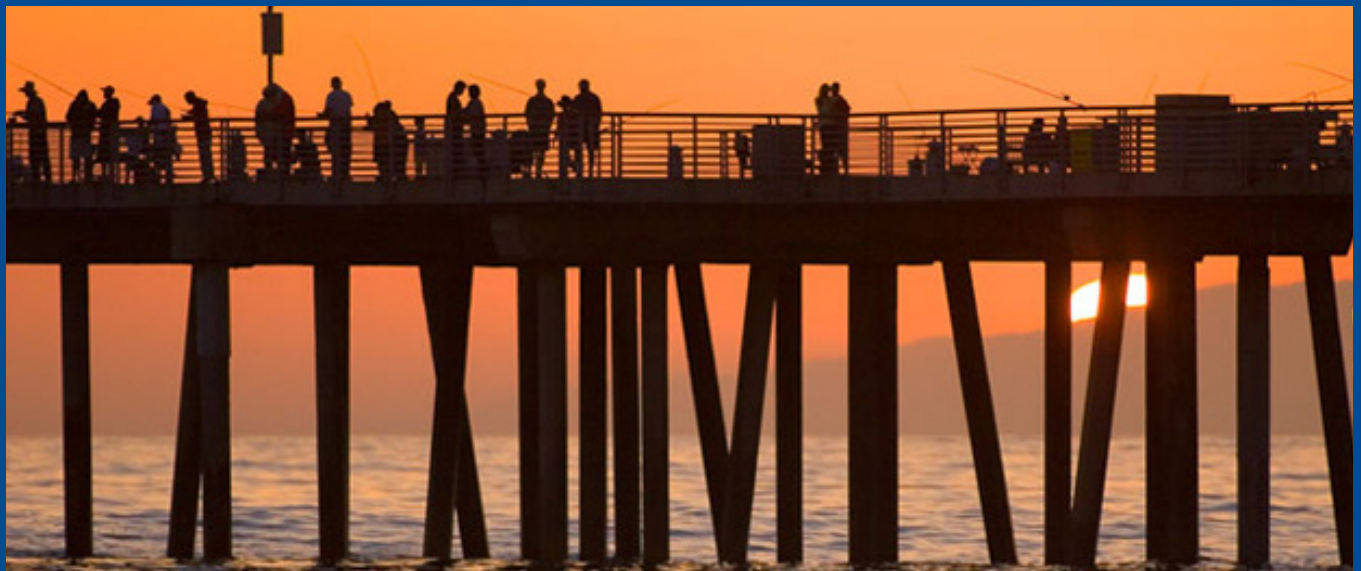


MARY MCGRATH | ARCHITECTS

Strategic Plan Draft Report

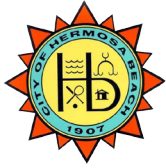
June 2016

CITY OF HERMOSA BEACH



CIVIC FACILITIES

STRATEGIC PLAN



CIVIC FACILITIES STRATEGIC PLAN DRAFT REPORT

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EXECUTIVE SUMMARY





EXECUTIVE SUMMARY

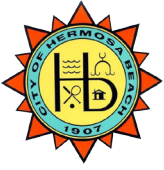
GOAL

The goal of this Strategic Plan is to create a basis for discussion for the replacement or upgrade of the existing facilities service the City Staff located at the City Hall (1315 Valley Drive), Police Department and Fire Department located at 540 Pier Avenue and the Public Works staff at the Public Work Yard located at 555 6th St. The plan shall guide the City of Hermosa Beach through the development of a plan for the replacement and/or upgrade of the City's Core Facilities to ensure that these essential facilities serving the City are capable of meeting the needs of the community and the city staff into the future. The City Council's Strategic Plan in 2014-15 identified a carbon neutral road map for municipal facilities/operations as a top priority. The City Council adopted the Hermosa Beach Municipal Carbon Neutral Plan in 2015, and simultaneously set an aggressive goal of achieving Carbon Neutrality for municipal facilities/operations by 2020. The Hermosa Beach Municipal Carbon Neutral Plan transparently supports a 2020 Carbon Neutrality commitment with strategies, concrete actions, detailed work plan and budget and will position the City as a climate action leader. A key element of meeting the Carbon Neutral Plan is the upgrade or replacement of the existing public facilities serving the citizens of Hermosa Beach so that they can be operated on a Net Zero Energy basis. As a part of creating sustainable governance in the City of Hermosa Beach, this plan defines a path forward toward resiliency which will allow the City's Police, Fire and Public Works Departments to protect the life and safety of the citizens of Hermosa Beach in the event of a major earthquake or other disaster.

PURPOSE

The purpose of this study is to provide the City of Hermosa Beach policy makers with development scenarios that start the discussion on the long term vision for the core facilities serving the City. This planning tool is meant to help prioritize and inform the capital improvement decisions that the City will need to make regarding the future of the identified facilities. The improvement priorities are to focus on:

1. Furthering the Net Zero goals of the City through the replacement and/or improvements of each of the identified facilities so that they are seismically, operationally and functionally improved to continue to meet the needs of the City in the future; and
2. Address the immediate need of replacing the City's Fire Station so that it is seismically improved to remain operational in the event of major disaster while improving the operational capability of the fire department to serve the expanding calls for service within the community; and
3. Provide a resilient building which will be operational in the case of a major disaster and increase the operational efficiencies of the Police Department. Achieve this goal by providing a single, seismically and operationally improved facility from which the department can deliver modern law enforcement services to the citizens of Hermosa Beach; and
4. Increasing the operational efficiencies of the Public Works Field Operations by providing replacement facilities, additional parking and storage yard areas at the existing Yard Operations site; and
5. Replace or expand and renovate City Hall to better accommodate the existing staff; and
6. Develop the facilities in a manner that maximizes the use of the funds available through phasing options or changes in operations and also considers revenue generation sources.



OBJECTIVE

The objective of the plan is to provide a set of tools for decision making during the establishment of the facilities strategic plan by developing implementation goals through the following key findings:

FIRE DEPARTMENT

The City of Hermosa Beach has one fire station from which it protects the City. This fire station has been found to be structurally and operationally deficient such that it will most likely not be in operation in the event of a major earthquake. Replacement of this fire station represents the most pressing need for the continue protection of the City on a daily basis and in the event of a major disaster.

POLICE STATION

The existing police station is located in the City Hall building and was not built to the heightened structural criteria required for an essential facility as is required for a police station. In addition, this facility was initially built in the 1960's, then renovated in 2000 and does not support modern policing practices. There have been major changes in the operational requirements of a police department which the current facility does not efficiently support. Some of the many changes include the needs for specific areas for evidence processing and storage, increased record keeping storage, increases in the amount and types of protection equipment, increased staffing, specific legal requirements for holding and processing areas and the increased numbers of female police officers. None of which the current building was planned for nor efficiently supports. The relocate of the police department in to a new facility is one of the elements to be considered in the City's strategic planning for facilities.

CITY HALL

The New Formalist style Civic Center complex was designed by Savo Stoshitch between 1961 and 1965. The Civic Center complex includes buildings for the city hall, public library, police station and fire station buildings. The ground was broken for the library, facing Pier Avenue, on November 17, 1961 and dedicated on August 10, 1962. The city hall was dedicated on January 24, 1965. The Civic Center maintains its integrity and is potentially eligible as a good example of the New Formalist style. Additional investigation is necessary to determine if all or portions of the Civic Center Complex would be deemed historic and require protection. Of the existing facilities studied, the City Hall building could serve the City for another 50 years if renovated and expanded to meeting current staffing and service levels. The availability of site area for staff and public parking is the biggest challenge to expanding the facility in its current location.

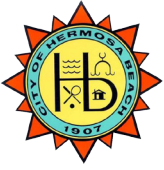
PUBLIC WORKS YARD

Per the Condition Assessment Survey completed in June 29, 2015 The Public Works yard facility is comprised of various operational areas and several buildings. The most urgent upgrade item identified is the installation of a storm water system and wash-down area with clarifiers which is required by the State Water Quality Board. The City Yard main building (modular building) was installed circa 1976 and is in fair condition. . The City Yard shop building was constructed in the early part of the last century is seismically unsafe and has passed its expected useful life. The condition assessment report recommends that over \$2M be allocated for maintenance and repairs over the next 10 years. This work would maintain the status quo, and does not address code and operational upgrades that are necessary to provide a modern and safer work environment for the public works staff. While not immediately impacting the safety and protection of the citizens of Hermosa Beach, the replacement of this facility on the existing site is included as a part of the long term vision for facility planning.



CURRENT FACILITY LOCATION MAP





DEVELOPMENT SCENARIOS

This Draft Guiding Principles were established to illustrate potential Strategic Plan development scenarios and subsequent implementation. They are as follows:

Guiding Principles

- 1) All future facility developments shall be done in the larger context of moving the city facilities toward Zero Net Energy consumption to meet the 2020 goal of a carbon neutral footprint within the City.
- 2) All seismic safety and key operational efficiency issues must be addressed.
- 3) The plan should improve as many facilities as possible -- spread funds around so that the city can make improvements at all locations rather than just a few.
- 4) Set a project delivery schedule that allows the projects to be funded as revenues are developed
- 5) Utilize city owned property if possible to maximize funds for facilities.

Scenario Development

A total of six scenarios were developed for the working group to review. Each is an evolution that illustrates a different approach for the development of a sustainable facility plan for the City. Some require changing operational strategies like relocating the Fire Administrative staff from the Fire Station to the City Hall. The scenarios tested a variety of ways to meet the Draft Guiding Principles and in the end helped to shape the Principles themselves. It should be noted that the draft scenarios are just a few of the possible approaches to providing a path forward. It is assumed that these studies will be vetted and will lead to the development of additional refined or entirely new scenarios.

The illustrative development scenarios are outlined below and the rationale behind each scenario follows.

Scenario Descriptions

There are a total of six projects discussed for the either replacement or renovation of existing facilities with a sixth new project being a parking garage that would be revenue generating. The library is noted to be either replaced in site or relocated to the Community Center site. An order of magnitude budget for the library is being developed as a separate feasibility study and is not included in this report. All projects discussed would be implemented on city-owned property (although the Public Works Yard has a ground lease only). Similar to the scenarios above, it should be noted that the scenario components are interchangeable and the six projects shown are just some of the possible configurations.

The budgets reflected for each scenario are known as an "Order of Magnitude Cost Model (OOM)." As a perspective, an order of magnitude cost model has the objective of identifying costs within an order of magnitude. The budget is not meant to be the lowest possible, rather, to identify the order of magnitude of costs in considering next steps. The OOM budget is used for long range planning purposes and high level discussions on policy. The cost models do not include potential revenue from a public parking structure.

The attributes of each scenario has been develop for discussion below.

Scenario Summary Descriptions

Scenario 1

- Replace Library at existing site.
- Create 2-Company Fire Station to remain on Pier Avenue.
- Close Bard Street. Create new Parking Structure.
- Replace City Hall (include space for Fire Administration)
- Build a modern Police Building at the adjacent storage site with basement parking.



- Replace the City Yard facilities at existing site with surface parking.

Rationale

This scenario allows the most urgent facility issue, the replacement of the fire station, to occur without severely effecting other city departments. The Fire Department Administration staff would need to remain in trailers until the City Hall is expanded to accommodate that portion of the department. This scenario allows facility development to be phased as funds are available and provides for the generation of revenue through the parking structure.

Order of Magnitude Budget Range

- \$115M – \$120M

Scenario 2

- Relocate Library to Community Center Site
- Replace Fire Station as a Headquarters Fire Station at Pier Ave.
- Build a modern Police Building at the adjacent storage site with basement parking.
- Renovate and Expand City Hall.
- Replace the City Yard facilities at existing site with surface parking.

Rationale

This scenario requires that the police station be constructed first so that the replacement fire station can be built in a portion of the existing police station building that would be torn down. It also requires that the library be relocated prior to the construction of the replacement fire station. The Police Department and Fire Department would be housed in temporary facilities during construction. Renovate and expansion of the City Hall and replacement of the City Yard facilities could occur as funds become available. This scenario requires the most upfront funding of the development scenarios and does not result in additional parking revenues.

Order of Magnitude Budget Range

- \$97M - \$102M

Scenario 3

- Relocate Library to Community Center Site
- Build a modern Public Safety Center at the adjacent storage site with basement parking.
- Replace City Hall and locate it on Pier Ave.
- Develop a new Parking Structure.
- Replace the City Yard facilities at existing site with surface parking

Rationale

This scenario requires that the Joint Police and Fire Station (Public Safety Center) be constructed first so that the relocated City Hall can be built on the existing library and fire station sites. It delays the relocation requirement of the library until the funds are available for a New City Hall. The Police Department and Fire Department could operate from their existing facilities during construction. Relocation and replacement of the City Hall and replacement of the City Yard facilities could occur as funds become available. The parking structure could only be built once the PSC and New City Hall are complete.

Order of Magnitude Budget Range

- \$114M - \$118M



Scenario 4

- Relocate Library to Community Center Site
- Build a modern Public Safety Center at the adjacent storage site with basement parking.
- Renovate and Expand City Hall without Fire Administration
- Replace the City Yard facilities at existing site with surface parking
- Sell Pier Ave. frontage.

Rationale

This scenario requires that the Joint Police and Fire Station (Public Safety Center) be constructed first so that the replacement City Hall can be built on the existing police station portion of the building. A portion of the funding for the new Public Safety Center and the New City Hall can be secured through the sale of two properties on Pier Ave.

Order of Magnitude Budget Range (Revenue from property sale not included)

- \$92M - \$96M

Scenario 5

- Relocate Library to Community Center Site
- Build a modern Public Safety Center at the adjacent storage site with basement parking.
- Relocate the City Hall functions to a leased or purchased existing office building on PCH.
- Replace the City Yard facilities at existing site with surface parking
- Sell Pier Ave and Valley Drive corner property.

Rationale

This scenario requires that the Joint Police and Fire Station (Public Safety Center) be constructed first so that the existing City Hall can be demolished in preparation for the sale of the property. This is only feasible if property is available for lease which can accommodate the city hall functions. A portion of the funding for the new Public Safety Center and the New City Hall can be secured through the sale of the properties on Pier Ave.

Order of Magnitude Budget Range (Revenue from property sale not included)

- \$71M - \$76M

Scenario 6

- Replace Library at existing site.
- Build a modern Public Safety Center at the adjacent storage site with basement parking.
- Renovate and Expand City Hall
- Replace the City Yard facilities at existing site with surface parking

Rationale

This scenario requires that the Joint Police and Fire Station (Public Safety Center) be constructed first so that the existing City Hall can be renovated with PD already relocated. The City Hall functions would have to be temporarily housed off-site during renovation and construction of the City Hall project.

Order of Magnitude Budget Range

- \$90M - \$95M



IMPLEMENTATION SCHEDULE AND POLICY SETTING

The schedule for implementation is a key element in the Strategic Plan. Guiding Principles No.1 and 4 both relate directly to the proposed timeline. There are many policy decisions that will guide the refinement of a selected development scenario or the creation of new scenarios. Some policy decisions that may affect the next steps of the facility discussion include:

Policy decisions:

- Short and Long Term Fire Operations
- Private Development on the proposed property for sale
- Building Parking Structures for Staff and Public
- Net Zero Vs. CA Title 24 (the next version of LEED Gold will be Net Zero)
- Moving or re-build Library in place
- Community Engagement Approach
- Phasing – 10 year plan or longer
- Funding strategies tie into long term finance plan

This report is intended to be illustrative of the type and magnitude of facility replacements and/or upgrades that are and will be facing the City in the years to come. With the immediate need of a new fire station as the starting place, the creation of a sustainable Hermosa Beach begins with the development of a long range plan to set the path for moving forward.



STRATEGIC PLAN

- A. BACKGROUND, STAKEHOLDER AND STUDY ORGANIZATION
- B. EXISTING FACILITY SUMMARY
- C. BUDGET PRECEDENCE
- D. DEVELOPMENT SCENARIOS WITH PROJECT SUMMARY, ORDER OF MAGNITUDE BUDGETS and SITE ARRANGEMENT PLANS
- E. SCHEDULE FOR NEXT STEPS





A. BACKGROUND, STAKEHOLDER AND STUDY ORGANIZATION





A – BACKGROUND, STAKEHOLDER INPUT & PLAN ORGANIZATION

A.1 Background

Hermosa Beach is a beachfront city in Los Angeles County, California, United States. The city was incorporated in January 14, 1907 and is governed through a Council-City Manager form of government. The city operates with an annual general fund budget of \$32.4M in revenues. In 2011 its population was 19,557, up from 18,566 at the 2000 census. The city is located in the South Bay region of the greater Los Angeles area and is one of the three Beach Cities. Hermosa Beach is bordered by the other two, Manhattan Beach to the north and Redondo Beach to the south and east. The total area of the city equals 1.43 square miles.

The city's beach is popular for sunbathing, beach volleyball, surfing, paddleboarding and bars. The city itself extends only about 15 blocks from east to west and 40 blocks from north to south, with the Pacific Coast Highway running down the middle. It hosts a professional volleyball contest annually which draws 100,000s of thousands of attendees.

Unique to Hermosa Beach is the Hermosa Pier; A 1,228 feet long with year round fishing; And a paved path, called The Strand, which runs along Hermosa's beach from Torrance Beach in the south approximately twenty miles north to Santa Monica. Hermosa Beach owns the beach within its city limits which is unique among the three Beach Cities. The other two are owned by the County of Los Angeles. Pier Avenue, which is one of the beach community's main shopping, eating and partying areas is the street on which many of the City's Public Facilities addressed in this Strategic Plan are located.

Recently the City Council adopted the goal of leading the City toward a carbon neutral footprint by the year 2020. A contributor toward this goal for a sustainable future is the renovation and/or replacement of the existing City Facilities so that they can be operated with net zero energy use. With an increasing population, a rise in demand for services, current economic constraints, and an aging infrastructure, the ability of the City departments to deliver essential services in the future requires support through the planned path to the goal of providing sustainable infrastructure from which it can serve.

The departments working from City Hall have a skilled staff of 49 personnel overseeing the City Management, Finance, Public Works, Planning and Building Departments. The existing City Hall was originally construction in 1960, renovated in 2000 and has been the subject of numerous space studies with the goal of finding space within a constrained facility for additional staff members. Currently, some services are administered from an array of locations and temporary facilities. A space needs analysis was completed that outlined the approximate space needs of the city hall if it was developed to accommodate current staffing levels. The results are summarized in Section B with details in the appendix.

The City's Police Department (hereafter "HBPD") is currently located in the basement and a portion of the 1st floor level in City hall. It has a staff of 79 sworn and non-sworn personnel serving the Office of the Chief of Police, Field Operations Division, Community Lead, Traffic, Support Functions, Evidence, Community Services Division, Investigations and Records. Currently, the Community Services Division is located in a City-Owned building on Valley Dr. and storage occurs at various locations off-site.



The City's Fire Department (hereafter "HBFD") has 4 Administrative staff members and five firefighters on-duty per day trained in specialties including emergency medical care, firefighting, hazardous materials and emergency preparedness. The Fire Department operates from a single station located on Pier Avenue. This facility represents the most vulnerable essential facility from which the City provides services. This has been documented in numerous studies. Starting in 2002, the City Council commissioned an important facility study which resulted in the determination that the existing fire station was past its useful life and replacement was recommended. This has been supported by 2 subsequent evaluations. This study develops two fire station replacement scenarios. One study replaces the fire Station as a "Headquarters Station", which includes administrative staff. A second considers the station to be a "neighborhood station" with an Engine, Medic and BC. The administrative staff would be housed in City Hall for this second option.

The Public Work Yard located at 555 6th Street provides services to all city departments and city properties including Vehicle Maintenance, Street Maintenance, Traffic Safety, Parks Maintenance, Sewer and Electrical Maintenance. The City Yard has both immediate repair requirements and long-term facility replacement needs.

A.2 Stakeholder Input

A Facilities Strategy Committee was established in 2015. It was charged with recommending to the City Council financially sound and politically viable strategies that would assure the ability of Hermosa Beach's public facilities to meet current and future needs while furthering the goal of a carbon neutral Hermosa Beach. The Facilities Committee held weekly meetings to review the development of the draft space needs and assisted in the development of the scenario options. Key details refined included the development of a comparison of costs for recent relevant projects, space needs comparison to existing facilities and site development alternatives that fit within the height limit restrictions of the City.

The members of the Facilities Strategy Committee include:

Tom Bakaly, City Manager
Viki Copeland, Finance Director
Peter Bonano, Fire Chief
Ken Robertson, Director, Community Development Department
Andrew Brozyna, Public Works Director
Sharon Papa, Police Chief
Milton McKinnon, Captain, Hermosa Beach Police Department
Ells Freeman, Public Works Superintendent
Karen Nowicki, Treasurer
Michael Garofano, Fire Captain

A key element of the strategic planning process will be to develop the next steps for widening stakeholder input. It would include developing a path forward to involve the community and utilizing this initial plan as a decision making tool.

Mary McGrath Architects (MMA) was retained to assist the committee in developing potential strategies. Mary McGrath Architects brings extensive experience in developing Facility Strategic Plans for City's located in the



Western United States. Recent studies include those for the Cities of Seattle, Washington; Bellevue, Washington; San Rafael, CA; Riverside, CA; and Marin County, CA. In addition, MMA has developed Public Safety Facility Needs Assessment for the Cities of Redondo Beach, Los Angeles, Brea, Huntington Beach and Long Beach. In order to determine the draft facility needs, Mary McGrath met with each city department to develop a high level assessment of the space needs based on current staffing. Subsequently, site arrangement scenarios and order of magnitude project budgets were developed. MMA brings 25 years of experience in the development of facilities serving municipalities. Mary McGrath developed the initial assessment of Hermosa Beach Fire Station in 2002.

A.3 Plan Organization

The Facilities Strategic Plan is organized into two sections and an appendix. Section I provides an Executive Summary with a description of the Goals, Purpose, Objectives and an illustration of the potential development scenarios. The strategic Plan includes five sections outlining the study background, existing facility summary, budget precedence detailed scenario outlines and a schedule for next steps.

The appendix contains project specific data. It includes the space needs summaries with space needs detail and related order of magnitude budget outlines for each project type and location. This background and supporting material is presented on a project basis and provides the detailed Space Needs Summaries with background data that formed each project included in the development scenarios.



B. EXISTING FACILITY SUMMARY





B – EXISTING FACILITY SUMMARY

B.1 Background

The New Formalist style Civic Center complex was designed by Savo Stoshitch between 1961 and 1965. The Civic Center complex includes buildings for the city hall, public library, police station and fire station buildings. The ground was broken for the library, facing Pier Avenue, on November 17, 1961 and dedicated on August 10, 1962. The city hall was dedicated on January 24, 1965. The Civic Center maintains its integrity and is potentially eligible as a good example of the New Formalist style. Additional investigation is necessary to determine if all or portions of the Civic Center Complex would be deemed historic and require protection.

This existing Civic Center Complex serves the Fire Department, Police Department and City Hall functions and was evaluated to determine the assigned square footage for each department. This assigned square footage was used to assess the changes in square footage requirements for the current operational and staffing needs for each department.

Refer the square footage exhibit which follows.

