



RECREATION & PARK DISTRICT  
6626 Skyway  
Paradise, CA 95969  
Email: [info@ParadisePRPD.com](mailto:info@ParadisePRPD.com)

## Paradise Recreation & Park District

Agenda Prepared: 9/22/22  
Agenda Posted: 9/22/22  
Prior to: 5:00 pm

Phone: 530-872-6393  
Fax: 530-872-8619  
Website: [www.ParadisePRPD.com](http://www.ParadisePRPD.com)

### NOTICE OF BOARD OF DIRECTORS COMMITTEE MEETING

**Committee:** Recreation & Park Committee (*McGreehan/Rodowick*)  
**Date:** Tuesday, September 27, 2022  
**Time:** 4:00 p.m.  
**Location:** Via Zoom and Terry Ashe Recreation Center Room A

Notice:

The public may listen to this meeting via computer or telephone. The public may submit comments prior to the meeting via email to [bodclerk@paradiseprpd.com](mailto:bodclerk@paradiseprpd.com) before 1:00 p.m. on the day of the meeting and they will be read into the record. Please use the link to join the webinar: <https://us02web.zoom.us/j/85763921525?pwd=alE2bjBJQWpRbmZhWkpmeVZCZUpTZz09>  
Or via Telephone: Dial by your location: +1 669 900 9128 US (San Jose) (or) +1 346 248 7799 US (Houston)  
Meeting ID: 857 6392 1525 Password: 6626

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**AGENDA:**

The Committee will meet to:

1. 5636 Feather River Pl. (Miles Property)
2. Lakeridge Update- Project Development (Grant Funding) and
3. Camp Fire Inventory of Outstanding Claims – Update
4. Eco Green Solutions- Energy retrofit solutions at all sites.

**CLOSED SESSION:**

The Committee will meet in Closed Session:

1. Pursuant to California Government Code Section 54956.8 – Potential Interest in Real Estate Negotiations Related to Park Expansion within District Boundaries.
2. Discuss McNally MOU

**ATTACHMENTS**

1. Laura Miles Property Briefing (5636 Feather River Pl.)
2. Profit and Loss
3. 2018.3381 SWG\_MKA Estimate Comparison\_071222 - Escalation Costs
4. Cost Escalation Calculations

[https://paradiseprpd.sharepoint.com/sites/BODMeeting/Shared Documents/\\_Committee.Rec.Park/2022/RPC\\_22.0927/RPC\\_22.0913.Agenda.docx](https://paradiseprpd.sharepoint.com/sites/BODMeeting/Shared Documents/_Committee.Rec.Park/2022/RPC_22.0927/RPC_22.0913.Agenda.docx)

# Memo

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Date: 9/27/2022  
To: PRPD Recreation and Park Committee  
From: Dan Efseaff, District Manager  
CC:  
Subject: Miles Property Briefing

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**Location** 5636 Feather River Place, Paradise

**Size** 3.5 acres

**APNs** 054-250-054

**Owner** Linda Miles (agent: Kim Jacobi)

**Jurisdiction** Town of Paradise

**Zone** Agricultural Residential – 3 acre (AR-3)

**General Plan** Agricultural Residential

**Improvements** Former single-family home and entire property burned in Camp Fire. Accessible from Feather River Place and a concrete drive leading to former house site. Pre-fire parcel was served by an onsite septic system, electric service and PID water.

**Easements** PID – irrigation and drainage ditches, pipelines; Miocene Canal.

**Topography** The parcel approximately 3.5-acre parcel extends from the rim to the Miocene Canal, moderately to steeply sloping downward with an overall grade of about 32 percent.

**Condition** Property cleared of former home with some debris and burnt vegetation still present. Some surviving scrub oaks, pines and regrowth of brush. Property is not fenced. Top soils are primarily well-drained Paradise loam, with rocky soils and outcrops downslope. Septic system has not been re-certified; property has water service.

**Appraisal** Proposed donation, no appraisal prepared. However, owner’s agent provided a Comparative Market Analysis recommending a listing price of \$39,000.

**Title Report** Completed April 8, 2022.

**Phase 1 Environmental Report** Completed April 13, 2022. No evidence of an historical or active environmental condition.

**Land Survey**

Property described in Record of Survey 127-5, recorded May 21, 1992, in Book 127 of Maps at Page 5, Butte County Records.

**Evaluation**

The property, with wide-open views of the West Branch Feather River Canyon and the Concow area, is within the Sunrise Rim area identified in the TNC/CBI fire model as a high priority area for the proposed wildfire risk reduction buffer. The property's AR-3 zoning allows "Open Space" as a permitted use and would require a conditional use permit from the Town of Paradise for Park and Recreation uses. Regarding potential recreational uses and a future trail network, while the property itself may not be suitable for a trail downslope, a road from Feather River Place to the Miocene Canal service road is located about 1200 feet to the south, allowing hiking, cycling and horseback riding access to the Canyon and, potentially, BLM and USFS lands to the north and the Concow Basin to the east. Given the property's steep slope, fuel management to reduce fire hazard would be challenging but possible.



