0	

**Rough Order of Magnitude**

SCUSD Old Marshall School Facility Assessment  
 Sacramento City Unified School District  
 Sacramento, California

October 13, 2009  
 HMC Job No. 3186010.000

**Full DSA Field Act Compliance, Option 1**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>B20 Enclosure</u></b>					<b><u>110,435</u></b>
Exterior walls					83,485
Painting	30,358	sf	2.75	83,485	
*				0	
Exterior doors					26,950
Hollow metal doors and frames, single	10	ea	1,925.00	19,250	
Hollow metal doors and frames, double	2	ea	3,850.00	7,700	
*				0	
<b><u>B30 Roofing</u></b>					<b><u>103,283</u></b>
Roof coverings					103,283
Replace roof - allowance for asphalt shingles	9,979	sf	10.35	103,283	
*				0	
<b><u>C10 Interior Construction</u></b>					<b><u>2,104,569</u></b>
Interior partitions					1,628,707
Interior partitions and finishes	30,358	sf	53.65	1,628,707	
*				0	
Interior doors					58,439
Frame, door, hardware	30	ea	1,925.00	58,439	
*				0	
Fittings					417,423
Markerboard, tackboard, toilet partitions, signage	30,358	sf	13.75	417,423	
*				0	
<b><u>C20 Stairs</u></b>					<b><u>165,000</u></b>
Stair construction					165,000
Reconstruct stairs w/ handrail	6	flt	27,500.00	165,000	
*				0	

**Rough Order of Magnitude**

**SCUSD Old Marshall School Facility Assessment  
Sacramento City Unified School District  
Sacramento, California**

**October 13, 2009  
HMC Job No. 3186010.000**

**Full DSA Field Act Compliance, Option 1**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>C30 Interior Finishes</u></b>					<b><u>795,229</u></b>
Wall finishes					0
Included in C10 Interior Construction			0.00	0	
*				0	
Floor finishes					168,336
Flooring, resilient (VCT/Carpet)	30,358	sf	5.20	157,862	
Top set base	3,036	lf	3.45	10,474	
*				0	
Ceiling finishes					626,893
Interior ceiling/insulation	30,358	sf	20.65	626,893	
*				0	
<b><u>D10 Conveying</u></b>					<b><u>412,500</u></b>
Elevators and lifts					412,500
Elevator tower, inclusive	1	ls	275,000.00	275,000	
Ramping - allowance	1	ls	137,500.00	137,500	
*				0	
<b><u>D20 Plumbing</u></b>					<b><u>417,423</u></b>
Plumbing systems					417,423
Plumbing and infrastructure site and building - allowance	30,358	sf	13.75	417,423	
*				0	
<b><u>D30 HVAC</u></b>					<b><u>1,211,284</u></b>
HVAC systems and equipment					1,211,284
HVAC - allowance	30,358	sf	34.40	1,044,315	
Energy management system	30,358	sf	5.50	166,969	
*				0	

**Rough Order of Magnitude**

**SCUSD Old Marshall School Facility Assessment  
Sacramento City Unified School District  
Sacramento, California**

**October 13, 2009  
HMC Job No. 3186010.000**

**Full DSA Field Act Compliance, Option 1**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>D40 Fire Protection</u></b>					<b><u>166,969</u></b>
Sprinklers					166,969
Remove and replace firesprinklers					
- allowance	30,358	sf	5.50	166,969	
*				0	
<b><u>D50 Electrical</u></b>					<b><u>1,127,800</u></b>
Communications and security					417,423
Signal/PA system - allowance	30,358	sf	13.75	417,423	
*				0	
Electrical systems					710,377
Electrical system building -					
allowance	30,358	sf	16.50	500,907	
Fire alarm systems - allowance	30,358	sf	6.90	209,470	
*				0	
<b><u>E10 Equipment</u></b>					<b><u>104,735</u></b>
Institutional equipment					104,735
Miscellaneous equipment	30,358	sf	3.45	104,735	
*				0	
<b><u>E20 Furnishings</u></b>					<b><u>417,423</u></b>
Fixed furnishings					417,423
Casework - allowance	30,358	sf	13.75	417,423	
*				0	
<b><u>F10 Special Construction</u></b>					<b><u>448,305</u></b>
Special facilities					448,305
Restroom ADA upgrades	988	sf	453.75	448,305	
*				0	

**Rough Order of Magnitude**

SCUSD Old Marshall School Facility Assessment  
Sacramento City Unified School District  
Sacramento, California

October 13, 2009  
HMC Job No. 3186010.000

**Full DSA Field Act Compliance, Option 1**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>F20 Selective Building Demolition</u></b>					<b><u>209,470</u></b>
Building elements demolition					209,470
Miscellaneous building demo - allowance	30,358	sf	6.90	209,470	
*				0	
Hazardous components abatement					0
EXCLUDED				0	
*				0	
<b><u>G10 Site Preparation</u></b>					<b><u>0</u></b>
<b><u>G20 Site Improvement</u></b>					<b><u>0</u></b>
<b><u>G30 Site Mechanical Utilities</u></b>					<b><u>0</u></b>
<b><u>G40 Site Electrical Utilities</u></b>					<b><u>250,454</u></b>
Electrical distribution					250,454
Electrical distribution site	30,358	sf	8.25	250,454	
*				0	
<b><u>G90 Other Site Construction</u></b>					<b><u>0</u></b>