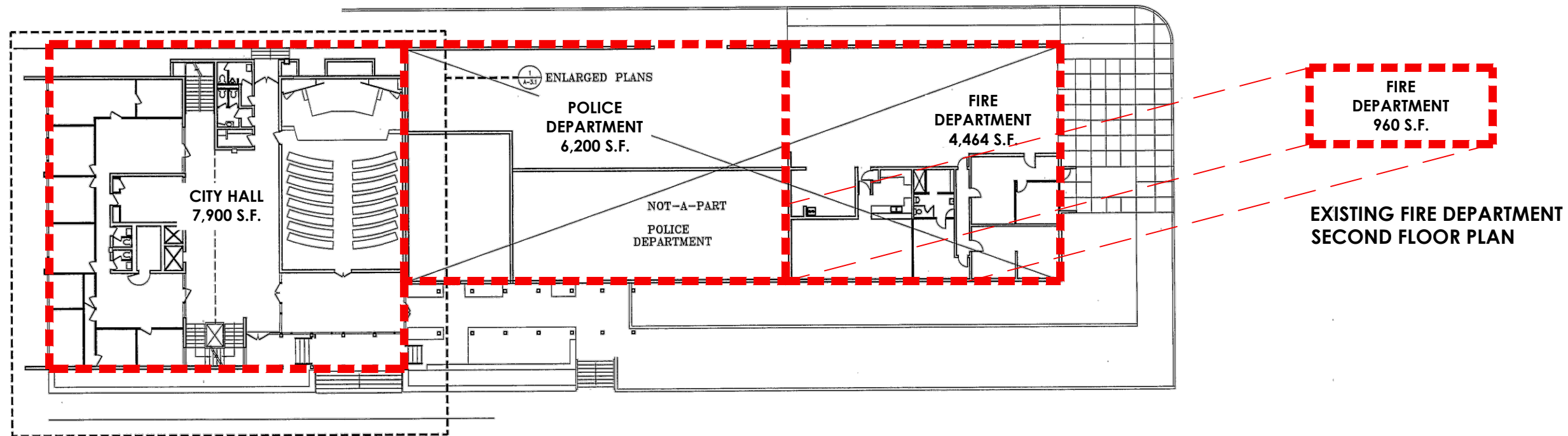


TOTAL FLOOR AREAS:

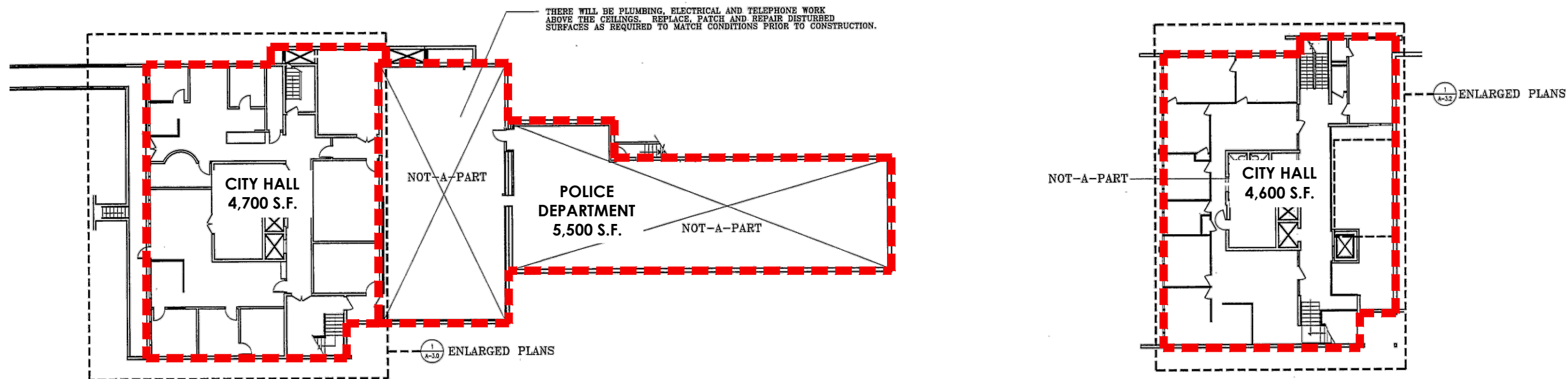
POLICE DEPARTMENT
= 11,700 S.F.

FIRE DEPARTMENT
= 5,424 S.F.

CITY HALL
= 17,200 S.F.



**EXISTING CITY HALL, POLICE & FIRE DEPARTMENT
FIRST FLOOR PLAN**



**EXISTING CITY HALL & POLICE DEPARTMENT
BASEMENT PLAN**

**EXISTING CITY HALL
SECOND FLOOR PLAN**

EXISTING FLOOR PLANS

SCALE: 1/32" = 1'-0"

06/17/2016



C. BUDGET PRECEDENCE





C – BUDGET PRECEDENCE

C.1 Background

MACK5, Cost Estimators was assigned to develop cost per square foot comparisons using recent similar projects completed throughout California. In addition, Kitchell CM, Project Managers provided a summary of recent cost construction cost per square foot of similar civic facilities in the Los Angeles basin. As a perspective, these order of magnitude cost model numbers has the objective of identifying costs within an order of magnitude (10-20% either direction). The budget is not meant to be the lowest possible but rather to identify the order of magnitude costs for considering next steps. An order of magnitude budget is used for long range planning purposes and high level discussions on policy. The order of magnitude costs represented below are the “Hard Cost” construction number. Each project budget indicates these costs plus “Soft Costs” including design fees and administrative and Owners costs.



Overall Summary	Job #16519
	April 5, 2016

<i>Civic Facilities Strategic Plan</i>	<i>GFA</i>	LOW		HIGH	
		<i>\$/SF</i>	<i>\$,000</i>	<i>\$/SF</i>	<i>\$,000</i>
City Hall Replacement	27,776	\$650	\$18,054	\$750	\$20,818
Fire Station & EOC Replacement	18,616	\$600	\$11,170	\$700	\$13,031
Police Department Replacement	36,427	\$600	\$21,856	\$700	\$25,499
Ancillary Support Building	7,027				

Exclusions

- 1 Cost escalation beyond the midpoint of construction of April 2018
- 2 Soft Cost such as testing and inspection fees, architectural design and construction management fees, assessments, taxes, finance, legal and development charges

Recommended Cost Escalation (compounded yearly)

- March. 2016 ~ Dec. 2016 @ 6.50% pa
- Jan. 2017 ~ Dec. 2017 @ 5% pa
- Jan. 2018 ~ Dec. 2018 @ 4% pa



City Hall Replacement Control Quantities	Job #16519
	April 5, 2016

Program Areas

Office of the City Manager	3,143
Human Resources	846
Finance Department	2,387
Community Development	2,349
Public Works	2,977
Council Chambers	4,525
Staff Support	1,386
Facility Support	4,608
Other Spaces	5,555

Subtotal of Enclosed Area	27,776
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Fire Station & EOC Replacement Control
Quantities

Job #16519

April 5, 2016

Program Areas

Fire Department Administrative Offices	2,382
Emergency Operation Center	2,096
Apparatus Bay/Support	5,152
Firefighter Quarters	3,482
Utility Support/Vertical Circulation Space	1,208
Circulation	4,296

Subtotal of Enclosed Area 18,616



Police Department Replacement Control Quantities	Job #16519
	April 5, 2016

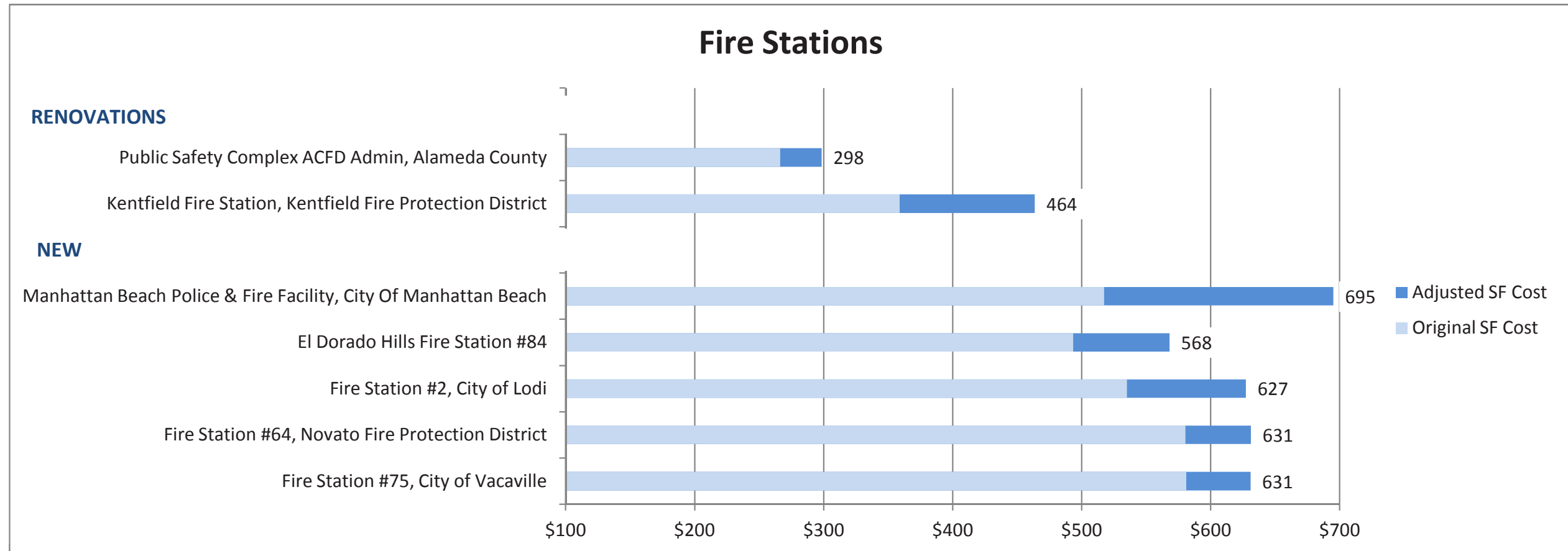
Enclosed Areas

Office Of the Chief Of Police	1,052
Field Operations Division	220
Community Lead: Office & Work Area	555
Traffic: Office & Work Area	351
Patrol Sergeant Work Room	485
Field Operations Division: Support Functions	2,180
Evidence Processing/Office & Secure Storage	3,269
Community Services Division	1,551
Investigative & Support Services	4,230
Police Service Officers/Records/Jail	5,017
Temporary Holding	3,341
Staff Support	4,418
Facility Support	4,296
Circulation	5,462

Subtotal of Enclosed Area	36,427
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Hermosa Beach Civic Facility MasterPlan	Job #16519
	April 5, 2016

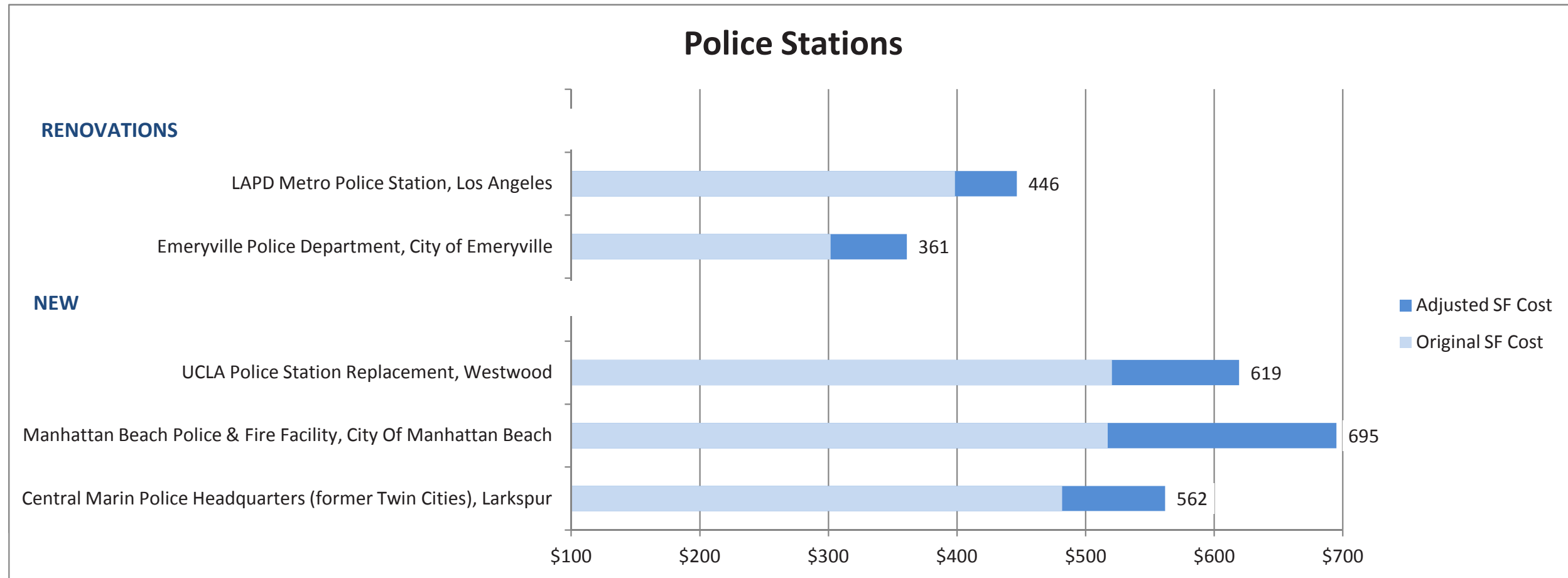


	Adjusted SF Cost	Original SF Cost	Bid Date/ Const. date	Bid Amount	Project Cost	Construction Cost	SF Area	Floors
RENOVATIONS								
Public Safety Complex ACFD Admin, Alameda County	\$ 298.34	\$ 266.28	6/10/2013			\$ 3,811,503	14,314	1
Kentfield Fire Station, Kentfield Fire Protection District	\$ 463.56	\$ 358.89	5/14/2008	\$ 4,011,900		\$ 4,518,125	12,589	2
NEW								
Manhattan Beach Police & Fire Facility, City Of Manhattan Beach	\$ 695.07	\$ 517.24	2006			\$ 30,000,000	58,000	2
El Dorado Hills Fire Station #84	\$ 568.18	\$ 493.34	6/27/2014	\$ 4,933,400			10,000	2
Fire Station #2, City of Lodi	\$ 627.18	\$ 535.16	6/26/2014	\$ 4,191,740		\$ 4,227,740	7,900	
Fire Station #64, Novato Fire Protection District	\$ 631.23	\$ 580.36	4/24/2014	\$ 4,373,000			7,535	1
Fire Station #75, City of Vacaville	\$ 630.83	\$ 581.01	1/20/2015	\$ 5,200,000			8,950	1

* Adjusted square foot costs are based on ENR and RSMeans.

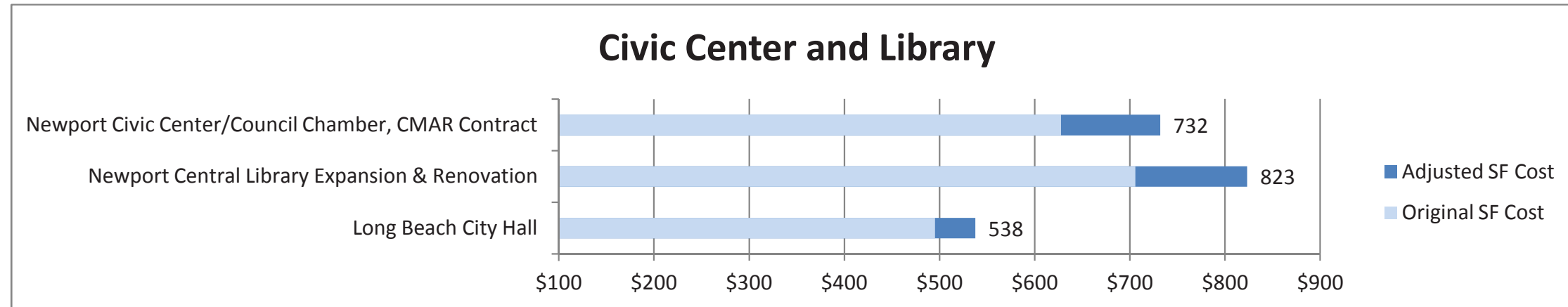


Hermosa Beach Civic Facility MasterPlan	Job #16519
	April 5, 2016



	Adjusted SF Cost	Original SF Cost	Bid Date/ Const. date	Bid Amount	Project Cost	Construction Cost	SF Area	Floors
RENOVATIONS								
LAPD Metro Police Station, Los Angeles	\$ 446.44	\$ 398.45	2013	\$ 2,788,000		\$ 11,275,000	28,297	2
Emeryville Police Department, City of Emeryville	\$ 360.92	\$ 301.64	3/4/2010	\$ 2,788,000		\$ 3,858,000	12,790	2
NEW								
UCLA Police Station Replacement, Westwood	\$ 619.23	\$ 520.54	2010			\$ 11,000,000	21,132	2
Manhattan Beach Police & Fire Facility, City Of Manhattan Beach	\$ 695.07	\$ 517.24	2006			\$ 30,000,000	58,000	2
Central Marin Police Headquarters (former Twin Cities), Larkspur	\$ 561.80	\$ 481.71	2011	\$ 8,670,704			18,000	2

* Adjusted square foot costs are based on ENR and RSMeans.



	Adjusted SF Cost	Original SF Cost	Bid Date/ Const. date	Bid Amount	Project Cost	Construction Cost	SF Area	Floors
Newport Civic Center/Council Chamber, CMAR Contract	\$ 732.08	\$ 627.71	2/1/2011	\$ 62,000,000		\$ 62,771,400	100,000	
Newport Central Library Expansion & Renovation	\$ 823.25	\$ 705.88	2/1/2011	\$ 12,000,000		\$ 12,146,300	17,000	
Long Beach City Hall	\$ 537.72	\$ 495.26	2017 ~ 2018	\$ 122,123,000			246,586	

* Adjusted square foot costs are based on ENR and RSMMeans.



Kitchell CM Cost Summary

The market in the LA Basin is very diverse and project costs vary significantly depending upon the specific location. There can be a few percentage point swing in costs / sf within the region depending upon specific location and the type of urban environment (downtown vs suburban, etc.)

The costs identified below are direct construction costs based upon today's current costs. Escalation in the market is continuing and should be noted in any estimates that are provided. The soft costs can vary from 25 to 40% depending upon specific conditions such as interim housing, temporary facilities, equipment, etc. The costs per square foot do not include extensive site preparation work, off site work or other items. Below is a high level overview of costs / SF that are current in today's construction market for each type of facility.

- City Halls - \$500 - \$550 / SF
 - Highly dependent upon the services included within the building and if the City Hall includes council chambers, etc.
- Fire Stations - \$625 - \$675 / SF
- Public Safety Centers - \$ 600 - \$640 / SF
- Maintenance & Operations Centers - \$620 - \$660
 - Depends upon elements included within the center. The inclusion of fueling stations and underground tanks and addition of service bays with below ground service areas could increase the cost.
- Libraries - \$500 - \$550
 - Dependent upon the amount of technology, indoor café spaces and retail spaces.



Project Budget Comparison - Renovate Existing, Replace Existing or Replace per Assessment Report

Fire Department Items 1 and 2	Renovate Existing Structure	Replace to Match (E) SF	Neighborhood Fire Station	Headquarters Fire Station
			Based on Needs Assessment	Based on Needs Assessment
Total SF	5,424 SF	5,424 SF	9,778 SF	14,871 SF
Costs Per SF Construction with minimal Site Improvements	\$ 600 Per SF	\$ 845 Per SF	\$ 845 Per SF	\$ 845 Per SF
Sub Total	\$ 3,254,400	\$ 4,583,280	\$ 8,262,410	\$ 12,565,995
Soft Costs/FF&E (25%)	\$ 813,600	\$ 1,145,820	\$ 2,065,603	\$ 3,141,499
Total Budget	\$ 4,068,000	\$ 5,729,100	\$ 10,328,013	\$ 15,707,494

Police Department Items 3 and 4	Renovate Existing Structure	Replace to Match (E) SF	Relocate to Storage Site
			Based on Needs Assessment
Total SF	11,700 SF	11,700 SF	34,850 SF
Costs Per SF Construction with minimal Site Improvements	\$ 850 Per SF	\$ 1,100 Per SF	\$ 1,100 Per SF
Sub Total	\$ 9,945,000	\$ 12,870,000	\$ 38,335,000
Soft Costs/FF&E (25%)	\$ 2,486,250	\$ 3,217,500	\$ 9,583,750
Total Budget	\$ 12,431,250	\$ 16,087,500	\$ 47,918,750

City Hall Items 5 and 6	Renovate Existing Structure	Replace to Match (E) SF	Replace at Existing Site W/Fire Admin.
			Based on Needs Assessment
Total SF	17,200 SF	17,200 SF	30,723 SF
Costs Per SF Construction with minimal Site Improvements	\$ 600 Per SF	\$ 750 Per SF	\$ 750 Per SF
Sub Total	\$ 10,320,000	\$ 12,900,000	\$ 23,042,250
Soft Costs/FF&E (25%)	\$ 2,580,000	\$ 3,225,000	\$ 5,760,563
Total Budget	\$ 12,900,000	\$ 16,125,000	\$ 28,802,813



Project Budget Comparison - Renovate Existing, Replace Existing or Replace per Assessment Report

Public Works Yard Items 7 and 8	Repair Existing Structures	Upgrade Existing Site Improvements	Replace at Existing Site W/surface parking
			Based on Needs Assessment
Total SF	12,500 SF	51,257 SF	28,000 SF
Costs Per SF Construction with minimal Site Improvements	\$ 100 Per SF	\$ 100 Per SF	\$ 400 Per SF
Sub Total	\$ 1,250,000	\$ 5,125,700	\$ 11,200,000
Soft Costs/FF&E (25%)	\$ 312,500	\$ 1,281,425	\$ 2,800,000
Total Budget	\$ 1,562,500	\$ 6,407,125	\$ 14,000,000

Itemized Budget Allowance	
1.0	Budget PSF for Renovation of the Fire Station is \$600/SF including design and construction contingencies and escalation. Soft Costs including Fees, FF&E and Administrative Costs at 25%.
2.0	Budget PSF for New Fire Station Construction is \$845/SF including design and construction contingencies and escalation, Fees, FF&E and Administrative Costs at 25%.
3.0	Budget PSF for Renovation of the Police Department is \$850/SF including design and construction contingencies and escalation. Soft Costs including Fees, FF&E and Administrative Costs at 25%.
4.0	Budget PSF for New Police Department Construction is \$1,100/SF including design and construction contingencies and escalation. Soft Costs including Fees, FF&E and Administrative Costs at 25%.
5.0	Budget PSF for Renovation of City Hall is \$600/SF including design and construction contingencies and escalation. Soft Costs including Fees, FF&E and Administrative Costs at 25%.
6.0	Budget PSF for City Hall Replacement is \$750/SF including design and construction contingencies and escalation. Soft Costs including Fees, FF&E and Administrative Costs at 25%.
7.0	Budget PSF for Public Works Yard Replacement is \$388/SF including design and construction contingencies and escalation. Soft Costs including Fees, FF&E and Administrative Costs at 25%.
8.0	Budget PSF for Public Works Yard Repair includes \$100 for interior upgrades and maintenance at the Shop and City Yard Building. No upgrades were included for the Storage Building. Also a separate budget was carried for Site Improvements of \$100/SF. Some remediation is anticipated in this number. These budgets include design and construction contingencies and escalation. Soft Costs including Fees, FF&E and Administrative Costs at 25%.
All Replacement Budgets include an allowance for temporary facilities (except the fire department as they are already in temporary facilities.)	
All Budgets include an allowance for limited site improvements.	



**D. DEVELOPEMENT SCENARIOS WITH PROJECT SUMMARY,
ORDER OF OF MAGNITUDE BUDGETS AND SITE ARRANGEMENT PLANS**





Scenario Summary Descriptions

Scenario 1

- Replace Library at existing site.
- Create 2-Company Fire Station to remain on Pier Avenue.
- Close Bard Street. Create new Parking Structure.
- Replace City Hall (include space for Fire Administration)
- Build a modern Police Building at the adjacent storage site with basement parking.
- Replace the City Yard facilities at existing site with surface parking.

Rationale

This scenario allows the most urgent facility issue, the replacement of the fire station, to occur without severely affecting other city departments. The Fire Department Administration staff would need to remain in trailers until the City Hall is expanded to accommodate that portion of the department. This scenario allows facility development to be phased as funds are available and provides for the generation of revenue through the parking structure.