0 500 1,000 Feet

Miles  
APN 054-254-054



**PRPD**  
**Profit & Loss by Job**  
 November 8, 2018 through August 31, 2022

	RP1 General (Recovery Project)	Total Recovery P...	TOTAL
<b>Ordinary Income/Expense</b>			
Income			
4600 · Other Revenue	1,587,992.78	1,587,992.78	1,587,992.78
<b>Total Income</b>	<b>1,587,992.78</b>	<b>1,587,992.78</b>	<b>1,587,992.78</b>
<b>Gross Profit</b>	<b>1,587,992.78</b>	<b>1,587,992.78</b>	<b>1,587,992.78</b>
<b>Expense</b>			
5000 · Payroll Expenses			
5010 · Wages & Salaries	186,233.78	186,233.78	186,233.78
5020 · Employer Taxes	13,353.10	13,353.10	13,353.10
5030 · Employee Benefits	48,340.87	48,340.87	48,340.87
<b>Total 5000 · Payroll Expenses</b>	<b>247,927.75</b>	<b>247,927.75</b>	<b>247,927.75</b>
5100 · Program Expenses			
5130 · Program Supplies	13,487.94	13,487.94	13,487.94
<b>Total 5100 · Program Expenses</b>	<b>13,487.94</b>	<b>13,487.94</b>	<b>13,487.94</b>
5200 · Advertising & Promotion	304.93	304.93	304.93
5240 · Copying & Printing	22.52	22.52	22.52
5270 · Education, Training & Staff Dev	50.00	50.00	50.00
5280 · Equip., Tools & Furn (<\$5k)			
5282 · Office ET&F	65.66	65.66	65.66
5284 · Program ET&F	1,412.32	1,412.32	1,412.32
5286 · Small Tools & Equipment	32,279.71	32,279.71	32,279.71
<b>Total 5280 · Equip., Tools &amp; Furn (&lt;\$5k)</b>	<b>33,757.69</b>	<b>33,757.69</b>	<b>33,757.69</b>
5290 · Equipment Rental	80,490.80	80,490.80	80,490.80
5320 · Miscellaneous Expense	505.61	505.61	505.61
5330 · Professional & Outside services			
5334 · Legal	75.00	75.00	75.00
5336 · Engineering	5,859.14	5,859.14	5,859.14
5338 · Other Prof. & Outside Labor	28,488.16	28,488.16	28,488.16
<b>Total 5330 · Professional &amp; Outside services</b>	<b>34,422.30</b>	<b>34,422.30</b>	<b>34,422.30</b>
5350 · Rent-Facility use fees	14,800.00	14,800.00	14,800.00
5360 · Repair & Maintenance			
5361 · Building R&M	21,503.61	21,503.61	21,503.61
5362 · Equipment R&M	9,787.56	9,787.56	9,787.56
5363 · General R&M	380,235.03	380,235.03	380,235.03
5364 · Grounds R&M	138,707.30	138,707.30	138,707.30
5365 · Pool R&M	3,882.43	3,882.43	3,882.43
5366 · Vehicle R&M	11,463.48	11,463.48	11,463.48
5367 · Janitorial	1,767.46	1,767.46	1,767.46
5368 · Security	2,004.49	2,004.49	2,004.49
5369 · Vandalism	108.64	108.64	108.64
<b>Total 5360 · Repair &amp; Maintenance</b>	<b>569,460.00</b>	<b>569,460.00</b>	<b>569,460.00</b>
5370 · Supplies - Consumable			
5372 · Office Supplies	5,707.63	5,707.63	5,707.63
5374 · Safety & staff supplies	7,230.64	7,230.64	7,230.64
<b>Total 5370 · Supplies - Consumable</b>	<b>12,938.27</b>	<b>12,938.27</b>	<b>12,938.27</b>
5380 · Taxes, Lic., Notices & Permits	120.34	120.34	120.34
5390 · Telephone & Internet	2,537.41	2,537.41	2,537.41
5400 · Transportation, Meals & Travel			
5402 · Air, Lodging & Other Travel	325.37	325.37	325.37
5404 · Fuel	5,046.18	5,046.18	5,046.18
5406 · Meals	345.22	345.22	345.22
5408 · Mileage & Auto Allowance	17.60	17.60	17.60

**PRPD**  
**Profit & Loss by Job**  
November 8, 2018 through August 31, 2022

	RP1 General (Recovery Project)	Total Recovery P...	TOTAL
<b>Total 5400 · Transportation, Meals &amp; Travel</b>	5,734.37	5,734.37	5,734.37
<b>5410 · Utilities</b>			
5412 · Electric & Gas	589.11	589.11	589.11
5416 · Garbage	11,572.86	11,572.86	11,572.86
<b>Total 5410 · Utilities</b>	12,161.97	12,161.97	12,161.97
<b>Total Expense</b>	1,028,721.90	1,028,721.90	1,028,721.90
<b>Net Ordinary Income</b>	559,270.88	559,270.88	559,270.88
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
9999 · Misc. Expense	-1,148,000.00	-1,148,000.00	-1,148,000.00
<b>Total Other Expense</b>	-1,148,000.00	-1,148,000.00	-1,148,000.00
<b>Net Other Income</b>	1,148,000.00	1,148,000.00	1,148,000.00
<b>Net Income</b>	<b>1,707,270.88</b>	<b>1,707,270.88</b>	<b>1,707,270.88</b>



Paradise Recreation &  
Parks District  
SWG & MKA  
Estimate Comparison & Analysis  
SUMMARY

