

**City of San Bernardino  
California Theater**

Working Program Budget (Based on Assessment)							
Division / Description	Qty	Units	Unit \$	Sub-Total	Total	Notes	
<b>Hazardous Material Abatement</b>					\$ 52,500		
Fire Rated Doors	5	each	\$ 7,500	\$ 37,500			
Mirror Mastic	1	all	\$ 15,000	\$ 15,000			
<b>Mold</b>					\$ 36,500		
1st Floor Storage - Clean	1	all	\$ 1,000	\$ 1,000			
1st Floor Men's RR	1	all	\$ 4,500	\$ 4,500			
1st Will Rogers Room	1	all	\$ 2,500	\$ 2,500			
1st Floor Seating Area	1	all	\$ 1,500	\$ 1,500			
1st Floor Box Office	1	all	\$ 3,500	\$ 3,500			
2nd Floor Banquet Room 1	1	all	\$ 3,500	\$ 3,500			
2nd Floor Banquet Room 3	1	all	\$ 4,500	\$ 4,500			
2nd Floor West Stairwell	1	all	\$ 3,500	\$ 3,500			
3rd Floor Boiler Room	1	all	\$ 4,500	\$ 4,500			
3rd Floor Electrical Room	1	all	\$ 7,500	\$ 7,500			
<b>ADA Accessibility</b>					\$ 402,500		
Overall Entry - Int/Ext - Ramps (Item 1)	1	all	\$ 75,000	\$ 75,000			
Panoramic Image South Wall - Add 2 Exit Doors (Item 4)	2	doors	\$ 15,000	\$ 30,000			
Men's Restroom - Level 1 - ADA Compliance (remodel restroom - Item 17-19)	1	all	NIC	NIC			
Trip Hazard - Row Aisle (Item 27)	1	all	\$ 25,000	\$ 25,000			
Accessible Spaces in Theatre (Item 28)	1	all	\$ 150,000	\$ 150,000		City to verify if this presents a hardship	
Men's Restroom - 2nd Level (ADA Accessories - Item 39)	1	all	\$ 2,500	\$ 2,500			
Upper Level Railing (Item 45)	1	all	\$ 20,000	\$ 20,000		Added Rail at Aisles only	
Upper Level Seating - Trip Hazard (Item 47)	1	all	\$ 25,000	\$ 25,000			
Exterior Main Entry - ADA Cross Slope (Item 58)	1	all	\$ 75,000	\$ 75,000			
<b>Water Leaks</b>					\$ 30,000		
Men's Restroom - 2 Water Stains (Item 17 - 21)	1	all	\$ 20,000	\$ 20,000			
Women's Restroom - Water Stain (Item 23)	1	all	\$ 10,000	\$ 10,000			
<b>Architectural Finishes</b>					\$ 564,660		
Auditorium Ceiling	1	all	NA	NA			
Patch and Repair Surfaces	1	all	\$ 50,000	\$ 50,000			
R&R Doors and Hardware	9	ea	\$ 10,000	\$ 90,000			
Painting (Interior)	22,000	sft	\$ 7	\$ 154,000			
Painting (Exterior)	17,040	sft	\$ 4	\$ 68,160			
Scaffold for painting	1	ls	\$ 25,000	\$ 25,000			
Floor Covering	11,500	sft	\$ 15	\$ 172,500			
Tile	5,000	sft	NIC	NIC			
Misc. Specialties	1	ls	\$ 5,000.00	\$ 5,000			
Casework	1	all	NIC	NIC			
<b>Structural (Seismic Renovations)</b>					\$ -		
R&R Roof/Insulation	12,500	sft	\$ -	NIC	NIC		
Roof Truss Replacement	12,500	sft	\$ -	NIC	NIC		
Structural Steel Retro Fit	1	all	\$ -	NIC	NIC		
<b>HVAC - Replacement</b>					\$ 216,000		
Replace Condenser Units	9	ea	\$ 20,000.00	\$ 180,000		Includes patch and repair of Roof	
Replace HVAC Units and Ducts	25,510	sft	NIC	NIC			
HVAC Controls	25,510	sft	\$ 6.50	NIC			
Electrical for HVAC	9	ea	\$ 2,500	\$ 22,500			
Plumbing (Gas/Condensate Drains)	9	ea	\$ 1,500	\$ 13,500			
R&R Finishes	9	all	\$ 500,000	NIC			
<b>R&amp;R Plumbing</b>	25,510	sft	\$ -	\$ -	NIC		
<b>Fire Sprinkler System</b>	25,510	sft	\$ -	\$ -	NIC		
<b>Site Fire Water Main</b>	1	ls	\$ 125,000	NIC	NIC		
<b>Electrical Renovations</b>	25,510	sft	\$ -	NIC	NIC		
<b>Lighting and Controls</b>	1,746	sft	\$ 25	\$ 43,650	\$ 43,650	Front of House lights. No Dimmers.	
<b>Fire Alarm</b>	25,510	sft	\$ -	NIC	NIC		
<b>Replace Theatre Seats</b>	1,718	ea.	\$ -	NIC	NIC		
<b>Theatrical Lighting</b>	1	all	\$ 100,000	\$ 100,000	\$ 100,000	Allowance	
<b>Theatrical Sound</b>	1	all	\$ 150,000	\$ 150,000	\$ 150,000	Allowance	
<b>PA/MICs</b>	1	all	\$ 150,000	\$ 150,000	\$ 150,000	Allowance	
<b>Acoustics</b>	4,000	sft	\$ 70	\$ 280,000	\$ 280,000	Allowance.	
<b>Organ Repair</b>	1	all	\$ 520,000	\$ 520,000	\$ 520,000	420K Organ Budget + 100K for Demo of existing grilles and power.	
<b>Theatrical Draperies, Track, Rigging, &amp; Equipment</b>	1	all	\$ 750,000	NIC	NIC		
<b>Street Front Façade</b>	1	all			\$ 290,000		
Remove Existing Panels	1	ls	\$ 10,000	\$ 10,000			
Storefront Replacement along Façade	800	sft	\$ 175	\$ 140,000		Assuming need to replace existing	
Storefront Doors at Façade	2	each	\$ 10,000	\$ 20,000		Assuming need to replace existing	
Replace Lights on canopy	1	ls	\$ 15,000	\$ 15,000			
Replace cladding on soffit	300	sft	\$ 100	\$ 30,000			
Ticket Booth Cladding and plaster path	1	ls	\$ 15,000	\$ 15,000		Cladding on bottom panels only. Patch interior	
Ticket Booth Split System	1	ls	\$ 50,000	\$ 50,000			