Order of Magnitude Budget Range

- \$115M – \$120M



Scenario 1 - Replace Library at existing site, Create 2-Company Fire Station, Close Bard Street, Replace City Hall, Create new Parking Structure, New PD at Storage site. Replace Corporation Yard at existing site	Project 1	Project 2	Project 3	Project 4	Project 5	Project 6
	Replace Library at Existing Site	New 2-Company Fire Station, Close Bard Street	Replace City Hall including Fire Administration	New Parking Structure	New PD at Storage site	Replace Corporation Yard at existing site (with Reduced Parking)
Location:	Pier Ave.	Pier Ave.	Valley Drive	Valley Drive	Storage Site	Existing Site
Construction (Building Site, Specialty Equipment, Contingencies, Escalation):		\$8,262,239	\$22,672,750	\$11,188,408	\$38,985,939	\$10,940,160
Design and Other Related Fees		\$1,753,769	\$4,456,004	\$2,328,041	\$7,147,680	\$2,344,126
Administrative Costs:		\$330,750	\$1,769,801	\$821,967	\$1,904,061	\$750,750
OOM Project Budget		\$10,346,758	\$28,898,555	\$14,338,417	\$48,037,680	\$14,035,036
Property Costs		\$0	\$0	\$0	\$0	\$0
Program Management (1% of Project Cost)		\$103,468	\$288,986	\$143,384	\$480,377	\$421,051
Program Escalation		\$0	\$0	\$0	\$0	\$0
OOM Program Budget		\$10,450,226	\$29,187,540	\$14,481,801	\$48,518,057	\$14,456,087
OOM Program Budget- Cumulative		\$10,450,226	\$39,637,766	\$54,119,567	\$102,637,623	\$117,093,711
Notes:	Budget to be generated through County Feasibility Study	Fire Administration at City Hall	Includes Fire Administration	Revenue Generating	Replace prior to City Hall	



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phone: 310.318.0239 | www.hermosabch.org

SITE ARRANGEMENT PLAN CITY HALL COMPLEX - SCENARIO 1

SCALE: 1/32" = 1'-0"

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1212 BROADWAY, SUITE 401, OAKLAND, CA 94612
phone: 510.208.9400
www.marymcgratharchitects.com



Scenario 2

- Relocate Library to Community Center Site
- Replace Fire Station as a Headquarters Fire Station at Pier Ave.
- Build a modern Police Building at the adjacent storage site with basement parking.
- Renovate and Expand City Hall.
- Replace the City Yard facilities at existing site with surface parking.

Rationale

This scenario requires that the police station be constructed first so that the replacement fire station can be built in a portion of the existing police station building that would be torn down. It also requires that the library be relocated prior to the construction of the replacement fire station. The Police Department and Fire Department would be housed in temporary facilities during construction. Renovate and expansion of the City Hall and replacement of the City Yard facilities could occur as funds become available. This scenario requires the most upfront funding of the development scenarios and does not result in additional parking revenues.

Order of Magnitude Budget Range

- \$97M - \$102M



Scenario 2 - Relocate Library, Replace Fire Station and Police Station, Renovate and Expand City Hall, Replace Corporation Yard at existing site.	Project No. 1	Project No. 2	Project No. 3	Project No. 4	Project 5	
	Relocate Library	Replace Fire Station with new Stand-alone Headquarters Fire Station at the Library Site	Replace the Police Station at the Storage Site	Renovate and Expand the Existing City Hall without Fire Administration	Replace Corporation Yard at existing site (with Reduced Parking)	
Location:	Community Center	Pier Ave.	Storage Site	Valley Drive	Existing Site	
Construction (Building Site, Specialty Equipment, Contingencies, Escalation):		\$11,644,032	\$38,985,939	\$15,907,064	\$10,940,160	
Design and Other Related Fees		\$2,410,490	\$7,147,680	\$3,323,166	\$2,344,126	
Administrative Costs:		\$630,000	\$1,904,061	\$531,741	\$750,750	
OOM Project Budget		\$14,684,523	\$48,037,680	\$19,761,971	\$14,035,036	
Property Costs		\$0	\$0	\$0	\$0	
Program Management (3% of Project Cost)		\$440,536	\$1,441,130	\$592,859	\$421,051	
Program Escalation		\$0	\$0	\$0	\$0	
OOM Program Budget		\$15,125,058	\$49,478,810	\$20,354,830	\$14,456,087	
OOM Program Budget- Cumulative		\$15,125,058	\$64,603,869	\$84,958,699	\$99,414,786	
Notes	Budget to be generated through County Feasibility Study					



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SITE ARRANGEMENT PLAN CITY HALL COMPLEX - SCENARIO 2

SCALE: 1/32" = 1'-0"

06/17/2016



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 1212 BROADWAY, SUITE 401, OAKLAND, CA 94612
 phone: 510.208.9400
 www.marymcgratharchitects.com



Scenario 3

- Relocate Library to Community Center Site
- Build a modern Public Safety Center at the adjacent storage site with basement parking.
- Replace City Hall and locate it on Pier Ave.
- Develop a new Parking Structure.
- Replace the City Yard facilities at existing site with surface parking

Rationale

This scenario requires that the Joint Police and Fire Station (Public Safety Center) be constructed first so that the relocated City Hall can be built on the existing library and fire station sites. It delays the relocation requirement of the library until the funds are available for a New City Hall. The Police Department and Fire Department could operate from their existing facilities during construction. Relocation and replacement of the City Hall and replacement of the City Yard facilities could occur as funds become available. The parking structure could only be built once the PSC and New City Hall are complete.

Order of Magnitude Budget Range

- \$114M - \$118M



Scenario 3 - Relocate Library, Create Public Safety Center at Storage site, Replace City Hall at Library and FD site, Create new Parking Structure, Replace Corporation Yard at the existing site.	Project No. 1	Project No. 2	Project No. 3	Project 4	Project 5	
	Relocate Library	New Public Safety Bldg. @ existing Storage Site with Fire Administration	Replace City Hall at Library and FD site without Fire Administration	New Parking Structure	Replace Corporation Yard at existing site (with Reduced Parking)	
Location:	Community Center	Storage Site	Pier Ave.	Valley Drive	Existing Site	
Construction (Building Site, Specialty Equipment, Contingencies, Escalation):		\$47,308,684	\$21,219,673	\$11,188,408	\$10,940,160	
Design and Other Related Fees		\$8,520,933	\$4,216,246	\$2,328,041	\$2,344,126	
Administrative Costs:		\$1,893,779	\$1,195,471	\$821,967	\$750,750	
OOM Project Budget		\$57,723,396	\$26,631,390	\$14,338,417	\$14,035,036	
Property Costs		\$0	\$0	\$0	\$0	
Program Management (3% of Project Cost)		\$1,731,702	\$798,942	\$430,153	\$421,051	
Program Escalation		\$0	\$0	\$0	\$0	
OOM Program Budget		\$59,455,098	\$27,430,331	\$14,768,569	\$14,456,087	
OOM Program Budget- Cumulative		\$59,455,098	\$86,885,429	\$101,653,999	\$116,110,086	
Notes	Budget to be generated through County Feasibility Study					



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SITE ARRANGEMENT PLAN CITY HALL COMPLEX - SCENARIO 3

SCALE: 1/32" = 1'-0"

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Scenario 4

- Relocate Library to Community Center Site
- Build a modern Public Safety Center at the adjacent storage site with basement parking.
- Renovate and Expand City Hall without Fire Administration
- Replace the City Yard facilities at existing site with surface parking
- Sell Pier Ave. frontage.

Rationale

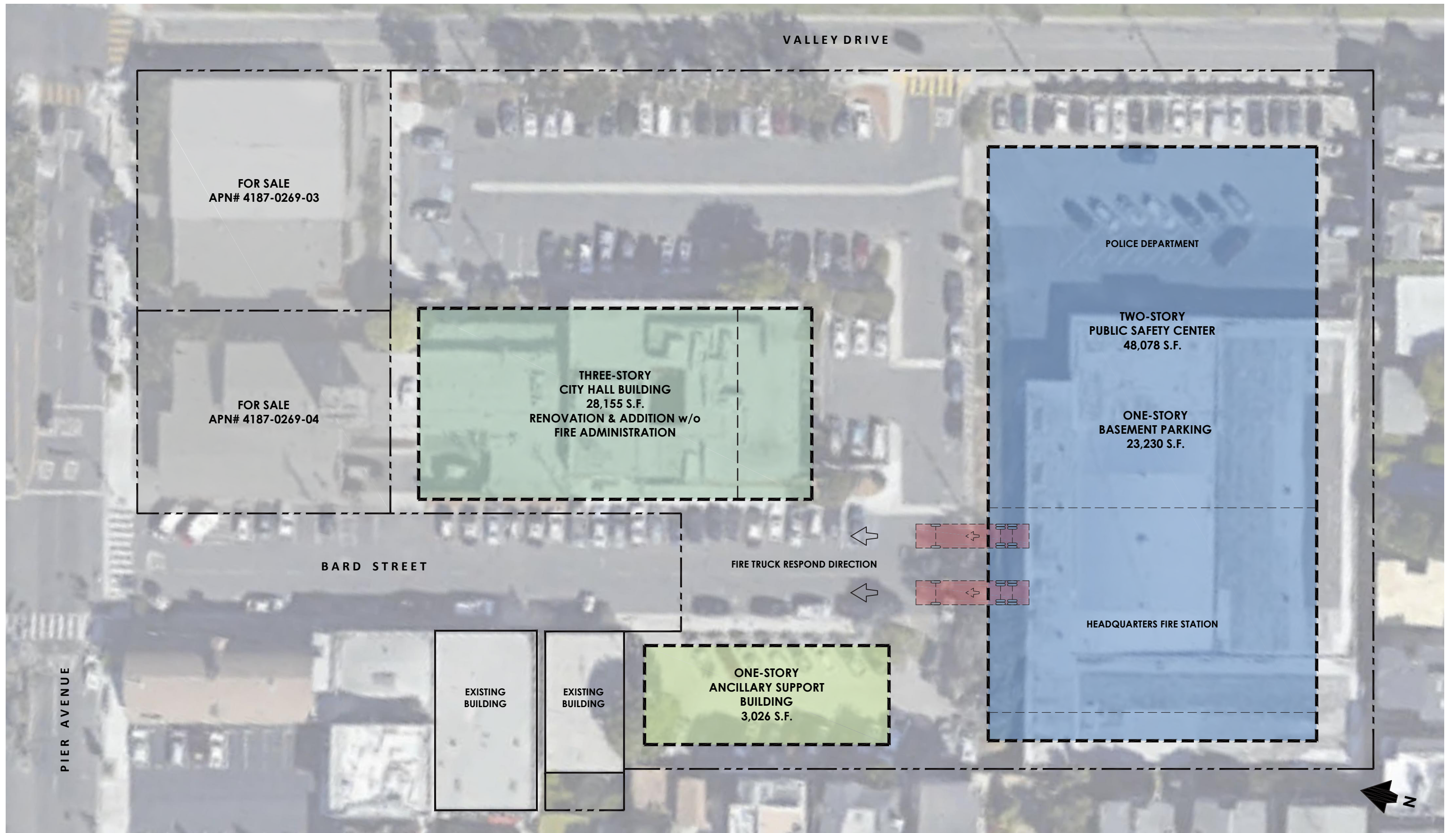
This scenario requires that the Joint Police and Fire Station (Public Safety Center) be constructed first so that the replacement City Hall can be built on the existing police station portion of the building. A portion of the funding for the new Public Safety Center and the New City Hall can be secured through the sale of two properties on Pier Ave.

Order of Magnitude Budget Range (Revenue from property sale not included)

- \$92M - \$96M



Scenario 4 - Relocate Library, Create Public Safety Center at Storage Site, Renovate City Hall, Replace Corporation yard at current site, Sell Pier Ave frontage	Project 1	Project 2	Project 3	Project 4	Project 5	
	Relocate Library	New Public Safety Bldg. @ existing Storage Site with Fire Administration	Renovate and Expand the Existing City Hall without Fire Administration	Replace Corporation Yard at existing site (with Reduced Parking)	Sell Pier Avenue Property for mix use housing project.	
Location:	Community Center	Storage Site	Valley Drive	Existing Site		
Construction (Building Site, Specialty Equipment, Contingencies, Escalation):		\$47,308,684	\$15,907,064	\$10,940,160		
Design and Other Related Fees		\$8,520,933	\$3,323,166	\$2,344,126		
Administrative Costs:		\$1,893,779	\$531,741	\$750,750		
OOM Project Budget		\$57,723,396	\$19,761,971	\$14,035,036		
Property Costs		\$0	\$0	\$0		
Program Management (3% of Project Cost)		\$1,731,702	\$592,859	\$421,051		
Program Escalation		\$0	\$0	\$0		
OOM Program Budget		\$59,455,098	\$20,354,830	\$14,456,087		
OOM Program Budget- Cumulative		\$59,455,098	\$79,809,928	\$94,266,015		
Notes	Budget to be generated through County Feasibility Study					



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SITE ARRANGEMENT PLAN CITY HALL COMPLEX - SCENARIO 4

SCALE: 1/32" = 1'-0"

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Scenario 5

- Relocate Library to Community Center Site
- Build a modern Public Safety Center at the adjacent storage site with basement parking.
- Relocate the City Hall functions to a leased or purchased existing office building on PCH.
- Replace the City Yard facilities at existing site with surface parking
- Sell Pier Ave and Valley Drive corner property.

Rationale

This scenario requires that the Joint Police and Fire Station (Public Safety Center) be constructed first so that the existing City Hall can be demolished in preparation for the sale of the property. This is only feasible if property is available for lease which can accommodate the city hall functions. A portion of the funding for the new Public Safety Center and the New City Hall can be secured through the sale of the properties on Pier Ave.

Order of Magnitude Budget Range (Revenue from property sale not included)

- \$71M - \$76M



Scenario 5 - Replace Library at existing site, Create Public Safety Center at Storage Site, Relocate City Hall, Sell Pier Ave frontage, Replace Corporation Yard at existing site	Project 1	Project 2	Project 3	Project 4	Project 5	
	Replace Library at existing site	New Public Safety Bldg. @ existing Storage Site with Fire Administration	Relocate City Hall function to existing office building on PCH without Fire Administration	Replace Corporation Yard at existing site (with Reduced Parking)	Sell existing City Hall Property	
Location:	Community Center	Storage Site	PCH	Existing Site		
Construction (Building Site, Specialty Equipment, Contingencies, Escalation):		\$47,308,684	\$0	\$10,940,160		
Design and Other Related Fees		\$8,520,933	\$0	\$2,344,126		
Administrative Costs:		\$1,893,779	\$0	\$750,750		
OOM Project Budget		\$57,723,396	\$0	\$14,035,036		
Property Costs		\$0	\$0	\$0		
Program Management (3% of Project Cost)		\$1,731,702	\$0	\$421,051		
Program Escalation		\$0	\$0	\$0		
OOM Program Budget		\$59,455,098	\$0	\$14,456,087		
OOM Program Budget- Cumulative		\$59,455,098	\$59,455,098	\$73,911,185		
Notes	Budget to be generated through County Feasibility Study					



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SITE ARRANGEMENT PLAN CITY HALL COMPLEX - SCENARIO 5

SCALE: 1/32" = 1'-0"

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 phone: 510.208.9400
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Scenario 6

- Replace Library at existing site.
- Build a modern Public Safety Center at the adjacent storage site with basement parking.
- Renovate and Expand City Hall
- Replace the City Yard facilities at existing site with surface parking

Rationale

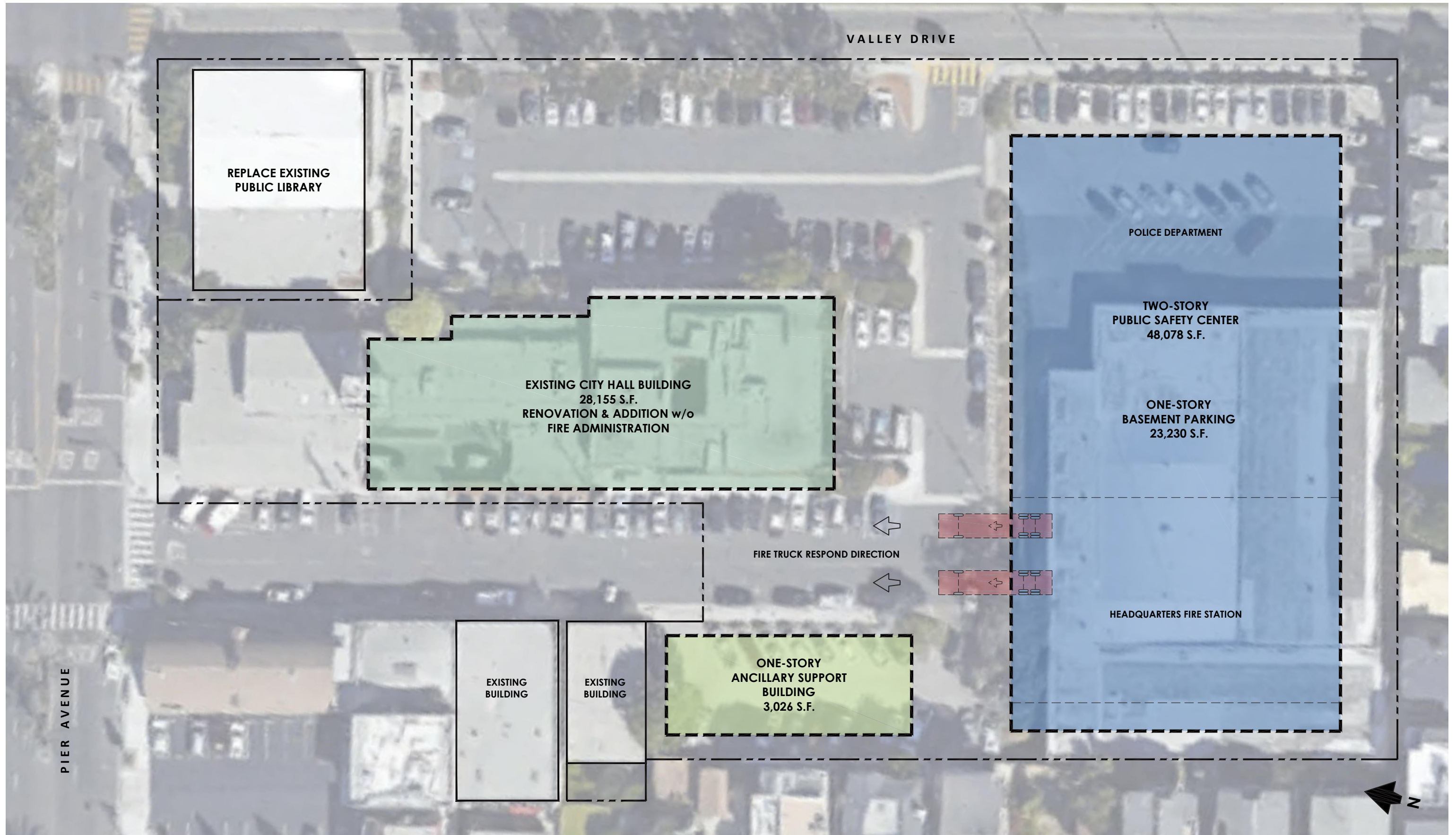
This scenario requires that the Joint Police and Fire Station (Public Safety Center) be constructed first so that the existing City Hall can be renovated with PD already relocated. The City Hall functions would have to be temporarily housed off-site during renovation and construction of the City Hall project.

Order of Magnitude Budget Range

- \$90M - \$95M



Scenario 6 - Replace Library at existing site, Create Public Safety Center at Storage Site, Enovate and Expand City Hall, Replace Corporation Yard at existing site	Project 1	Project 2	Project 3	Project 4		
	Replace Library at existing site	New Public Safety Bldg. @ existing Storage Site with Fire Administration and basement parking	Renovate and Expand the Existing City Hall without Fire Administration	Replace Corporation Yard at existing site (with Reduced Parking)		
Location:	Pier Ave.	Storage Site	Valley Drive	Existing Site		
Construction (Building Site, Specialty Equipment, Contingencies, Escalation):		\$47,308,684	\$15,907,064	\$9,231,184		
Design and Other Related Fees		\$8,520,933	\$3,323,166	\$2,051,145		
Administrative Costs:		\$1,893,779	\$939,777	\$750,750		
OOM Project Budget		\$57,723,396	\$20,170,007	\$12,033,079		
Property Costs		\$0	\$0	\$0		
Program Management (3% of Project Cost)		\$1,731,702	\$605,100	\$360,992		
Program Escalation		\$0	\$0	\$0		
OOM Program Budget		\$59,455,098	\$20,775,107	\$12,394,071		
OOM Program Budget- Cumulative		\$59,455,098	\$80,230,205	\$92,624,276		
Notes	Budget to be generated through County Feasibility Study					



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SITE ARRANGEMENT PLAN CITY HALL COMPLEX - SCENARIO 6

SCALE: 1/32" = 1'-0"

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1212 BROADWAY, SUITE 401, OAKLAND, CA 94612
phone: 510.208.9400
www.marymcgratharchitects.com



E. SCHEDULE FOR NEXT STEPS





E – SCHEDULE FOR NEXT STEPS

E.1 Background

The immediate needs for consideration by the City include approving the purchase of modular buildings and closing Bard St. for the safe operations of an interim fire station. Approval of this interim plan in the first step of the strategic plan.

The near future could be planned as follows:

Year one:

Evaluate scenario options, develop new scenarios and develop public policy for facilities renovation and or replacement.

Secure funding for replacement fire station (or public safety facility)

Investigate avenues for the possible funding for future facility funding

Year Two:

Secure funding of new revenue or develop approach for long-term funding through general fund or a combination of both.

Update Strategic Plan based on funding approach.

Set priority for facility improvements and establish schedule for improvements.

Begin Fire Station Design (if appropriate based on refined scenarios)

Year Three:

Depending on available funding, begin construction of fire station.

Depending on available funding, begin design on next project.