LOCATION	SWG TOTAL	SWG Demolition Cost	SWG Construction Cost	MKA TOTAL	MKA Demolition Cost	MKA Construction Cost	MKA COMMENT
<b>MAINTENANCE YARD</b>							
Shop Building	\$ 792,586.00	\$ 31,594.29	\$ 760,991.71	\$ 636,508.92	\$ 29,315.33	\$ 607,193.60	Underground utilities / septic tank / upgraded structure
Storage Building	\$ 265,903.00	\$ 5,874.97	\$ 260,028.03	\$ 187,063.21	\$ 4,994.10	\$ 182,069.11	Upgraded structure
File Storage	\$ 171,980.00	\$ 4,872.31	\$ 167,107.69	\$ 120,040.30	\$ 3,400.58	\$ 116,639.72	Upgraded structure
Dry Storage	\$ 86,251.00	\$ 2,382.63	\$ 83,868.37	\$ 54,599.60	\$ 1,242.97	\$ 53,356.63	Upgraded structure
Chemical Storage				\$ 35,986.60	\$ 656.66	\$ 35,329.93	SWG to provide cost
<b>SUBTOTAL</b>	<b>\$ 1,316,720.00</b>	<b>\$ 44,724.19</b>	<b>\$ 1,271,995.81</b>	<b>\$ 998,212.03</b>		<b>\$ 959,259.06</b>	<b>Demolition cost includes applied markups.</b>
<b>AQUATIC CENTER</b>							
Aquatic Center	\$ 576,733.00	\$ 14,687.43	\$ 562,045.57	\$ 364,638.26	\$ 10,553.52	\$ 354,084.74	Underground utilities / septic tank / upgraded structure
<b>SUBTOTAL</b>	<b>\$ 576,733.00</b>	<b>\$ 14,687.43</b>	<b>\$ 562,045.57</b>	<b>\$ 364,638.26</b>	<b>\$ 10,553.52</b>	<b>\$ 354,084.74</b>	<b>Demolition cost includes applied markups.</b>
<b>TOTAL</b>	<b>\$ 1,893,453.00</b>	<b>\$ 59,411.62</b>	<b>\$ 1,834,041.38</b>	<b>\$ 1,398,836.89</b>	<b>\$ 50,163.15</b>	<b>\$ 1,348,673.74</b>	
Escalation Cost @ 9.37%			\$ 171,849.68			\$ 126,370.73	Using ENR Construction Cost Index for July 2022 compared to May 2021, the increase is 9.37%. Only construction cost would be affected by escalation as demolition could have been performed at earlier date.
Total construction cost with escalation increase			\$ 2,005,891.06			\$ 1,475,044.47	Amount of construction based on estimates and accounting for increased escalation cost.
Demolition costs			\$ 59,411.62			\$ 50,163.15	Amount for demolition is added back in to calculate total costs.
<b>Total Estimate Costs</b>			<b>\$ 2,065,302.68</b>			<b>\$ 1,525,207.62</b>	



Paradise Recreation &  
Parks District  
SWG & MKA  
Estimate Comparison & Analysis  
SHOP BUILDING

TRADE	SYSTEM	SWG DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	COST/GSF	MKA DESCRIPTION	QTY	UNIT	UNIT COST	MKA TOTAL
205	1.0	SUBTOTAL- DEMOLITION	2,400.00	BLDGSF		\$ 24,200.00	\$ 10.08					\$ 20,000.00
220	14.0	SUBTOTAL- EXCAVATION, FILL AND GRADING	2,400.00	BLDGSF		\$ 13,760.00	\$ 5.73					\$ 13,760.00
277	15.0	SUBTOTAL- SITE UTILITIES	2,400.00	BLDGSF		\$ 68,300.00	\$ 28.46					\$ 4,500.00
299	16.0	SUBTOTAL - GENERAL SITEWORK	2,400.00	BLDGSF		\$ 48,340.00	\$ 20.14					\$ 42,590.00
310	1.0	SUBTOTAL-CONCRETE FOUNDATIONS	12.00	CYDS		\$ 13,200.00	\$ 5.50					\$ 10,860.00
310	3.0	SUBTOTAL-SLAB ON GRADE	2,400.00	FLSF		\$ 35,175.00	\$ 14.66					\$ 35,175.00
410	4.0	SUBTOTAL-EXTERIOR WALLS	3,600.00	SF		\$ 64,260.00	\$ 26.78					\$ 1,260.00
410	6.0	SUBTOTAL-INTERIOR WALLS	1,200.00	SF		\$ 31,300.00	\$ 13.04					\$ 28,485.00
510	2.0	SUBTOTAL-STRUCTURAL STEEL	1.00	TONS		\$ 2,200.00	\$ 0.92					\$ -
510	3.0	SUBTOTAL-STAIRS	2.00	FLIGHTS		\$ 14,840.00	\$ 6.18					\$ 13,090.00
530	3.0	SUBTOTAL-METAL DECK	600.00	SF		\$ 8,100.00	\$ 3.38					\$ 8,100.00
550	4.0	SUBTOTAL-METAL SCREENS	24.00	SF		\$ 1,560.00	\$ 0.65					\$ 840.00
720	6.0	SUBTOTAL-INSULATION		SF								
740	5.0	SUBTOTAL- ROOFING		RFSF								
760	5.0	SUBTOTAL-SHEET METAL FLASHING		RFSF								
790	5.0	SUBTOTAL-CAULK & SEALANTS	2,400.00	BLDGSF		\$ 480.00	\$ 0.20					\$ 480.00
810	4.0	SUBTOTAL-DOORS/FRAMES/HDWR - EXT.	2.00	DRS		\$ 15,850.00	\$ 6.60					\$ 7,300.00
810	6.0	SUBTOTAL-DOORS/FRAMES/HDWR - INT.	3.00	DRS		\$ 4,500.00	\$ 1.88					\$ 2,700.00
830	4.0	SUBTOTAL-EXTERIOR GLAZING	114.00	SF		\$ 1,995.00	\$ 0.83					\$ 1,995.00
950	7.0	SUBTOTAL-ACOUSTICAL TILE	300.00	SF		\$ 2,400.00	\$ 1.00					\$ -
965	7.0	SUBTOTAL-FLOORING	2,400.00	FLSF		\$ 8,400.00	\$ 3.50					\$ 8,400.00
990	7.0	SUBTOTAL-PAINT/ WALL COVERING	2,400.00	BLDGSF		\$ 11,300.00	\$ 4.71					\$ 5,873.00
1010	8.0	SUBTOTAL-TOILET ACCESSORIES	2,400.00	BLDGSF		\$ 650.00	\$ 0.27					\$ 650.00
1099	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES	2,400.00	BLDGSF		\$ 4,850.00	\$ 2.02					\$ 4,250.00
1160	8.0	SUBTOTAL-CASEWORK	2,400.00	BLDGSF		\$ 20,000.00	\$ 8.33					\$ 20,000.00
1160	14.0	SUBTOTAL-SPECIAL CONTRUCTION	2,400.00	BLDGSF	\$ 45.00	\$ 108,000.00	\$ 45.00					\$ 108,000.00
1530	13.0	SUBTOTAL-FIRE PROTECTION	2,400.00	BLDGSF								
1544	10.0	SUBTOTAL-PLUMBING	5.00	FIX		\$ 46,930.00	\$ 19.55					\$ 24,165.00



