

**PORT OF SAN FRANCISCO
PIER 70 CONDITION ASSESSMENT**

**CONCEPTUAL ESTIMATE OF PROBABLE
CONSTRUCTION COST BASED ON
ASSESSMENT OF BUILDING CONDITIONS
(CONDITION SURVEY EVALUATION)**

<u>Table of Contents:</u>	Page No.
1 PREAMBLE (BASIS OF ESTIMATE)	3-4
2.1 PROJECT SUMMARY	5
2.2 HARD COST SUMMARY	6
3 COST ESTIMATE DETAILS BY BUILDING	7-36

Date: 07/03/2008

**PIER 70, PORT OF SAN FRANCISCO
CONCEPTUAL ESTIMATE OF PROBABLE CONSTRUCTION COST BASED ON
ASSESSMENT OF BUILDING CONDITIONS
PREAMBLE (BASIS OF ESTIMATE)**

Date: 07/03/2008

1.0 Outline

- 1.1 The estimate of probable construction cost ("estimate") is comprised of the following integral parts:
- a) Preamble
 - b) Estimate Summary
 - c) Estimate Details
- Please see Table of Content for details

2.0 Scope of Work

- 2.1 The estimate has been prepared based on the following information:
Pier 70 Building Survey Historic Buildings Conditions and Assessment by Carey & Co. and OLMM, Inc., dated May 2008
Selected As-built drawings
Observations during the site visits on 3/26/08, 4/18/08 and 4/23/2008
Incorporation of relevant comments from the Port and Designers on the draft estimates.
Clarifications with Designers
- 2.2 The general scope of work in this estimate based on the survey report stated above assumes the existing buildings will be upgraded to a basic core and shell condition ready for tenant's build-out.

3.0 Assumptions and Qualifications

- 3.1 The estimate specifically excludes the following:
Tenant improvements or interior build-outs
Furniture, fittings and equipment
Abatement of hazardous material, unless specifically mentioned in the Survey Report
Permit and plan check fees
Design, CM, consultants and other soft costs
Construction and project contingency
Environmental Impact Assessment if required
Legal and accounting expenses
Community outreach
Project administration budget
Escalation from the date of this estimate
Project and construction contingencies
- It is assumed that the above items, if needed, are included elsewhere in the owner's overall project budget.
- 3.2 It is assumed that the project will be awarded to one general contractor and completed in three continuous phases.
- 3.3 All work will be done during regular work hours. No overtime has been allowed.

**PIER 70, PORT OF SAN FRANCISCO
CONCEPTUAL ESTIMATE OF PROBABLE CONSTRUCTION COST BASED ON
ASSESSMENT OF BUILDING CONDITIONS
PREAMBLE (BASIS OF ESTIMATE)**

Date: 07/03/2008

- 3.4 The estimate is based on estimated prices current as of June 2008, with four to six responsible and responsive bids under a competitive bidding environment for a fixed price lump sum contract.

Note: Experience indicates that fewer bidders may result in higher bids conversely more bidders may result in more competitive bids. Therefore, it is important to obtain as many bids as possible.

- 3.5 Allowances have been used for items which are required but are not able to be defined at this time.

- 3.6 No cost escalation factor is included in the estimate. For the next two years, we recommend that a 8% escalation per year to mid-point of construction be included as a separate line item in the total project cost.

- 3.7 Items affecting the cost estimate include, but are not limited to, the following:

Modifications to the scope of work included in this estimate.

Unforeseen sub-surface conditions.

Special phasing requirements.

Restrictive technical specifications or excessive contract conditions.

Any specified item of equipment, material, or product that cannot be obtained from at least three different sources.

Any other non-competitive bid situations.

- 3.8 The estimate has been prepared using generally accepted practices and it represents our opinion of probable construction costs. We make no other warranties, either expressed or implied, and are not responsible for the interpretation by others of the contents herein the cost estimate.

