



# City of Chula Vista Fire Station 11

*Chula Vista, CA*

City of Chula Vista  
**ROUGH ORDER OF MAGNITUDE**  
OCMI JOB #: 000000.000  
17 April 2024



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 **COST ESTIMATE**

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### INTRODUCTORY NOTES

This estimate is based on verbal direction from the client and the following items, received 01 August 2023:

**General**

Fire Station Grading Study  
Quit Claim Area Map  
Cut and Fill Map  
A1.0 thru A8.1.1 (69 sheets)

The following items are excluded from this estimate:

- Installation of owner furnished equipment.
- Overtime.
- Hazardous material abatement/removal.
- Items referenced as NOT INCLUDED or NIC in estimate.

The midpoint of construction of October 2024 is based on:

- Construction start date of July 2024
  - Estimated construction duration of 06 months
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- This estimate is based on a Design-Build delivery method.
  - This estimate is based on prevailing wage labor rates.
  - This estimate is based on a detailed measurement of quantities. We have made allowances for items that were not clearly defined in the drawings. The client should verify these allowances.
  - This estimate is based on a minimum of four competitive bids and a stable bidding market.
  - This estimate should be updated if more definitive information becomes available, or if there is any change in scope.
  - We strongly advise the client to review this estimate in detail. If any interpretations in this estimate appear to differ from those intended by the design documents, they should be addressed immediately.

ROUGH ORDER OF MAGNITUDE

OCMI JOB #: 000000.000 | 17 April 2024

PROJECT SUMMARY

ELEMENT	TOTAL COST
01. GENERAL REQUIREMENTS	\$332,718
02. SITE	\$4,386,086
03. TRAFFIC SIGNAL WORK	\$145,502
04. ROADS	\$1,411,970
<b>TOTAL GMP COST</b>	<b>\$6,276,276</b>
<b>OWNER COST</b>	<b>TOTAL COST</b>
Pacific Mobile Structures Modular Buildings	\$874,169
Owner Soft Cost (CM, Testing & Inspection, Owner Contingency)	\$536,283
<b>TOTAL SOFT COST</b>	<b>\$1,410,452</b>
<b>TOTAL PROJECT COST</b>	<b>\$7,686,729</b>

ROUGH ORDER OF MAGNITUDE

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DETAILED GMP COST SUMMARY

ELEMENT		TOTAL COST
01. GENERAL REQUIREMENTS		\$235,528
02. SITE		\$3,104,874
03. TRAFFIC SIGNAL WORK		\$103,000
04. ROADS		\$999,522
SUBTOTAL		\$4,442,924
DESIGN CONTINGENCY	5.00%	\$222,146
ESCALATION TO MIDPOINT 06/2025	3.00%	\$139,952
<b>TOTAL NET DIRECT COST</b>		<b>\$4,805,022</b>

GENERAL MARKUPS		
DESIGN SERVICES	10.00%	\$480,502
CONTRACTOR PROFESSIONAL SERVICES DURING DESIGN PHASE	1.50%	\$79,283
SITE MANAGEMENT DURING CONSTRUCTION	3.00%	\$160,944
CONSTRUCTION PHASE CONTINGENCY	5.00%	\$276,288
INSURANCE	1.50%	\$87,031
BONDS: CONTRACTOR	1.50%	\$88,336
CONTRACTOR FEE OH&P	5.00%	\$298,870
<b>TOTAL GMP COST</b>		<b>\$6,276,276</b>

**ROUGH ORDER OF MAGNITUDE**

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**SITE SUMMARY**

ELEMENT	TOTAL COST
01 GENERAL REQUIREMENTS	<u>\$235,528</u>
SUBTOTAL	\$235,528
DESIGN CONTINGENCY	5.00% \$11,776
ESCALATION TO MIDPOINT 06/2025	3.00% <u>\$7,419</u>
<b>NET DIRECT SITE COST</b>	<b>\$254,724</b>
DESIGN SERVICES	10.00% <u>\$25,472</u>
SUBTOTAL	\$280,196
CONTRACTOR PROFESSIONAL SERVICES DURING DESIGN PHASE	1.50% <u>\$4,203</u>
SUBTOTAL	\$284,399
SITE MANAGEMENT DURING CONSTRUCTION	3.00% <u>\$8,532</u>
SUBTOTAL	\$292,931
CONSTRUCTION PHASE CONTINGENCY	5.00% <u>\$14,647</u>
SUBTOTAL	\$307,577
INSURANCE	1.50% <u>\$4,614</u>
SUBTOTAL	\$312,191
BONDS: CONTRACTOR	1.50% <u>\$4,683</u>
SUBTOTAL	\$316,874
CONTRACTOR FEE OH&P	5.00% <u>\$15,844</u>
<b>TOTAL SITE COST</b>	<b>\$332,718</b>

