

**HALF MOON BAY FIRE STATION #41
NORTH LOT
HALF MOON BAY, CA 94019**

SCHEMATIC COST OPINION

11/8/2022



**COST CONSULTANT
CROMB ASSOCIATES
51 BAY VISTA DRIVE
MILL VALLEY, CA 94941.
(415) 279 1996**

ARCHITECT

**RHAA
LANDSCAPE ARCHITECTURE + PLANNING
225 MILLER AVENUE
MILL VALLEY, CA 94941**

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INTRODUCTION

THIS OPINION OF COST IS BASED ON THE FOLLOWING INFORMATION:

Half Moon Bay Fire Station #41 plans, Option 1 and Option 2, (1 sheet each), prepared by RHAA, dated 3rd November 2022.

No structural plans, or specification were received.

Discussions and emails from the design team.

THE FOLLOWING ITEMS HAVE BEEN EXCLUDED FROM THIS ESTIMATE:

Escalation. Estimate is priced in today's dollars.

Work outside normal working hours.

Phasing

Retaining walls

Memorial

Signage

Work outside the limit of work boundary shown on the Plans.

Construction contingency for change orders and the like.

Professional fees, Utility fees, testing, permits, and inspection costs.

THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE IN THE PREPARATION OF THIS ESTIMATE:

The Contractor will be given full access and a reasonable time to construct the project, with no substantial liquidated damages.

The project will go out to open bid with at least four complete bids received.






GENERAL:

This estimate is based on the measurement and pricing of quantities where possible, where measurement was not possible, reasonable allowances have been made to cover the probable scope of work. It is recommended that the design team examine any allowances in order to confirm that the assumed scope is appropriate. Items with a lump sum (LS) are generally allowances.

The information contained herein is based on professional judgment made by experts familiar with the construction industry. Due to the myriad of outside factors that may affect any construction cost, including the status of the economy, and the number of interested bidders, Cromb Associates does not guarantee that the final cost will not vary from that specified in this opinion of probable cost.

Please address all questions and comments to:

CROMB ASSOCIATES
ATT: David Cromb
51 BAY VISTA DRIVE
MILL VALLEY, CA 94941.
(415) 279 1996

Element	OPTION 1	OPTION 2
 SITE PREPARATION.	-	24,916
 PAVING / FLATWORK	-	36,072
 SITE FURNISHINGS	-	1,200
 PLANTING AND SOIL PREPARATION	81,140	116,848
 IRRIGATION SYSTEM	2,488	5,033
SUBTOTAL	83,628	184,069
GENERAL CONDITIONS (12%)	10,035	22,088
OVERHEAD, PROFIT, INSURANCE, BONDING (10%)	8,363	18,407
NET COST \$	102,026	224,564
DESIGN CONTINGENCY (15%)	15,304	33,685
ESCALATION (Today's \$)	-	-
<u>GRAND TOTAL</u>	<u>\$ 117,329</u>	<u>\$ 258,249</u>

Line #	Description	Quantity	Unit	rate	Est. cost	Comments / Subtotal.
1	SITE PREPARATION.					
2	No work					
3						
4	SITE PREPARATION - SUBTOTAL					\$ -
5						
6	PAVING / FLATWORK					
7	No work					
8						\$ -
9						
10	SITE FURNISHINGS					
11	No work					
12						\$ -
13						
14	PLANTING AND SOIL PREPARATION					
15						
16	Landscape					
17	Soil testing	1	ls	700.00	700	
18	Till 12" / amendments	6,430	sf	0.65	4,180	
19	Mulch	6,430	sf	2.00	12,860	
20	Shrubs:					
21	15 Gal	80	ea	175.00	14,000	
22	5 Gal	200	ea	90.00	18,000	
23	1 Gal	500	ea	55.00	27,500	
24	Trees:					
25	Protect (e)	4	ea	100.00	400	
26	Ground cover	None				
27	Landscape maintenance (90 days)	1	ls	3500.00	3,500	
28						\$ 81,140
29						
30	IRRIGATION SYSTEM					
31						
32	Complete irrigation system					
33	POC					NIC Existing
34	Controller, program (e)					NIC Existing
35	Lateral	35	lf	45.00	1,575	
36	Pipe-Wire trace	35	lf	1.50	53	

Line #	Description	Quantity	Unit	rate	Est. cost	Comments / Subtotal.
37	Rotor sprinkler Test	1	ea	360.00	360	\$ 2,488
38		1	ls	500.00	500	
39						
40						
41	<u>SUBTOTAL BEFORE MARK UP</u>				83,628	

