

La Selva Beach Recreation District
314 Estrella Avenue
La Selva Beach CA

La Selva Beach
Clubhouse Job Cost

Dickinson Construction Management CA License 385841 since 1979
35 Loma Avenue La Selva Beach, CA 95076
831-840-0499 Frank_dickinson@hotmail.com

1/16/24

Cost Breakdown Items (From Original Bid)	Actual Cost	Comments about Costs
General Conditions	35,000	
Mobilization	15,100	
Hardwood Floor and Subfloor Demolition	18,000	
Foundation Footings	65,000	
Interior Siding Demolition	25,000	
Hold Downs & Hardware	26,000	
Framing/Beams	91,000	
Insulation	14,480	
Electrical	12,000	See added change orders
Interior Siding Install	55,000	
Bathrooms Remodel	75,000	Some of this work was actually done in the kitchen, removing the counters and installing plywood and new drywall there. There was a small credit given for the tile material not needed and the labor was a wash.
Kitchen Ramp	8,000	
Doors Frames, Hardware	18,000	Including adding tile
Exterior Siding Replacement	25,000	Including flashing
Exterior Piers and 4x4 Posts	17,200	
Pavers	15,000	
Straps/Shingles	18,000	
Interior Paint	42,500	See added change orders
Exterior Paint	19,500	
Mechanical	19,000	
Doors Frames, Hardware	20,000	See added change orders
Sheet Vinyl Flooring	5,500	
Total GC Base Bid	639,280	Contractor Fee included in individual SOV line items
Change Orders	101,305	To date but was told there wouldn't be any more: See attached C/O Log with C/O's 1-23
Total Base Bid + Change Order Items	740,585	
ADDED SCOPES OF WORK BY OTHERS		
Separately Contracted Flooring Cost	14,400	Diaz Hardwood Flooring
Sanding and Finishin Kitchen Counters	-	Done by Serrano Family
Sprinkler Repairs	1,500	The heads that are damaged are going to be repaired, correct? Estimate about \$1,500
Coastal Landscaping	4,900	Estimate dated 12/13/23; not yet approved by the Board
Total added scopes work	20,800	
TOTAL CONSTRUCTION COSTS	761,385	
Owner Costs (including soft costs):		
Permit fees	6,235	
Blueprints	216	
Architect costs	55,000	William Bagnall Architects-main design work \$50,002 paid to 12/3/23; estimate another\$3-5,000 for review of as builts and closeout information, plus any reports required by County
Engineering cost	22,880	Donald Urfer and Associates-main engineering work, \$19,880 paid to 11/27/23; estimate another \$2-3000 for review of as builts and closeout information, plus any reports required by County
Construction Mangement Cost	43,475	Dickinson Construction Management-Total contract amount NTE \$48,450; billed to 12/31/23-\$37,475; estimate for completion work and January/February close out NTE \$5-6,000
Total Owner Soft Costs	127,806	
Contingency 1% of Construction cost	-	Removed Contingency, as it appears all work has been covered unless Board requests additional work.
Total Construction & Soft Costs for Project	889,191	