- 3.9 Please note that the estimate has been prepared based on preliminary information and design assumptions which are subject to verifications and changes as the design progresses. An updated estimate should be prepared when more specific and detailed design information is available.

4.0 Abbreviations used in the estimate:

ea = each

cy = cubic yard

lf = linear foot

ls = lump sum

sf = square foot

N/A = Not Applicable

NIC = Not in (this) Contract

S/T = Subtotal

PIER 70, PORT OF SAN FRANCISCO						
CONCEPTUAL ESTIMATE OF PROBABLE CONSTRUCTION COST BASED ON						
ASSESSMENT OF BUILDING CONDITIONS						Date: 07/03/2008
PROJECT SUMMARY						
ALL IN 2008 DOLLARS						
BLDG #	DESCRIPTION	Total Hard Cost Per Attached	Hazmat Abatement * 25%	Soft Cost * 30%	Construction Contingency * 20%	PROJECT COST
2	Warehouse No. 2	\$16,570,000	\$4,140,000	\$4,970,000	\$3,310,000	\$28,990,000
6	Light Warehouse No. 6	\$11,630,000	\$2,910,000	\$3,490,000	\$2,330,000	\$20,360,000
12	Plate Shop No. 2	\$48,250,000	\$12,060,000	\$14,480,000	\$9,650,000	\$84,440,000
14	Heavy Warehouse	\$12,300,000	\$3,080,000	\$3,690,000	\$2,460,000	\$21,530,000
21	Risdon Iron Works Building	\$3,220,000	\$810,000	\$970,000	\$640,000	\$5,640,000
36	Welding Shop	\$5,230,000	\$1,310,000	\$1,570,000	\$1,050,000	\$9,160,000
50	Pier 68 (Slip No. 4) Substation No. 2	\$320,000	\$80,000	\$100,000	\$60,000	\$560,000
101	UIW Main Office / Administration Building	\$14,560,000	\$3,640,000	\$4,370,000	\$2,910,000	\$25,480,000
102	Powerhouse No. 1	\$2,580,000	\$650,000	\$770,000	\$520,000	\$4,520,000
104	UIW Office Building / Industrial Relations Bldg	\$10,340,000	\$2,590,000	\$3,100,000	\$2,070,000	\$18,100,000
109	Plate Shop No. 1 (Western Portion)	\$16,550,000	\$4,140,000	\$4,970,000	\$3,310,000	\$28,970,000
110	Yard Washroom and Locker Room	\$1,040,000	\$260,000	\$310,000	\$210,000	\$1,820,000
111	Warehouse No. 1	\$12,280,000	\$3,070,000	\$3,680,000	\$2,460,000	\$21,490,000
113-114	Union Iron Work Machine Shop	\$28,630,000	\$7,160,000	\$8,590,000	\$5,730,000	\$50,110,000
115-116	Foundry & Warehouse	\$17,990,000	\$4,500,000	\$5,400,000	\$3,600,000	\$31,490,000
	Total Estimated Construction Cost	\$201,490,000	\$50,400,000	\$60,460,000	\$40,310,000	\$352,660,000
	Current in 2008 Dollars (unescalated)					
	* Hazmat Abatement = Allowance per abatement consultant for abatement & control of hazardous materials.					
	* Soft Cost = Allowance for design & permit cost per Port.					
	* Construction Contingency = Allowance for unforeseen conditions during construction.					
Note:	For a complete scope of the estimate, please read also the attached					
	"Basis of Estimate" and "Estimate Details".					

