

CA Theatre Tenant Improvement

Cost of Work with Bid Alternate

Date: May 13th, 2025

	TRADE		Total Bid	Subcontractor
1	Fire Sprinklers		\$ 39,450	Serenity Fire Protection
2	Fire Alarm		\$ 41,997	Johnson Controls
3	HVAC		\$ 385,618	ACH Mechanical Contractors
4	Aluminum & Glazing		\$ 144,000	Elite Glass Enterprises
5	Abatement & Building Demolition		\$ 333,100	IDR
6	Concrete: Structural & Site		\$ 165,719	KAR
7	Steel: Misc.		\$ 53,130	Paradigm
8	Finish Carpentry		\$ 70,270	K&Z Cabinets
9	Roofing		\$ 11,600	Best Contracting
10	Sheet Metal & Cladding		\$ 175,758	Best Contracting
11	Doors, Frames, & Hardware		\$ 43,609	Construction Hardware
12	Metal Stud Framing, Drywall & Plaster		\$ 348,357	Ondatje Plastering
13	Finish Flooring		\$ 143,845	Signature Flooring
14	Ceramic Tile		\$ 69,687	Continental Marble & Tile
15	Acoustical Ceiling & Treatment		\$ 20,545	Southcoast Acoustical
16	Painting		\$ 176,000	SC Coatings
17	Signage		\$ 143,580	Signs and Lucite
18	Toilet Partitions and Accessories		\$ 15,986	Stumbaugh
19	Auditorium Seating		\$ 184,364	TCC
20	Electrical & Low Voltage		\$ 609,480	Giant
21	Miscellaneous: Fire Extinguishers, Traffic Control, Banners, Final Cleaning.		\$ 73,327	Various
22	Theatrical Sound Upgrades		\$ 623,980	House Right.
23	Organ Restoration		\$ 383,620	Mark Herman.
	Sum of Trades		\$ 4,257,021	
	Allowances		\$ 100,000	
	Design Build Engineer Contingency	5.00%	\$ 212,851	
	Subtotal of Base Bid, Allowances and Contingencies		\$ 4,569,872	
	Preconstruction Services		\$ 34,986	
	Additional Preconstruction		\$ 50,288	Due to extended preconstruction
	Buidling and Site Assessment		\$ 35,373	
	Hazmat Report		\$ 24,000	
	Theatrical Design		\$ 21,600	
	Design Services		\$ 214,672	
	Added Design Services	8.90%	\$ 184,219	Due to Design over \$2,500,000
	General Conditions		\$ 360,000	
	Insurance	1.50%	\$ 82,425	
	Builder's Risk	1.50%	\$ 82,425	No Earthquake or Flood
	Bond	1.00%	\$ 10,900	
	Fee	6.00%	\$ 340,246	
	Subtotal of GC, Design, Insurance, Fee		\$ 1,441,133	
	Total		\$ 6,011,006	
	Alternate #1		\$ 606,829	
	Total with Alternate #1		\$ 6,617,835	

CA Theatre Tenant Improvements

5/13/2025

Qualifications

Trade

0	General
	GMP based on Plan Check Set dated 01/29/25.
	General Conditions are based on a 5 month construction duration with a start date of 06.02.25. General Conditions Cost/Day for compensable delays are \$2,384/Calendar Day.
	The project has bid without specifics known regarding cost and procurement issues that may arise from Tariffs. In the event there are costs for procurement and tariffs, we would submit an add service request given it is a changed condition not quantifiable at the time of bid. This will be paid for from through owner contingency.
	Existing water and electrical will be used for construction purposes.
	DBE Contingency included to be used for design changes, missed scope, and/or rework.
1	Fire Sprinkler
	Fire System System upgrades are for entrance lobby only. The rest of the building is existing to remain including the Will Rodgers Room and Ticket Booth.
2	Fire Alarm
	Simplex is the existing Fire Alarm system and has been included in the scope.
	Fire Alarm System upgrades are for entrance lobby only. The rest of the building is existing to remain including the Will Rodgers Room and Ticket Booth.
5	Demolition & Abatement
	Included in base bid is the removal of up to 6,800SF of loose and flakey paint on the exterior of the south and north side of building.
6	Concrete
	Concrete repairs of existing exterior elevations is not included, except at location where existing posters are being removed. Included in base bid is the removal of paint that is flaking and pressure wash of exterior prior to paint.
8	Finish Carpentry
	Plans indicate to remove and replace existing wood base. As the existing carpet abuts up to the base, allowing the existing base to remain, the cost of work does not include new wood base. Reference RFI#01
9	Roofing
	Patchwork of roofing was based on a Single Ply PVC Roofing Membrane system to match existing system.
10	Sheet Metal
	Canopy Substrate Repair is not included. Assuming existing substrate is good. An allowance is recommended to cover any unforeseen patch or repairs. See Allowance spreadsheet.
11	Doors / Frames and Hardware
	Construction cores will be provided. Permanent keying will be by the City.
13	Flooring
	Slab is existing and moisture condition is unknown. Moisture Mitigation is not included.
14	Tile
	Restrooms will only receive new tile where needed for new accessories or partitions. Tile will be selected to match as close as possible to existing, but exact match will not be possible. Color variation will be noticeable. Reuse of existing backing and/or studs will be reused where possible to minimize patchback. If City has extra stock for replacement of tile, it can be used to match.
15	Acoustical Ceiling
	New ceiling tile is included for Women's restroom on 1st floor only. All other restrooms are existing to remain.
16	Painting
	Exterior Painting is limited to South and East Elevation only. All west, north, and high roof concrete surfaces are existing to remain. Add to paint these elevations is \$158,000 including 7,000SF additional hazardous lead abatement.
	Auditorium Ceiling will be painted only where speakers are being installed. All other ceiling paint is excluded.
17	Signage
	Artwork Design for acrylic signage at façade will be by City. As cost for graphics is unknown, recommend a \$30,000 allowance to be used for artwork.
18	Toilet Partitions
	Included in base bid is the replacement of toilet partitions in their entirety, where partition work is noted. This was done to avoid mismatching finishes in the same room.
20	Electrical
	Lighting in Organ Chambers will be reused. The organ installer has recommended new lighting. Recommend carrying a \$20,000 allowance to be used in the event new lighting is needed.



Suggested Owner Allowances

Trade		Allowance
	Carpentry	
1	Sheet Metal Canopy Substrate Replacement	\$ 50,000
	Signage	
1	Artwork Graphics	\$ 30,000
	Electrical	
1	Organ Chambers Room Lighting	\$ 20,000
	Specific Allowance Subtotal	\$ 100,000



Bid Alternate

Trade			Cost
1	Auditorium Concrete Aisle Repair		
	Concrete: Patch and Repair existing concrete aisles		\$ 125,000
	Seating: Remove and reinstall existing seats		\$ 194,529
	Paint: Beadblast existing, Crackfill and Epoxy Coating		\$ 230,654
	Alternate Subtotal		\$ 550,183
	Insurance	1.50%	\$ 8,253
	Performance and Payment Bonds	1.00%	\$ 5,584
	Builders Risk	1.50%	\$ 8,460
	Fee	6.00%	\$ 34,349
	AlternatTotal		\$ 606,829