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LED Lights on Marquee	1	Is	\$	10,000	\$	10,000
						<b>\$ 2,835,810 \$ 2,835,810</b>
<b>Hard Costs</b>						
Pre-Construction (based on 2.5 Million Project)	1	Is			\$	34,986
Added Pre-Con Fees for Over 2.5 Million Project	1.25%				\$	4,198
Building Assessment	1	Is			\$	35,373
HazMat Report	1	Is			\$	24,000
Design Fees (based on 2.5 Million Project)	1	Is			\$	214,672
Added Design Fees for Over 2.5 Million Project	8.90%				\$	29,887
Design Contingency	7.00%				\$	222,525
Construction Contingency	5.00%				\$	170,073
Escalation (6% per year - measured to 1/2 way point of Construction)	6.00%				\$	214,291
						Assuming construction would begin Fall of 2023
GC General Conditions	\$72,000	per mo.	5	months	\$	360,000
Insurance (GL/PL/Auto/WC)	1.50%				\$	62,187
Builders Risk (No Earthquake and Flood)	1.25%				\$	52,600
Bond	1.00%				\$	42,606
GC Fee	6.00%				\$	258,192
<b>Hard Construction Cost - Total:</b>						<b>\$ 4,561,400</b>
<b>Soft Costs</b>						
Owner Contingency	5.00%				\$	228,070
FF&E (allowance)					\$	-
Owner Soft Costs	0.00%				\$	-
<b>Program Budget - Total:</b>						<b>\$ 4,789,470</b>

**Notes:**

1. Permits and Fees by Owner (in Soft Costs).
2. Test and Inspections by Owner (in Soft Costs).
3. FF&E by Owner (in Soft Costs).
4. No Off-Site Work.
5. Building is Registered as a National Historic Building (Registration Number 09001116). All work must comply with NRHP Requirements.
6. If structural upgrades are required, the roof will have to be replaced.
7. Does not include Stage Replacement .
8. Estimate Assumes there will not be any Elevator/Wheel Chair Lifts Required.
9. Escalation from 9/28/22 to 09/28/24 @ 8% per year for 15 months. Assumes start of construction 6/1/23 plus 3 months to midpoint.
10. Assumes existing Kitchen Equipment is code compliant and no work is required. Kitchen Work is NIC.
11. Per the assessment, the electrical distribution system is adequate, therefore no service upgrade or distribution changes are included.

**Recommended Next Steps:**

1. Initially Determine Scope of Work based upon affordability.