**Dangerous Building Repairs, Option 2**

**Building Areas, Summary, and Detail**

*Rough Order of Magnitude*

**SCUSD Old Marshall School Facility Assessment  
Sacramento City Unified School District  
Sacramento, California**

**October 13, 2009**

**HMC Job No. 3186010.000**



*Rough Order of Magnitude*

SCUSD Old Marshall School Facility Assessment  
Sacramento City Unified School District  
Sacramento, California

October 13, 2009  
HMC Job No. 3186010.000

**Dangerous Building Repairs, Option 2**

*Areas and Control Quantities*

<b>Areas</b>	<b>Enclosed</b>	<b>Covered</b>	<b>Gross*</b>	
Basement	10,869	0	10,869	SF
<b>Total Building Area</b>	<b>10,869</b>	<b>0</b>	<b>10,869</b>	<b>SF</b>

<b>Control Quantities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Ratio to Gross</b>
Gross Floor Area	10,869	SF	1.000
Enclosed Area	10,869	SF	1.000
Covered Area	0	SF	0.000

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

**Rough Order of Magnitude**

SCUSD Old Marshall School Facility Assessment  
 Sacramento City Unified School District  
 Sacramento, California

October 13, 2009  
 HMC Job No. 3186010.000

**Dangerous Building Repairs, Option 2**

<i>Component Summary</i>		<i>\$/SF</i>	<i>Total \$</i>
A10 Foundations		28.88	313,950
A20 Basement Construction		0.00	0
B10 Superstructure		0.00	0
B20 Enclosure		0.00	0
B30 Roofing		0.00	0
C10 Interior Construction		53.65	583,122
C20 Stairs		0.00	0
C30 Interior Finishes		0.00	0
D10 Conveying		12.65	137,500
D20 Plumbing		0.00	0
D30 HVAC		34.40	373,894
D40 Fire Protection		0.00	0
D50 Electrical		16.50	179,339
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		0.00	0
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
<b>Direct Construction Cost</b>		<b>146.09</b>	<b>1,587,805</b>
Bonds and Insurance	2.0%	2.92	31,756
Gen Conditions	8.0%	11.92	129,565
Gen Contractor OH&P	5.0%	8.05	87,456
Design Contingency	10.0%	16.90	183,658
Cost Escalation to Midpoint of Construction*	0.0%	0.00	0
<b>Total Construction Cost</b>		<b>185.87</b>	<b>2,020,241</b>

\* Cost escalation to midpoint of construction in Tbd - 0 months at 2% per annum.

**Rough Order of Magnitude**

SCUSD Old Marshall School Facility Assessment  
 Sacramento City Unified School District  
 Sacramento, California

October 13, 2009  
 HMC Job No. 3186010.000

**Dangerous Building Repairs, Option 2**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>A10 Foundations</u></b>					<b><u>313,950</u></b>
Special foundations					313,950
Install new bracing / shearwall and footing	1	lot	204,750.00	204,750	
Shear transition from unreinforce masonry to shearwall *	1	lot	109,200.00	109,200	0
<b><u>A20 Basement Construction</u></b>					<b><u>0</u></b>
<b><u>B10 Superstructure</u></b>					<b><u>0</u></b>
<b><u>B20 Enclosure</u></b>					<b><u>0</u></b>
Exterior walls *				0	0
<b><u>B30 Roofing</u></b>					<b><u>0</u></b>
<b><u>C10 Interior Construction</u></b>					<b><u>583,122</u></b>
Interior partitions					583,122
Interior partitions and finishes *	10,869	sf	53.65	583,122	0
<b><u>C20 Stairs</u></b>					<b><u>0</u></b>
<b><u>C30 Interior Finishes</u></b>					<b><u>0</u></b>
<b><u>D10 Conveying</u></b>					<b><u>137,500</u></b>
Elevators and lifts					137,500
Ramping - allowance *	1	ls	137,500.00	137,500	0

***Rough Order of Magnitude***

SCUSD Old Marshall School Facility Assessment  
Sacramento City Unified School District  
Sacramento, California

October 13, 2009  
HMC Job No. 3186010.000

**Dangerous Building Repairs, Option 2**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>D20 Plumbing</u></b>					<b><u>0</u></b>
<b><u>D30 HVAC</u></b>					<b><u>373,894</u></b>
Other HVAC systems and equipment					373,894
HVAC - allowance	10,869	sf	34.40	373,894	
*				0	
<b><u>D40 Fire Protection</u></b>					<b><u>0</u></b>
<b><u>D50 Electrical</u></b>					<b><u>179,339</u></b>
Other electrical systems					179,339
Electrical system - allowance	10,869	sf	16.50	179,339	
*				0	
<b><u>E10 Equipment</u></b>					<b><u>0</u></b>
<b><u>E20 Furnishings</u></b>					<b><u>0</u></b>
<b><u>F10 Special Construction</u></b>					<b><u>0</u></b>
<b><u>F20 Selective Building Demolition</u></b>					<b><u>0</u></b>