Line #	Description	Quantity	Unit	rate	Est. cost	Comments / Subtotal.
1	SITE PREPARATION.					
2	Demolish and remove off site (e):					
3	Saw cut (e) asphalt	196	lf	10.00	1,960	
4	Concrete curb	138	lf	12.00	1,656	
5	Site Preparation					
6	Excavate, remove, prep, level area for sidewalk	4,700	sf	4.00	18,800	
7	Erosion Control / SWPPP	1	ls	2,500.00	2,500	
8						
9	SITE PREPARATION - SUBTOTAL					\$ 24,916
10						
11	PAVING / FLATWORK					
12	Paving:					
13	Concrete paving sidewalk	940	sf	25.00	23,500	
14	Curb and gutter	196	lf	45.00	8,820	
15	Decomposed granite	200	lf	7.00	1,400	
16	Asphalt repairs	294	sf	8.00	2,352	
17						\$ 36,072
18						
19	SITE FURNISHINGS					
20	Site Furnishings					
21	Bench, redwood or equal	6	lf	200.00	1,200	
22						
23						\$ 1,200
24						
25	PLANTING AND SOIL PREPARATION					
26						
27	Landscape					
28	Soil testing	1	ls	700.00	700	
29	Till 12" / amendments	9,150	sf	0.65	5,948	
30	Mulch	9,150	sf	2.00	18,300	
31	Shrubs:					
32	15 Gal	120	ea	175.00	21,000	
33	5 Gal	300	ea	90.00	27,000	
34	1 Gal	700	ea	55.00	38,500	
35	Trees:					
36	Protect (e)	4	ea	100.00	400	

Line #	Description	Quantity	Unit	rate	Est. cost	Comments / Subtotal.
37	Ground cover	None				
38	Landscape maintenance (90 days)	1	ls	5000.00	5,000	
39						\$ 116,848
40						
41	IRRIGATION SYSTEM					
42						
43	Complete irrigation system					
44	POC					NIC Existing
45	Controller, program (e)					NIC Existing
46	Lateral	82	lf	45.00	3,690	
47	Pipe-Wire trace	82	lf	1.50	123	
48	Rotor sprinkler	2	ea	360.00	720	
49	Test	1	ls	500.00	500	
50						\$ 5,033
51						
52	<u>SUBTOTAL BEFORE MARK UP</u>				184,069	

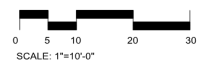
PLANT SCHEDULE

PLANTING - 6,436 SF		
SIZE	QTY	
1 GALLON	300	
5 GALLON	200	
15 GALLON	80	

NOTE:
PLANTING QUANTITIES ARE APPROXIMATE
AND SUBJECT TO CHANGE.

PLANTING NOTES

- REFER TO SPECIFICATIONS FOR SOIL PREPARATION, PLANTING, AND MAINTENANCE PERIOD REQUIREMENTS.
- CONTRACTOR TO REFER TO PLANT LIST FOR PLANT SIZE AND SPACING. USE TRIANGULAR SPACING UNLESS OTHERWISE NOTED.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTORS COMMENCEMENT ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN IN PLANTING PLANS.
- CONTRACTOR TO SUBMIT PLANT SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT. SEE SPECS.
- LANDSCAPE ARCHITECT TO PREPARE PLANTING LAYOUT PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE 1" x 1" MESH OF ALL PLANT BEDS FOR APPROVAL BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES, STRUCTURES, AND IRRIGATION LINES BEFORE DIGGING.
- GROUNDCOVERS ARE TO EXTEND UNDER TREE AND SHRUB PLANTINGS FOR FULL COVERAGE. SPACE GROUNDCOVER 18" AWAY FROM TREES AND 12" AWAY FROM SHRUBS.
- SEE GRADING PLAN FOR FINISH GRADES. ALL FINISH GRADES REFER TO FINISH GRADES OF MATCHED LANDSCAPE.
- ALL PLANTING AREAS, PLANTERS, AND POTS TO BE DONE 1" OF MATCH. SEE SPECS.