Paradise Recreation &  
Parks District  
SWG & MKA  
Estimate Comparison & Analysis  
SHOP BUILDING

TRADE	SYSTEM	SWG DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	COST/GSF	MKA DESCRIPTION	QTY	UNIT	UNIT COST	MKA TOTAL
1546	11.0	<b>SUBTOTAL-HVAC</b>	<b>2,400.00</b>	<b>BLDGsf</b>		<b>\$ 12,100.00</b>	<b>\$ 5.04</b>					<b>\$ 27,600.00</b>
1610	12.0	<b>SUBTOTAL-ELECTRICAL SYSTEMS</b>	<b>2,400.00</b>	<b>BLDGsf</b>		<b>\$ 44,400.00</b>	<b>\$ 18.50</b>					<b>\$ 44,400.00</b>
		<b>BLDG SUBTOTAL</b>				<b>\$ 607,090.00</b>	<b>\$ 252.95</b>	<b>BLDG SUBTOTAL</b>			<b>\$ 181.03</b>	<b>\$ 434,473.00</b>
		GENERAL CONDITIONS		6%		\$ 36,425.00		GENERAL CONDITIONS		12.0%		\$ 52,136.76
		OVERHEAD & PROFIT		5%		\$ 32,176.00		BONDS AND INSURANCE		2.0%		\$ 9,732.20
		BONDS AND INSURANCE		2%		\$ 13,514.00		OVERHEAD / PROFIT		12.0%		\$ 59,561.03
								CONSULTANTS		12.0%		\$ 66,708.36
								PERMIT FEES		2.5%		\$ 13,897.57
		CONTINGENCY		15%		\$ 103,381.00		CONTINGENCY				
		<b>SUBTOTAL OF MARK UP</b>				<b>\$ 185,496.00</b>	<b>\$ 77.29</b>					<b>\$ 202,035.92</b>
		TOTAL MARK UP PERCENTAGE		30.55%						47%		
<b>TOTAL HARD COST IN TODAY'S DOLLARS</b>						<b>\$ 792,586.00</b>	<b>\$ 330.24</b>				<b>\$ 265.21</b>	<b>\$ 636,508.92</b>
		Demolition Cost				\$ 24,200.00		Demolition Cost				\$ 20,000.00
		GC				\$ 1,452.00		GC				\$ 2,400.00
		O&P				\$ 1,282.60		B&I				\$ 400.00
		B&I				\$ 538.69		O&P				\$ 2,736.00
		Contin				\$ 4,120.99		Consultant				\$ 3,064.32
								Permit				\$ 715.01
		<b>Total</b>				<b>\$ 31,594.29</b>		<b>Total</b>				<b>\$ 29,315.33</b>





Paradise Recreation &  
Parks District  
SWG & MKA  
Estimate Comparison & Analysis  
STORAGE

