

Capital Cost Estimate for San Francisco Bay Area Curling Club

8450 Enterprise Way, Oakland, CA 94621

18 September 2017

Category	Phase	Description	Quantity	Unit Type	Unit Cost	Total
Investigation	1	Siesmic Assessment: Inspection and Report	1	EA	\$500	\$500
Investigation	1	Site/Building Survey: Survey and Production Documents	1	EA	\$3,000	\$3,000
Permitting	1	Group Assembly Conditional Use Permit Fee	1	EA	\$2,500	\$2,500
Permitting	1	Alcoholic Beverage Sales Conditional Use Permit Fee	1	EA	\$2,500	\$2,500
Permitting	1	Construction Permit Fee: Interior Improvements	1	EA	\$5,000	\$5,000
Permitting	1	Inspection Fees	1	EA	\$2,500	\$2,500
Permitting	1	Utility Connection Fee: Fire Water Connection	1	EA	\$2,500	\$2,500
Design	1	Architectural/Engineering Services	1	EA	\$10,000	\$10,000
Site	1	Site Utility Improvements: Fire Water Line	1	EA	\$4,000	\$4,000
Site	1	Site Concrete Work: Equipment Pads	2	EA	\$1,500	\$3,000
Ice House	1	Ice Surface Concrete: 6" Slab	10,600	SF	\$6.00	\$63,600
Ice House	1	Ice Surface Sand	10,600	SF	\$0.33	\$3,498
Ice House	1	Ice Surface Insulation and Vapor Barrier	10,600	SF	\$1.00	\$10,600
Ice House	1	Ice Surface Piping	10,600	SF	\$7.50	\$79,500
Ice House	1	Walkways, Benches, Wallwork	1,300	SF	\$5.00	\$6,500
Ice House	1	Chiller and Refrigeration Equipment	1	EA	\$100,000	\$100,000
Ice House	1	Fan Coil Units with Heat Pump and Distribution	12,300	SF	\$22.75	\$279,825
Ice House	1	Ice House Controls Equipment	1	EA	\$5,000	\$5,000
Warm Room	1	Full Height Interior Partitions with Glazing	2,100	SF	\$8.25	\$17,325
Warm Room	1	Single Story Interior Partitions	2,800	SF	\$5.00	\$14,000
Warm Room	1	Interior Doors with Frames	8	EA	\$1,000	\$8,000
Warm Room	1	Flooring	2,700	SF	\$5.00	\$13,500
Warm Room	1	Gypsum Board Ceiling	15,000	SF	\$4.75	\$71,250
Warm Room	1	Fan Coil Units with Heat Pump and Distribution	2,700	SF	\$13.65	\$36,855
Warm Room	1	Warm Room Controls	1	EA	\$2,000	\$2,000
Warm Room	1	Water Heater	1	EA	\$4,500	\$4,500
Warm Room	1	Toilet/Lavatory Rough-Ins, Fixtures, and Partitions	4	EA	\$3,500	\$14,000
Warm Room	1	Sanitary Sewer Line, Tie In, and Trenching	1	EA	\$20,000	\$20,000
Warm Room	1	Water Piping and Service	250	LF	\$25.00	\$6,250
Warm Room	1	Gas Piping and Service	250	LF	\$25.00	\$6,250
Warm Room	1	Lighting Fixtures, Conduit, and Conductor Runs	2,700	SF	\$5.00	\$13,500
Fire Protection	1	Fire Alarm System	15,000	SF	\$1.00	\$15,000
Fire Protection	1	Fire Sprinkler System	15,000	SF	\$3.50	\$52,500
Fire Protection	1	Fire Riser and Backflow Preventer	1	EA	\$4,000	\$4,000

\$882,953

*Estimates predicated on 2017 RS Means Numbers and Supplemental Quotes at retail rates using only contracted labor.

**Estimates do not include the Location Factor Adjustment (1.23) or any discounts, donations, or club-managed construction.

***2017 RS Means estimates an "Ice Rink" of this size would cost \$700,000.