APPENDIX

- FIRE STATION
 - » TWO-COMPANY FIRE STATION
 - » HEADQUARTERS FIRE STATION
- POLICE DEPARTMENT
- PUBLIC SAFETY CENTER
- PUBLIC WORKS YARD
- CITY HALL
 - » CITY HALL WITH FIRE ADMINISTRATION
 - » CITY HALL WITHOUT FIRE ADMINISTRATION
 - » CITY HALL W/O FIRE ADMIN. RENOVATION AND ADDITION
 - » CITY HALL W/O FIRE ADMIN. REPLACEMENT AT EXISTING SITE
 - » CITY HALL W/O FIRE ADMIN. REPLACEMENT AT LIBRARY & FIRE STATION SITE
- PARKING STRUCTURE





- FIRE STATION
 - » TWO-COMPANY FIRE STATION
 - » HEADQUARTERS FIRE STATION





**Hermosa Beach Two Company Fire Station
Conceptual Space Needs Outline**

Fire Department Personnel Summary	
Administration Staffing	Total
Administration = 3 current positions, Fire Chief, Assistant Fire Chief and Administrative Assistant (Not included, located off site)	3
Emergency Management = one full time position (Not included, located off site)	1
TOTAL Administrative STAFFING:	4
Two Company Station -- Company Staffing	
Fire Engine 11 - Captain, Engineer, Firefighter/Paramedic	Total
Fire Engine 11 - Captain, Engineer, Firefighter/Paramedic	3
Rescue 11 - Engineer, Firefighter/Paramedic	2
Rescue 12 - Reserve	0
Engine 12 - Reserve	0
Engine 13 - Reserve	0
Future 3rd Company (Removed from long term planning)	0
TOTAL Fire Station STAFFING:	5

No.	Type of Space	Space Attributes	Square Footage		
			Program	Size	Finish
SITE OPERATIONS					
	Firefighter Parking	10 firefighter parking spaces	3,200	10'x20' ea.	
	Staff Parking	0 staff parking spaces	800	10'x20' ea.	
	Visitor Parking	Two Total - One Accessible with ramp	600	10' x 20	
	Apparatus Washing Area	Adjacent to hydrant for refill and testing; locate at rear of App. Bays; provide clarifier for run-off	0	front apron	
	Hose Maintenance Area	Use front apron area for cleaning hose; roll wet and store on apparatus	0	front apron	
	Yard Hydrant		0	front apron	
	Generator Area	Located at rear yard	150	10'x15'	
	Trash Enclosure	Exterior access for service; space for dumpster and recycling bins	150	10'x15'	
	Flagpole	Flagpole area with lighting	25	5'x5'	
	Outdoor Patio	Outdoor uses; adjacent to Kitchen	200	10'x20'	



Hermosa Beach Two Company Fire Station					
No.	Type of Space	Space Attributes	Program	Size	Finish
Fire Station Administration					
A1	Public Entry Lobby	Interior space for visitor seating; Reception counter adjacent to station office	120	10' x 12'	B
A2	Public Restroom	ADA Accessible restrooms adjacent to Lobby, Unisex	64	8' x 8'	C
A3	Captain's Office	Private office with two computers at desks, lateral file cabinets, shelving	120	10' x 12'	B
A4	Battalion Chief's Office	Private office with two computers at desks, lateral file cabinets, shelving	168	12' x 14'	B
A5	Station Office	Workstations for 3-persons with deep work station for Prevention function; provide space for lateral file cabinets (one per company) and book shelving; adjacent to Captains Office	192	12' x 16'	B
A6	General Storage - Supply	Full-height shelving. Public Ed. And Medical Supply Storage	48	6' x 8'	B
A7	Janitors Room	Storage for cleaning supplies, vacuum, mop sink with mop rack, mop bucket, paper goods.	48	6' x 8'	B
Fire Station Administration:			760		



Hermosa Beach Two Company Fire Station					
No.	Type of Space	Space Attributes	Square Footage		
			Program	Size	Finish
	Fire Station - Apparatus Bay and Apparatus Support				
FS1	Apparatus Bay (2 back-in bays)	Engine 11 (51 aerial), Rescue 11 (Type III) - Front line apparatus. Engine 12 - Second line (Type II); Engine 13- Reserve, (Type II), A12 - Reserve (Basic Life Support). Apparatus bay systems include tailpipe exhaust power cord drops to each vehicle; heating system; night lighting; auto-close doors; trench drains	2,880	(2) 20'x 75'	A
FS2	Air Fill/Central Medical Supply Storage	Heavy Duty Shelving; medical supplies, gas cylinders, extra backboards;	144	9' x 16'	C
FS3	Medical Clean Up	Stainless Steel sink with drain board for hands washing and equipment cleaning, Shower for backboard wash down, drying racks	72	8' x 9'	C
FS4	Yard Storage	Yard equipment, compressor	36	6' x 6'	D
FS5	Turnout Gear Room	18-turnout gear open metal storage lockers; continuous exhaust fan, floor drain, heavy duty shelving; wildland gear bags; extractor and hose dryer.	198	9' x 22'	C
FS6	Janitor room	service sink, mop rack; janitorial supplies;	48	6' x 8'	C
FS7	Work Shop Alcove	Work bench/shop area for vise, peg board, tool storage with large flat work surface, solvent tank, tool chest, storage cabinet, shop sink and 6LF for Hose storage.	120	4' x 30'	C
FS8	Restroom	Fire fighter toilet and sink, off of apparatus bay	64	8' x 8'	C
		Apparatus Bay/Support Subtotal:	3,562		



Hermosa Beach Two Company Station					
	Fire Station - Living Quarters		Program	Size	Finish
FS9	Kitchen	3-refrigerators; 3-shift pantries; 1-dishwasher; gas range/oven with hood; large microwave; large double-bowl sink with disposer; prep sink at island; open to Dining Area	224	14' x 16'	C
FS10	Dining Area	Seating for 6 persons; wall-mounted TV; open to kitchen; open to Day Room	168	14' x 12'	B
FS11	Day Room	Seating for 6 with recliner chairs; entertainment center and book shelving; flexible privacy to Dining	288	18' x 16'	B
FS12	Fitness Room	Dedicated Fitness Room (Allowance, equipment to be confirmed)	396	18' x 22'	B
FS13	Laundry Room	Service sink; countertop; janitorial supplies; mop rack	120	12'x 10'	C
FS14	Firefighter Bedroom	6-separate bedrooms each containing 4-lockers, desk, chair, wall-mounted TV, 1 bed, nightstand	792	11' x 12' (6)	B
FS15	BC Bedroom	1 bedroom containing 4-lockers, desk, chair, wall-mounted TV, 1 bed, nightstand	154	11' x 14'	B
FS16	Firefighter Bathroom ADA	1 accessible restroom with shower, sink, toilet	72	8' x 9" (1)	C
FS17	BC Bathroom ADA	1 accessible restroom with shower, sink, toilet	72	8' x 9" (1)	C
FS18	Firefighter Bathroom	2 unisex restrooms with shower, sink, toilet	126	7' x 9' (2)	C
Living Quarters Subtotal:			2,412		



Hermosa Beach Two Company Station					
No.	Type of Space	Space Attributes	Square Footage		
			Program	Size	Finish
UTILITY SUPPORT/VERTICAL CIRCULATION SPACE					
U1	Mechanical Room	HVAC equipment; hot water heater; fire sprinkler riser. One per floor	80	8' x 10' (1)	D
U2	Electrical Room	Main service panel, fire alarm panel; sub panels	80	8' x 10'	D
U3	Communications Room	Telephone service racks, alert response system hub, data server hub, radio equipment; security system	80	8' x 10'	D
U4	Stairs	(2x) for each level. Two stairways from the second floor for exiting	576	18' x 8'	B
U5	Station Elevator	Elevator and machine room	240	8' x 10' (3)	C
U6	Firefighter Pole	One for each level	32	4'x4'	B
Utility Support/ Vertical Circulation Subtotal:			1,088		

TWO COMPANY FIRE STATION SPACE NEEDS SUMMARY			Program		
		Fire Station Administration:	760		
		Apparatus Bay/Support Subtotal:	3,562		
		Living Quarters Subtotal:	2,412		
		Utility Support/ Vertical Circulation Subtotal:	1,088		
		Fire Station SUBTOTAL (SF)	7,822		
		Circulation at 25%	1,956		B
TWO COMPANY FIRE STATION GRAND TOTAL (SF)			9,778		

Finish Legend: A - Simple Finishes; B - Standard Office Finishes; C - Intense Finishes; D - Service Room Finishes



Hermosa Beach Two Company Fire Station
Engine Company, Medic and BC
CONCEPTUAL PROJECT BUDGET

A. Construction with Contingencies and Escalation

	QUANT	UNIT	Cost per Unit	Total	Notes
Two Company Station					
Two Company Station	9778	LS	\$405	\$3,960,090	Allowance based on Precedence
On-Site Improvements (FS Site and a portion of Bard St. (180' x 100'))	18,000	SF	\$35	\$630,000	Utility, Grading and Drainage, Paving, Fences and Gates, Landscaping.
Haz Mat Demo/Bldg. Demo	5,000	SF	\$15	\$75,000	Demolition of existing Fire Station
Off-Site Improvements	1	LS	\$150,000	\$150,000	Allowance for Street Improvements
Temporary Facilities	-	LS	\$500,000	\$0	Use existing City-owned modular buildings
Specialty Equipment	1	LS	\$550,000	\$550,000	Allowance includes generator, tail-pipe exhaust, extractor, data equipment, etc.
Construction Subtotal:				\$5,365,090	Project Allowance
Project Design Unknowns	25%	%	\$5,365,090	\$1,341,273	Allowance
Construction with Design Unknowns Subtotal:				\$6,706,363	Project Allowance
Construction Contingency (10% of Construction)	10%	%	\$6,706,363	\$670,636	Allowance
Construction with Change Order Contingency Subtotal:				\$7,376,999	Project Allowance
Project Escalation (5% per annum, compounded yearly)	12%	%	\$7,376,999	\$885,240	Annual rate to midpoint of Construction = 24 months (14 months design and 20 months construction)
Construction (Building Site, Specialty Equipment, Contingencies, Escalation):				\$8,262,239	

Construction Cost per SF of Building Area: \$845.03



B. Design and Other Related Fees

	QUANT	UNIT	Cost Per Unit	TOTAL	Notes
Design Fees (A, C, L, S, MEP) - BASIC ON-SITE	10%	%	\$8,262,239	\$826,224	A/E fees including entitlements
Off-site/Street Improvement Drawings	15%	%	\$150,000	\$22,500	design for off site improvements
Cost Estimating	1	LS	\$25,000	\$25,000	Estimate for each phase of development
Boundary and Topographic Surveys	1	LS	\$15,000	\$15,000	Includes recording map
Erosion Control Plan	1	LS	\$7,500	\$7,500	Per Bldg. Department Requirements
Head In Data, Phone, Response, Security, AV Consultant	1	LS	\$25,000	\$25,000	Consultant to City or Arch.
LEED Documentation	1	LS	\$75,000	\$75,000	Energy Modeling, LEED submittal and Tracking (LEED Platinum)
Construction Management (5% of construction value)	5%	%	\$8,262,239	\$413,112	Day to day management during construction
Geotechnical Investigation	1	LS	\$30,000	\$30,000	Includes geohazards report
Haz Mat Study (Ground and (E) buildings)	1	LS	\$5,000	\$5,000	Study only
Environmental (CEQA) Documentation	1	LS	\$50,000	\$50,000	Assume Neg Dec.
Commissioning	1	LS	\$50,000	\$50,000	As Required for LEED Platinum (Net Zero)
Continuous Inspection, Testing During Construction	1	LS	\$50,000	\$50,000	Allowance
Subtotal Design Fees:				\$1,594,336	
Fee Contingency (5% of total Fees)	5%	%	\$1,594,336	\$79,717	Allowance
Reimbursables (5% of total Fees)	5%	%	\$1,594,336	\$79,717	Project Allowance
Total Design and Other Related Fees:				\$1,753,769	



C. Administrative, Permit and Bidding Costs

	QUANT	UNIT	Cost Per Unit	Total	Notes
Administration Costs	-	LS	\$200,000	\$0	Assume none charged to project
Legal Fees	1	LS	\$25,000	\$25,000	Allowance
Building Permit Costs	0%	%	\$8,262,239	\$0	Assume none charged to project
Plan Check Fees	0.0%	%	\$8,262,239	\$0	Assume none charged to project
SWPP Fees (State Board Compliance)	1	LS	\$5,000	\$5,000	Allowance
Planning/Environmental Review Fees	1	LS	\$40,000	\$40,000	Allowance
Temporary Storage Costs	0	LS	\$15,000	\$0	Assume none required
Public Art	0	LS	\$30,000	\$0	Assume none required
Furnishings	1	LS	\$75,000	\$75,000	Allowance
Bidding/Printing (noticing, blueprints, etc.)	1	LS	\$10,000	\$10,000	Allowance
Moving Costs (Two moves)	2	LS	\$5,000	\$10,000	Allowance
Utility Fees - (Edison, sewer, water, telecom, other)	1	LS	\$150,000	\$150,000	Underground Electrical on Pier Ave.
Subtotal Administrative Costs:				\$315,000	
Administrative Cost Contingency (5% of total Fees)	5%	%	\$315,000	\$15,750	Allowance
Total Administrative, Permit and Bidding Costs:				\$330,750	

Division Totals:

	Total	Notes
A. Construction with Contingencies and Escalation	\$8,262,239	
B. Design and Other Related Fees	\$1,753,769	
C. Administrative, Permit and Bidding Costs	\$330,750	
Conceptual Project Budget:	\$10,346,758	

Project Cost Per SF: \$1,058.22

Exclusions:

1. Real estate fees
2. Land acquisition costs
3. Program Level Project Management Fees



Hermosa Beach Headquarters Fire Station Conceptual Space Needs Outline

Fire Department Personnel Summary	
Administration Staffing	Total
Administration = 3 current positions, Fire Chief, Assistant Fire Chief and Administrative Assistant	3
Emergency Management = one full time position	1
TOTAL Administrative STAFFING:	4

Two Company Station -- Company Staffing	Total
Fire Engine 11 - Captain, Engineer, Firefighter/Paramedic	3
Rescue 11 - Engineer, Firefighter/Paramedic	2
Rescue 12 - Reserve (Front Line)	0
Engine 12 - Reserve	0
Engine 13 - Reserve	0
Future 3rd Company	3
TOTAL Fire Station STAFFING:	8

No.	Type of Space	Space Attributes	Square Footage		
			Program	Size	Finish
Site Operations					
	Firefighter Parking	16 firefighter parking spaces	3,200	10'x20' ea.	
	Staff Parking	4 staff parking spaces	800	10'x20' ea.	
	Visitor Parking	Two Total - One Accessible with ramp	600	10' x 20	
	Apparatus Washing Area	Adjacent to hydrant for refill and testing; locate at rear of App. Bays; provide clarifier for run-off	0	rear apron	
	Hose Maintenance Area	Use rear apron area for cleaning hose; roll wet and store on apparatus	0	rear apron	
	Yard Hydrant		0	rear apron	
	Generator Area	Located at rear yard	150	10'x15'	
	Trash Enclosure	Exterior access for service; space for dumpster and recycling bins	150	10'x15'	
	Flagpole	Flagpole area with lighting	25	5'x5'	
	Outdoor Patio	Outdoor uses; adjacent to Kitchen	200	10'x20'	



Fire Department Administrative Offices					
No.	Type of Space	Space Attributes	Program	Size	Finish
ADMINISTRATION					
A1	Public Entry Lobby	Interior space for visitor seating; Reception counter adjacent to small conference room	168	12' x 14'	B
A2	Public Restroom	ADA Accessible restrooms adjacent to Lobby, Men's and Women's	128	8' x 8' x 2	C
A3	Fire Chief Office	Private office, lateral file cabinets, meeting table for 4, shelving	224	16' x 14'	B
A4	Assistant Fire Chief	Private office with single computer at desk, lateral file cabinets, shelving	132	11' x 12'	B
A5	Captain's Office	Private office with two computers at desks, lateral file cabinets, shelving	160	10' x 16'	B
A6	Station Office	Workstations for 3-persons with deep work station for Prevention function; provide space for lateral file cabinets (one per company) and book shelving; adjacent to Administration work area and Captains Office.	270	15' x 18'	B
A7	Administrative Open work Area (Two positions)	Open work stations adjacent to lobby, lateral file cabinets, shelving, adjacent to copy, file, supply room	160	8' x 10' (2)	B
A8	General Storage - Supply	Full-height shelving. Public Ed. And Medical Supply Storage	64	8' x 8'	B
A9	Admin File Storage	File cabinets (locking); 4 - "Times-Two" - 7 tier file systems	108	9' x 12'	B
A10	Admin Workroom/Storage	Full-height shelving, open area for copy machine, central work counter for report assembly, storage for office supplies, form storage, mail box for each station and admin. personnel	120	10' x 12'	C
A11	Training Classroom	Classroom layout for 12; storage cabinets, counter space, white board	384	16' x 24	B
A12	Small Conference	Seating for 6-8; white board	180	15' x 12'	B
A13	Admin. Break Room	Kitchenette, vending	60	6' x 10'	C
A14	Staff Restroom	Men's and Women's Staff Accessible restrooms adjacent to kitchenette	128	8' x 8' x 2	C
A15	Admin. Janitors Room	Storage for cleaning supplies, vacuum, mop sink with mop rack, mop bucket, paper goods,	48	6' x 8'	B
A16	General Building Storage	Storage for building supplies such as light bulbs, extra paint, ceiling tiles, etc.)	48	6' x 8'	B
Fire Department Administrative Offices Subtotal			2,382		



Fire Station Space Needs Summary					
No.	Type of Space	Space Attributes	Square Footage		
Fire Station - Apparatus Bay and Apparatus Support			Program	Size	Finish
FS1	Apparatus Bay (3 drive-through bays)	Engine 11 (51 aerial), Rescue 11 (Type III) - Front line apparatus. Engine 12 - Second line (Type II); Engine 13- Reserve, (Type II), A12 - Reserve (Basic Life Support). Apparatus bay systems include tailpipe exhaust power cord drops to each vehicle; heating system; night lighting; auto-close doors; trench drains	4,176	(2) 20'x 72' (1) 18' x 72'	A
FS2	Air Fill/Central Medical Supply Storage	Heavy Duty Shelving; medical supplies, gas cylinders, extra backboards;	144	9' x 16'	C
FS3	Medical Clean Up	Stainless Steel sink with drain board for hands washing and equipment cleaning, Shower for backboard wash down, drying racks	72	8' x 9'	C
FS4	Yard Storage	Yard equipment, compressor	36	6' x 6'	D
FS5	Turnout Gear Room	26-turnout gear open metal storage lockers; continuous exhaust fan, floor drain, heavy duty shelving; wildland gear bags; extractor and hose dryer.	352	16' x 22'	C
FS6	Janitor room	service sink, mop rack; janitorial supplies;	48	6' x 8'	C
FS7	Work Shop Alcove	Work bench/shop area for vise, peg board, tool storage with large flat work surface, solvent tank, tool chest, storage cabinet, shop sink and	120	4' x 30'	C
FS8	Air Room	Oxygen cascade system with limited small bottle storage	60	6' x 10'	B
FS9	Special Project Room	Room for assigned support duty such as turnout, mask repair, hose repair, allows outsourced projects to be brought in house.	80	8' x 10'	B
FS10	Restroom	Fire fighter toilet and sink, off of apparatus bay	64	8' x 8'	C
Station - App Bay/Support Subtotal			5,152		

Fire Station - Living Quarters			Program	Size	Finish
FS11	Kitchen	2-refrigerators; 3-shift pantries; 1-dishwasher; gas range/oven with hood; large microwave; large double-bowl sink with disposer; prep sink at island; open to Dining Area	224	14' x 16'	C
FS12	Pantry	Walk-in Pantry with full height shelving and location for freezer	72	8' x 9'	B
FS13	Dining Area	Seating for 10 persons; wall-mounted TV; open to kitchen; open to Day Room	288	16' x 18'	B
FS14	Day Room	Seating for 10 with recliner chairs; entertainment center and book shelving; flexible privacy to Dining	432	18' x 24'	B



No.	Type of Space	Space Attributes	Square Footage		
			Program	Size	Finish
Fire Station - Living Quarters					
FS16	Laundry Room	Service sink; countertop; janitorial supplies; mop rack	120	12'x 10'	C
FS17	Firefighter Bedroom	9-separate bedrooms each containing 4-lockers, desk, chair, wall-mounted TV, 1 bed, nightstand	1,238	11' x 12.5' (9)	B
FS18	Firefighter Bathroom ADA	1 accessible restroom with shower, sink, toilet	72	8' x 9" (1)	C
FS19	Firefighter Bathroom	4 unisex restrooms with shower, sink, toilet	252	7' x 9' (4)	C
Station - Firefighter Quarters Subtotal			2,698		

ADMINISTRATION and FIRE STATION					
No.	Type of Space	Space Attributes	Square Footage		
			Program	Size	Finish
UTILITY SUPPORT/VERTICAL CIRCULATION SPACE					
U1	Mechanical Room	HVAC equipment; hot water heater; fire sprinkler riser. One per floor	160	8' x 10' (2)	D
U2	Electrical Room	Main service panel, fire alarm panel; sub panels	80	8' x 10'	D
U3	Communications Room	Telephone service racks, alert response system hub, data server hub, radio equipment; security system	120	10' x 12'	D
U4	Stairs	(2x) for each level. Two stairways from the second floor for exiting	576	18' x 8'	B
U5	Station Elevator	Elevator and machine room	240	8' x 10' (3)	C
U6	Firefighter Pole	One for each level	32	4'x4'	B
Utility Support/ Vertical Circulation Subtotal			1,208		

HEADQUARTERS FIRE STATION SPACE NEEDS SUMMARY			Program		
Fire Department Administrative Offices Subtotal			2,382		
Administrative AREA SUBTOTAL (SF)			2,382		
Station - App Bay/Support Subtotal			5,152		
Station - Firefighter Quarters Subtotal			2,698		
Fire Station Operations SUBTOTAL (SF)			7,850		
Utility Support/ Vertical Circulation Subtotal			1,208		
BUILDING SUBTOTAL (SF)			11,440		
Circulation at 30%			3,432		B
HEADQUARTERS FIRE STATION GRAND TOTAL (SF)			14,871		

Finish Legend: A - Simple Finishes; B - Standard Office Finishes; C - Intense Finishes; D - Service Room Finishes



Hermosa Beach Headquarters Fire Station
Administration and Fire Station No.1
CONCEPTUAL PROJECT BUDGET

A. Construction with Contingencies and Escalation

	QUANT	UNIT	Cost per Unit	Total	Notes
Fire Station, Admin/Fire Prevention, EOC					
Fire Department Admin and Fire Station	1	LS	\$6,006,060	\$6,006,060	Per construction budget detail
On-Site Improvements (Library and FS Site (180' x 180'))	32,400	SF	\$25	\$810,000	Utility, Grading and Drainage, Paving, Fences and Gates, Landscaping.
Haz Mat Demo/Bldg. Demo	10,000	SF	\$8	\$80,000	Demolition of existing Fire Station and Library (Approximate area)
Off-Site Improvements	1	LS	\$15,000	\$15,000	Allowance for Street Improvements
Temporary Facilities	-	LS	\$500,000	\$0	Assume existing modulares are used
Specialty Equipment	1	LS	\$650,000	\$650,000	Allowance includes generator, tail-pipe exhaust, extractor, data equipment, etc.
Construction Subtotal:				\$7,561,060	Project Allowance
Project Design Unknowns	25%	%	\$7,561,060	\$1,890,265	Allowance
Construction with Design Unknowns Subtotal:				\$9,451,325	Project Allowance
Construction Contingency (10% of Construction)	10%	%	\$9,451,325	\$945,133	Allowance
Construction with Change Order Contingency Subtotal:				\$10,396,458	Project Allowance
Project Escalation (5% per annum, compounded yearly)	12%	%	\$10,396,458	\$1,247,575	Annual rate to midpoint of Construction = 24 months (14 months design and 20 months construction)
Construction (Building Site, Specialty Equipment,				\$11,644,032	

Construction Cost per SF of Building Area: \$782.98



B. Design and Other Related Fees

	QUANT	UNIT	Cost Per Unit	TOTAL	Notes
Design Fees (A, C, L, S, MEP) - BASIC ON-SITE	10%	%	\$11,644,032	\$1,164,403	A/E fees including entitlements
Off-site/Street Improvement Drawings	15%	%	\$15,000	\$2,250	design for off site improvements
Cost Estimating	1	LS	\$25,000	\$25,000	Estimate for each phase of development
Boundary and Topographic Surveys	1	LS	\$25,000	\$25,000	Includes recording map
Erosion Control Plan	1	LS	\$7,500	\$7,500	Per Bldg. Department Requirements
Waterproofing Consultant	1	LS	\$25,000	\$25,000	Consultant to City
Lighting Designer	1	LS	\$25,000	\$25,000	Optional
Head In Data, Phone, Response, Security, AV Consultant	1	LS	\$50,000	\$50,000	Consultant to City or Arch.
LEED Documentation	1	LS	\$75,000	\$75,000	Energy Modeling, LEED submittal and Tracking (LEED Platinum)
Construction Management (5% of construction value)	5%	%	\$11,644,032	\$582,202	Day to day management during construction
Geotechnical Investigation	1	LS	\$30,000	\$30,000	Includes geohazards report
Haz Mat Study (Ground and (E) buildings)	1	LS	\$5,000	\$5,000	Study only
Environmental (CEQA) Documentation	1	LS	\$50,000	\$50,000	Assume Neg Dec.
Commissioning	1	LS	\$50,000	\$50,000	As Required for LEED Platinum (Net Zero)
Continuous Inspection, Testing During Construction	1	LS	\$75,000	\$75,000	Allowance
Subtotal Design Fees:				\$2,191,355	
Fee Contingency (5% of total Fees)	5%	%	\$2,191,355	\$109,568	Allowance
Reimbursables (5% of total Fees)	5%	%	\$2,191,355	\$109,568	Project Allowance
Total Design and Other Related Fees:				\$2,410,490	



C. Administrative, Permit and Bidding Costs

	QUANT	UNIT	Cost Per Unit	Total	Notes
Administration Costs	-	LS	\$200,000	\$0	Assume none charged to project
Legal Fees	1	LS	\$80,000	\$80,000	Allowance
Building Permit Costs	0%	%	\$11,644,032	\$0	None charged to Project
Plan Check Fees	0.0%	%	\$11,644,032	\$0	None charged to Project
SWPP Fees (State Board Compliance)	1	LS	\$5,000	\$5,000	Allowance
Planning/Environmental Review Fees	1	LS	\$40,000	\$40,000	Allowance
Temporary Storage Costs	0	LS	\$15,000	\$0	Assume none required
Public Art	0	LS	\$30,000	\$0	Assume none required
Specialty Equipment	1	LS	\$200,000	\$200,000	Owner provided Equipment (servers, workstations, phone systems, radio systems, alerting system, etc.)
Furnishings	1	LS	\$100,000	\$100,000	Allowance
Bidding/Printing (noticing, blueprints, etc.)	1	LS	\$10,000	\$10,000	Allowance
Moving Costs	1	LS	\$15,000	\$15,000	Allowance
Utility Fees - (Edison, sewer, water, telecom, other)	1	LS	\$150,000	\$150,000	Allowance
Subtotal Administrative Costs:				\$600,000	
Administrative Cost Contingency (5% of total Fees)	5%	%	\$600,000	\$30,000	Allowance
Total Administrative, Permit and Bidding Costs:				\$630,000	

Division Totals:

	Total	Notes
A. Construction with Contingencies and Escalation	\$11,644,032	
B. Design and Other Related Fees	\$2,410,490	
C. Administrative, Permit and Bidding Costs	\$630,000	
Headquarters Fire Station Conceptual Project Budget:	\$14,684,523	

Project Cost Per SF: \$987.44

Exclusions:

1. Real estate fees
2. Land acquisition costs
3. Program Level Project Management Fees



▪ POLICE DEPARTMENT





Hermosa Beach Police Department
Replacement Facility
SPACE NEEDS SUMMARY

Component	2015		2040		Explanation
	Area Gross S.F.	Number of Personnel	Area Gross S.F.	Number of Personnel	
Office of the Chief of Police	1,242	6.0	1,242	6.0	Staff Growth Per PD Memo
Field Operations Division: Office	205	31.0	205	31.0	Includes Division Commander Office and Reserves
Community Lead: Office and Work Area	0	2.0	0	2.0	Includes Community Lead Sergeant
Traffic: Office and Work Area	448	3.0	448	3.0	Inclues Traffice Sergeant
Patrol Sergeant Work Room	485		485		Staff counted in Field Operations
Field Operations Division: Support Functions	2,255		2,255		
Evidence Processing/Office and Secure Storage	2,919	1.0	2,919	1.0	
Community Services Division	1,827	17.0	1,827	17.0	Includes Seasonal Workder
Investigative & Support Services	4,199	9.0	4,199	9.0	Includes Administrative Captain Office
Police Service Officers/Records/ Jail	4,778	10	4,778	10	Refer to Temporary Holding for Jail SF
Temporary Holding	3,233		3,233		Staff included in Area Above
Staff Support	4,418		4,418		
Facility Support	4,296		4,296		
Total Building Spaces	30,305	79.0	30,305	79.0	
Building Gross Factor - 15%	4,546		4,546		
Total Building Gross Square Footage	34,850		34,850		

Ancillary Support Building	3,026		3,026		Large vehicle evidence storage, Share with FD
Exterior Improvements	32,386		32,386		Parking, Fueling, etc.