TRADE	SYSTEM	SWG DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	COST/GSF	MKA DESCRIPTION	QTY	UNIT	UNIT COST	MKA TOTAL
205	1.0	SUBTOTAL- DEMOLITION	750.00	BLDGSF		\$ 4,500.00	\$ 6.00					\$ 3,400.00
220	14.0	SUBTOTAL- EXCAVATION, FILL AND GRADING	750.00	BLDGSF		\$ 2,755.00	\$ 3.67					\$ 2,755.00
277	15.0	SUBTOTAL- SITE UTILITIES	750.00	BLDGSF		\$ 2,175.00	\$ 28.46					\$ -
299	16.0	SUBTOTAL - GENERAL SITEWORK	750.00	BLDGSF		\$ 1,400.00	\$ 1.87					\$ 1,400.00
310	1.0	SUBTOTAL-CONCRETE FOUNDATIONS	9.00	CYDS		\$ 9,571.00	\$ 12.76					\$ 7,874.00
310	3.0	SUBTOTAL-SLAB ON GRADE	750.00	FLSF		\$ 10,500.00	\$ 14.66					\$ 10,500.00
410	4.0	SUBTOTAL-EXTERIOR WALLS	2,900.00	SF		\$ 75,935.00	\$ 101.25					\$ 50,915.00
550	4.0	SUBTOTAL-METAL SCREENS	24.00	SF		\$ 1,560.00	\$ 0.65					\$ 840.00
610	4.0	SUBTOTAL - ROUGH CARPENTRY	750.00	SF		\$ 19,980.00	\$ 26.64					
740	5.0	SUBTOTAL- ROOFING	1,110.00	RFSF		\$ 22,200.00	\$ 29.60					\$ 11,865.00
760	5.0	SUBTOTAL-SHEET METAL FLASHING	145.00	RFSF		\$ 4,350.00	\$ 5.80					\$ 2,175.00
790	5.0	SUBTOTAL-CAULK & SEALANTS	750.00	BLDGSF		\$ 750.00	\$ 1.00					\$ 750.00
810	4.0	SUBTOTAL-DOORS/FRAMES/HDWR - EXT.	1.00	DRS		\$ 2,250.00	\$ 3.00					\$ 5,400.00
830	4.0	SUBTOTAL-EXTERIOR GLAZING	114.00	SF		\$ 1,995.00	\$ 2.66					\$ -
950	7.0	SUBTOTAL-ACOUSTICAL TILE	750.00	SF		\$ 6,000.00	\$ 1.00					\$ -
965	7.0	SUBTOTAL-FLOORING	750.00	FLSF		\$ 5,250.00	\$ 7.00					\$ 2,250.00
990	7.0	SUBTOTAL-PAINT/ WALL COVERING	750.00	BLDGSF		\$ 2,425.00	\$ 4.71					\$ 750.00
1099	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES	750.00	BLDGSF		\$ 500.00	\$ 0.67					\$ 200.00
1160	8.0	SUBTOTAL-CASEWORK	750.00	BLDGSF		\$ 7,500.00	\$ 10.00					\$ 7,500.00
1530	13.0	SUBTOTAL-FIRE PROTECTION	750.00	BLDGSF								
1546	11.0	SUBTOTAL-HVAC	750.00	BLDGSF		\$ 9,700.00	\$ 12.93					\$ -
1610	12.0	SUBTOTAL-ELECTRICAL SYSTEMS	750.00	BLDGSF		\$ 12,375.00	\$ 16.50					\$ 4,875.00
		<b>BLDG SUBTOTAL</b>				\$ 203,671.00	\$ 271.56				\$ 170.25	\$ 127,687.00
		GENERAL CONDITIONS		6%		\$ 12,220.00		GENERAL CONDITIONS		12%		\$ 15,322.44
		OVERHEAD & PROFIT		5%		\$ 10,795.00		BONDS AND INSURANCE		2%		\$ 2,860.19
		BONDS AND INSURANCE		2%		\$ 4,534.00		OVERHEAD / PROFIT		12%		\$ 17,504.36
								CONSULTANTS		12.0%		\$ 19,604.88
								PERMIT FEES		2.5%		\$ 4,084.35
		CONTINGENCY		15%		\$ 34,683.00		CONTINGENCY				
		<b>SUBTOTAL OF MARK UP</b>				\$ 62,232.00	\$ 82.97					\$ 59,376.21
		TOTAL MARK UP PERCENTAGE		30.55%								
		<b>TOTAL HARD COST IN TODAY'S DOLLARS</b>				\$ 265,903.00	\$ 354.53				\$ 249.42	\$ 187,063.21
		Demolition Cost				\$ 4,500.00		Demolition Cost				\$ 3,400.00



Paradise Recreation &  
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 Estimate Comparison & Analysis  
 STORAGE

TRADE	SYSTEM	SWG DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	COST/GSF	MKA DESCRIPTION	QTY	UNIT	UNIT COST	MKA TOTAL
		GC				\$ 270.00		GC				\$ 408.00
		O&P				\$ 238.50		B&I				\$ 76.16
		B&I				\$ 100.17		O&P				\$ 466.10
		Contin				\$ 766.30		Consultant				\$ 522.03
								Permit				\$ 121.81
		<b>Total</b>				<b>\$ 5,874.97</b>		<b>Total</b>				<b>\$ 4,994.10</b>



Paradise Recreation &  
Parks District  
SWG & MKA  
Estimate Comparison & Analysis  
FILE STORAGE

TRADE	SYSTEM	SWG DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	COST/GSF	MKA DESCRIPTION	QTY	UNIT	UNIT COST	MKA TOTAL
205	1.0	SUBTOTAL- DEMOLITION	608.00	BLDGSF		\$ 3,732.00	\$ 6.14					\$ 2,320.00
220	14.0	SUBTOTAL- EXCAVATION, FILL AND GRADING	608.00	BLDGSF		\$ 2,166.00	\$ 3.56					\$ 2,166.00
277	15.0	SUBTOTAL- SITE UTILITIES	608.00	BLDGSF		\$ 1,620.00	\$ 2.66					\$ -
299	16.0	SUBTOTAL - GENERAL SITEWORK	608.00	BLDGSF		\$ 1,400.00	\$ 2.30					\$ 1,400.00
310	1.0	SUBTOTAL-CONCRETE FOUNDATIONS	6.00	CYDS		\$ 7,128.00	\$ 11.72					\$ 5,864.00
310	3.0	SUBTOTAL-SLAB ON GRADE	608.00	FLSF		\$ 8,512.00	\$ 14.00					\$ 6,720.00
410	4.0	SUBTOTAL-EXTERIOR WALLS	2,160.00	SF		\$ 56,880.00	\$ 93.55					\$ 34,465.00
550	4.0	SUBTOTAL-METAL SCREENS	24.00	SF		\$ 1,560.00	\$ 0.65					\$ 840.00
610	4.0	SUBTOTAL - ROUGH CARPENTRY	608.00	BLDGSF		\$ 15,048.00	\$ 24.75					\$ 9,162.00
740	5.0	SUBTOTAL- ROOFING	836.00	RFSF		\$ 16,720.00	\$ 27.50					\$ 7,635.00
760	5.0	SUBTOTAL-SHEET METAL FLASHING	108.00	RFSF		\$ 3,240.00	\$ 5.33					\$ 765.00
790	5.0	SUBTOTAL-CAULK & SEALANTS	608.00	BLDGSF		\$ 608.00	\$ 1.00					\$ 480.00
810	4.0	SUBTOTAL-DOORS/FRAMES/HDWR - EXT.	1.00	DRS		\$ 2,250.00	\$ 3.70					\$ 3,800.00
830	4.0	SUBTOTAL-EXTERIOR GLAZING		SF		\$ -						\$ -
950	7.0	SUBTOTAL-ACOUSTICAL TILE		SF		\$ -						\$ -
965	7.0	SUBTOTAL-FLOORING	608.00	FLSF		\$ 1,824.00	\$ 3.00					\$ 1,440.00
990	7.0	SUBTOTAL-PAINT/ WALL COVERING	608.00	BLDGSF		\$ 1,870.00	\$ 3.08					\$ 2,281.00
1099	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES	608.00	BLDGSF		\$ 500.00	\$ 0.82					\$ 200.00
1160	8.0	SUBTOTAL-CASEWORK	608.00	BLDGSF		\$ -						
1530	13.0	SUBTOTAL-FIRE PROTECTION	608.00	BLDGSF								
1546	11.0	SUBTOTAL-HVAC	608.00	BLDGSF		\$ 1,200.00	\$ 1.97					\$ -
1610	12.0	SUBTOTAL-ELECTRICAL SYSTEMS	608.00	BLDGSF		\$ 5,472.00	\$ 9.00					\$ 2,400.00
		<b>BLDG SUBTOTAL</b>				\$ 131,730.00	\$ 216.66				\$ 170.70	\$ 81,938.00
		GENERAL CONDITIONS		6%		\$ 7,904.00		GENERAL CONDITIONS		12%		\$ 9,832.56
		OVERHEAD & PROFIT		5%		\$ 6,982.00		BONDS AND INSURANCE		2%		\$ 1,835.41
		BONDS AND INSURANCE		2%		\$ 2,932.00		OVERHEAD / PROFIT		12%		\$ 11,232.72
								CONSULTANTS		12.0%		\$ 12,580.64
		CONTINGENCY		15%		\$ 22,432.00		PERMIT FEES		2.5%		\$ 2,620.97
		<b>SUBTOTAL OF MARK UP</b>				\$ 40,250.00	\$ 66.20	CONTINGENCY				\$ 38,102.30
		<b>TOTAL MARK UP PERCENTAGE</b>		30.55%						32%		
		<b>TOTAL HARD COST IN TODAY'S DOLLARS</b>				\$ 171,980.00	\$ 282.86				\$ 197.43	\$ 120,040.30
		Demolition Cost				\$ 3,732.00		Demolition Cost				\$ 2,320.00