**ROUGH ORDER OF MAGNITUDE**

OCMI JOB #: 000000.000 | 17 April 2024

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>01 GENERAL REQUIREMENTS</b>				
Permits fees only				
Building permit	1	LS	10,000.00	\$10,000
Grading permit	1	LS	500.00	\$500
Excavation/Construction Permit, Street Use Permit and Haul Route (Comm)	1	LS	1,000.00	\$1,000
Water capacity fee	1	LS	25,000.00	\$25,000
Water meter fee	1	LS	1,500.00	\$1,500
Sanitary sewer fee	1	LS	1,500.00	\$1,500
Storm drain fee	1	LS	1,000.00	\$1,000
Gas service fee	1	LS	500.00	\$500
Electrical permit	1	LS	1,200.00	\$1,200
Curb and gutter permit	1	LS	500.00	\$500
Sign	1	LS	500.00	\$500
Traffic Aid for Construction	1	LS	1,500.00	\$1,500
Plan Check and Inspection	1	LS	582.00	\$582
Construction Storm Water permit	1	LS	1,500.00	\$1,500
SWPPP Permit	1	LS	4,600.00	\$4,600
SWPPP plan	1	LS	15,000.00	\$15,000
Professional hours for permitting	60	HRS	150.00	\$9,000
Labor compliance tracker	6	MO	500.00	\$3,000
Field Engineering				
Surveyor	1	LS	25,000.00	\$25,000
Construction staking	1	LS	10,000.00	\$10,000
Job site cleaning	1	LS	10,000.00	\$10,000
Construction Aids, Equipment and Tools				
Traffic Aid for Construction				
Traffic Control	6	MO	1,250.00	\$7,500
Traffic Control Plan	1	LS	1,260.00	\$1,260
Utilities				
Electrical Service (Temp. Service Connection)	1	LS	8,000.00	\$8,000
Electrical Service (Temp. Service)	6	MO	250.00	\$1,500
Water Service (Temp. Service)	6	MO	200.00	\$1,200
Temp Meter Fee	1	LS	1,500.00	\$1,500
Cords & Boxes	1	LS	2,000.00	\$2,000
Communications (Cell & Jet Pac)	6	MO	100.00	\$600
Temporary Toilet	6	MO	900.00	\$5,400
Safety Materials	1	LS	150.00	\$150
Drinking Water	6	MO	75.00	\$450
First Aid Supplies	1	LS	250.00	\$250
Office Supplies	6	MO	100.00	\$600
Security system	1	LS	2,000.00	\$2,000
Company Vehicle Expense	6	MO	400.00	\$2,400
Vehicle Fuel	6	MO	1,500.00	\$9,000
Dumpster	6	EA	800.00	\$4,800

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Storm water protection				
SWPPP Materials	1	LS	13,000.00	\$13,000
SWPPP Inspections	13	EA	1,200.00	\$15,600
Erosion control				
Inlet protection	6	EA	450.00	\$2,700
Silt fence, polypropylene	1,047	LF	1.99	\$2,084
Stabilized construction entrance	736	SF	7.00	\$5,152
Quality Control, Inspections and Testing				
Testing and inspections, allowance	1	LS	25,000.00	\$25,000
<b>TOTAL - 01 GENERAL REQUIREMENTS</b>				<b>\$235,528</b>