PIER 70, PORT OF SAN FRANCISCO					
CONCEPTUAL ESTIMATE OF PROBABLE CONSTRUCTION COST BASED ON					
ASSESSMENT OF BUILDING CONDITIONS					
Date: 07/03/2008					
HARD COST SUMMARY					
ALL IN 2008 DOLLARS					Added Floor Area (GSF)
BLDG #	DESCRIPTION	Total ESTIMATE \$	GSF	ESTIMATE \$/GSF	Included in Estimate
2	Warehouse No. 2	\$16,570,000	96,804	\$171.17	
6	Light Warehouse No. 6	\$11,630,000	37,707	\$308.43	
12	Plate Shop No. 2	\$48,250,000	162,335	\$297.22	43,445
14	Heavy Warehouse	\$12,300,000	38,947	\$315.81	22,978
21	Risdon Iron Works Building	\$3,220,000	10,172	\$316.56	
36	Welding Shop	\$5,230,000	18,500	\$282.70	6,450
50	Pier 68 (Slip No. 4) Substation No. 2	\$320,000	678	\$471.98	
101	UIW Main Office / Administration Building	\$14,560,000	56,268	\$258.76	
102	Powerhouse No. 1	\$2,580,000	8,424	\$306.27	
104	UIW Office Building / Industrial Relations Bldg	\$10,340,000	37,641	\$274.70	
109	Plate Shop No. 1 (Western Portion)	\$16,550,000	82,099	\$201.59	
110	Yard Washroom and Locker Room	\$1,040,000	3,910	\$265.98	
111	Warehouse No. 1	\$12,280,000	46,272	\$265.39	
113-114	Union Iron Work Machine Shop	\$28,630,000	100,111	\$285.98	12,800
115-116	Foundry & Warehouse	\$17,990,000	73,734	\$243.99	39,876
Total Estimated Construction Cost		\$201,490,000	773,602	\$260.46	125,549
Current in 2008 Dollars (unescalated)					
Note:	For a complete scope of the estimate, please read also the attached "Basis of Estimate" and "Estimate Details".				