Paradise Recreation &  
 Parks District  
 SWG & MKA  
 Estimate Comparison & Analysis  
 FILE STORAGE

TRADE	SYSTEM	SWG DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	COST/GSF	MKA DESCRIPTION	QTY	UNIT	UNIT COST	MKA TOTAL
		GC				\$ 223.92		GC				\$ 278.40
		O&P				\$ 197.80		B&I				\$ 46.40
		B&I				\$ 83.07		O&P				\$ 317.38
		Contin				\$ 635.52		Consultant				\$ 355.46
								Permit				\$ 82.94
		<b>Total</b>				<b>\$ 4,872.31</b>		<b>Total</b>				<b>\$ 3,400.58</b>



Paradise Recreation &  
Parks District  
SWG & MKA  
Estimate Comparison & Analysis  
DRY STORAGE

TRADE	SYSTEM	SWG DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	COST/GSF	MKA DESCRIPTION	QTY	UNIT	UNIT COST	MKA TOTAL
205	1.0	SUBTOTAL- DEMOLITION	200.00	BLDGSF		\$ 1,825.00	\$ 9.13					\$ 848.00
220	14.0	SUBTOTAL- EXCAVATION, FILL AND GRADING	200.00	BLDGSF		\$ 1,000.00	\$ 5.00					\$ 950.00
277	15.0	SUBTOTAL- SITE UTILITIES	200.00	BLDGSF		\$ 900.00	\$ 2.66					\$ -
299	16.0	SUBTOTAL - GENERAL SITEWORK	200.00	BLDGSF		\$ 1,400.00	\$ 7.00					\$ 168.00
310	1.0	SUBTOTAL-CONCRETE FOUNDATIONS	6.00	CYDS		\$ 3,960.00	\$ 19.80					\$ -
310	3.0	SUBTOTAL-SLAB ON GRADE	200.00	FLSF		\$ 2,800.00	\$ 14.00					\$ 600.00
410	4.0	SUBTOTAL-EXTERIOR WALLS	2,160.00	SF		\$ 32,160.00	\$ 160.80					\$ 23,370.00
550	4.0	SUBTOTAL-METAL SCREENS	24.00	SF		\$ 1,560.00	\$ 7.80					\$ 420.00
610	4.0	SUBTOTAL - ROUGH CARPENTRY	200.00	BLDGSF		\$ 5,760.00	\$ 28.80					\$ 3,798.00
740	5.0	SUBTOTAL- ROOFING	320.00	RFSF		\$ 6,400.00	\$ 32.00					\$ 3,165.00
760	5.0	SUBTOTAL-SHEET METAL FLASHING	40.00	RFSF		\$ 1,200.00	\$ 6.00					\$ 600.00
790	5.0	SUBTOTAL-CAULK & SEALANTS	200.00	BLDGSF		\$ 200.00	\$ 1.00					\$ 200.00
810	4.0	SUBTOTAL-DOORS/FRAMES/HDWR - EXT.	1.00	DRS		\$ 2,250.00	\$ 11.25					\$ 1,800.00
965	7.0	SUBTOTAL-FLOORING	200.00	FLSF		\$ 600.00	\$ 3.00					\$ 600.00
990	7.0	SUBTOTAL-PAINT/ WALL COVERING	200.00	BLDGSF		\$ 1,150.00	\$ 5.75					\$ 550.00
1099	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES	200.00	BLDGSF		\$ 500.00	\$ 2.50					\$ 200.00
1160	8.0	SUBTOTAL-CASEWORK	200.00	BLDGSF		\$ -						
1530	13.0	SUBTOTAL-FIRE PROTECTION	200.00	BLDGSF								
1546	11.0	SUBTOTAL-HVAC	608.00	BLDGSF		\$ 600.00	\$ 3.00					\$ -
1610	12.0	SUBTOTAL-ELECTRICAL SYSTEMS	200.00	BLDGSF		\$ 1,800.00	\$ 9.00					\$ -
		<b>BLDG SUBTOTAL</b>				\$ 66,065.00	\$ 330.33				\$ 186.35	\$ 37,269.00
		GENERAL CONDITIONS		6%		\$ 3,964.00		GENERAL CONDITIONS		12%		\$ 4,472.28
		OVERHEAD & PROFIT		5%		\$ 3,501.00		BONDS AND INSURANCE		2%		\$ 834.83
		BONDS AND INSURANCE		2%		\$ 1,471.00		OVERHEAD / PROFIT		12%		\$ 5,109.13
								CONSULTANTS		12.0%		\$ 5,722.23
								PERMIT FEES		2.5%		\$ 1,192.13
		CONTINGENCY		15%		\$ 11,250.00		CONTINGENCY				
		<b>SUBTOTAL OF MARK UP</b>				\$ 20,186.00	\$ 100.93					\$ 17,330.60
		TOTAL MARK UP PERCENTAGE		30.55%								
<b>TOTAL HARD COST IN TODAY'S DOLLARS</b>						\$ 86,251.00	\$ 431.26				\$ 89.80	\$ 54,599.60
		Demolition Cost				\$ 1,825.00		Demolition Cost				\$ 848.00
		GC				\$ 109.50		GC				\$ 101.76
		O&P				\$ 96.73		B&I				\$ 16.96
		B&I				\$ 40.62		O&P				\$ 116.01
		Contin				\$ 310.78		Consultant				\$ 129.93
								Permit				\$ 30.32
<b>Total</b>						\$ 2,382.63		<b>Total</b>				\$ 1,242.97