Hermosa Beach Police Department
Total Replacement
SPACE NEEDS OUTLINE

				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square Footage	No. of Staff	
Office of the Chief of Police								
Office of the Chief								
Police Chief	O-1	1	256	256	1	256	1	Accommodate meetings of 4-5 people
Police Chief's Storage	CL-3	1	40	40		40		
Administrative Assistant	W-1	1	80	80	1	80	1	
Crime Analyst	O-4	1	120	120	1	120	1	Needs space to hold files
Administrative Services Captain	O-3	1	132	132	1	132	1	Need space for conference 2-3 people, file storage
Admin. Services Captain's Storage	CL-3	0.5	40	20		20		
P&T - I/A	O-3	1	132	132	1	132	1	Need space for conference 2-3 people, file storage
P&T - I/A Storage	CL-3	0.5	40	20		20		
Admin. Assistant/ Accreditation Manager	O-4	1	120	120	1	120	1	Need space to hold project files, Training files
Division Subtotal				920	6.0	920	6.0	
Efficiency Factor - 35%				322		322		
Office of the Chief TOTAL				1,242	6.0	1,242	6.0	

Field Operations Division								
Field Operations Division: Office								
Field Operations Division Commander	O-3	1	132	132	1	132	1	
Field Ops Division Commander Storage	CL-3	0.5	40	20		20		
Day Shift								
Patrol Team 1 Sergeant					1		1	Refer to Patrol Sergeant shared office space
Patrol Team 1					4		4	
Patrol Team 2 Sergeant					1		1	Refer to Patrol Sergeant shared office space
Patrol Team 2					5		5	



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square Footage	No. of Staff	
Night Shift								
Patrol Team 3 Sergeant					1		1	Refer to Patrol Sergeant shared office space
Patrol Team 3					5		5	
Patrol Team 4 Sergeant					1		1	Refer to Patrol Sergeant shared office space
Patrol Team 4					5		5	
Patrol Reserves								
Reserve Officers					7		7	
Division Subtotal				152		152		
Efficiency Factor - 35%				53		53		
Field Operations Division Office TOTAL:				205	31.0	205	31.0	

Community Lead: Office and Work Area								
Community Lead Sergeant	O-3	0	132	0	1	0	1	Community Lead Sergeant and staff would work out of Patrol
Community Lead Officer and Work Area								
Community Lead Work Area								
Workstation	W-1	0	80	0	1	0	1	
Case Files	F-1	0	5	0		0		
Equipment Storage	CL-1	0	8	0		0		
Work Table	F-3	0	40	0		0		Table for 4- 6 with white board
Book shelves	SH-1	0	40	0		0		
File Cabinets	F-1	0	5	0		0		
Division Subtotal				0		0		
Efficiency Factor - 35%				0		0		
Community Lead TOTAL:				0	2.0	0	2.0	

Traffic: Office and Work Area								
Traffic Sergeant	O-3	1	132	132	1	132	1	Traffic Sergeant office would be in Traffic work area, Adjacent to Patrol
Traffic Officers								
Traffic Work Area								
Workstations	W-4	2	24	96	2	96	2	



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square Footage	No. of Staff	
Color Printer/Copier	F-3	1	40	40		40		
Diagrams/ Surveys Files	F-1	2	5	10		10		
Forms Storage	F-1	1	5	5		5		
Traffic Citations File	F-1	1	5	5		5		
Resource Manuals	SH-4	1	12	12		12		
Equipment Storage	CL-1	4	8	32		32		
Division Subtotal				332		332		
Efficiency Factor - 35%				116		116		
Traffic TOTAL:				448	3.0	448	3.0	

Patrol Sergeant Work Room								
Sergeant Work Area								
Workstations	W-1	2	80	160		160		Four Patrol Team Sergeants. Refer to Unit for Staffing. Two work stations for shift overlap
Color Printer/Copier	F-3	1	40	40		40		
File Storage	F-1	6	5	30		30		
Forms Storage	F-1	1	5	5		5		
Resource Manuals	SH-4	1	12	12		12		
Briefing Table	B-1	4	18	72		72		
Equipment Storage	CL-1	5	8	40		40		
Division Subtotal				359		359		
Efficiency Factor - 35%				126		126		
Patrol Sergeant Work Room TOTAL				485	0.0	485	0.0	

Volunteers								
Volunteer work stations								8 total Volunteers - Not counting in staffing. Refer to each work area for Volunteer work stations



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square Footage	No. of Staff	
Field Operations								
Division: Support								
Functions								
Patrol Support Areas								
Briefing Room								
Seating	B-1	20	18	360		360		20 person briefing room in classroom type tables
Presentation Area		1	40	40		40		
Duty Bag Room								
Duty Bag/2nd Bag Room	L-3	68	2.75	187		187		2 per sworn field ops personnel, 38 total Sworn. Less 4 Admin. 68 total storage lockers
Patrol Equipment	CL-4	2	40	80		80		Flashlight, Radios, Cameras, Keys, Gloves, Wipes
Equipment Room								
Patrol Equipment		1	120	120		120		Rifles, shotguns, ammo, handcuffs, vests
SWAT Equipment		1	120	120		120		SWAT Specialty rifles, Rams, ammo.
Armory								
Ammunition	SH-1	2	40	80		80		16' of full height shelving
Gun cleaning station	F-3	1	40	40		40		Workbench with air tools, parts storage
Shotgun Storage	SH-2	3	56	168		168		24' of full height shelving - 4' deep
Training guns and supplies	SH-2	1	56	56		56		16' of full height shelving - 4' deep
Gun Clearing Station		2	9	18		18		
Report Writing Room								
Report Writing Stations	W-4	6	24	144		144		
Form Storage	F-1	2	5	10		10		
Officer Files	F-2	4	13.5	54		54		4 - 4-drawer high cabinets
Juvenile Holding								
Holding Room	I-4	1	64	64		64		Visual contact to report writing
Work Area	F-3	3	40	120		120		printer/copier, office supply storage, counter for report assembly, fax



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square Footage	No. of Staff	
Officer Mail Boxes		38	0.25	10		10		1 per sworn field ops personnel
Division Subtotal				1,671		1,671		
Efficiency Factor - 35%				585		585		
Patrol Support Work Area TOTAL				2,255	0.0	2,255	0.0	

Evidence Processing/Office and Secure Storage								
Evidence Receiving Counter		1	30	30		30		
Evidence Processing		1	80	80		80		Perimeter counter space with sink. Center island for evidence layout, fingerprint testing , weighing, photographing, (Two drying cabinets, two fume hoods), CSI supplies storage
Bag and Tag work area		1	60	60		60		Evidence processing supplies
Valtox Work area		0	60	0		0		
Temporary Storage Lockers		1	60	60		60		Temporary storage while processing
Refrigerator/Freezer		1	18	18		18		Temporary storage while processing
Evidence Processing Support								
Evidence Processing Work Counter	F-3	3	40	120		120		With supplies storage in cabinetry
Hand Wash Sink and Counter	F-3	1	40	40		40		
Emergency Eyewash		1	10	10		10		
Property and Evidence Staff Office								
Property and Evidence Specialist	W-1	1	80	80	1	80	1	
Files	F-2	5	13.5	67.5		68		forms storage, fingerprint cards, photo/latent files, evidence supplies
Shelving	SH-4	1	12	12		12		



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square Footage	No. of Staff	
Secure Evidence Storage Area								
Compact Evidence Storage System		9	75	675		675		9 rows
Gun Storage Cage	CL-4	1	40	40		40		
Narcotics Room	CL-4	1	40	40		40		
Safe		1	18	18		18		
Refrigerator		1	32	32		32		
Freezer		1	32	32		32		
Drying Locker		1	24	24		24		
Arson Locker		3	15	45		45		
Bicycle Storage		16	12	192		192		Accessible to outdoor loading area
Bulky Evidence Storage	CL-4	11	40	440		440		Accessible to outdoor loading area
Vehicle Evidence Processing		1	250	250		250		Accessible to outdoor loading area
Bulk Marijuana Temporary Holding								See Exterior Spaces space list
Large Evidence and Vehicle Storage								See Ancillary Police Support space list
Outdoor Loading Area								See Exterior Spaces space list
Subtotal				2,336		2,336		
Efficiency Factor -25%				584		584		
Evidence Processing/Office/Secure Storage TOTAL				2,919	1	2,919	1	

Community Services Division								
Community Services Division Manager	O-2	1	143	143	1	143	1	
Manager Storage	CL-3	0.5	40	20		20		
Community Services Field Supervisors	O-4	2	120	240	2	240	2	
Administrative Services Coordinator	W-1	1	80	80	1	80	1	
Community Services Work Report Room								
Report Writing Stations	W-4	4	24	96	12	96	12	10 total Community Service Officers provide report writing stations for 4



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square Footage	No. of Staff	
File Storage	F-4	4	16	64		64		Share copier work area with Patrol
Equipment Storage	CL-4	1	40	40		40		
Resource Manuals	SH-4	1	14	14		14		
Form Storage	F-1	2	5	10		10		
Officer Files	F-2	4	13.5	54		54		4 - 4-drawer high cabinets
Equipment Storage	F-1	8	5	40		40		
Volunteer Workstation	W-4	2	20	40		40		Plan for two work stations
CSO/Meter Maintenance	W-1	1	80	80	1	80	1	Workshop area with bench
Community Services Conference Room	C-2	1	432	432		432		6-8 chairs
Division Subtotal				1,353		1,353		
Efficiency Factor - 35%				474		474		
Community Services Division TOTAL				1,827	17.0	1,827	17.0	

Investigative & Support Services								
Investigation & SS Division Commander	O-3	1	132	132	1	132	1	
Manager Storage	CL-3	0.5	40	20		20		
Investigations								
Detective Sergeant	O-4	1	120	120	1	120	1	
Administrative Sergeant	O-4	1	132	132	1	132	1	
Detectives	W-1	4	80	1280	4	1,280	4	
Briefing Table	B-1	6	18	108		108		
Mapping Wall	M-1	2	40	80		80		
Case Files	F-1	6	5	30		30		
Equipment Storage	F-1	4	5	20		20		Tactical vests, Jackets
Volunteer Workstation	W-4	1	20	20		20		Plan for one work station
Court Liaison	W-1	1	80	80	1	80	1	Round up staffing for work station
Regional Taskforce	W-1	1	80	80	1	80	1	
Investigation Work Room								
Color Printer/Copier	F-3	1	40	40		40		
File Storage	F-4	4	16	64		64		
Equipment Storage	CL-4	1	40	40		40		



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square Footage	No. of Staff	
Resource Manuals	SH-4	1	14	14		14		
Storage		1	16	16		16		
Investigation Conference Room	C-1	1	180	180		180		6-8 chairs
Staff Pantry	P-1	1	20	20		20		For coffee, water
Waiting Area	S-1	6	15	90		90		
Confidential Meeting Room	I-3	1	80	80		80		
Interview Rooms								Share with Field Services
Interview Room (Soft)	I-2	1	120	120		120		Separate from hard interview rooms
Video Monitoring and Viewing	CL-3	3	40	120		120		For confidential meeting room, suspect interview and victim interview rooms
Monitoring/Computer/Equipment Storage	CL-3	1	40	40		40		Surveillance, monitoring equipment
Interviewee Restroom	T-4	1	64	64		64		single-occupancy, unit-sex
Children's Waiting Room		1	120	120		120		
Police Service Officer Supervisors								Refer to Records for Work Area and Staffing
Division Subtotal				3,110		3,110		
Efficiency Factor - 35%				1,089		1,089		
Investigative and Support Division TOTAL				4,199	9.0	4,199	9.0	

Police Service Officers/Records/ Jail								Refer to Temporary Holding for Jail SF
Police Service Officers/Records/Jail								
Police SO/Records Supervisor	O-4	1	120	120	2	120	2	
Police SO/Records Specialist	W-2	4	72	2304	8	2,304	8	Two- three people on duty at one time
Volunteer Work Station	W-3	1	48	48		48		
Light-Duty Desk Officer Station	W-3	1	48	48		48		
Public Reception								separation from work area
Counter		2	25	50		50		
Cash Register?		1	25	25		25		
Computer Station	W-4	1	24	24		24		



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square Footage	No. of Staff	
Reporting Counter								separation from work area
Counter		1	25	25		25		Separation from main lobby
Live Scan Room		1	120	120		120		Off of Main Lobby
Interview Room		1	120	120		120		Off of Main Lobby
Copier Room								
Document Imaging Systems (3)		3	30	90		90		
Recycling Area		1	25	25		25		
Workstation	W-4	1	24	24		24		
Microfiche Reader	W-4	0	24	0		0		
Files (in open work area)								
Records Files	F-4	8	16	128		128		
290/11590/Gang Registrants	F-4	2	16	32		32		
Warrants	F-4	2	16	32		32		
Leads Storage	SH-1	2	40	80		80		
Mail Trays		30	0.25	7.5		8		
Storage Room								
Supplies Storage		1	16	16		16		
Purged Document Storage		7	5.5	38.5		39		
Safe		1	12	12		12		
Briefing Supplies		1	16	16		16		
Forms	SH-4	3	12	36		36		
Restraint, Cite Books, Citations	F-2	3	13.5	40.5		41		
Microfiches/Small AV Storage	F-2	1	13.5	13.5		14		
High Density Records Storage	SH-3	400	0.16	64		64		
Subtotal				3,539		3,539		
Efficiency Factor - 35%				1,239		1,239		
Police Service Officers/Records TOTAL				4,778	10.0	4,778	10.0	

Temporary Holding							
Vehicle Sallyport		2	400	800		800	
Prisoner Sallyport		1	100	100		100	Between vehicle sallyport and holding
Prisoner Release Sallyport		1	50	50		50	Between public area and holding



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square Footage	No. of Staff	
Booking Area								
Staff Work Area and Counter		1	150	150		150		
Intoxilizer		1	40	40		40		
Photo Area		1	80	80		80		
Fingerprint Area		1	25	25		25		
Live Scan		1	25	25		25		
Prisoner Property		1	25	25		25		
Prisoner Booking		2	36	72		72		Secure Booking Area
Booking Interview Rooms	I-1	1	80	80		80		
Holding Cells		6	80	480		480		Temporary holding room with toilet, single occupancy, vision lite in door (Currently have 9 beds, this program reduces beds to 6.)
Detainee Toilet	T-4	1	64	64		64		
Detainee Shower	T-5	1	80	80		80		
Staff Toilet	T-4	1	64	64		64		
Janitor Closet		1	50	50		50		
Safety Equipment Storage		1	40	40		40		
AV Monitoring Equipment		1	40	40		40		
Supplies Storage	CL-3	2	40	80		80		
Staff Sallyport		1	50	50		50		Between police building and holding
Division Subtotal				2,395		2,395		
Efficiency Factor - 35%				838		838		
Temporary Holding TOTAL				3,233		3,233		

Staff Support								
Training Room								See Fire EOC Program
Men's Locker Room								
Officer Lockers	L-1	34	18	612		612		38 police officers total - assume 90% men
Non-Sworn Lockers	L-2	13	5.5	72		72		~25 non-sworn total - assume 50% men
Restroom Facilities	T-1	1.5	200	300		300		3 toilet stalls, 2 urinal, 2 lavs
Shower Facilities	T-5	3	80	240		240		Three showers with dressing area



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square Footage	No. of Staff	
Women's Locker Room								
Officer Lockers	L-1	11	18	198		198		38 police officers - assume 30% women
Non-Sworn Lockers	L-2	20	5.5	110		110		~25 non-sworn total - assume 80% women
Restroom Facilities	T-2	1	150	150		150		3 toilet stalls, 2 lavs
Shower Facilities	T-5	2	80	160		160		Two Showers with dressing area
Sleeping Rooms								
		2	80	160		160		Small room with bed (For Court appearance after duty)
Fitness Room								
		1	800	800		800		Potential to share with FD
Break Room								
Vending Machines	V-1	2	15	30		30		
Kitchen	K-1	3	40	120		120		sink, microwave, refrigerator, toaster oven, counter, bottled water storage
Seating	S-2	6	15	90		90		
Dry Cleaning Closet								
	CL-3	1	40	40		40		
Men's Staff Toilets								
	T-2	2	150	300		300		
Women's Staff Toilets								
	T-2	2	150	300		300		
Subtotal				3,682		3,682		
Circulation - 20%				736		736		
Staff Support TOTAL				4,418		4,418		

Facility Support								
Public Lobby								
Lobby Area		1	200	200		200		
Seats for Waiting	S-1	8	15	120		120		
Standing Area/Reception Line		8	6	48		48		
Reception Counter		1	25	25		25		
Pamphlet Rack	-	1	12	12		12		
Display Area	-	1	80	80		80		
Public Restrooms	T-2	2	150	300		300		
Interview Room (Soft)								
	I-2	0	120	0		0		See Records
Janitor Closet								
	J-1	4	50	200		200		Throughout Building
Computer and Networking Room								
System Administrator Workstation	W-2	1	72	72		72		
Work bench		1	25	25		25		
Network Racks		3	48	144		144		
Storage		1	16	16		16		



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square Footage	No. of Staff	
Electrical Room		1	225	225		225		
Mechanical Rooms		2	400	800		800		
Fire Alarm Room		1	80	80		80		
UPS Room		1	100	100		100		
Elevator		2	80	160		160		Two elevators necessary. One secure and one for the Public
Stairs		4	120	480		480		
Maintenance and Supplies		1	200	200		200		4 supply cabinets in a central location
Recycling Areas		1	150	150		150		
Subtotal				3,437		3,437		
Circulation -25%				859		859		
Facility Support TOTAL				4,296		4,296		

Ancillary Support Building								
Patrol Bicycle Storage								Can share space with Motorcycle Garage
Bicycles		12	9	108		108		floor racks
Lockers	L-1	3	18	54		54		
Storage Cabinets/Shelving	SH-1	2	40	80		80		
Work Bench		1	50	50		50		
Motorcycle Garage								Can share space with Bicycle Patrol Storage
Motorcycle Parking		4	40	160		160		2 Motors are taken home at night, balance storage in motors garage.
Officer Locker	L-1	6	18	108		108		2 full time, nine part-time for events
Storage Cabinets/Shelving	SH-1	2	40	80		80		
Remote Radar Batteries	SH-1	2	40	80		80		
Work bench		1	50	50		50		oil check, fill tires, charging, platform lift
Kennels								
Kennels		2	32	64		64		2 for police K-9
Supplies Storage		1	60	60		60		
SWAT Storage								
Storage Cabinets/Shelving	SH-1	0	40	0		0		
SWAT Van and Trailer		0	400	0		0		



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square Footage	No. of Staff	
CSI Storage								
Storage Cabinets/Shelving	SH-1	0	40	0		0		
CSI Panel Truck		0	200	0		0		
Emergency Supply Storage Room		1	600	600		600		Conditioned room, secure from vermin. Emergency slights, kits, food, water, soups, coffee, iPhone Kits, Riot shields, extra gas masks, first aid supplies.
Field Training Records		0	200	0		0		
Marine Equipment Storage		1	100	100		100		Parts and accessories
Training Equipment Storage Room		1	200	200		200		Training dummy, mats, training materials, easels, tables and chairs, Phase Training Equipment,
Fleet Maintenance Storage								
Miscellaneous Storage		4	16	64		64		Tires?
Flares		4	16	64		64		
Large Evidence and Vehicle Storage		1	600	600		600		
Records Storage		0	600	0		0		
Subtotal				2,522		2,522		
Circulation -20%				504		504		
Ancillary Support Building TOTAL				3,026		3,026		

Exterior Spaces								
Evidence Loading Area		1	400	400		400		Adjacent to Property and Evidence
Bulk Marijuana Temporary Holding		3	50	150		150		In exterior storage units to avoid odors filtering into building through the mechanical system
Vehicle Inspection Area	-	1	400	400		400		Covered area with air, water, storage for windshield wipers, hoses, etc.



