



10591 Humbolt Street, Unit A, Los Alamitos, CA, 90720 Phone: 562-493-4124 Fax: 562-493-4129, License#: 786518

Date: 3/12/26

City of Riverside
General Services Department – Capital Projects
Attn: Joseph Lopez, PMP, MSPM
8905 Lincoln Avenue
Riverside, CA 92504

Subject: Preliminary Rough Order of Magnitude (ROM) Construction Estimate
Historic Cesar Chavez Community Center Renovation
Office Area and Basement Classroom Reconfiguration

Dear Mr. Lopez,

Based on the conceptual layout plan provided for the proposed reconfiguration of the office area and basement classroom at the Historic Cesar Chavez Community Center (see attached conceptual layout plan), PCN3 has prepared a preliminary Rough Order of Magnitude (ROM) construction estimate for budgeting purposes. Based on the information currently available, the estimated construction cost for this scope of work is in the range of \$1,300,000 to \$1,500,000.

This preliminary estimate is intended to assist the City in evaluating the potential budget required to implement the proposed layout modifications. The estimate assumes the following:

- Reconfiguration and modification of existing work within the affected areas to accommodate the revised layout.
- Adjustment and relocation of existing base-scope building systems including HVAC, electrical, lighting, fire alarm, sprinkler, plumbing, and low-voltage systems as required by the new layout.
- Demolition, new interior partitions, ceilings, finishes, restroom and kitchenette modifications, and associated mechanical, electrical, and plumbing system relocations necessary to support the revised configuration.
- Engineering and design revisions to be provided by the Owner's architectural and engineering team.

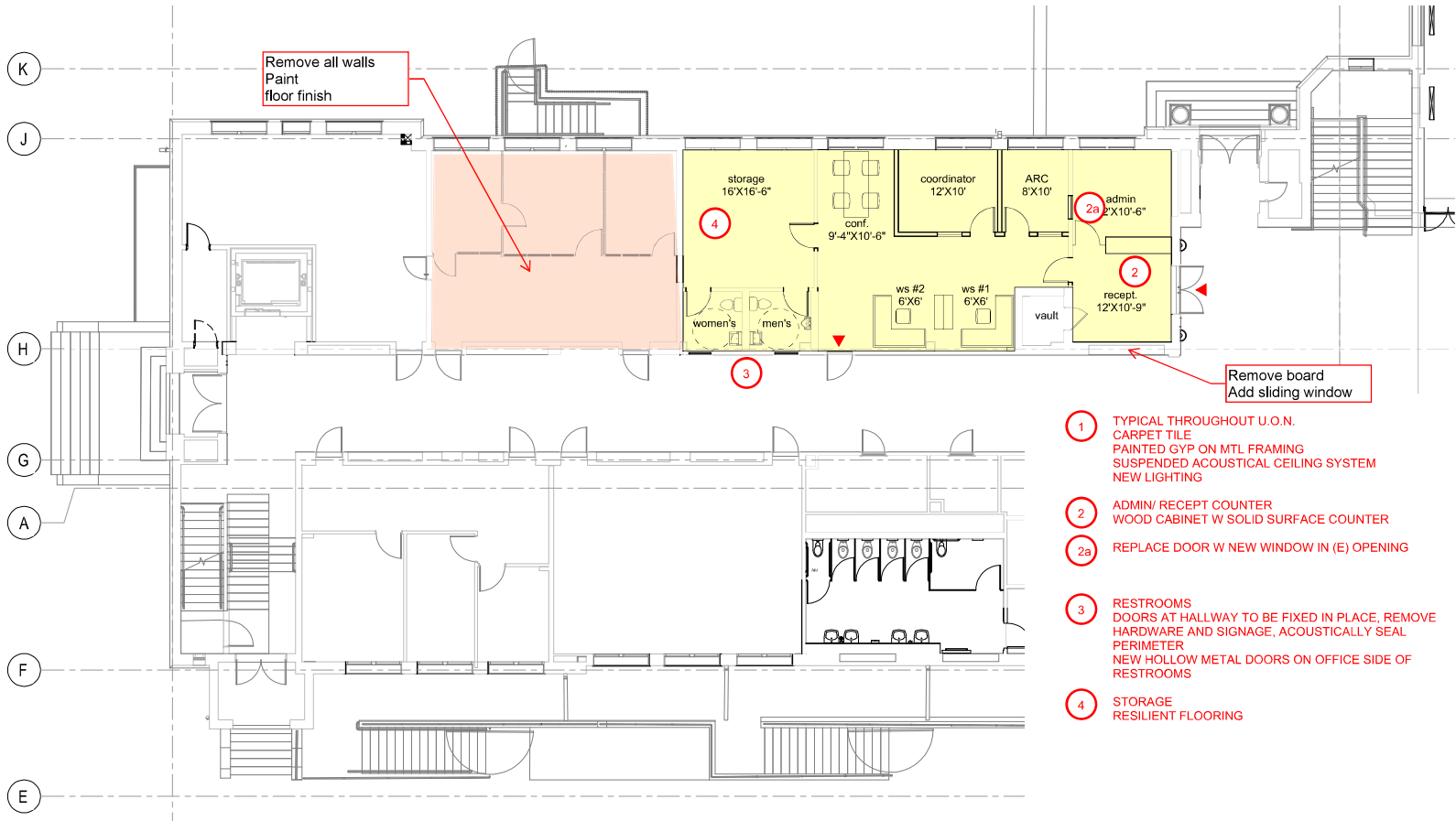
This estimate is based on conceptual planning information only and does not include detailed design drawings or coordinated MEP construction documents. Final construction pricing may vary and will be subject to review and confirmation upon completion of the design documents and full coordination of the revised building systems.