Paradise Recreation &  
Parks District  
SWG & MKA  
Estimate Comparison & Analysis  
CHEMICAL STORAGE

TRADE	SYSTEM	MKA DESCRIPTION	QTY	UNIT	UNIT COST	MKA TOTAL
205	1.0 SUBTOTAL- DEMOLITION					\$ 448.00
220	14.0 SUBTOTAL- EXCAVATION, FILL AND GRADING					\$ 950.00
277	15.0 SUBTOTAL- SITE UTILITIES					\$ -
299	16.0 SUBTOTAL - GENERAL SITEWORK					\$ 168.00
310	1.0 SUBTOTAL-CONCRETE FOUNDATIONS					\$ -
310	3.0 SUBTOTAL-SLAB ON GRADE					\$ 400.00
410	4.0 SUBTOTAL-EXTERIOR WALLS					\$ 15,580.00
550	4.0 SUBTOTAL-METAL SCREENS					\$ 420.00
610	4.0 SUBTOTAL - ROUGH CARPENTRY					\$ 1,908.00
740	5.0 SUBTOTAL- ROOFING					\$ 1,590.00
760	5.0 SUBTOTAL-SHEET METAL FLASHING					\$ 300.00
790	5.0 SUBTOTAL-CAULK & SEALANTS					\$ 100.00
810	4.0 SUBTOTAL-DOORS/FRAMES/HDWR - EXT.					\$ 1,800.00
965	7.0 SUBTOTAL-FLOORING					\$ 300.00
990	7.0 SUBTOTAL-PAINT/ WALL COVERING					\$ 400.00
1099	8.0 SUBTOTAL-MISCELLANEOUS SPECIALTIES					\$ 200.00
1160	8.0 SUBTOTAL-CASEWORK					
1530	13.0 SUBTOTAL-FIRE PROTECTION					
1546	11.0 SUBTOTAL-HVAC					\$ -
1610	12.0 SUBTOTAL-ELECTRICAL SYSTEMS					\$ -
		GENERAL CONDITIONS		12%	245.64	\$ 24,564.00
		BONDS AND INSURANCE		2%		\$ 2,947.68
		OVERHEAD / PROFIT		12%		\$ 550.23
		CONSULTANTS		12.0%		\$ 3,367.43
		PERMIT FEES		2.5%		\$ 3,771.52
		CONTINGENCY				\$ 785.73
						\$ 11,422.60
<b>\$ 59.19</b>						<b>\$ 35,986.60</b>
	Demolition Cost					\$ 448.00
	GC					\$ 53.76
	B&I					\$ 8.96
	O&P					\$ 61.29
	Consultant					\$ 68.64
	Permit					\$ 16.02
	<b>Total</b>					<b>\$ 656.66</b>





Paradise Recreation &  
Parks District  
SWG & MKA  
Estimate Comparison & Analysis  
AQUATIC CENTER