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SITE SUMMARY

ELEMENT	TOTAL COST
08 OPENINGS	\$120,000
10 SPECIALTIES	\$10,000
11 EQUIPMENT	\$7,276
12 FURNISHINGS	\$200,000
13 SPECIAL CONSTRUCTION	\$687,596
21 FIRE SUPPRESSION	
22 PLUMBING	\$21,257
23 HEATING, VENTILATING, AND AIR CONDITIONING	
26 ELECTRICAL	
27 COMMUNICATIONS	\$63,600
28 ELECTRONIC SAFETY AND SECURITY	\$137,662
31 EARTHWORK	
32 EXTERIOR IMPROVEMENTS	\$1,550,652
33 UTILITIES	\$306,831
SUBTOTAL	\$3,104,874
DESIGN CONTINGENCY	5.00% \$155,244
ESCALATION TO MIDPOINT 06/2025	3.00% \$97,804
<b>NET DIRECT SITE COST</b>	<b>\$3,357,921</b>
DESIGN SERVICES	10.00% \$335,792
SUBTOTAL	\$3,693,713
CONTRACTOR PROFESSIONAL SERVICES DURING DESIGN PHASE	1.50% \$55,406
SUBTOTAL	\$3,749,119
SITE MANAGEMENT DURING CONSTRUCTION	3.00% \$112,474
SUBTOTAL	\$3,861,593
CONSTRUCTION PHASE CONTINGENCY	5.00% \$193,080
SUBTOTAL	\$4,054,672
INSURANCE	1.50% \$60,820
SUBTOTAL	\$4,115,492
BONDS: CONTRACTOR	1.50% \$61,732
SUBTOTAL	\$4,177,225
CONTRACTOR FEE OH&P	5.00% \$208,861
<b>TOTAL SITE COST</b>	<b>\$4,386,086</b>

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>08 OPENINGS</b>				
Exterior doors				
Overhead rapid coiling door	3	EA	40,000.00	\$120,000
<b>TOTAL - 08 OPENINGS</b>				<b>\$120,000</b>
<b>10 SPECIALTIES</b>				
Information signage				
Building signage, Allowance	1	LS	10,000.00	\$10,000
<b>TOTAL - 10 SPECIALTIES</b>				<b>\$10,000</b>
<b>11 EQUIPMENT</b>				
Air compressor, 80 gal, electric, standard controls, 5 HP	1	EA	7,275.81	\$7,276
<b>TOTAL - 11 EQUIPMENT</b>				<b>\$7,276</b>
<b>12 FURNISHINGS</b>				
FF&E, Allowance	1	LS	200,000.00	\$200,000
<b>TOTAL - 12 FURNISHINGS</b>				<b>\$200,000</b>
<b>13 SPECIAL CONSTRUCTION</b>				
Pacific Mobile Structures, by owner				
Modular Buildings		NIC		
Sprung Structures, by owner				
Purchase	1	LS	420,870.00	\$420,870
Technical Consultant	1	LS	9,776.00	\$9,776
Delivery	1	LS	6,950.00	\$6,950
Rigging and installation, Allowance	1	LS	200,000.00	\$200,000
Coordination with city vendors for building installation	1	LS	50,000.00	\$50,000
<b>TOTAL - 13 SPECIAL CONSTRUCTION</b>				<b>\$687,596</b>
<b>21 FIRE SUPPRESSION</b>				
By building manufacture		NIC		
<b>TOTAL - 21 FIRE SUPPRESSION</b>				

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>22 PLUMBING</b>				
Compress air system				
Retractable Hose Reel (50 ft), Allowance	8	EA	1,000.00	\$8,000
Retractable Hose Reel (75 ft), Allowance	3	EA	1,500.00	\$4,500
Pipe with fittings and supports				
1/2"	300	LF	22.92	\$6,876
3/4"	75	LF	25.08	\$1,881
<b>TOTAL - 22 PLUMBING</b>				<b>\$21,257</b>
<b>23 HEATING, VENTILATING, AND AIR CONDITIONING</b>				
By building manufacture		NIC		
<b>TOTAL - 23 HEATING, VENTILATING, AND AIR CONDITIONING</b>				
<b>26 ELECTRICAL</b>				
By building manufacture		NIC		
LED lighting				
<b>TOTAL - 26 ELECTRICAL</b>				
<b>27 COMMUNICATIONS</b>				
Station alerting system	6,360	SF	10.00	\$63,600
<b>TOTAL - 27 COMMUNICATIONS</b>				<b>\$63,600</b>
<b>28 ELECTRONIC SAFETY AND SECURITY</b>				
Fire alarm system, addressable type	6,360	SF	15.00	\$95,400
Security system				
Access control				
Equipment, furnished and installed by owner				
Devices				
Door contact	5	EA	350.00	\$1,750
Video intercom door bell	5	EA	1,096.42	\$5,482
Auto door release button	1	EA	350.00	\$350
KP- Access control panel	1	EA	1,680.00	\$1,680
Conduit and wire	720	LF	18.71	\$13,474
CCTV system				
Equipment, furnished and installed by owner		NIC		
Camera, industrial quality	4	EA	3,010.00	\$12,040
Conduit and wire	400	LF	18.71	\$7,486

