

6.0 BUDGET AND COST PLAN

6.1 Basis of Cost Plan

The University of California, Riverside has a total project budget for Engineering Building Unit 2 of \$43,874,000. This budget is based on the California Construction Cost Index No. CCC14019. The total project costs include soft costs and project funded escalation. The Construction Cost Plan for EBU2 totals \$33,411,000 for both building and site costs. This plan does not factor escalation or soft costs for the project into the construction costs. Additional detail on the Construction Cost Plan is available in Appendix B.

The pricing is based on the following general conditions of construction:

- The general contract will be competitively bid.
- There will not be small business set aside requirements.
- The contractor will be required to pay prevailing wages.
- There are no phasing requirements.
- The general contractor will have full access to the site at all hours.

6.2 Inclusions

The project consists of a new 152,010 gross square feet computer science and electrical engineering building. The building massing assumptions include one partial basement floor and four above grade floors. Mechanical penthouse space is assumed to be included in the gross floor area. The building is connected to the existing Bourns Hall by open bridges at four locations.

Program areas include instructional and research laboratories (dry type) with associated support space, teaching classrooms, faculty and student offices with associated administrative support space.

The building is to be located on a site of approximately 55,000 gross square feet. It is assumed that all utilities are in close vicinity of the site.

6.3 Exclusions

- Design, testing, inspection or construction management fees
- Architectural and design fees
- Scope change and post-contract contingencies
- Assessments, taxes, finance, legal and development charges
- Environmental impact mitigation
- Builder's risk, project wrap-up, and other owner provided insurance programs
- Land and easement acquisition
- Cost escalation - costs are based on today's values
- Owner supplied and installed furniture, fixtures, and equipment
- Loose furniture and equipment except as specifically identified
- Seating and benches in instructional and research laboratories
- Seating and benches in classrooms
- Security equipment and devices including wiring and surveillance equipment
- Audio visual equipment
- Atrium smoke evacuation
- Hazardous material handling, disposal and abatement
- Compression of schedule, premium or shift work, and restrictions on the contractor's working hours.
- Uninterrupted Power Source (UPS) - by User
- Utility tunnel and connections
- Telecommunications connections with other buildings

6.4 Overall Summary

	Gross Floor Area	\$ / SF	\$x1,000
Building	152,010 SF	209.87	31,902
Sitework	55,000 SF	27.45	1,509
TOTAL Building & Sitework Construction		July 2000	33,411

Please refer to the Inclusions and Exclusions sections of this report

6.5 Building Component Summary

Gross Area: 152,010 SF

		\$/SF	\$x1,000
1. Foundations		5.93	901
2. Vertical Structure		8.04	1,222
3. Floor & Roof Structures		22.74	3,457
4. Exterior Cladding		25.53	3,881
5. Roofing & Waterproofing		2.15	327
Shell (1-5)		64.40	9,789
6. Interior Partitions, Doors & Glazing		12.50	1,900
7. Floor, Wall & Ceiling Finishes		9.49	1,443
Interiors (6-7)		21.99	3,343
8. Function Equipment & Specialties		5.05	767
9. Stairs & Vertical Transportation		2.96	450
Equipment & Vertical Transportation (8-9)		8.01	1,217
10. Plumbing Systems		4.72	718
11. Heating, Ventilating & Air Conditioning		33.26	5,056
12. Electric Lighting, Power & Communications		29.69	4,513
13. Fire Protection Systems		2.50	380
Mechanical & Electrical (10-13)		70.17	10,666
Total Building Construction (1-13)		164.56	25,015
14. Site Preparation & Demolition		0.00	0
15. Site Paving, Structures & Landscaping		0.00	0
16. Utilities on Site		0.00	0
Total Site Construction (14-16)		0.00	0
TOTAL BUILDING & SITE (1-16)		164.56	25,015
General Conditions	9.00%	14.81	2,251
Contractor's Overhead & Profit or Fee	4.00%	7.18	1,091
PLANNED CONSTRUCTION COST		August 2000	186.55
Contingency for Design Development	12.50%	23.32	3,545
Allowance for Rising Costs	0.00%	0.00	0
RECOMMENDED BUDGET		July 2000	209.87
		31,902	

6.6 Sitework Component Summary

Gross Area: 55,000 SF

		\$/SF	\$x1,000
1. Foundations		0.00	0
2. Vertical Structure		0.00	0
3. Floor & Roof Structures		0.00	0
4. Exterior Cladding		0.00	0
5. Roofing & Waterproofing		0.00	0
Shell (1-5)		0.00	0
6. Interior Partitions, Doors & Glazing		0.00	0
7. Floor, Wall & Ceiling Finishes		0.00	0
Interiors (6-7)		0.00	0
8. Function Equipment & Specialties		0.00	0
9. Stairs & Vertical Transportation		0.00	0
Equipment & Vertical Transportation (8-9)		0.00	0
10. Plumbing Systems		0.00	0
11. Heating, Ventilating & Air Conditioning		0.00	0
12. Electric Lighting, Power & Communications		0.00	0
13. Fire Protection Systems		0.00	0
Mechanical & Electrical (10-13)		0.00	0
Total Building Construction (1-13)		0.00	0
14. Site Preparation & Demolition		2.86	158
15. Site Paving, Structures & Landscaping		12.73	700
16. Utilities on Site		5.91	325
Total Site Construction (14-16)		21.50	1,183
TOTAL BUILDING & SITE (1-16)		21.50	1,183
General Conditions	9.00%	1.93	106
Contractor's Overhead & Profit or Fee	4.00%	0.95	52
PLANNED CONSTRUCTION COST August 2000		24.37	1,341
Contingency for Design Development	12.50%	3.05	168
Allowance for Rising Costs	0.00%	0.00	0
RECOMMENDED BUDGET July 2000		27.43	1,509