TRADE	SYSTEM	SWG DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	COST/GSF	MKA DESCRIPTION	QTY	UNIT	UNIT COST	MKA TOTAL
205	1.0	SUBTOTAL- DEMOLITION	900.00	BLDGSF	\$	11,250.00	\$ 12.50				\$	7,200.00
220	14.0	SUBTOTAL- EXCAVATION, FILL AND GRADING	900.00	BLDGSF	\$	7,860.00	\$ 8.73				\$	7,860.00
277	15.0	SUBTOTAL- SITE UTILITIES	900.00	BLDGSF	\$	31,200.00	\$ 34.67				\$	4,500.00
299	16.0	SUBTOTAL - GENERAL SITEWORK	900.00	BLDGSF	\$	10,720.00	\$ 11.91				\$	2,400.00
310	1.0	SUBTOTAL-CONCRETE FOUNDATIONS	8.00	CYDS	\$	9,240.00	\$ 10.27				\$	-
310	3.0	SUBTOTAL-SLAB ON GRADE	900.00	FLSF	\$	12,600.00	\$ 14.00				\$	12,600.00
410	4.0	SUBTOTAL-EXTERIOR WALLS	2,800.00	SF	\$	106,960.00	\$ 118.84				\$	36,732.50
410	6.0	SUBTOTAL-INTERIOR WALLS	480.00	SF	\$	10,320.00	\$ 11.47				\$	6,935.00
550	4.0	SUBTOTAL-METAL SCREENS	24.00	SF	\$	1,560.00	\$ 1.73				\$	2,100.00
610	4.0	ROUGH CARPENTRY	900.00	SF	\$	23,760.00	\$ 26.40				\$	17,370.00
740	5.0	SUBTOTAL- ROOFING	1,320.00	RFSF	\$	26,400.00	\$ 29.33				\$	14,475.00
760	5.0	SUBTOTAL-SHEET METAL FLASHING	1,320.00	RFSF	\$	2,400.00	\$ 2.67				\$	1,200.00
790	5.0	SUBTOTAL-CAULK & SEALANTS	900.00	BLDGSF	\$	480.00	\$ 0.53				\$	193.00
810	4.0	SUBTOTAL-DOORS/FRAMES/HDWR - EXT.	5.00	DRS	\$	9,150.00	\$ 10.17				\$	9,600.00
810	6.0	SUBTOTAL-DOORS/FRAMES/HDWR - INT.	3.00	DRS	\$	4,500.00	\$ 5.00				\$	1,600.00
830	4.0	SUBTOTAL-EXTERIOR GLAZING	5.00	SF	\$	10,178.00	\$ 11.31				\$	6,486.00
950	7.0	SUBTOTAL-ACOUSTICAL TILE	900.00	SF	\$	7,200.00	\$ 8.00				\$	14,490.00
965	7.0	SUBTOTAL-FLOORING	900.00	FLSF	\$	6,300.00	\$ 7.00				\$	6,300.00
990	7.0	SUBTOTAL-PAINT/ WALL COVERING	900.00	BLDGSF	\$	25,628.00	\$ 28.48				\$	3,956.00
1010	8.0	SUBTOTAL-TOILET ACCESSORIES	900.00	BLDGSF	\$	650.00	\$ 0.72				\$	1,000.00
1099	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES	900.00	BLDGSF	\$	9,000.00	\$ 10.00				\$	400.00
1160	8.0	SUBTOTAL - CASEWORK	900.00	BLDGSF	\$	4,500.00	\$ 5.00				\$	4,500.00
1530	13.0	SUBTOTAL-FIRE PROTECTION	900.00	BLDGSF								
1544	10.0	SUBTOTAL-PLUMBING		FIX	\$	42,550.00	\$ 47.28				\$	20,850.00
1546	11.0	SUBTOTAL-HVAC	900.00	BLDGSF	\$	32,700.00	\$ 36.33				\$	31,500.00
1610	12.0	SUBTOTAL-ELECTRICAL SYSTEMS	900.00	BLDGSF	\$	34,650.00	\$ 38.50				\$	34,650.00
		<b>BLDG SUBTOTAL</b>			\$	<b>441,756.00</b>	<b>\$ 490.84</b>				<b>\$ 103.71</b>	<b>\$ 248,897.50</b>
		GENERAL CONDITIONS		6%	\$	26,505.00		GENERAL CONDITIONS		12%	\$	29,867.70
		OVERHEAD & PROFIT		5%	\$	23,413.00		BONDS AND INSURANCE		2%	\$	5,575.30
		BONDS AND INSURANCE		2%	\$	9,833.00		OVERHEAD / PROFIT		12%	\$	34,120.86
								CONSULTANTS		12.0%	\$	38,215.36
								PERMIT FEES		2.5%	\$	7,961.53
		CONTINGENCY		15%	\$	75,226.00		CONTINGENCY				



Paradise Recreation &  
 Parks District  
 SWG & MKA  
 Estimate Comparison & Analysis  
 AQUATIC CENTER

TRADE	SYSTEM	SWG DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL	COST/GSF	MKA DESCRIPTION	QTY	UNIT	UNIT COST	MKA TOTAL
		<b>SUBTOTAL OF MARK UP</b>				\$ 134,977.00	\$ 149.98					\$ 115,740.76
		TOTAL MARK UP PERCENTAGE		30.55%								
<b>TOTAL HARD COST IN TODAY'S DOLLARS</b>						\$ 576,733.00	\$ 640.81				\$ 405.15	\$ 364,638.26
		Demolition Cost				\$ 11,250.00		Demolition Cost				\$ 7,200.00
		GC				\$ 675.00		GC				\$ 864.00
		O&P				\$ 596.25		B&I				\$ 144.00
		B&I				\$ 250.43		O&P				\$ 984.96
		Contin				\$ 1,915.75		Consultant				\$ 1,103.16
								Permit				\$ 257.40
		<b>Total</b>				\$ 14,687.43		<b>Total</b>				\$ 10,553.52





Home » Construction Cost Index History - As of July 2022

## Construction Cost Index History - As of July 2022

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**HOW ENR BUILDS THE INDEX:** 200 hours of common labor at the 20-city average of common labor rates, plus 25 cwt of standard structural steel shapes at the mill price prior to 1996 and the fabricated 20-city price from 1996, plus 1.128 tons of portland cement at the 20-city price, plus 1,088 board ft of 2 x 4 lumber at the 20-city price.

View the [ANNUAL AVERAGE FOR ENR'S CONSTRUCTION COST INDEX](#).

ENR'S CONSTRUCTION COST INDEX HISTORY (1908-2022)

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
2022	12555.55	12683.97	12791.43	12898.96	13004.47	13110.50	13167.84			
2021	11627	11698	11749	11849	11989	12112	12237	12463	12464	12555

Percentage Change Formula:  $\frac{|V_1 - V_2|}{(V_1 + V_2)/2} \times 100$

Percent increase from May 2021 to July 2022 is 9.37%