

UNIVERSITY OF CALIFORNIA, SANTA BARBARA
HOUSING, DINING & AUXILIARY ENTERPRISES -- UNIVERSITY CENTER
BUDGET ESTIMATE

Date: January 12, 2018
Facility: UCEN 1, 2 & 3 Infrastructure Improvements

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DESCRIPTION BY BUILDING SYSTEM WITH COMPONENT SUMMARY	Qty	Unit Cost	Budget Estimate	Comments
DIVISION 07 THERMAL & MOISTURE PROTECTION				
07 1800 Loading Dock Repairs			150,000	Various loading dock repairs are needed including but not limited to waterproofing, traffic coating for safety and security, and a new compactor for food waste and recycling to better manage receiving operations and the UCEN 1 ground floor.
07 5000 Replace Roof UCEN 1 & 2	54,300	15.50	841,650	The west end of UCEN 1 above the Bookstore was replaced in 2007, however all of the remaining built-up roof system with gravel overlay above the 3rd story and east to Corwin Pavillion (both UCEN 1 & 2) is over 25+ years old and has several known leaks. This accounts for approximately 54,300 sq. ft. of existing roof that needs to be replaced, recommend our campus standard single-ply roofing membrane system with new insulation tapered to existing roof drains.
07 5000 Replace Roof UCEN 3	15,840	15.50	245,520	Approximately 15,840 sq. ft. of existing built-up roof with gravel overlay needs to be replaced, recommend our campus standard single-ply roofing membrane system with new insulation.
07 6000 Sheet Metal Flashing & Trim for Roof Replacement	70,140	5.25	368,235	Consolidated sq. ft. for all UCEN 1, 2 & 3 (except Bookstore that is in good condition).
07 9000 Expansion Joint Sealants & Window Waterproofing			150,000	The south end of UCEN 2 specifically at Corwin plaza and SB Printer have several ongoing issues with water intrusion at expansion joints. If this area is enclosed with Friendship Court as shown in the Preliminary Project Proposal concepts, this building deficiency repair scope could be deleted.
DIVISION 08 DOORS, FRAMES, GLAZING				
08 1000 Metal Doors and Frames	21	5,000.00	105,000	Total of (21) existing exterior doors need to be replaced and integrated with the existing CM lock access control system already in place for 90+ of existing doors in UCEN. UCEN 3 recently had (07) similar doors replaced for \$35k.
08 8500 Window Waterproofing			35,000	Skylights and clerestory glass above UCEN 1 & 2 (particularly over the Hub and Access Card office) have several known leaks that need to be repaired with new waterproofing.
DIVISION 09 FINISHES				
09 3000 Tiling	3	12,500.00	37,500	Allowance estimate to re-tile (3) bathrooms in UCEN 1 that are original from 1966 (see photos).
09 6800 Carpet Tile UCEN 1 & 2			175,000	Allowance estimate to replace the carpet tile throughout UCEN 1 & 2. UCEN 1 carpet was last replaced in 2012 and Corwin Pavillion in 2013 with typical 7-year replacement life-cycle.
09 6800 Carpet Tile UCEN 3			45,000	Allowance estimate to replace the carpet tile throughout UCEN 3.
DIVISION 10 SPECIALTIES				
10 2800 Bathroom & Toilet Accessories	3	7,500.00	22,500	Allowance estimate to replace toilet partitions, grab bars, hand dryers, and accessories in 3 existing bathrooms in UCEN 1 that are original from 1966.
DIVISION 14 CONVEYING SYSTEMS				