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>TOTAL - 28 ELECTRONIC SAFETY AND SECURITY</b>				<b>\$137,662</b>
<b>32 EXTERIOR IMPROVEMENTS</b>				
<b>Hardscape</b>				
Paving and curbs, Allowance	73,000	SF	15.00	\$1,095,000
Control Joint, Allowance	1	LS	50,000.00	\$50,000
<b>Paving specialties</b>				
Striped parking stall	10	EA	32.64	\$326
Pole mounted sign	2	EA	473.53	\$947
ADA symbol, painted	2	EA	174.73	\$349
Cross hatching	150	SF	2.09	\$314
Parking bumper	2	EA	119.44	\$239
Truncated dome, plastic	60	SF	40.12	\$2,407
Bollard	20	EA	1,716.25	\$34,325
<b>Site development</b>				
Tube steel picket fencing, 8'	1,100	LF	160.76	\$176,831
Sliding gate	1	EA	23,235.06	\$23,235
Motor operation	2	EA	4,840.08	\$9,680
Card reader	2	EA	3,505.75	\$7,011
Generator enclosure	1	LS	25,000.00	\$25,000
Trash enclosure, assume not required at this phase		NIC		
<b>Hose rack</b>				
Hose drying rack	1	EA	2,369.76	\$2,370
Slab on grade, 6" at hose rack	350	SF	20.58	\$7,203
Spread footing, assembly	1	CY	1,011.88	\$1,012
Structural steel	1	TON	9,185.05	\$9,185
Galvanized premium, Allowance	1	TON	1,604.33	\$1,604
Grating	350	SF	55.14	\$19,298
Gravel bed, 4" pea gravel	5	CY	141.72	\$709
<b>Miscellaneous</b>				
Site sign	1	EA	5,000.00	\$5,000
BBQ	1	EA	3,500.00	\$3,500
Shade structure, 15x15	1	EA	22,500.00	\$22,500
<b>Stormwater collection softscape</b>				
Irrigation, plant area	2,500	SF	6.65	\$16,628
Ground cover, 1 gal and mulch	2,500	SF	2.00	\$5,000
Soil media	181	CY	84.02	\$15,170
Filter sand	60	CY	90.37	\$5,439
Liner	2,500	SF	0.56	\$1,400

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Miscellaneous				
Flag pole including foundation (35' 0", aluminum)	1	EA	8,969.83	\$8,970
<b>TOTAL - 32 EXTERIOR IMPROVEMENTS</b>				<b>\$1,550,652</b>

33 UTILITIES

Site Electrical

Primary power

Conductor assembly, by utility company

NIC

Utility Transformer, provided by Utility Company

NIC

Grounding

1

LS

15,460.00

15,460

Secondary power

Duct bank, (2) 4", PVC

225

LF

76.24

17,154

Conductor

225

LF

50.00

11,250

Emergency power

Emergency generator, diesel, 200 KW

1

EA

105,942.05

\$105,942

Automatic transfer switches, 1000 amp, 120/208v

1

EA

15,088.08

\$15,088

Inverter 85 KW

1

LS

36,000.00

\$36,000

Power distribution

Pull box

2

EA

2,492.07

\$4,984

Duct bank

Conduits, PVC

225

LF

75.00

\$16,875

Technology, Allowance

Pull box

1

EA

2,492.07

\$2,492

Duct bank

Conduits, PVC

(1) 2" c.o.

225

LF

37.52

\$8,442

Cables

Telephone/data system

225

LF

6.50

\$1,463

Fiber optics system

225

LF

1.80

\$405

Fire alarm system

225

LF

1.25

\$281

Public address system

225

LF

2.00

\$450

Security system

225

LF

1.25

\$281

Control system

225

LF

1.25

\$281

Lighting

Pull box

1

EA

2,295.68

\$2,296

Lighting fixtures

Type S1 - Pole light at parking, 1 head

4

EA

5,570.00

\$22,280

Type S2 - Pole light at pedestrian walkway 1head

8

EA

3,422.00

\$27,376

Type S7- Surface mounted downlight

6

EA

1,000.00

\$6,000

Junction box

6

EA

59.74

\$358

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Conduit and wire	900	LF	12.97	\$11,673
Fuel system, assume not required		NIC		
Photovoltaic system, including structure and lighting, not required		NIC		
<b>TOTAL - 33 UTILITIES</b>				<b>\$306,831</b>