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square Footage	No. of Staff	
Parking								
Visitor Parking		10	350	3500		3,500		All Visitor parking is off-site except ADA
Disabled Access Parking		4	500	2000		2,000		
Police Staff Parking		35	350	12250		12,250		
Unassigned Vehicle Parking		8	200	1600		1,600		
Police Patrol Vehicle Parking		12	400	4800		4,800		
Police Unmarked Vehicle Parking		8	350	2800		2,800		
Radar Trailer		2	100	200		200		Need to be verified
ATV on Trailer		1	200	200		200		Need to be verified
Command RV		1	200	200		200		Need to be verified
Storage Trailer		1	200	200		200		Need to be verified
Trash Cans at Official Vehicle Parking Area		4	9	36		36		
Site Development								
Landscaped Areas		1	0	-		0		Site Dependent
Outdoor Plazas		1	0	0		0		
Flagpole		1	50	50		50		
Staff Courtyard		1	400	400		400		near lunch room
Patrol Ingress and Egress Points		2	600	1200		1,200		minimum of 2
Entries								
Public Entry		1	200	200		200		
Staff Entry		1	200	200		200		
Patrol Entry		1	200	200		200		
Trash Dumpsters								
General Trash		1	200	200		200		
On-Site Fueling								
Above Grade fueling system		1	200	200		200		
Dispensing Area		1	400	400		400		
Emergency Power								
Emergency Generator		1	200	200		200		for 3-days minimum, ideal is 1 week
Fuel Tank		1	400	400		400		
Exterior Spaces TOTAL				32,386		32,386		



Hermosa Beach Police Department
Storage Building Site
Conceptual PROJECT BUDGET

A. Construction with Contingencies and Escalation

	QUANT	UNIT	Cost per Unit	Total	Notes
Police Station					
Replacement PD Building	34,850	LS	\$500	\$17,425,145	Refer to building budget detail
On-Site Improvements (Storage Building Site)	39,450	SF	\$25	\$986,250	Retaining walls, utility, Grading and Drainage, parking, fences and gates, landscaping.
Basement Parking	23,230	SF	\$200	\$4,646,000	Law enforcement parking only
Ancillary Building	3,026	SF	\$200	\$605,280	Non-Essential Structure
Haz Mat Demo/Bldg. Demo	25,000	SF	\$10	\$250,000	Demolition of existing building
Off-Site Improvements	1	LS	\$250,000	\$250,000	Allowance
Temporary Facilities	-	LS	\$0	\$0	Remain in existing building during construction
Specialty Equipment	5%	%	\$23,057,395	\$1,152,870	Contractor Provided Equipment
Construction Subtotal:				\$25,315,545	\$ 726.41
Project Design Unknowns	25%	%	\$25,315,545	\$6,328,886	Allowance
Construction with Design Unknowns Subtotal:				\$31,644,431	Project Allowance
Construction Contingency (10% of Construction)	10%	%	\$31,644,431	\$3,164,443	Allowance
Construction with Change Order Contingency Subtotal:				\$34,808,874	Project Allowance
Project Escalation (5% per annum, compounded yearly)	12%	%	\$34,808,874	\$4,177,065	Annual rate to midpoint of Construction = 24 months (14 months design and 20 months construction)
			Escalation):	\$38,985,939	

Construction Cost per SF of Building Area: \$1,118.67



B. Design and Other Related Fees

	QUANT	UNIT	Cost Per Unit	TOTAL	Notes
Design Fees (A, C, L, S, MEP) - BASIC ON-SITE	10%	%	\$38,985,939	\$3,898,594	A/E fees including entitlements
Off-site/Street Improvement Drawings	15%	%	\$250,000	\$37,500	design for off site improvements
Cost Estimating	1	LS	\$35,000	\$35,000	Estimate for each phase of development
Boundary and Topographic Surveys	1	LS	\$25,000	\$25,000	Includes recording map
Erosion Control Plan	1	LS	\$7,500	\$7,500	Per Bldg. Department Requirements
Waterproofing Consultant	1	LS	\$30,000	\$30,000	Consultant to City
Lighting Designer	1	LS	\$30,000	\$30,000	Optional
Head In Data, Phone, Response, Security, AV Consultant	1	LS	\$75,000	\$75,000	Consultant to City or Arch.
LEED Documentation	1	LS	\$100,000	\$100,000	Energy Modeling, LEED submittal and Tracking
Construction Management (5% of construction value)	5%	%	\$38,985,939	\$1,949,297	Day to day management during construction
Geotechnical Investigation	1	LS	\$30,000	\$30,000	Includes geohazards report
Haz Mat Study (Ground and (E) buildings)	1	LS	\$30,000	\$30,000	Study only
Environmental (CEQA) Documentation	1	LS	\$50,000	\$50,000	Assume Neg Dec.
Commissioning	1	LS	\$50,000	\$50,000	As Required for LEED Gold
Continuous Inspection, Testing During Construction	1	LS	\$150,000	\$150,000	Allowance
Subtotal Design Fees:				\$6,497,891	
Fee Contingency (5% of total Fees)	5%	%	\$6,497,891	\$324,895	Allowance
Reimbursables (5% of total Fees)	5%	%	\$6,497,891	\$324,895	Project Allowance
Total Design and Other Related Fees:				\$7,147,680	



C. Administrative, Permit and Bidding Costs

	QUANT	UNIT	Cost Per Unit	Total	Notes
Administration Costs	-	LS	\$200,000	\$0	Assume none charged to project
Legal Fees	1	LS	\$60,000	\$60,000	Allowance
Building Permit Costs	0%	%	\$38,985,939	\$0	None charged to project
Plan Check Fees	0.0%	%	\$38,985,939	\$0	None charged to project
SWPP Fees (State Board Compliance)	1	LS	\$5,000	\$5,000	Allowance
Planning/Environmental Review Fees	1	LS	\$40,000	\$40,000	Allowance
Temporary Storage Costs	-	LS	\$25,000	\$0	Assume none required
Public Art	-	LS	\$50,000	\$0	Assume none required
Specialty Equipment	3%	%	\$22,071,145	\$662,134	Allowance for Owner provided Equipment
Furnishings	5%	%	\$17,425,145	\$871,257	Allowance
Bidding/Printing (noticing, blueprints, etc.)	1	LS	\$10,000	\$10,000	Allowance
Moving Costs (one move)	1	LS	\$15,000	\$15,000	Allowance
Utility Fees - (PG&E, sewer,	1	LS	\$150,000	\$150,000	Allowance
Subtotal Administrative Costs:				\$1,813,392	
Administrative Cost Contingency (5% of total Fees)	5%	%	\$1,813,392	\$90,670	Allowance
Total Administrative, Property, and Bidding Costs:				\$1,904,061	

PD Order of magnitude Project Budget:

	Total	Notes
A. Construction with Contingencies and Escalation	\$38,985,939	
B. Design and Other Related Fees	\$7,147,680	
C. Administrative, Permit and Bidding Costs	\$1,904,061	
Police Department OOM Budget:	\$48,037,680	

Exclusions:

1. Program Level Bond Management Fees



▪ PUBLIC SAFETY CENTER





Hermosa Beach Public Safety Center

Storage Building Site

Conceptual PROJECT BUDGET

A. Construction with Contingencies and Escalation

	QUANT	UNIT	Cost per Unit	Total	Notes
Public Safety Center					
Replacement PD Building	34,850	SF	\$500	\$17,425,145	Cost per SF budget
Headquarters Fire Station SF without vertical circulation.	13,228	SF	\$400	\$5,291,200	Cost per SF Budget, vertical circ. and mech spaces reduced. Contained in PD SF.
Basement parking	23,230	SF	\$200	\$4,646,000	Basement
On-Site Improvements (Storage Building Site)	39,450	SF	\$25	\$986,250	Site walls, utility, Grading and Drainage, fences and gates, landscaping.
Ancillary Building	3,026	SF	\$150	\$453,900	Non-Essential Structure
Haz Mat Demo/Bldg. Demo	25,000	SF	\$10	\$250,000	Demolition of existing buildings
Off-Site Improvements	1	LS	\$250,000	\$250,000	Allowance
Temporary Facilities	-	LS	\$0	\$0	Remain in existing building during construction
Specialty Equipment	5%	%	\$28,348,595	\$1,417,430	Contractor Provided Equipment
Construction Subtotal:				\$30,719,925	\$ 881.48
Project Design Unknowns	25%	%	\$30,719,925	\$7,679,981	Allowance
Construction with Design Unknowns Subtotal:				\$38,399,906	Project Allowance
Construction Contingency (10% of Construction)	10%	%	\$38,399,906	\$3,839,991	Allowance
Construction with Change Order Contingency Subtotal:				\$42,239,897	Project Allowance
Project Escalation (5% per annum, compounded yearly)	12%	%	\$42,239,897	\$5,068,788	Annual rate to midpoint of Construction = 24 months (14 months design and 20 months construction)
Escalation):				\$47,308,684	

Construction Cost per SF of Building Area: \$1,357.48



B. Design and Other Related Fees

	QUANT	UNIT	Cost Per Unit	TOTAL	Notes
Design Fees (A, C, L, S, MEP) - BASIC ON-SITE	10%	%	\$47,308,684	\$4,730,868	A/E fees including entitlements
Off-site/Street Improvement Drawings	15%	%	\$250,000	\$37,500	design for off site improvements
Cost Estimating	1	LS	\$35,000	\$35,000	Estimate for each phase of development
Boundary and Topographic Surveys	1	LS	\$25,000	\$25,000	Includes recording map
Erosion Control Plan	1	LS	\$7,500	\$7,500	Per Bldg. Department Requirements
Waterproofing Consultant	1	LS	\$30,000	\$30,000	Consultant to City
Lighting Designer	1	LS	\$30,000	\$30,000	Optional
Head In Data, Phone, Response, Security, AV Consultant	1	LS	\$75,000	\$75,000	Consultant to City or Arch.
LEED Documentation	1	LS	\$100,000	\$100,000	Energy Modeling, LEED submittal and Tracking
Construction Management (5% of construction value)	5%	%	\$47,308,684	\$2,365,434	Day to day management during construction
Geotechnical Investigation	1	LS	\$30,000	\$30,000	Includes geohazards report
Haz Mat Study (Ground and (E) buildings)	1	LS	\$30,000	\$30,000	Study only
Environmental (CEQA) Documentation	1	LS	\$50,000	\$50,000	Assume Neg Dec.
Commissioning	1	LS	\$50,000	\$50,000	As Required for LEED Gold
Continuous Inspection, Testing During Construction	1	LS	\$150,000	\$150,000	Allowance
Subtotal Design Fees:				\$7,746,303	
Fee Contingency (5% of total Fees)	5%	%	\$7,746,303	\$387,315	Allowance
Reimbursables (5% of total Fees)	5%	%	\$7,746,303	\$387,315	Project Allowance
Total Design and Other Related Fees:				\$8,520,933	



C. Administrative, Permit and Bidding Costs

	QUANT	UNIT	Cost Per Unit	Total	Notes
Administration Costs	-	LS	\$200,000	\$0	Assume none charged to project
Legal Fees	1	LS	\$60,000	\$60,000	Allowance
Building Permit Costs	0%	%	\$47,308,684	\$0	No Fees Charged to Project
Plan Check Fees	0.0%	%	\$47,308,684	\$0	No Fees Charged to Project
SWPP Fees (State Board Compliance)	1	LS	\$5,000	\$5,000	Allowance
Planning/Environmental Review Fees	1	LS	\$40,000	\$40,000	Allowance
Temporary Storage Costs	-	LS	\$25,000	\$0	Assume none required
Public Art	-	LS	\$50,000	\$0	Assume none required
Specialty Equipment	3%	%	\$18,411,395	\$552,342	Allowance for Owner provided Equipment
Furnishings	5%	%	\$17,425,145	\$871,257	Allowance
Bidding/Printing (noticing, blueprints, etc.)	1	LS	\$10,000	\$10,000	Allowance
Moving Costs (one move)	1	LS	\$15,000	\$15,000	Allowance
Utility Fees - (PG&E, sewer,	1	LS	\$250,000	\$250,000	Allowance
Subtotal Administrative Costs:				\$1,803,599	
Administrative Cost Contingency (5% of total Fees)	5%	%	\$1,803,599	\$90,180	Allowance
Total Administrative, Property, and Bidding Costs:				\$1,893,779	

PSC Order of magnitude Project Budget:

	Total	Notes
A. Construction with Contingencies and Escalation	\$47,308,684	
B. Design and Other Related Fees	\$8,520,933	
C. Administrative, Permit and Bidding Costs	\$1,893,779	
Public Safety Center OOM Budget:	\$57,723,396	

Exclusions:

1. Program Level Bond Management Fees



▪ PUBLIC WORKS YARD





**Hermosa Beach Public Works Yard
Conceptual Space Needs Outline**

Public Works Yard

No.	Type of Space	Space Attributes	Square Footage		Finish
			Program	Size	
STREET LEVEL GROUNDS					
	Washdown Dump		2,200	40' x 55'	
	Trash		900	30' x 30'	
	Bins		1,200	20' x 60'	
	Asset Disposal		1,350	30' x 45'	
	Repair Waiting		600	20' x 30'	
	Materials		1,275	15' x 50' & 15' x 35'	
	Circulation Areas		20,475		
Street Level Grounds Total SF			28,000		

No.	Type of Space	Space Attributes	Square Footage		Finish
			Program	Size	
1 STORY MAINTENANCE BUILDING					
	Vehicle Maintenance		3,300	20' x 60' (2) 20' x 45'	
	Hazmat		300	15' x 20'	
	Street Maintenance + Storage		2,000	20' x 35' (2) 15' x 20' (2)	
	Extra Vehicle + Storage		1,000	20' x 35' 15' x 20'	
	Traffic Safety + Storage		750	15' x 35' 15' x 15'	
	Parks + Storage		750	15' x 35' 15' x 15'	
	Sewers + Storage		750	15' x 35' 15' x 15'	
	Electrical + Storage		750	15' x 35' 15' x 15'	



No.	Type of Space	Space Attributes	Square Footage		Finish
			Program	Size	
1 STORY MAINTENANCE BUILDING					
	Bldg. Maint./Wood Shop + Storage		1,500	30' x 35' 15' x 30'	
	Contractor Storage		1,000	20' x 50'	
		1 Story Maintenance Building Subtotal	12,100		
		Circulation at 25%	0	Included Above	
		1 Story Maintenance Building Total SF	12,100		

2 STORY OFFICE BUILDING			Program	Size	Finish
	Flex		3,600	30' x 60' (2)	
	Offices		1,500	30' x 50'	
	Restrooms/Lockers		750	25' x 30'	
	Kitchen/Breakroom		1,050	30' x 35'	
	Gym		300	10' x 30'	
		2 Story Office Building Subtotal	7,200		
		Structure/Circulation at 25%	0	Included Above	
	60' x 60' 2 Story Building	2 Story Office Building Total SF	7,200		

PUBLIC WORKS YARD SPACE NEEDS SUMMARY			Program		
		Street Level Grounds Total	28,000		
		1 Story Maintenance Building	12,100		
		2 Story Office Building	7,200		



Hermosa Beach Public Works Yard
Replace at Existing Site
CONCEPTUAL PROJECT BUDGET

A. Construction with Contingencies and Escalation

	QUANT	UNIT	Cost per Unit	Total	Notes
Replacement Public Works Yard					
Storage Building	12,100	SF	\$200	\$2,420,000	Allowance for pre-engineered metal building
Office Building	7,000	SF	\$350	\$2,450,000	Allowance for office building
On-Site Improvements (Existing Site area)	57,550	SF	\$80	\$4,604,000	Concrete paving, replace utilities and provide bio-retention basins
Haz Mat Demo/Bldg. Demo	1	LS	\$500,000	\$500,000	Demolition of existing structures and existing site improvements
Off-Site Improvements	1	LS	\$250,000	\$250,000	Allowance for Street Improvements
Temporary Facilities	1	LS	\$1,000,000	\$1,000,000	Allowance for temporary operational space during construction (2 years)
Specialty Equipment	1	LS	\$750,000	\$750,000	Allowance includes generator, vehicle maintenance equipment, data equipment, etc.
Construction Subtotal:				\$7,104,000	Project Allowance
Project Design Unknowns	25%	%	\$7,104,000	\$1,776,000	Allowance
Construction with Design Unknowns Subtotal:				\$8,880,000	Project Allowance
Construction Contingency (10% of C	10%	%	\$8,880,000	\$888,000	Allowance
Construction with Change Order Contingency Subtotal:				\$9,768,000	Project Allowance
Project Escalation (5% per annum, compounded yearly)	12%	%	\$9,768,000	\$1,172,160	Annual rate to midpoint of Construction = 24 months (14 months design and 20 months construction)
Construction (Building Site, Specialty Equipment, Contingencies, Escalation):				\$10,940,160	

Construction Cost per SF of Building Area:



B. Design and Other Related Fees

	QUANT	UNIT	Cost Per Unit	TOTAL	Notes
Design Fees (A, C, L, S, MEP) - BASIC ON-SITE	10%	%	\$10,940,160	\$1,094,016	A/E fees including entitlements
Off-site/Street Improvement Drawings	15%	%	\$250,000	\$37,500	Design for off site improvements
Cost Estimating	1	LS	\$25,000	\$25,000	Estimate for each phase of development
Boundary and Topographic Surveys	1	LS	\$25,000	\$25,000	Includes recording map
Erosion Control Plan	1	LS	\$7,500	\$7,500	Per Bldg. Department Requirements
Waterproofing Consultant	1	LS	\$25,000	\$25,000	Consultant to City
Lighting Designer	1	LS	\$25,000	\$25,000	Optional
Head In Data, Phone, Response, Security, AV Consultant	1	LS	\$50,000	\$50,000	Consultant to City or Arch.
LEED Documentation	1	LS	\$75,000	\$75,000	Energy Modeling, LEED submittal and Tracking (LEED Platinum)
Construction Management (5% of construction value)	5%	%	\$10,940,160	\$547,008	Day to day management during construction
Geotechnical Investigation	1	LS	\$30,000	\$30,000	Includes geohazards report
Haz Mat Study (Ground and (E) buildings)	1	LS	\$15,000	\$15,000	Study only
Environmental (CEQA) Documentation	1	LS	\$50,000	\$50,000	Assume Neg Dec.
Commissioning	1	LS	\$50,000	\$50,000	As Required for LEED Platinum (Net Zero)
Continuous Inspection, Testing During Construction	1	LS	\$75,000	\$75,000	Allowance
Subtotal Design Fees:				\$2,131,024	
Fee Contingency (5% of total Fees)	5%	%	\$2,131,024	\$106,551	Allowance
Reimbursables (5% of total Fees)	5%	%	\$2,131,024	\$106,551	Project Allowance
Total Design and Other Related Fees:				\$2,344,126	



C. Administrative, Permit and Bidding Costs

	QUANT	UNIT	Cost Per Unit	Total	Notes
Administration Costs	-	LS	\$200,000	\$0	Assume none charged to project
Legal Fees	1	LS	\$80,000	\$80,000	Allowance
Building Permit Costs	0%	%	\$10,940,160	\$0	None charged to Project
Plan Check Fees	0.0%	%	\$10,940,160	\$0	None charged to Project
SWPP Fees (State Board Compliance)	1	LS	\$5,000	\$5,000	Allowance
Planning/Environmental Review Fees	1	LS	\$40,000	\$40,000	Allowance
Temporary Storage Costs	0	LS	\$15,000	\$0	Included in Temp Facility abv.
Public Art	0	LS	\$30,000	\$0	Assume none required
Specialty Equipment	1	LS	\$200,000	\$200,000	Owner provided Equipment (servers, workstations, phone systems, radio systems, maintenance equipment, etc.)
Furnishings	1	LS	\$100,000	\$100,000	Allowance
Bidding/Printing (noticing, blueprints, etc.)	1	LS	\$10,000	\$10,000	Allowance
Moving Costs (Two moves)	2	LS	\$15,000	\$30,000	Allowance
Utility Fees - (Edison, sewer, water, telecom, other)	1	LS	\$250,000	\$250,000	Allowance
Subtotal Administrative Costs:				\$715,000	
Administrative Cost Contingency (5% of total Fees)	5%	%	\$715,000	\$35,750	Allowance
Total Administrative, Permit and Bidding Costs:				\$750,750	

Division Totals:

	Total	Notes
A. Construction with Contingencies and Escalation	\$10,940,160	
B. Design and Other Related Fees	\$2,344,126	
C. Administrative, Permit and Bidding Costs	\$750,750	
Public Works Yard Conceptual Project Budget:	\$14,035,036	

Exclusions:

1. Real estate fees
2. Land acquisition costs
3. Program Level Project Management Fees



▪ **CITY HALL**

- » CITY HALL WITH FIRE ADMINISTRATION
- » CITY HALL WITHOUT FIRE ADMINISTRATION
- » CITY HALL W/O FIRE ADMIN. RENOVATION AND ADDITION
- » CITY HALL W/O FIRE ADMIN. REPLACEMENT AT EXISTING SITE
- » CITY HALL W/O FIRE ADMIN. REPLACEMENT AT LIBRARY FIRE STATION SITE





City of Hermosa Beach
City Hall Replacement with Fire Administration
SPACE NEEDS SUMMARY

Component	2016		2040		Explanation
	Area Gross S.F.	Number of Personnel	Area Gross S.F.	Number of Personnel	No Staff Growth Planned
Office of the City Manager	3,402	11.0	3,402	11.0	
Human Resources	481	4.0	481	4.0	
Finance Department	2,624	14.0	2,624	14.0	
Community Development	2,522	12.0	2,522	12.0	
Public Works	2,977	8.0	2,977	8.0	
Council Chambers	4,525		4,525		
Staff Support	1,386		1,386		
Facility Support	4,608		4,608		
Fire Department Administrative Offices	2,054	4	2,054	4	
Total Building Spaces	24,578	53.0	24,578	53.0	Confirm total staffing
Building Gross Factor - 25%	6,145		6,145		
Total Building Gross Square Footage	30,723		30,723		
Exterior Improvements	28,586		28,586		Parking, Trash, etc.



Hermosa Beach City Hall
City Hall Replacement with Fire Administration
SPACE NEEDS OUTLINE

	Space Type	Number of Units	Area per Unit	2016		2040		
				Net Square Footage	No. of Staff	Net Square	No. of Staff	
Office of the City Manager								
Office of the City								
City Manager	O-1	1	256	256	1	256	1	Accommodate meetings of 4-5 people
Managers Storage	CL-3	1	40	40		40		
Mayor's Office	O-1	1	256	256	0	256	0	Accommodate meetings of 4-5 people
CM Executive Secretary	W-1	1	80	80	1	80	1	
City Clerk	O-2	1	143	143	1	143	1	Need space for conference 2-3 people
City Clerk Executive Secretary	W-1	1	80	80	1	80	1	
Deputy City Clerk	O-4	1	120	120	1	120	1	
Management Analyst	O-4	1	120	120	1	120	1	
Economic Development Officer	O-4	1	120	120	1	120	1	
Environmental Analyst	O-4	1	120	120	1	120	1	
Environmental Intern	W-2	1	72	72	1	72	1	
Information Services	O-4	2	120	240	2	240	2	
CM Conference Room	C-2	1	432	432		432		Seating for 12-16
Hospitality	K-1	1	40	40		40		
City Manager Office Work Area								
Color Printer/Copier	F-3	1	40	40		40		
Lateral Files	F-2	8	13.5	108		108		
Resource Manuals	SH-4	2	12	24		24		
Storage	CL-1	4	8	32		32		



	Space Type	Number of Units	Area per Unit	2016		2040		
				Net Square Footage	No. of Staff	Net Square	No. of Staff	
Cm Office Counter								
Lobby Area		1	100	100		100		
Seats for Waiting	S-1	4	15	60		60		
Standing Area/Reception Line		2	6	12		12		
Reception Counter		1	25	25		25		
Division Subtotal				2,520	11	2,520	11	
Efficiency Factor - 35%				882		882		
Office of the City Manager TOTAL				3,402	11.0	3,402	11.0	

Human Resources								Share work area and counter with CM Office
Human Resources Director	O-2	1	143	0	0	0	0	
HR Director Storage	CL-3	0	40	0		0		
HR Conference Room	C-1	0	180	0		0		Seating for 4-6
Human Resource Manager	O-3	1	132	132	1	132	1	Conference 2-3 people
Personnel	W-1	1	80	80	1	80	1	
Personnel Assistant	W-2	1	72	72	1	72	1	
Personnel Assistant	W-2	1	72	72	1	72	1	
Division Subtotal				356	4	356	4	
Efficiency Factor - 35%				125		125		
Human Resource Department TOTAL				481	4.0	481	4.0	

Finance Department								
Finance Director	O-2	1	143	143	1	143	1	Accommodate meetings of 4-5 people
Finance Director Storage	CL-3	0.5	40	20		20		
Finance Director Admin. Assistant	W-1	1	80	80	1	80	1	
Finance Conference Room	C-1	1	180	180		180		Seating for 4-6
Hospitality	K-1	1	40	40		40		



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square	No. of Staff	
Accounting Supervisor	O-3	1	132	132	1	132	1	Need space for conference 2-3 people
Senior Account Clerk - Payroll	W-1	1	80	80	1	80	1	
Senior Account Clerk - Treasurer	W-1	1	80	80	1	80	1	
Senior Account Clerk - Accounts Payable	W-1	1	80	80	1	80	1	
Senior Account Clerk - Part-time	W-1	1	80	80	1	80	1	
Treasurer	W-1	1	80	80	1	80	1	
Cashier - Citation Records Supervisor	O-3	1	132	132	1	132	1	Need space for conference 2-3 people
Account Clerk - Parking Permits	W-1	1	80	80	1	80	1	
Account Clerk - Citations	W-1	1	80	80	1	80	1	
Account Clerk - Taxi License, Dog Lic.	W-1	1	80	80	1	80	1	
Account Clerk - PT	W-1	1	80	80	1	80	1	
Account Clerk - Business license	W-1	1	80	80	1	80	1	
Finance Department Work Area								
Color Printer/Copier	F-3	1	40	40		40		
Lateral Files	F-2	8	13.5	108		108		
Resource Manuals	SH-4	2	12	24		24		
Safe	CL-1	2	8	16		16		
Storage	CL-1	4	8	32		32		
Finance Counter								
Lobby Area		1	100	100		100		
Seats for Waiting	S-1	4	15	60		60		
Standing Area/Reception Line		2	6	12		12		
Reception Counter		1	25	25		25		
Division Subtotal				1,944	14	1,944	14	
Efficiency Factor - 35%				680		680		
Finance Department TOTAL				2,624	14.0	2,624	14.0	