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14 2700 Custom Elevators UCEN 1 & 2				4	216,000.00	864,000	(3) existing elevators for UCEN 1 & 2 as well as (1) freight elevator are in need of replacement.
14 2700 Custom Elevator UCEN 3				1	216,000.00	216,000	(1) existing elevator for UCEN 3.
DIVISION 21 FIRE SUPPRESSION SYSTEMS							
21 1000 Fire Sprinkler Systems						75,000	Existing sprinkler system is functional, however with the fire alarm system replacement some control and flow switch integration will be necessary. In addition, concealing the exposed sprinkler heads in UCEN 1 & 2 to prevent vandalism is recommended.
DIVISION 22 PLUMBING							
22 1116 Domestic Water Piping				3	7,500.00	22,500	Provide new water supply lines, angle stops, and associated fittings to renovate (3) existing restrooms in UCEN 1. Restrooms at the Hub were renovated in 1994 and are in OK condition.
22 1316 Waste and Vent Piping						115,000	Replace all remaining original cast iron lines in UCEN 1 & 2 with ABS and copper, specifically waste laterals from central kitchen and bathrooms including vent piping (which is original to 1966 with only partial repairs, the most recent of which was in September 2016 with over 45' of cast iron waste piping trunk line replaced by Specialty Plumbing in the basement tunnel for \$21k). In addition, recently 3rd floor waste line was discovered to run north to Storke Plaza so further investigation of the record drawings with on-site verification is necessary to clarify and develop scope.
22 1400 Sewer Lift Station & Grease Interceptor						25,000	Replace select components of the sewer lift station and grease interceptor.
22 3200 Domestic Water Treatment Equipment						45,000	Hard water treatment for all domestic water running to food service and mechanical equipment/boilers. Ongoing maintenance cost with exchange service by vendors not included.
22 3300 Domestic Water Heater						40,000	Replace existing water heater for UCEN 1 & 2
22 4200 Plumbing Fixtures				3	5,500.00	16,500	Provide new low-flow toilets, faucets, and fixtures for 3 restrooms of UCEN 1.
DIVISION 23 HEATING, VENTILATION, AIR CONDITIONING							
23 0900 HVAC Controls						175,000	Replace existing pneumatic controls and provide new motor control center in main equipment room adjacent to loading dock (see photos).
23 3100 HVAC Ducts and Air Distribution						70,000	UCEN 1 and 2 have the original distribution system with some partial repairs and modifications. All needs to be replaced in coordination with AHU and boiler replacement scope.
23 3450 Bathroom Exhaust Fans						22,500	Replace diffusers, registers, grilles, and exhaust fans for all bathrooms in UCEN 1 & 2.
23 0900 Fuel-Fired Boiler UCEN 1						400,000	Replace existing 4,000 MMBTH/hr Bryan boiler installed in 1993 that serves UCEN 1 & 2 (required to be complete by December 2019 to comply with APCD Rule 361).
23 0900 Fuel-Fired Boilers UCEN 3						280,000	Replace the (2) boilers and associated pumps/piping that serve UCEN 3 originally installed in 1994.
23 8000 Decentralized HVAC Equipment						200,000	No heat or air conditioning at UCEN 1 Lobby or the Hub (hence Big Ass Fans to circulate air during summer and early fall and during higher occupancies). Replace (5) packaged AHU's for UCEN 1 & 2 (2 downstairs and 3 upstairs). UCEN 3 has A/C in MCC Theater that is in OK condition.
DIVISION 26 ELECTRICAL							
26 2000 Transformers and Main Electrical						75,000	Replace main electrical panel and transfer switch in boiler room adjacent to UCEN 1 loading dock. Expand emergency generator circuit capacity to include all life safety and operational equipment (currently only partial egress lighting for UCEN 1 and some kitchen equipment has E-Power).
26 5100 Lighting Retrofit UCEN 1 Bookstore						100,000	Replace fixtures, ballasts, and lamps to LED.
26 5100 Lighting Retrofit UCEN 1						175,000	Replace fixtures, ballasts, and lamps to LED for restrooms, hallways, administrative offices, conference rooms, post office and kitchen.

DESCRIPTION BY BUILDING SYSTEM WITH COMPONENT SUMMARY	Qty	Unit Cost	Budget Estimate	Comments
26 5100 Lighting Retrofit UCEN 2			50,000	Replace fixtures, ballasts, and lamps to LED for restrooms and operations, hallways, administrative offices, post office and kitchen. Corwin lighting retrofit completed in December 2017.
DIVISION 28 ELECTRONIC SAFETY & SECURITY				
28 3111 Electronic Safety & Security			350,000	UCEN 3 fire alarm control panel was replaced in 2012, but UCEN 1 and 2 are in need of an upgrade to a campus standard networked system. Further scope and programming has been in development by FM Life Safety Services with approval by UCEN Governance Board.
TOTAL FORECASTED BUDGET ESTIMATE			5,491,905	

NOT INCLUDED IN BUDGET ESTIMATE

Design Fees
Internal Fees
Insurance & Bonding
Escalation
Contingency