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**SITE SUMMARY**

ELEMENT	TOTAL COST
33 UTILITIES	<u>\$103,000</u>
SUBTOTAL	\$103,000
DESIGN CONTINGENCY	5.00% \$5,150
ESCALATION TO MIDPOINT 06/2025	3.00% <u>\$3,245</u>
<b>NET DIRECT SITE COST</b>	<b>\$111,395</b>
DESIGN SERVICES	10.00% <u>\$11,139</u>
SUBTOTAL	\$122,534
CONTRACTOR PROFESSIONAL SERVICES DURING DESIGN PHASE	1.50% <u>\$1,838</u>
SUBTOTAL	\$124,372
SITE MANAGEMENT DURING CONSTRUCTION	3.00% <u>\$3,731</u>
SUBTOTAL	\$128,103
CONSTRUCTION PHASE CONTINGENCY	5.00% <u>\$6,405</u>
SUBTOTAL	\$134,508
INSURANCE	1.50% <u>\$2,018</u>
SUBTOTAL	\$136,526
BONDS: CONTRACTOR	1.50% <u>\$2,048</u>
SUBTOTAL	\$138,574
CONTRACTOR FEE OH&P	5.00% <u>\$6,929</u>
<b>TOTAL SITE COST</b>	<b>\$145,502</b>

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>33 UTILITIES</b>				
Site Electrical				
Vehicle detection loops	3	EA	1,000.00	\$3,000
Traffic signal work, Allowance	1	LS	100,000.00	\$100,000
<b>TOTAL - 33 UTILITIES</b>				<b>\$103,000</b>

**ROUGH ORDER OF MAGNITUDE**

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**SITE SUMMARY**

ELEMENT	TOTAL COST
31 EARTHWORK	\$562,919
32 EXTERIOR IMPROVEMENTS	\$11,603
33 UTILITIES	<u>\$425,000</u>
SUBTOTAL	\$999,522
DESIGN CONTINGENCY	5.00% \$49,976
ESCALATION TO MIDPOINT 06/2025	3.00% <u>\$31,485</u>
<b>NET DIRECT SITE COST</b>	
	<b>\$1,080,983</b>
DESIGN SERVICES	10.00% <u>\$108,098</u>
SUBTOTAL	\$1,189,081
CONTRACTOR PROFESSIONAL SERVICES DURING DESIGN PHASE	1.50% <u>\$17,836</u>
SUBTOTAL	\$1,206,918
SITE MANAGEMENT DURING CONSTRUCTION	3.00% <u>\$36,208</u>
SUBTOTAL	\$1,243,125
CONSTRUCTION PHASE CONTINGENCY	5.00% <u>\$62,156</u>
SUBTOTAL	\$1,305,281
INSURANCE	1.50% <u>\$19,579</u>
SUBTOTAL	\$1,324,861
BONDS: CONTRACTOR	1.50% <u>\$19,873</u>
SUBTOTAL	\$1,344,733
CONTRACTOR FEE OH&P	5.00% <u>\$67,237</u>
<b>TOTAL SITE COST</b>	
	<b>\$1,411,970</b>

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DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<b>31 EARTHWORK</b>				
Grading				
Rough, machine	73,000	SF	0.30	\$22,095
Fine, machine	73,000	SF	0.56	\$40,824
Excavation and fill, Allowance	1	LS	500,000.00	\$500,000
<b>TOTAL - 31 EARTHWORK</b>				<b>\$562,919</b>
<b>32 EXTERIOR IMPROVEMENTS</b>				
Softscape, La Media Frontage Improvements				
Irrigation, plant area	525	SF	4.23	\$2,221
Planting area, including shrubs and mulch	525	SF	15.36	\$8,063
Miscellaneous				
Soil amending	525	SF	0.83	\$434
Top soil	7	CY	84.02	\$588
Maintenance of landscape 90 days	525	SF	0.57	\$297
<b>TOTAL - 32 EXTERIOR IMPROVEMENTS</b>				<b>\$11,603</b>
<b>33 UTILITIES</b>				
Storm water service	1	LS	250,000.00	\$250,000
Fire water service	1	LS	50,000.00	\$50,000
Domestic water service	1	LS	20,000.00	\$20,000
Sanitary waste service	1	LS	35,000.00	\$35,000
Natural gas service	1	LS	25,000.00	\$25,000
Irrigation service connection	1	LS	45,000.00	\$45,000
<b>TOTAL - 33 UTILITIES</b>				<b>\$425,000</b>