

**Estimate**  
**Wasco Farm Labor Complex Demolition**  
**2/3/2021**

ITEM NO.	ITEM CODE	UNIT OF MEASURE	ESTIMATED QUANTITY	PRICE PER UNIT	TOTAL PRICE
1	Demolition of Stick Frame Stucco Buildings	SF	103000	\$ 7.00	\$ 721,000.00
2	Demolition of Cinderblock Buildings	SF	130000	\$ 9.50	\$ 1,235,000.00
3	Asbestos Abatement (Acoustic Ceiling)	LS	1	\$450,000.00	\$ 450,000.00
4	Asbestos Abatement (Flooring)	SF	232000	\$ 6.00	\$ 1,392,000.00
5	Concrete Demolition	SF	300000	\$ 4.00	\$ 1,200,000.00
6	Utility Capping	LS	1	\$100,000.00	\$ 100,000.00
7	Carport Demolition	EA	2	\$ 2,400.00	\$ 4,800.00
8	Site Grubbing & General Trash Cleanup	LS	1	\$550,000.00	\$ 550,000.00
9	Tree Removal	LS	1	\$ 75,000.00	\$ 75,000.00
10	Site rough grade/level	LS	1	\$ 30,000.00	\$ 30,000.00
11	Asphalt Removal	SF	145000	\$ 5.00	\$ 725,000.00
12	Playground Demolition	EA	5	\$ 3,500.00	\$ 17,500.00

Construction Items: \$ 6,500,300.00

Contingency (20%): \$ 1,300,060.00

Subtotal \$ 7,800,360.00

Construction Engineering (20%): \$ 1,560,072.00

TOTAL: \$ 9,360,432.00

**From:** [Fernandez, Garth@HSR](mailto:Fernandez_Garth@HSR)  
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**Subject:** Wasco Farm Labor Housing Complex demolition  
**Date:** Tuesday, February 2, 2021 11:12:35 PM

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Daniel,

Our team reviewed the available photographs and videos of the former Wasco Farm Labor Housing Complex and based on that information have developed some recommendation related to demolition for the City's consideration. I wanted to get this information to you as soon as possible and follow up with a call tomorrow if you need to discuss any of the following recommendations.

1. Based on our experience the unit price included in the estimate for asbestos abatement of floor tiles is a bit low. We have generally seen it in the \$6/sq. ft range.
2. We previously discussed increasing the contingency to 25%. Some things to consider are what will be included in this contingency. We typically see costs associated with 3rd party oversight for asbestos removal; and segregation, profiling and disposal of wastes included in the contingency.
3. Due to the large variability in abatement costs for building materials that potentially contain asbestos, it is recommended that the following materials be tested during the upcoming survey to confirm appropriate abatement and disposal (You may want to add an additional contingency for asbestos abatement related to these materials if you are not able to positively determine that they are free of asbestos):
  - a. Thermal insulation
  - b. Roofing materials
  - c. Window caulking
  - d. Interior and exterior friable finishes such as popcorn ceilings and stucco.
4. On our previous call, it was discussed to add a line item for debris removal before demolition (trash, potential rodents, needles, etc.). It is our experience that when a contractor buys a demo job, this type of debris cleanup is part of their overall scope and fee. One consideration is to include it in the contingency.
5. We also discussed an appropriate Project Management / Oversight / Administration cost in the 10 - 15% range.

I understand that the City already submitted an estimate to Senator Hurtado's office. However, we want to ensure that the estimate includes all the scope and risks associated with the demolition project. Our legislative team is coordinating with the Senators office and has stressed to need to get the revised estimate (if appropriate) to the senators office this week.

Please call or text me if we need to get together tomorrow.

Sincerely,

**Garth Fernandez PE, PMP**  
Interim Central Valley Regional Director  
Senior Contract Manager CP-1

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