	Space Type	Number of Units	Area per Unit	2016		2040		
				Net Square Footage	No. of Staff	Net Square	No. of Staff	
Community Development								
Community Development Director	O-2	1	143	143	1	143	1	Accommodate meetings of 4-5 people
CD Director Storage	CL-3	0.5	40	20		20		
Planning Admin. Assistant	W-1	1	80	80	1	80	1	
Staff Planner	W-1	4	80	320	4	320	4	
Office Assistant	W-1	1	80	80	1	80	1	
Community Development Conference Room	C-1	1	180	180		180		Seating for 4-6
Hospitality	K-1	1	40	40		40		
Chief Building Official								
Chief Building Official	O-3	1	132	132	1	132	1	Need space for conference 2-3 people
Building and Safety - Plan Review	W-1	1	80	80	1	80	1	Separate plan review area below
Inspector	W-3	3	48	144	3	144	3	Small work area - mostly field work . Three total Inspectors
Plan Review Area	O-4	1	120	120		120		Not staffed, storage area for plans in review and review counter with code books.
Community Development Work Area								
Color Printer/Copier	F-3	1	40	40		40		
Lateral Files	F-2	8	13.5	108		108		
Plan Storage	SH-2	2	56	112		112		
Resource Manuals	SH-4	2	12	24		24		
Storage	CL-1	4	8	32		32		
Safe	CL-1	2	8	16		16		
Community Development Counter								
Community Development Counter								Share with Public Works
Lobby Area		1	100	100		100		
Seats for Waiting	S-1	4	15	60		60		



	Space Type	Number of Units	Area per Unit	2016		2040		
				Net Square Footage	No. of Staff	Net Square	No. of Staff	
Standing Area/Reception Line		2	6	12		12		
Reception Counter		1	25	25		25		
Division Subtotal				1,868	12	1,868	12	
Efficiency Factor - 35%				654		654		
Community Development Department TOTAL				2,522	12.0	2,522	12.0	

Public Works								
Public Works Director	O-2	1	143	143	1	143	1	Accommodate meetings of 4-5 people
PW Director Storage	CL-3	0.5	40	20		20		
Public Works Admin. Assistant	W-1	1	80	80	1	80	1	Superintendent at PW Yard
Public Works Engineer/PM	W-1	2	80	160	2	160	2	
Public Work - Asst. Eng./Support/GIS	W-2	4	72	288	4	288	4	
Plan Review Area	O-4	1	120	120		120		Not staffed, storage area for plans in review and review counter with code books.
PW Small Conference Room	C-1	1	180	180		180		Seating for 4-6
Hospitality	K-1	1	40	40		40		
Public Works large Conference Room	C-2	1	432	432		432		Seating for 12-16 - Share with Comm. Devel.
Public Works Work Area								
Color Printer/Copier	F-3	1	40	40		40		
Plotter and paper storage	F-3	1	40	40		40		
Lateral Files	F-2	20	13.5	270		270		High density file storage room
Plan Storage	SH-2	2	56	112		112		Flat files and rolled plans
Resource Manuals	SH-4	2	12	24		24		
General Storage	CL-5	4	60	240		240		
Safe	CL-1	2	8	16		16		



	Space Type	Number of Units	Area per Unit	2016		2040		
				Net Square Footage	No. of Staff	Net Square	No. of Staff	
Public Works Counter								Share with Community Development
Division Subtotal				2,205	8	2,205	8	
Efficiency Factor - 35%				772		772		
Public Works Department TOTAL				2,977	8.0	2,977	8.0	

Council Chambers								
Lobby Area		1	200	200		200		
Seats for Waiting	S-1	8	15	120		120		
Council Hearing Room - Dias				1000		1,000		Raise Dias with ADA access
Council Hearing Seating	B-1	100	18	1800		1,800		Theater style seating for 100
Council Conference Room	C-1	2	180	360		360		Seating for 8-10
Hospitality	K-1	1	40	40		40		
Public Restrooms	T-2	2	150	300		300		
Subtotal				3,620		3,620		
Circulation - 25%				905		905		
Council Chambers TOTAL				4,525		4,525		

Staff Support								
Training Room								See Fire/EOC Program
Break Room								
Vending Machines	V-1	3	15	45		45		
Kitchen	K-1	3	40	120		120		sink, microwave, refrigerator, toaster oven, counter, bottled water storage
Seating	S-2	6	15	90		90		
Men's Staff Toilets	T-2	3	150	450		450		Restrooms and one shower
Women's Staff Toilets	T-2	3	150	450		450		Restrooms and one shower
Subtotal				1,155		1,155		
Circulation - 20%				231		231		
Staff Support TOTAL				1,386		1,386		



				2016		2040		
	Space Type	Number of Units	Area per Unit	Net Square Footage	No. of Staff	Net Square	No. of Staff	
Facility Support								
Public Lobby								
Lobby Area		1	200	200		200		
Seats for Waiting	S-1	8	15	120		120		
Standing Area/Reception Line		8	6	48		48		
Reception Counter		1	25	25		25		
Pamphlet Rack	-	1	12	12		12		
Display Area	-	1	80	80		80		
Public Restrooms	T-2	2	150	300		300		
Computer and Networking Room								
System Administrator Workstation	W-3	1	48	48		48		
Work bench		1	25	25		25		
Network Racks		3	48	144		144		
Storage		1	16	16		16		
Electrical Room		1	225	225		225		
Mechanical Rooms		2	400	800		800		
Fire Alarm Room		1	80	80		80		
UPS Room		1	100	100		100		
Elevator		2	80	160		160		
Stairs		4	120	480		480		
Maintenance and Supplies		1	200	200		200		4 supply cabinets in a central location
Recycling Areas		1	150	150		150		
Janitor Closet	J-1	4	50	200		200		Throughout Building
Subtotal				3,413		3,413		
Circulation - 35%				1,195		1,195		
Facility Support TOTAL				4,608		4,608		



	Space Type	Number of Units	Area per Unit	2016		2040		
				Net Square Footage	No. of Staff	Net Square	No. of Staff	
Exterior Spaces								
Parking								
Visitor Parking		20	350	7000		7,000		
Disabled Access Parking		4	500	2000		2,000		
Staff Parking		46	350	16100		16,100		
City Vehicle Parking		12	200	2400		2,400		
Trash Cans at Official Vehicle Parking Area		4	9	36		36		
Site Development								
Landscaped Areas		1	0	-		0		Site Dependent
Outdoor Plazas		1	0	0		0		
Flagpole		1	50	50		50		
Staff Courtyard		1	400	400		400		near lunch room
Entries								
Public Entry		1	200	200		200		
Staff Entry		1	200	200		200		
Trash Dumpsters								
General Trash		1	200	200		200		
Exterior Spaces TOTAL				28,586		28,586		



**Hermosa Beach Fire Administration
Conceptual Space Needs Outline**

Fire Department Personnel Summary	
Administration Staffing	Total
Administration = 3 current positions, Fire Chief, Assistant Fire Chief and Administrative Assistant	3
Emergency Management = one full time position	1
TOTAL Administrative STAFFING:	4

Fire Department Administrative Offices

No.	Type of Space	Space Attributes	Program	Size	Finish
ADMINISTRATION					
A1	Public Entry Lobby	Interior space for visitor seating; Reception counter adjacent to small conference room	80	8' x 10'	B
A2	Public Restroom	ADA Accessible restrooms adjacent to FD Lobby, Men's and Women's	128	8' x 8' x 2	C
A3	Fire Chief Office	Private office, lateral file cabinets, meeting table for 4, shelving	224	16' x 14'	B
A4	Assistant Fire Chief	Private office with single computer at desk, lateral file cabinets, shelving	132	11' x 12'	B
A5	Captain's Office	Private office with two computers at desks, lateral file cabinets, shelving	0	10' x 16'	B
A6	Station Office	Workstations for 3-persons with deep work station for Prevention function; provide space for lateral file cabinets (one per company) and book shelving; adjacent to Administration work area and Captains Office	0	15' x 18'	B
A7	Administrative Open work Area (Two positions)	Open work stations adjacent to lobby, lateral file cabinets, shelving, adjacent to copy, file, supply room	160	8' x 10' (2)	B
A8	General Storage - Supply	Full-height shelving. Public Ed. And Medical Supply Storage	64	8' x 8'	B
A9	Admin File Storage	File cabinets (locking); 4 - "Times-Two" - 7 tier file systems	108	9' x 12'	B
A10	Admin Workroom/Storage	Full-height shelving, open area for copy machine, central work counter for report assembly, storage for office supplies, form storage, mail box for each station and admin personnel	120	10' x 12'	C
A11	Training Classroom	Classroom layout for 12; storage cabinets, counter space, white board	384	16' x 24	B
A12	Small Conference	seating for 6-8; white board	180	15' x 12'	B
A13	Admin. Break Room	kitchenette, vending	0	6' x 10'	C
A14	Staff Restroom	Men's and Women's Staff Accessible restrooms adjacent to kitchenette	0	8' x 8' x 2	C



No.	Type of Space	Space Attributes	Program	Size	Finish
ADMINISTRATION					
A15	Admin. Janitors Room	Storage for cleaning supplies, vacuum, mop sink with mop rack, mop bucket, paper goods.	0	6' x 8'	B
A16	General Building Storage	Storage for building supplies such as light bulbs, extra paint, ceiling tiles, etc.)	0	6' x 8'	B
Fire Department Administrative Offices Subtotal			1,580		
Emergency Operations Center - To Remain at Community Center					
E1	Main Response Room	Lecture style seating for 60; storage areas; counters; serves as EOC room and classroom, partition	0	30' x 32'	B
E2	Call Taker Room, Ham Radio	4 work stations,	0	12' x 15'	B
E3	Equipment Storage	Table and Chair storage, rations, cots, equipment	0	12' x 16'	B
E4	Task Force Conference Rm. (two total)	seating for 6-8; white board	0	12' x 16' (2)	B
E5	EOC Coordinator	Private office, lateral file cabinets, shelving	0	10' x 12'	B
E6	Wall Map	Maps, TV monitors, CAD monitors	0	30' x 6'	B
E7	Unisex Restroom	Unisex restroom with Shower, access from EOC work area.	0	8' x 10'	C
Emergency Operations Center Subtotal			0		
Fire Administration SPACE NEEDS SUMMARY			Program		
Fire Department Administrative Offices Subtotal			1,580		
Emergency Operations Center Subtotal			0		
Administrative AREA SUBTOTAL (SF)			1,580		
Circulation at 30%			474		B
Fire Administration in City Hall (SF)			2,054		

Finish Legend: A - Simple Finishes; B - Standard Office Finishes; C - Intense Finishes; D - Service Room Finishes



**City Hall Replacement with Fire Administration
Replacement at Existing Location
Conceptual PROJECT BUDGET**

A. Construction with Contingencies and Escalation

	QUANT	UNIT	Cost per Unit	Total	Notes
City Hall					
Replacement City Hall	30,723	LS	\$350	\$10,752,919	Refer to Space Needs Outline
On-Site Improvements (Replace at Existing Location)	36,800	SF	\$50	\$1,840,000	Site Improvements at Existing Site
Haz Mat Demo/Bldg. Demo	25,000	SF	\$10	\$250,000	Demolition of existing building
Off-Site Improvements	1	LS	\$250,000	\$250,000	Allowance
Temporary Facilities	1	LS	\$1,000,000	\$1,000,000	Lease office building during construction
Specialty Equipment	5%	%	\$12,592,919	\$629,646	Contractor Provided Equipment
Construction Subtotal:				\$14,722,565	
Project Design Unknowns	25%	%	\$14,722,565	\$3,680,641	Allowance
Construction with Design Unknowns Subtotal:				\$18,403,206	Project Allowance
Construction Contingency (10% of Construction)	10%	%	\$18,403,206	\$1,840,321	Allowance
Construction with Change Order Contingency Subtotal:				\$20,243,526	Project Allowance
Project Escalation (5% per annum, compounded yearly)	12%	%	\$20,243,526	\$2,429,223	Annual rate to midpoint of Construction = 24 months (14 months design and 20 months construction)
Escalation):				\$22,672,750	

Construction Cost per SF of Building Area: \$737.98



B. Design and Other Related Fees

	QUANT	UNIT	Cost Per Unit	TOTAL	Notes
Design Fees (A, C, L, S, MEP) - BASIC ON-SITE	10%	%	\$22,672,750	\$2,267,275	A/E fees including entitlements
Off-site/Street Improvement Drawings	15%	%	\$250,000	\$37,500	Design for off site improvements
Cost Estimating	1	LS	\$35,000	\$35,000	Estimate for each phase of development
Boundary and Topographic Surveys	1	LS	\$25,000	\$25,000	Includes recording map
Erosion Control Plan	1	LS	\$7,500	\$7,500	Per Bldg. Department Requirements
Waterproofing Consultant	1	LS	\$30,000	\$30,000	Consultant to City
Lighting Designer	1	LS	\$30,000	\$30,000	Optional
Head In Data, Phone, Response, Security, AV Consultant	1	LS	\$75,000	\$75,000	Consultant to City or Arch.
LEED Documentation	1	LS	\$100,000	\$100,000	Energy Modeling, LEED submittal and Tracking
Construction Management (5% of construction value)	5%	%	\$22,672,750	\$1,133,637	Day to day management during construction
Geotechnical Investigation	1	LS	\$30,000	\$30,000	Includes geohazards report
Haz Mat Study (Ground and (E) buildings)	1	LS	\$30,000	\$30,000	Study only
Environmental (CEQA) Documentation	1	LS	\$50,000	\$50,000	Assume Neg Dec.
Commissioning	1	LS	\$50,000	\$50,000	As Required for LEED Gold
Continuous Inspection, Testing During Construction	1	LS	\$150,000	\$150,000	Allowance
Subtotal Design Fees:				\$4,050,912	
Fee Contingency (5% of total Fees)	5%	%	\$4,050,912	\$202,546	Allowance
Reimbursables (5% of total Fees)	5%	%	\$4,050,912	\$202,546	Project Allowance
Total Design and Other Related Fees:				\$4,456,004	



C. Administrative, Permit and Bidding Costs

	QUANT	UNIT	Cost Per Unit	Total	Notes
Administration Costs	-	LS	\$200,000	\$0	Assume none charged to project
Legal Fees	1	LS	\$60,000	\$60,000	Allowance
Building Permit Costs	1%	%	\$22,672,750	\$226,727	Per Building Department
Plan Check Fees	0.5%	%	\$22,672,750	\$113,364	Per Building Department
SWPP Fees (State Board Compliance)	1	LS	\$5,000	\$5,000	Allowance
Planning/Environmental Review Fees	1	LS	\$40,000	\$40,000	Allowance
Temporary Storage Costs	-	LS	\$25,000	\$0	Assume none required
Public Art	1	LS	\$50,000	\$50,000	Allowance
Specialty Equipment	3%	%	\$12,592,919	\$377,788	Allowance for Owner provided Equipment
Furnishings	5%	%	\$10,752,919	\$537,646	Allowance
Bidding/Printing (noticing, bluepr	1	LS	\$10,000	\$10,000	Allowance
Moving Costs (one move)	1	LS	\$15,000	\$15,000	Allowance
Utility Fees - (PG&E, sewer,	1	LS	\$250,000	\$250,000	Allowance
Subtotal Administrative Costs:				\$1,685,525	
Administrative Cost Contingency (5% of total Fees)	5%	%	\$1,685,525	\$84,276	Allowance
Total Administrative, Property, and Bidding Costs:				\$1,769,801	

City Hall Order of Magnitude Project Budget:

	Total	Notes
A. Construction with Contingencies and Escalation	\$22,672,750	
B. Design and Other Related Fees	\$4,456,004	
C. Administrative, Permit and Bidding Costs	\$1,769,801	
City Hall Replacement with Fire Administration OOM Budget:	\$28,898,554	

Project Cost Per SF: 30,723 \$940.63

Exclusions:

1. Program Level Bond Management Fees



City of Hermosa Beach
City Hall Replacement w/o Fire Administration
SPACE NEEDS SUMMARY

Component	2016		2040		Explanation
	Area Gross S.F.	Number of Personnel	Area Gross S.F.	Number of Personnel	
Office of the City Manager	3,402	11.0	3,402	11.0	No Staff Growth Planned
Human Resources	481	4.0	481	4.0	
Finance Department	2,624	14.0	2,624	14.0	
Community Development	2,522	12.0	2,522	12.0	
Public Works	2,977	8.0	2,977	8.0	
Council Chambers	4,525		4,525		
Staff Support	1,386		1,386		
Facility Support	4,608		4,608		
Total Building Spaces	22,524	49.0	22,524	49.0	
Building Gross Factor - 25%	5,631		5,631		
Total Building Gross Square Footage	28,155		28,155		

Exterior Improvements	28,586		28,586		Parking, Trash, etc.
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City Hall w/o Fire Administration								
Total Replacement								
SPACE NEEDS OUTLINE								
	Space Type	Number of Units	Area per Unit	2016		2040		
				Net Square	No. of Staff	Net Square	No. of Staff	
Office of the City Manager								
Office of the City Manager								
City Manager	O-1	1	256	256	1	256	1	Accommodate meetings of 4-5 people
Managers Storage	CL-3	1	40	40		40		
Mayor's Office	O-1	1	256	256	0	256	0	Accommodate meetings of 4-5 people
CM Executive Secretary	W-1	1	80	80	1	80	1	
City Clerk	O-2	1	143	143	1	143	1	Need space for conference 2-3 people
City Clerk Executive Secretary	W-1	1	80	80	1	80	1	
Deputy City Clerk	O-4	1	120	120	1	120	1	
Management Analyst	O-4	1	120	120	1	120	1	
Economic Development Officer	O-4	1	120	120	1	120	1	
Environmental Analyst	O-4	1	120	120	1	120	1	
Environmental Intern	W-2	1	72	72	1	72	1	
Information Services	O-4	2	120	240	2	240	2	
CM Conference Room	C-2	1	432	432		432		Seating for 12-16
Hospitality	K-1	1	40	40		40		
City Manager Office Work Area								
Color Printer/Copier	F-3	1	40	40		40		
Lateral Files	F-2	8	13.5	108		108		
Resource Manuals	SH-4	2	12	24		24		
Storage	CL-1	4	8	32		32		
Cm Office Counter								
Lobby Area		1	100	100		100		
Seats for Waiting	S-1	4	15	60		60		



	Space Type	Number of Units	Area per Unit	2016		2040		
				Net Square	No. of Staff	Net Square	No. of Staff	
Standing Area/Reception Line		2	6	12		12		
Reception Counter		1	25	25		25		
Division Subtotal				2,520	11	2,520	11	
Efficiency Factor - 35%				882		882		
Office of the City Manager TOTAL				3,402	11.0	3,402	11.0	
Human Resources								
								Share work area and counter with CM Office
Human Resources Director	O-2	1	143	0	0	0	0	
HR Director Storage	CL-3	0	40	0		0		
HR Conference Room	C-1	0	180	0		0		Seating for 4-6
Human Resource Manager	O-3	1	132	132	1	132	1	Conference 2-3 people
Personnel	W-1	1	80	80	1	80	1	
Personnel Assistant	W-2	1	72	72	1	72	1	
Personnel Assistant	W-2	1	72	72	1	72	1	
Division Subtotal				356	4	356	4	
Efficiency Factor - 35%				125		125		
Human Resource Department TOTAL				481	4.0	481	4.0	
Finance Department								
								Accommodate meetings of 4-5 people
Finance Director	O-2	1	143	143	1	143	1	
Finance Director Storage	CL-3	0.5	40	20		20		
Finance Director Admin. Assistant	W-1	1	80	80	1	80	1	
Finance Conference Room	C-1	1	180	180		180		Seating for 4-6
Hospitality	K-1	1	40	40		40		
Accounting Supervisor	O-3	1	132	132	1	132	1	Need space for conference 2-3 people
Senior Account Clerk - Payroll	W-1	1	80	80	1	80	1	
Senior Account Clerk - Treasurer	W-1	1	80	80	1	80	1	



	Space Type	Number of Units	Area per Unit	2016		2040		
				Net Square	No. of Staff	Net Square	No. of Staff	
Senior Account Clerk - Accounts Payable	W-1	1	80	80	1	80	1	
Senior Account Clerk - Part-time	W-1	1	80	80	1	80	1	
Treasurer	W-1	1	80	80	1	80	1	
Cashier - Citation Records Supervisor	O-3	1	132	132	1	132	1	Need space for conference 2-3 people
Account Clerk - Parking Permits	W-1	1	80	80	1	80	1	
Account Clerk - Citations	W-1	1	80	80	1	80	1	
Account Clerk - Taxi License, Dog Lic.	W-1	1	80	80	1	80	1	
Account Clerk - PT	W-1	1	80	80	1	80	1	
Account Clerk - Business license	W-1	1	80	80	1	80	1	
Finance Department Work Area								
Color Printer/Copier	F-3	1	40	40		40		
Lateral Files	F-2	8	13.5	108		108		
Resource Manuals	SH-4	2	12	24		24		
Safe	CL-1	2	8	16		16		
Storage	CL-1	4	8	32		32		
Finance Counter								
Lobby Area		1	100	100		100		
Seats for Waiting	S-1	4	15	60		60		
Standing Area/Reception Line		2	6	12		12		
Reception Counter		1	25	25		25		
Division Subtotal				1,944	14	1,944	14	
Efficiency Factor - 35%				680		680		
Finance Department TOTAL				2,624	14.0	2,624	14.0	
Community Development								
Community Development Director	O-2	1	143	143	1	143	1	Accommodate meetings of 4-5 people
CD Director Storage	CL-3	0.5	40	20		20		
Planning Admin. Assistant	W-1	1	80	80	1	80	1	



	Space Type	Number of Units	Area per Unit	2016		2040		
				Net Square	No. of Staff	Net Square	No. of Staff	
Staff Planner	W-1	4	80	320	4	320	4	
Office Assistant	W-1	1	80	80	1	80	1	
Community Development Conference Room	C-1	1	180	180		180		Seating for 4-6
Hospitality	K-1	1	40	40		40		
Chief Building Official	O-3	1	132	132	1	132	1	Need space for conference 2-3 people
Building and Safety - Plan Review	W-1	1	80	80	1	80	1	Separate plan review area below
Inspector	W-3	3	48	144	3	144	3	Small work area - mostly field work .
Plan Review Area	O-4	1	120	120		120		Not staffed, storage area for plans in review and review counter with code books.
Community Development Work Area								
Color Printer/Copier	F-3	1	40	40		40		
Lateral Files	F-2	8	13.5	108		108		
Plan Storage	SH-2	2	56	112		112		
Resource Manuals	SH-4	2	12	24		24		
Storage	CL-1	4	8	32		32		
Safe	CL-1	2	8	16		16		
Community Development Counter								Share with Public Works
Lobby Area		1	100	100		100		
Seats for Waiting	S-1	4	15	60		60		
Standing Area/Reception Line		2	6	12		12		
Reception Counter		1	25	25		25		
Division Subtotal				1,868	12	1,868	12	
Efficiency Factor - 35%				654		654		
Community Development Department TOTAL				2,522	12.0	2,522	12.0	



	Space Type	Number of Units	Area per Unit	2016		2040		
				Net Square	No. of Staff	Net Square	No. of Staff	
Public Works								
Public Works Director	O-2	1	143	143	1	143	1	Accommodate meetings of 4-5 people
PW Director Storage	CL-3	0.5	40	20		20		
Public Works Admin. Assistant	W-1	1	80	80	1	80	1	Superintendent at PW Yard
Public Works Engineer/PM	W-1	2	80	160	2	160	2	
Public Work - Asst. Eng./Support/GIS	W-2	4	72	288	4	288	4	
Plan Review Area	O-4	1	120	120		120		Not staffed, storage area for plans in review and review counter with code books.
PW Small Conference Room	C-1	1	180	180		180		Seating for 4-6
Hospitality	K-1	1	40	40		40		
Public Works large Conference Room	C-2	1	432	432		432		Seating for 12-16 - Share with Comm. Devel.
Public Works Work Area								
Color Printer/Copier	F-3	1	40	40		40		
Plotter and paper storage	F-3	1	40	40		40		
Lateral Files	F-2	20	13.5	270		270		High density file storage room
Plan Storage	SH-2	2	56	112		112		Flat files and rolled plans
Resource Manuals	SH-4	2	12	24		24		
General Storage	CL-5	4	60	240		240		
Safe	CL-1	2	8	16		16		
Public Works Counter								Share with Community Development
Division Subtotal				2,205	8	2,205	8	
Efficiency Factor - 35%				772		772		
Public Works Department TOTAL				2,977	8.0	2,977	8.0	