PIER 70, PORT OF SAN FRANCISCO							
CONCEPTUAL ESTIMATE OF PROBABLE CONSTRUCTION COST BASED ON							
ASSESSMENT OF BUILDING CONDITIONS							
						Date: 07/03/2008	
BUILDING 104 (UIW OFFICE BLDG/ INDUSTRIAL RELATIONS BLDG)							
Line #	ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST \$	ESTIMATE \$	REMARKS
					ALL IN 2008 DOLLARS		
1		Building gross floor area	37,641	GSF			
2		Building overall dimensions:	150.5' x 49.5' x 60' tall				
3							
4	A	HISTORIC PRESERVATION & ARCHITECTURAL WORK				2,509,276	
5		Per the following details					
6		Exterior Walls:					
7		Scaffolding exterior	24,000	SF	2.00	48,000	
8		Replace brick masonry walls	780	SF	89.90	70,122	65% of total wall facade area x 5%
9		Repointing brick masonry walls	2,340	SF	14.00	32,760	65% of total wall facade area x 15%
10		Cleaning and remove stain	14,820	SF	1.17	17,339	65% of total wall facade area x 95%
11		Exterior Wall Behind Hospital Additions:					
12		Remove and replace finish wall surface	822	SF	42.70	35,099	
13		Windows:					
14		Replace window panes	1,680	SF	38.20	64,176	35% of total wall facade area x 20%
15		Restore/repair wood sash windows	1,260	SF	43.20	54,432	35% of total wall facade area x 15%
16		Window Behind Hospital Additions					
17		Restore sill and window jamb, 10 windows	10	EA	1,800.00	18,000	
18		Restore brick wall from sill to floor, 10 windows	10	EA	3,400.00	34,000	
19		Install new window	10	EA	2,800.00	28,000	
20		Roof: Membrane					
21		Remove and replace roof membrane	8,068	SF	5.82	46,956	100%
22		Remove and replace wood sub-surface	4,034	SF	18.60	75,032	50%
23		Roof insulation	8,068	SF	2.53	20,412	
24		Roof: Eaves					
25		Replace copper ornamentation	60	LF	202.00	12,120	15%
26		Repair flashing	400	LF	70.90	28,360	
27		Restore copper soffits	400	LF	101.00	40,400	
28		Skylights:					
29		Remove tar paper covering	720	SF	0.58	418	
30		Repair roof around skylights	468	LF	22.60	10,577	
31		Restore skylights	17	EA	1,800.00	30,600	
32		Interior:					
33		Clean plywood -south stair,	1	LS	935.00	935	1st floor to 2nd floor
34		Remove rust and repaint handrails - south stair	1	LS	1,900.00	1,900	1st floor to 2nd floor
35		Refinish wood tread- north stair	1	LS	4,400.00	4,400	sub-basement to third floor
36		Repaint ornamental cast-iron risers- north stair	1	LS	2,700.00	2,700	sub-basement to third floor
37		Doors:					
38		Restore interior wood doors	40	EA	1,100.00	44,000	
39		Light Fixtures:					
40		Repair WWII flourescent light fixtures	14,900	SF	6.05	90,145	includes wirings, basement & first floor
41		Repair incandescent light fixtures	14,900	SF	4.03	60,047	includes wirings, second floor & attic
42		Restrooms:					
43		Restore historic restrooms	4	RM	57,100.00	228,400	
44		Walls:					
45		New groundwater mitigation system at sub-basement	7,450	SF	16.40	122,180	Concrete wall and floor, qty/floor area
46		Repaint basement concrete walls	5,890	SF	1.67	9,836	
47		Metal corrosion and coating treatment on CI columns	38	EA	2,000.00	76,000	at basement & first floor
48		Replace missing suspension rod tension rods	2	EA	1,100.00	2,200	at 2nd floor ceiling and attic floor
49		Metal corrosion and coating treatment on tension rods	30	EA	247.00	7,410	at 2nd floor ceiling and attic floor
50		Repaint tension rods	30	EA	124.00	3,720	
51		Repair plaster over brick wall	1,229	SF	16.70	20,524	65% of wall surface area x 35%, 1st & 2nd flr.
52		Paint plaster over brick wall	3,510	SF	1.67	5,862	
53		Patch and repoint brick masonry wall	1,189	SF	14.00	16,646	in attic
54		Replace loose brick masonry wall	178	SF	84.90	15,112	say 15%
55		Remove paint from the painted brick walls	1,189	SF	1.17	1,391	
56		Repair and repaint wood partition walls	20,468	SF	18.60	380,705	Floor area for 1st, 2nd & attic floors
57		Floors:					
58		Asbestos tile floor abatement	See Summary				say -gsf x 20%
59		Replace linoleum over wood T&G floor	18,821	SF	6.28	118,196	say -gsf x 50%
60		Remove and replace carpeting	11,292	SF	4.21	47,539	say -gsf x 30%
61		Replace wood floor	1,129	SF	14.30	16,145	say -gsf x 30% x 10%
62		Restore wood floor	11,292	SF	13.60	153,571	say -gsf x 30%
63		Ceiling:					
64		Clean and repaint plaster and lath ceiling	4,470	SF	2.71	12,114	20% of the total area, bsmt,1st & 2nd
65		Restore plaster and lath ceiling	4,470	SF	13.60	60,792	20% of the total area, bsmt,1st & 2nd
66		Repaint heavy-timber wood trusses	8,068	SF	1.97	15,894	
67		Repaint attic ceiling	7,450	SF	1.67	12,442	
68		Misc. and incidental items	37,641	GSF	8.28	311,667	
69							
70							