325 Miller Avenue, Mill Valley, CA 94941
T 415 585 7900 rhaa.com

PROJECT/CLIENT NAME
COASTSIDE FIRE PROTECTION DISTRICT FIRE STATION #41

OBISPO ROAD, EL GRANADA, CA, 94018

PROJECT NUMBER
22103A

CONSULTANT

SUBMITTAL

SCHEMATIC DESIGN

DATE
3RD NOVEMBER 2022

REVISIONS

No.	Date	Description

REGISTRATION AND SIGNATURE



SHEET TITLE
LANDSCAPE PLAN OPTION 1

DRAWN BY: MY CHECKED BY: KM

L-100

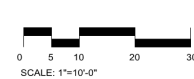
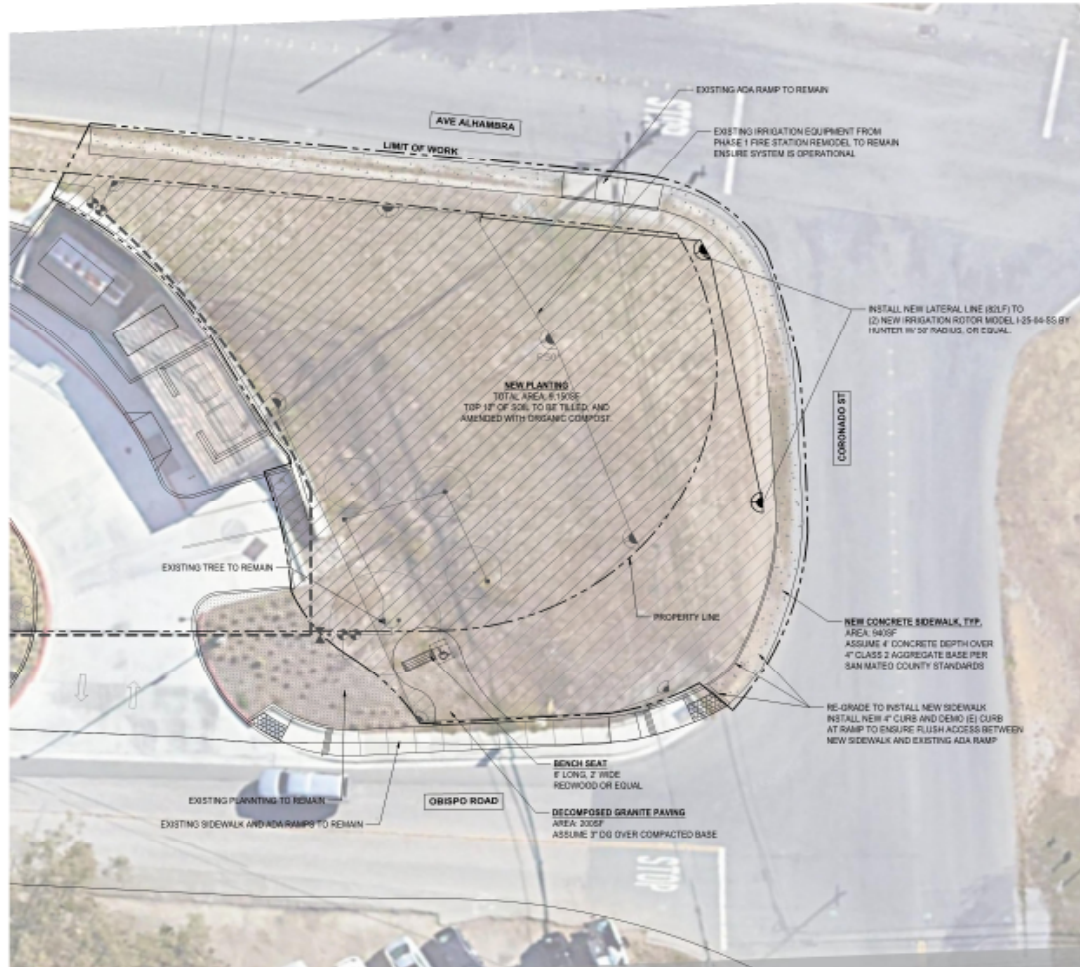
PLANT SCHEDULE

PLANTING - 9,152 SF		
SIZE	QTY	
1 GALLON	700	
5 GALLON	300	
10 GALLON	100	

NOTE:
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AND SUBJECT TO CHANGE.

PLANTING NOTES

1. REFER TO SPECIFICATIONS FOR SOIL PREPARATION, PLANTING, AND MAINTENANCE PERIOD REQUIREMENTS.
2. CONTRACTOR TO REFER TO PLANT LIST FOR PLANT SIZE AND SPACING. USE TRIANGULAR SPACING UNLESS OTHERWISE NOTED.
3. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTORS COMMENCEMENT ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN IN PLANTING PLAN.
4. CONTRACTOR TO SUBMIT PLANT SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT. SEE SPECS.
5. LANDSCAPE ARCHITECT TO INSPECT PLANTING LAYOUT PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE 1/2" X 1/2" MOCKUP OF ALL PLANTINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES, STRUCTURES, AND IRRIGATION LINES BEFORE DIGGING.
7. GROUND COVERS ARE TO EXTEND UNDER TREE AND SHRUB PLANTINGS FOR FULL COVERAGE. SPACE GROUND COVER 1/2" AWAY FROM TRUNKS AND 12" AWAY FROM SHRUBS.
8. SEE GRADING PLAN FOR FINISH GRADES. ALL FINISH GRADES REFER TO FINISH GRADE OF UNGRADED LANDSCAPE.
9. ALL PLANTING AREAS, PLANTERS, AND POTS TO RECEIVE 3" OF MULCH. SEE SPECS.



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FIRE STATION #41**

OBISPO ROAD, EL GRANADA, CA, 94018

PROJECT NUMBER
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SUBMITTAL

SCHEMATIC DESIGN

DATE
3RD NOVEMBER 2022

REVISIONS

No.	Date	Description

REGISTRATION AND SIGNATURE



SHEET TITLE
**LANDSCAPE PLAN
OPTION 2**

DRAWN BY: MY CHECKED BY: KM

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