	Space Type	Number of Units	Area per Unit	2016		2040		
				Net Square	No. of Staff	Net Square	No. of Staff	
Council Chambers								
Lobby Area		1	200	200		200		
Seats for Waiting	S-1	8	15	120		120		
Council Hearing Room - Dias				1000		1,000		Raise Dias with ADA access
Council Hearing Seating	B-1	100	18	1800		1,800		Theater style seating for 100
Council Conference Room	C-1	2	180	360		360		Seating for 8-10
Hospitality	K-1	1	40	40		40		
Public Restrooms	T-2	2	150	300		300		
Subtotal				3,620		3,620		
Circulation - 25%				905		905		
Council Chambers TOTAL				4,525		4,525		
Staff Support								
Training Room								See Fire/EOC Program
Break Room								
Vending Machines	V-1	3	15	45		45		
Kitchen	K-1	3	40	120		120		sink, microwave, refrigerator, toaster oven, counter, bottled water storage
Seating	S-2	6	15	90		90		
Men's Staff Toilets	T-2	3	150	450		450		Restrooms and one shower
Women's Staff Toilets	T-2	3	150	450		450		Restrooms and one shower
Subtotal				1,155		1,155		
Circulation - 20%				231		231		
Staff Support TOTAL				1,386		1,386		
Facility Support								
Public Lobby								
Lobby Area		1	200	200		200		
Seats for Waiting	S-1	8	15	120		120		
Standing Area/Reception Line		8	6	48		48		
Reception Counter		1	25	25		25		
Pamphlet Rack	-	1	12	12		12		
Display Area	-	1	80	80		80		
Public Restrooms	T-2	2	150	300		300		



	Space Type	Number of Units	Area per Unit	2016		2040		
				Net Square	No. of Staff	Net Square	No. of Staff	
Computer and Networking Room								
System Administrator Workstation	W-3	1	48	48		48		
Work bench		1	25	25		25		
Network Racks		3	48	144		144		
Storage		1	16	16		16		
Electrical Room		1	225	225		225		
Mechanical Rooms		2	400	800		800		
Fire Alarm Room		1	80	80		80		
UPS Room		1	100	100		100		
Elevator		2	80	160		160		
Stairs		4	120	480		480		
Maintenance and Supplies		1	200	200		200		4 supply cabinets in a central location
Recycling Areas		1	150	150		150		
Janitor Closet	J-1	4	50	200		200		Throughout Building
Subtotal				3,413		3,413		
Circulation - 35%				1,195		1,195		
Facility Support TOTAL				4,608		4,608		
Exterior Spaces								
Parking								
Visitor Parking		20	350	7000		7,000		
Disabled Access Parking		4	500	2000		2,000		
Staff Parking		46	350	16100		16,100		
City Vehicle Parking		12	200	2400		2,400		
Trash Cans at Official Vehicle Parking Area		4	9	36		36		
Site Development								
Landscaped Areas		1	0	-		0		Site Dependent
Outdoor Plazas		1	0	0		0		
Flagpole		1	50	50		50		
Staff Courtyard		1	400	400		400		near lunch room
Entries								
Public Entry		1	200	200		200		
Staff Entry		1	200	200		200		
Trash Dumpsters								
General Trash		1	200	200		200		
Exterior Spaces TOTAL				28,586		28,586		



City Hall w/o Fire Administration
Renovation and Addition
Conceptual PROJECT BUDGET

A. Construction with Contingencies and Escalation

	QUANT	UNIT	Cost per Unit	Total	Notes
City Hall					
Renovate City Hall and PD	22,000	LS	\$250	\$5,500,000	Existing SF at City Hall and PD
Addition to City Hall	6,115	LS	\$350	\$2,140,250	Balance of Space from New
On-Site Improvements (Renovate at Existing Location)	36,800	SF	\$50	\$1,840,000	Site Improvements at Existing Site
Haz Mat Demo/Bldg. Demo	22,000	SF	\$0	\$0	Demo included in renovation budget
Off-Site Improvements	1	LS	\$150,000	\$150,000	Allowance
Temporary Facilities	1	LS	\$500,000	\$500,000	Lease office building during construction
Specialty Equipment	5%	%	\$3,980,250	\$199,013	Contractor Provided Equipment
Construction Subtotal:				\$10,329,263	
Project Design Unknowns	25%	%	\$10,329,263	\$2,582,316	Allowance
Construction with Design Unknowns Subtotal:				\$12,911,578	Project Allowance
Construction Contingency (10% of Construction)	10%	%	\$12,911,578	\$1,291,158	Allowance
Construction with Change Order Contingency Subtotal:				\$14,202,736	Project Allowance
Project Escalation (5% per annum, compounded yearly)	12%	%	\$14,202,736	\$1,704,328	Annual rate to midpoint of Construction = 24 months (14 months design and 20 months construction)
Escalation):				\$15,907,064	
Construction Cost per SF of Building Area:				\$564.98	



B. Design and Other Related Fees

	QUANT	UNIT	Cost Per Unit	TOTAL	Notes
Design Fees (A, C, L, S, MEP) - BASIC ON-SITE	10%	%	\$15,907,064	\$1,590,706	A/E fees including entitlements
Off-site/Street Improvement Drawings	15%	%	\$150,000	\$22,500	design for off site improvements
Cost Estimating	1	LS	\$35,000	\$35,000	Estimate for each phase of development
Boundary and Topographic Surveys	1	LS	\$25,000	\$25,000	Includes recording map
Erosion Control Plan	1	LS	\$7,500	\$7,500	Per Bldg. Department Requirements
Waterproofing Consultant	1	LS	\$30,000	\$30,000	Consultant to City
Lighting Designer	1	LS	\$30,000	\$30,000	Optional
Head In Data, Phone, Response, Security, AV Consultant	1	LS	\$75,000	\$75,000	Consultant to City or Arch.
LEED Documentation	1	LS	\$100,000	\$100,000	Energy Modeling, LEED submittal and Tracking
Construction Management (5% of construction value)	5%	%	\$15,907,064	\$795,353	Day to day management during construction
Geotechnical Investigation	1	LS	\$30,000	\$30,000	Includes geohazards report
Haz Mat Study (Ground and (E) build)	1	LS	\$30,000	\$30,000	Study only
Environmental (CEQA) Documentation	1	LS	\$50,000	\$50,000	Assume Neg Dec.
Commissioning	1	LS	\$50,000	\$50,000	As Required for LEED Gold
Continuous Inspection, Testing Duration	1	LS	\$150,000	\$150,000	Allowance
Subtotal Design Fees:				\$3,021,060	
Fee Contingency (5% of total Fees)	5%	%	\$3,021,060	\$151,053	Allowance
Reimbursables (5% of total Fees)	5%	%	\$3,021,060	\$151,053	Project Allowance
Total Design and Other Related Fees:				\$3,323,166	



C. Administrative, Permit and Bidding Costs

	QUANT	UNIT	Cost Per Unit	Total	Notes
Administration Costs	-	LS	\$200,000	\$0	Assume none charged to project
Legal Fees	1	LS	\$60,000	\$60,000	Allowance
Building Permit Costs	0%	%	\$15,907,064	\$0	None charged to project
Plan Check Fees	0.0%	%	\$15,907,064	\$0	None charged to project
SWPP Fees (State Board Compliance)	1	LS	\$5,000	\$5,000	Allowance
Planning/Environmental Review Fees	1	LS	\$40,000	\$40,000	Allowance
Temporary Storage Costs	-	LS	\$25,000	\$0	Assume none required
Public Art	0	LS	\$50,000	\$0	Assume none required
Specialty Equipment	3%	%	\$3,980,250	\$119,408	Allowance for Owner provided Equipment
Furnishings	5%	%	\$2,140,250	\$107,013	Allowance
Bidding/Printing (noticing, blueprints)	1	LS	\$10,000	\$10,000	Allowance
Moving Costs (one move)	1	LS	\$15,000	\$15,000	Allowance
Utility Fees - (PG&E, sewer, water, gas)	1	LS	\$150,000	\$150,000	Allowance
Subtotal Administrative Costs:				\$506,420	
Administrative Cost Contingency (5% of total Fees)	5%	%	\$506,420	\$25,321	Allowance
Total Administrative, Property, and Bidding Costs:				\$531,741	

City Hall Order of Magnitude Project Budget:

	Total	Notes
A. Construction with Contingencies and Escalation	\$15,907,064	
B. Design and Other Related Fees	\$3,323,166	
C. Administrative, Permit and Bidding Costs	\$531,741	
City Hall without Fire Administration Renovation and Addition OOM Budget:	\$19,761,971	

Project Cost Per SF: 28,155 \$701.90

Exclusions:

1. Program Level Bond Management Fees



City Hall without Fire Administration
Replacement at Existing Location
Conceptual PROJECT BUDGET

A. Construction with Contingencies and Escalation

	QUANT	UNIT	Cost per Unit	Total	Notes
City Hall					
Replacement City Hall	28,155	LS	\$350	\$9,854,294	Refer to Space Needs Outline
On-Site Improvements (Replace at Existing Location)	36,800	SF	\$50	\$1,840,000	Site Improvements at Existing Site
Haz Mat Demo/Bldg. Demo	25,000	SF	\$10	\$250,000	Demolition of existing building
Off-Site Improvements	1	LS	\$250,000	\$250,000	Allowance
Temporary Facilities	1	LS	\$1,000,000	\$1,000,000	Lease office building during construction
Specialty Equipment	5%	%	\$11,694,294	\$584,715	Contractor Provided Equipment
Construction Subtotal:				\$13,779,008	
Project Design Unknowns	25%	%	\$13,779,008	\$3,444,752	Allowance
Construction with Design Unknowns Subtotal:				\$17,223,761	Project Allowance
Construction Contingency (10% of Construction)	10%	%	\$17,223,761	\$1,722,376	Allowance
Construction with Change Order Contingency Subtotal:				\$18,946,137	Project Allowance
Project Escalation (5% per annum, compounded yearly)	12%	%	\$18,946,137	\$2,273,536	Annual rate to midpoint of Construction = 24 months (14 months design and 20 months construction)
Escalation):				\$21,219,673	

Construction Cost per SF of Building Area: \$753.67



B. Design and Other Related Fees

	QUANT	UNIT	Cost Per Unit	TOTAL	Notes
Design Fees (A, C, L, S, MEP) - BASIC ON-SITE	10%	%	\$21,219,673	\$2,121,967	A/E fees including entitlements
Off-site/Street Improvement Drawings	15%	%	\$250,000	\$37,500	design for off site improvements
Cost Estimating	1	LS	\$35,000	\$35,000	Estimate for each phase of development
Boundary and Topographic Surveys	1	LS	\$25,000	\$25,000	Includes recording map
Erosion Control Plan	1	LS	\$7,500	\$7,500	Per Bldg. Department Requirements
Waterproofing Consultant	1	LS	\$30,000	\$30,000	Consultant to City
Lighting Designer	1	LS	\$30,000	\$30,000	Optional
Head In Data, Phone, Response, Security, AV Consultant	1	LS	\$75,000	\$75,000	Consultant to City or Arch.
LEED Documentation	1	LS	\$100,000	\$100,000	Energy Modeling, LEED submittal and Tracking
Construction Management (5% of construction value)	5%	%	\$21,219,673	\$1,060,984	Day to day management during construction
Geotechnical Investigation	1	LS	\$30,000	\$30,000	Includes geohazards report
Haz Mat Study (Ground and (E) build)	1	LS	\$30,000	\$30,000	Study only
Environmental (CEQA) Documentation	1	LS	\$50,000	\$50,000	Assume Neg Dec.
Commissioning	1	LS	\$50,000	\$50,000	As Required for LEED Gold
Continuous Inspection, Testing During Construction	1	LS	\$150,000	\$150,000	Allowance
Subtotal Design Fees:				\$3,832,951	
Fee Contingency (5% of total Fees)	5%	%	\$3,832,951	\$191,648	Allowance
Reimbursables (5% of total Fees)	5%	%	\$3,832,951	\$191,648	Project Allowance
Total Design and Other Related Fees:				\$4,216,246	



C. Administrative, Permit and Bidding Costs

	QUANT	UNIT	Cost Per Unit	Total	Notes
Administration Costs	-	LS	\$200,000	\$0	Assume none charged to project
Legal Fees	1	LS	\$60,000	\$60,000	Allowance
Building Permit Costs	0%	%	\$21,219,673	\$0	None charged to project
Plan Check Fees	0.0%	%	\$21,219,673	\$0	None charged to project
SWPP Fees (State Board Compliance)	1	LS	\$5,000	\$5,000	Allowance
Planning/Environmental Review Fees	1	LS	\$40,000	\$40,000	Allowance
Temporary Storage Costs	-	LS	\$25,000	\$0	Assume none required
Public Art	0	LS	\$50,000	\$0	Assume none required
Specialty Equipment	3%	%	\$11,694,294	\$350,829	Allowance for Owner provided Equipment
Furnishings	5%	%	\$9,854,294	\$492,715	Allowance
Bidding/Printing (noticing, blueprint)	1	LS	\$10,000	\$10,000	Allowance
Moving Costs (two moves)	2	LS	\$15,000	\$30,000	Allowance
Utility Fees - (PG&E, sewer, water,	1	LS	\$150,000	\$150,000	Allowance
Subtotal Administrative Costs:				\$1,138,544	
Administrative Cost Contingency (5% of total Fees)	5%	%	\$1,138,544	\$56,927	Allowance
Total Administrative, Property, and Bidding Costs:				\$1,195,471	

City Hall Order of Magnitude Project Budget:

	Total	Notes
A. Construction with Contingencies and Escalation	\$21,219,673	
B. Design and Other Related Fees	\$4,216,246	
C. Administrative, Permit and Bidding Costs	\$1,195,471	
City Hall without Fire Administration Replacement at Existing Site OOM Budget:	\$26,631,390	

Project Cost Per SF: 28,155 \$945.88

Exclusions:

1. Program Level Bond Management Fees



Hermosa Beach City Hall Department
Replacement at Library and Fire Station Site
Conceptual PROJECT BUDGET

A. Construction with Contingencies and Escalation

	QUANT	UNIT	Cost per Unit	Total	Notes
City Hall					
Replacement City Hall	28,155	LS	\$350	\$9,854,294	Refer to Space Needs Outline
On-Site Improvements (Replace at Library and Fire Station Site)	15,055	SF	\$50	\$752,750	Site Improvements at Existing Site
Haz Mat Demo/Bldg. Demo	25,000	SF	\$10	\$250,000	Demolition of existing building
Off-Site Improvements	1	LS	\$250,000	\$250,000	Allowance
Temporary Facilities	1	LS	\$1,000,000	\$1,000,000	Move portion of City Hall Employees off site during construction
Specialty Equipment	5%	%	\$10,607,044	\$530,352	Contractor Provided Equipment
Construction Subtotal:				\$12,637,396	
Project Design Unknowns	25%	%	\$12,637,396	\$3,159,349	Allowance
Construction with Design Unknowns Subtotal:				\$15,796,745	Project Allowance
Construction Contingency (10% of Construction)	10%	%	\$15,796,745	\$1,579,674	Allowance
Construction with Change Order Contingency Subtotal:				\$17,376,419	Project Allowance
Project Escalation (5% per annum, compounded yearly)	12%	%	\$17,376,419	\$2,085,170	Annual rate to midpoint of Construction = 24 months (14 months design and 20 months construction)
Escalation):				\$19,461,590	

Construction Cost per SF of Building Area: \$691.23



B. Design and Other Related Fees

	QUANT	UNIT	Cost Per Unit	TOTAL	Notes
Design Fees (A, C, L, S, MEP) - BASIC ON-SITE	10%	%	\$19,461,590	\$1,946,159	A/E fees including entitlements
Off-site/Street Improvement Drawings	15%	%	\$250,000	\$37,500	design for off site improvements
Cost Estimating	1	LS	\$35,000	\$35,000	Estimate for each phase of development
Boundary and Topographic Surveys	1	LS	\$25,000	\$25,000	Includes recording map
Erosion Control Plan	1	LS	\$7,500	\$7,500	Per Bldg. Department Requirements
Waterproofing Consultant	1	LS	\$30,000	\$30,000	Consultant to City
Lighting Designer	1	LS	\$30,000	\$30,000	Optional
Head In Data, Phone, Response, Security, AV Consultant	1	LS	\$75,000	\$75,000	Consultant to City or Arch.
LEED Documentation	1	LS	\$100,000	\$100,000	Energy Modeling, LEED submittal and Tracking
Construction Management (5% of construction value)	5%	%	\$19,461,590	\$973,079	Day to day management during construction
Geotechnical Investigation	1	LS	\$30,000	\$30,000	Includes geohazards report
Haz Mat Study (Ground and (E) build)	1	LS	\$30,000	\$30,000	Study only
Environmental (CEQA) Documentation	1	LS	\$50,000	\$50,000	Assume Neg Dec.
Commissioning	1	LS	\$50,000	\$50,000	As Required for LEED Gold
Continuous Inspection, Testing During Construction	1	LS	\$150,000	\$150,000	Allowance
Subtotal Design Fees:				\$3,569,238	
Fee Contingency (5% of total Fees)	5%	%	\$3,569,238	\$178,462	Allowance
Reimbursables (5% of total Fees)	5%	%	\$3,569,238	\$178,462	Project Allowance
Total Design and Other Related Fees:				\$3,926,162	



C. Administrative, Permit and Bidding Costs

	QUANT	UNIT	Cost Per Unit	Total	Notes
Administration Costs	-	LS	\$200,000	\$0	Assume none charged to project
Legal Fees	1	LS	\$60,000	\$60,000	Allowance
Building Permit Costs	0%	%	\$19,461,590	\$0	None charged to project
Plan Check Fees	0.0%	%	\$19,461,590	\$0	None charged to project
SWPP Fees (State Board Compliance)	1	LS	\$5,000	\$5,000	Allowance
Planning/Environmental Review Fees	1	LS	\$40,000	\$40,000	Allowance
Temporary Storage Costs	-	LS	\$25,000	\$0	Assume none required
Public Art	0	LS	\$50,000	\$0	Assume none required
Specialty Equipment	3%	%	\$10,607,044	\$318,211	Allowance for Owner provided Equipment
Furnishings	5%	%	\$9,854,294	\$492,715	Allowance
Bidding/Printing (noticing, blueprint)	1	LS	\$10,000	\$10,000	Allowance
Moving Costs (two moves)	2	LS	\$15,000	\$30,000	Allowance
Utility Fees - (PG&E, sewer, water,	1	LS	\$150,000	\$150,000	Allowance
Subtotal Administrative Costs:				\$1,105,926	
Administrative Cost Contingency (5% of total Fees)	5%	%	\$1,105,926	\$55,296	Allowance
Total Administrative, Property, and Bidding Costs:				\$1,161,222	

City Hall Order of Magnitude Project Budget:

	Total	Notes
A. Construction with Contingencies and Escalation	\$19,461,590	
B. Design and Other Related Fees	\$3,926,162	
C. Administrative, Permit and Bidding Costs	\$1,161,222	
City Hall Replacement at Library/FD Site OOM Budget:	\$24,548,974	

Project Cost Per SF: 28,155 \$871.92

Exclusions:

1. Program Level Bond Management Fees



▪ PARKING STRUCTURE





Parking Structure
Basement Parking with Two Levels and Roof
CONCEPTUAL PROJECT BUDGET

A. Construction with Contingencies and Escalation

	QUANT	UNIT	Cost per Unit	Total	Notes
Concrete Parking Structure					
Basement Level Parking	18,960	SF	\$150	\$2,844,000	75,840
1st Level (Street Level)	18,960	SF	\$80	\$1,516,800	
Second Level	18,960	SF	\$80	\$1,516,800	
Roof Level	18,960	LS	\$60	\$1,137,600	
Specialty Equipment	1	LS	\$250,000	\$250,000	Allowance includes lighting, security, railings, etc.
Construction Subtotal:				\$7,265,200	Project Allowance
Project Design Unknowns	25%	%	\$7,265,200	\$1,816,300	Allowance
Construction with Design Unknowns Subtotal:				\$9,081,500	Project Allowance
Construction Contingency (10% of Co	10%	%	\$9,081,500	\$908,150	Allowance
Construction with Change Order Contingency Subtotal:				\$9,989,650	Project Allowance
Project Escalation (5% per annum, compounded yearly)	12%	%	\$9,989,650	\$1,198,758	Annual rate to midpoint of Construction = 24 months (14 months design and 20 months construction)
Construction (Building Site, Specialty Equipment, Contingencies, Escalation):				\$11,188,408	

Construction Cost per SF of Building Area: \$147.53



B. Design and Other Related Fees

	QUANT	UNIT	Cost Per Unit	TOTAL	Notes
Design Fees (A, C, L, S, MEP) - BASIC ON-SITE	10%	%	\$11,188,408	\$1,118,841	A/E fees including entitlements
Off-site/Street Improvement Drawings	15%	%	\$1,137,600	\$170,640	Design for off site improvements
Cost Estimating	1	LS	\$25,000	\$25,000	Estimate for each phase of development
Boundary and Topographic Surveys	1	LS	\$25,000	\$25,000	Includes recording map
Erosion Control Plan	1	LS	\$7,500	\$7,500	Per Bldg. Department Requirements
Waterproofing Consultant	1	LS	\$25,000	\$25,000	Consultant to City
Lighting Designer	1	LS	\$25,000	\$25,000	Optional
Head In Data, Phone, Response, Security, AV Consultant	0	LS	\$50,000	\$0	Consultant to City or Arch.
LEED Documentation	0	LS	\$75,000	\$0	Energy Modeling, LEED submittal and Tracking (LEED Platinum)
Construction Management (5% of construction value)	5%	%	\$11,188,408	\$559,420	Day to day management during construction
Geotechnical Investigation	1	LS	\$30,000	\$30,000	Includes geohazards report
Haz Mat Study (Ground and (E) buildings)	1	LS	\$5,000	\$5,000	Study only
Environmental (CEQA) Documentation	1	LS	\$50,000	\$50,000	Assume Neg Dec.
Commissioning	0	LS	\$50,000	\$0	As Required for LEED Platinum (Net Zero)
Continuous Inspection, Testing During Construction	1	LS	\$75,000	\$75,000	Allowance
Subtotal Design Fees:				\$2,116,401	
Fee Contingency (5% of total Fees)	5%	%	\$2,116,401	\$105,820	Allowance
Reimbursables (5% of total Fees)	5%	%	\$2,116,401	\$105,820	Project Allowance
Total Design and Other Related Fees:				\$2,328,041	



C. Administrative, Permit and Bidding Costs

	QUANT	UNIT	Cost Per Unit	Total	Notes
Administration Costs	-	LS	\$200,000	\$0	Assume none charged to project
Legal Fees	1	LS	\$80,000	\$80,000	Allowance
Building Permit Costs	1%	%	\$11,188,408	\$111,884	Per Building Department
Plan Check Fees	0.5%	%	\$11,188,408	\$55,942	Per Building Department
SWPP Fees (State Board Compliance)	1	LS	\$5,000	\$5,000	Allowance
Planning/Environmental Review Fees	1	LS	\$40,000	\$40,000	Allowance
Temporary Storage Costs	0	LS	\$15,000	\$0	Assume none required
Public Art	1	LS	\$30,000	\$30,000	Allowance
Specialty Equipment	1	LS	\$200,000	\$200,000	Owner provided Equipment (Toll systems, Servers, Phone system)
Furnishings	-	LS	\$100,000	\$0	Allowance
Bidding/Printing (noticing, blueprints, etc.)	1	LS	\$10,000	\$10,000	Allowance
Utility Fees - (Edison, sewer, water, telecom, other)	1	LS	\$250,000	\$250,000	Allowance
Subtotal Administrative Costs:				\$782,826	
Administrative Cost Contingency (5% of total Fees)	5%	%	\$782,826	\$39,141	Allowance
Total Administrative, Permit and Bidding Costs:				\$821,967	

Division Totals:

	Total	Notes
A. Construction with Contingencies and Escalation	\$11,188,408	
B. Design and Other Related Fees	\$2,328,041	
C. Administrative, Permit and Bidding Costs	\$821,967	
Parking Structure Conceptual Project Budget:	\$14,338,417	

Project Cost Per SF: \$189.06

Exclusions:

1. Real estate fees
2. Land acquisition costs
3. Program Level Project Management Fees



MARY MCGRATH | ARCHITECTS

1212 BROADWAY, SUITE 401

OAKLAND, CALIFORNIA 94612

510.208.9400

WWW.MARYMCGRATHARCHITECTS.COM