PIER 70, PORT OF SAN FRANCISCO						
CONCEPTUAL ESTIMATE OF PROBABLE CONSTRUCTION COST BASED ON						
ASSESSMENT OF BUILDING CONDITIONS						
BUILDING 104 (UIW OFFICE BLDG/ INDUSTRIAL RELATIONS BLDG)						
						Date: 07/03/2008
Line #	ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST \$	ESTIMATE \$
ALL IN 2008 DOLLARS						
						REMARKS
71						
72	B	SEISMIC STRENGTHENING				2,017,046
73		Per the following details				
74		Add plywood sheathing to floor	22,349	SF	3.57	79,786
75		Add plywood sheathing to roof	8,068	SF	3.57	28,803
76		Add shotcrete wall to north & south piers	18,060	SF	40.70	735,042
77		Foundations to shotcrete wall	301	LF	161.00	48,461
78		Add new ties to connect roof diaphragm concrete walls	400	LF	414.00	165,600
79		Add new ties anchor to connect roof trusses	400	LF	335.00	134,000
80		Add new ties anchor to connect floor beams	903	LF	207.00	186,921
81		Add new ties anchor to connect URM walls	903	LF	207.00	186,921
82		Add new ties to connect North Annex diaphragms	1	LS	35,700.00	35,700
83		Add new ties anchor into (E) ledgers	1	LS	26,800.00	26,800
84		Allow for footing/foundation upgrade	7,450	SF	2.50	18,625
85		Misc. seismic strengthening	37,641	GSF	9.84	370,387
86						
87						
88						
89	C	MECHANICAL UPGRADE				1,097,235
90		Per the following details				
91		Mechanical upgrade	37,641	GSF	15.20	572,143
92		Plumbing upgrade	37,641	GSF	9.68	364,365
93		Fire protection	37,641	GSF	4.27	160,727
94						
95						
96						
97	D	ELECTRICAL UPGRADE				609,784
98		Per the following details				
99		Electrical upgrade	37,641	GSF	16.20	609,784
100						
101						
102						
103	E	OTHERS				175,000
104		Per the following details				
105		Elevator:				
106		New 4-stop elevator	1	EA	125,000.00	125,000
107		Elevator machine room	1	EA	50,000.00	50,000
108						
109						
110		TOTAL ESTIMATED DIRECT COST ABOVE				6,408,341
111		ADD MARKUPS:				
112		General Conditions/Requirements			15%	961,251
113		-----	-----	-----	-----	-----
114		Subtotal				7,369,592
115		Bond			2%	147,392
116		-----	-----	-----	-----	-----
117		Subtotal				7,516,984
118		General Contractor's Overhead & Profit			10%	751,698
119		-----	-----	-----	-----	-----
120		Subtotal				8,268,682
121		Design & Estimating Contingencies			25%	2,067,171
122		-----	-----	-----	-----	-----
123		Total Estimated Construction Cost				10,335,853
124		Based on 4 - 6 bids			Use	10,340,000
125						

This estimate has been prepared by, or under the supervision of

Martin Y. Lee, PE, CPE, CQS

Tel: (415) 693-0236, Fax:(415) 693-0237

Email: mlee@MLEECORP.COM

M. Lee Corporation

Construction Management & Consulting
Cost Estimating & Scheduling

500 Sutter Street, Suite 923, San Francisco, CA 94102

www.mleecorp.com

Martin Lee, Principal of M. Lee Corporation, is a certified professional estimator, professional civil engineer and chartered quantity surveyor with over twenty years working experience in construction management and consulting services. Working in the San Francisco Bay Area since 1981, Mr. Lee is knowledgeable of local construction practice, pricing information and market conditions. He enjoys and excels in construction cost and schedule management.

Mr. Lee has participated in over 900 projects. He has worked for eight years with a general contractor/construction management firm as lead estimator, four years with an international cost consultant firm as chief estimator and 15 years with M. Lee Corporation as principal and lead estimator. This integrated practical experience has enabled Mr. Lee to provide excellent cost estimating and cost management services, from the early stage of the design to the completion of construction.

M. Lee Corporation, a 100% minority-owned **MBE/DBE** small consulting firm, provides quality construction cost estimating and management, scheduling and professional construction management support and consulting services to both public and private clients.

Incorporated in California since 1992, M. Lee Corporation has provided services for over 800 projects, safeguarding and enhancing our clients' value for time and money.