Please let us know if any additional information is required to support the City's staff report or further evaluation of this potential scope of work.

Sincerely,

A handwritten signature in black ink that reads "Harry Abghari". The signature is written in a cursive style.

Harry Abghari
Sr. Project Manager
PCN3, Inc.

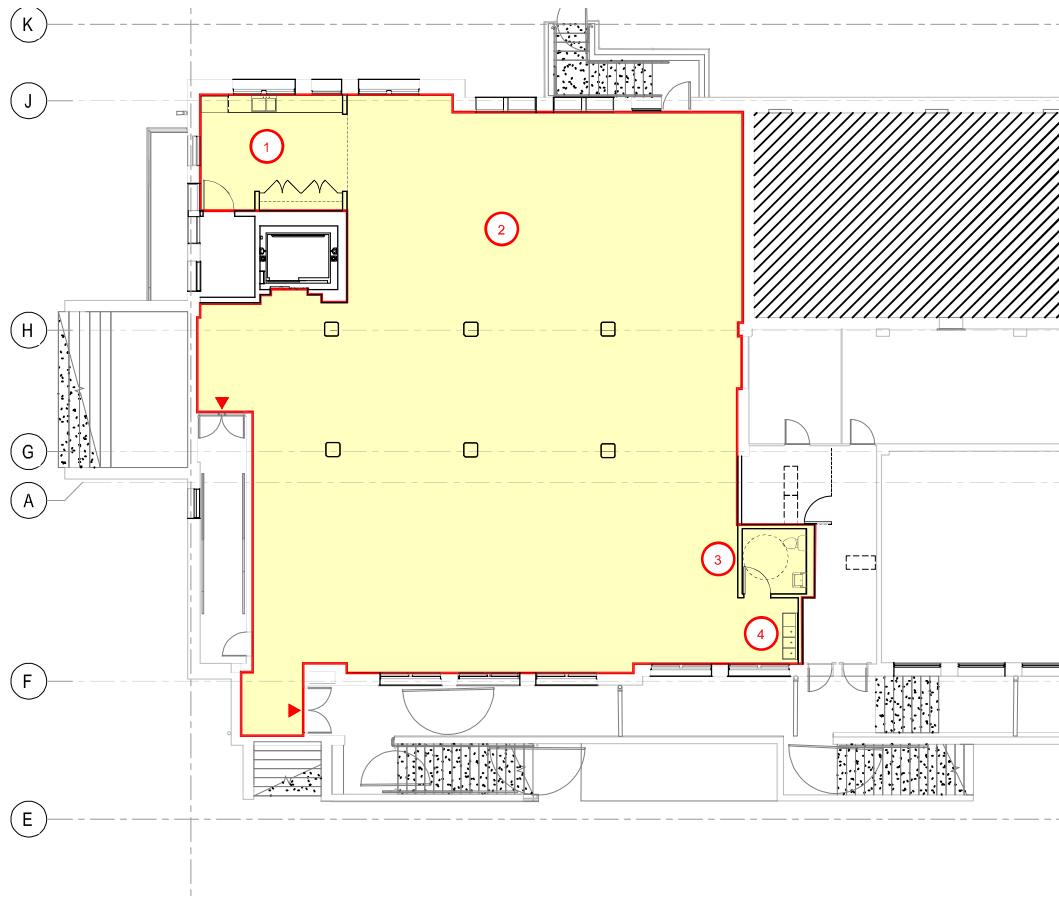


December 8, 2025

Cesar Chavez Community Center - New Scope
Office Area Plan **Option 2**

APPROVED 12/9/2025

3/32" = 1'-0"



- 1 KITCHENETTE W COUNTER, SINK AND POWER FOR REFRIGERATOR & MICROWAVE.
FULL HT CABINETS W BI-FOLD, LOCKABLE DOORS
LVT FLOORING
SUSPENDED GYP CEILING, PTD W RECESSED LIGHTING
- 2 CLASSROOM
RESILIENT SHEET FLOORING
PAINT (E) WALLS
(E) OVERHEAD SLAB AND UTILITIES OPEN TO VIEW ABOVE.
NEW LIGHTING - SUSPENDED FIXTURES
ACOUSTIC CEILING PANELS ATTACHED DIRECT TO BOTTOM OF SLAB
PAINT BOTTOM OF SLAB AND OVERHEAD UTILITIES BLACK
- 3 SINGLE OCCUPANCY ACCESSIBLE RESTROOM
PORCELAIN FLOOR TILE
CERAMIC WALL TILE TO 48" ALL AROUND
SUSPENDED GYP CEILING, PTD W RECESSED LIGHTING
- 4 3 BASIN SINK STAINLESS STEEL W COUNTER

December 10, 2025

Cesar Chavez Community Center - New Scope
Basement level Classroom

3/32" = 1'-0"