**City Title 24 Compliance, Option 3**

**Building Areas, Summary, and Detail**

*Rough Order of Magnitude*

**SCUSD Old Marshall School Facility Assessment  
Sacramento City Unified School District  
Sacramento, California**

**October 13, 2009**

**HMC Job No. 3186010.000**

> listen  
create  
think  
work



*Rough Order of Magnitude*

SCUSD Old Marshall School Facility Assessment  
Sacramento City Unified School District  
Sacramento, California

October 13, 2009  
HMC Job No. 3186010.000

**City Title 24 Compliance, Option 3**

*Areas and Control Quantities*

<b>Areas</b>	<b>Enclosed</b>	<b>Covered</b>	<b>Gross*</b>	
Basement	10,869	0	10,869	SF
<b>Total Building Area</b>	<b>10,869</b>	<b>0</b>	<b>10,869</b>	<b>SF</b>

<b>Control Quantities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Ratio to Gross</b>
Gross Floor Area	10,869	SF	1.000
Enclosed Area	10,869	SF	1.000
Covered Area	0	SF	0.000

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

**Rough Order of Magnitude**

SCUSD Old Marshall School Facility Assessment  
 Sacramento City Unified School District  
 Sacramento, California

October 13, 2009  
 HMC Job No. 3186010.000

**City Title 24 Compliance, Option 3**

<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		0.35	3,850
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		41.75	453,750
F20 Selective Building Demolition		0.63	6,900
G10 Site Preparation		0.00	0
G20 Site Improvement		0.15	1,584
G30 Site Mechanical Utilities		0.00	0
G40 Site Electrical Utilities		0.00	0
G90 Other Site Construction		0.00	0
<b>Direct Construction Cost</b>		<b>42.88</b>	<b>466,084</b>
Bonds and Insurance	2.0%	0.86	9,322
Gen Conditions	8.0%	3.50	38,032
Gen Contractor OH&P	5.0%	2.36	25,672
Design Contingency	10.0%	4.96	53,911
Cost Escalation to Midpoint of Construction*	0.0%	0.00	0
<b>Total Construction Cost</b>		<b>54.56</b>	<b>593,021</b>

\* Cost escalation to midpoint of construction in Tbd - 0 months at 2% per annum.



*Rough Order of Magnitude*

SCUSD Old Marshall School Facility Assessment  
Sacramento City Unified School District  
Sacramento, California

October 13, 2009  
HMC Job No. 3186010.000

**City Title 24 Compliance, Option 3**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>A10 Foundations</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>A20 Basement Construction</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>B10 Superstructure</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>B20 Enclosure</u></b>					<b><u>3,850</u></b>
Exterior doors					3,850
Hollow metal doors and frames,					
single	2	ea	1,925.00	3,850	
*				0	
<hr/>					
<b><u>B30 Roofing</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>C10 Interior Construction</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>C20 Stairs</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>C30 Interior Finishes</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>D10 Conveying</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>D20 Plumbing</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>D30 HVAC</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>D40 Fire Protection</u></b>					<b><u>0</u></b>
<hr/>					
<b><u>D50 Electrical</u></b>					<b><u>0</u></b>
<hr/>					

**Rough Order of Magnitude**

SCUSD Old Marshall School Facility Assessment  
 Sacramento City Unified School District  
 Sacramento, California

October 13, 2009  
 HMC Job No. 3186010.000

**City Title 24 Compliance, Option 3**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
<b><u>E10 Equipment</u></b>					<b><u>0</u></b>
<b><u>E20 Furnishings</u></b>					<b><u>0</u></b>
<b><u>F10 Special Construction</u></b>					<b><u>453,750</u></b>
Special facilities					453,750
Restroom ADA upgrades	1,000	sf	453.75	453,750	
*				0	
<b><u>F20 Selective Building Demolition</u></b>					<b><u>6,900</u></b>
Building elements demolition					6,900
Miscellaneous building demo - allowance	1,000	sf	6.90	6,900	
*				0	
Hazardous components abatement					0
EXCLUDED				0	
*				0	
<b><u>G10 Site Preparation</u></b>					<b><u>0</u></b>
<b><u>G20 Site Improvement</u></b>					<b><u>1,584</u></b>
Site development					1,584
Threshold modifications for ADA access to building	48	sf	33.00	1,584	
*				0	
<b><u>G30 Site Mechanical Utilities</u></b>					<b><u>0</u></b>
<b><u>G40 Site Electrical Utilities</u></b>					<b><u>0</u></b>
<b><u>G90 Other Site Construction</u></b>					<b><u>0</u></b>

***Rough Order of Magnitude***

SCUSD Old Marshall School Facility Assessment  
Sacramento City Unified School District  
Sacramento, California

October 13, 2009  
HMC Job No. 3186010.000

**City Title 24 Compliance, Option 3**

<i>Component Detail</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Subtotal \$</i>	<i>Total \$</i>
-------------------------	-----------------	-------------	-------------	--------------------	-----------------