

AB 900 AND SB 81 LOCAL COUNTY PROJECTS

CAPITAL OUTLAY AND STATE PUBLIC WORKS BOARD GUIDELINES



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INTRODUCTION

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In order to use the State Public Works Board's (SPWB) lease revenue financing method county projects are considered state projects and are subject to the same oversight as other state capital outlay projects. This oversight is largely in place to ensure that the project ultimately completed is the same project initially authorized.

The following guidelines are designed to provide a better understanding of the tasks necessary for projects financed through the Assembly Bill (AB) 900 Jail Financing Program and Senate Bill (SB) 81 Local Youthful Offender Rehabilitative Facility Financing Program to proceed through the state capital outlay/SPWB process. The specific approvals the California Department of Corrections and Rehabilitation (CDCR) is required to seek on behalf of each county project from the SPWB and/or Department of Finance (Finance) have been broken down by task. This process has been outlined with the type of documents that will be required and a brief description of each document, including samples of those documents.

This booklet is largely focused on the first step in the SPWB process of establishing the project's scope, cost, and schedule at the SPWB. Prior to establishment of the project, the state will review the county project in some detail to ensure the project is compatible with lease revenue financing. Subsequent steps in the state capital outlay process largely refine or build upon the information developed at the initial stage.

Listed below are the tasks required to proceed with financing a **design-bid-build** project:

- Establish Project Scope, Cost, and Schedule (SPWB Agenda Item)
 - At this stage the Project Delivery and Construction Agreement (PDCA), the Certificate of Matching Funds, and the Corrections Standards Authority (CSA) Construction Agreement are executed.
- Approve Resolution Authorizing Interim Financing (SPWB Agenda Item)
 - This resolution is required to allow CDCR and SPWB staff to request an interim financing loan for the project.
- Approve Preliminary Plans (SPWB Agenda Item)
 - This step is to ensure the scope of the project after design development is consistent with the scope initially established.
- Consent to Ground Lease/Right of Entry (SPWB Agenda Item)
 - At this stage the legal metes and bounds of the project site are established and leased to the state. Concurrently, the state provides the county the right to enter the site to construct the facility. The Ground Lease is recorded to title and is the foundation for the lease revenue financing arrangement.
- Pooled Money Investment Board Loan Request (signed by CDCR and SPWB)
 - The Pooled Money Investment Board is the primary source of interim financing for lease revenue financed projects.
- Approve Working Drawings (Finance action)
 - This step ensures the final construction documents are consistent with the scope approved when preliminary plans were approved.

- Proceed to Bid (Finance action)
 - This step is generally concurrent with the approval of working drawings. Any bid alternates must be approved as well.
- Award Construction Contract (Finance action)
 - Finance approves the award of the construction contract. If bids are received greater than the pre-bid estimate, a further review of the Cash Match will be necessary prior to approval to award. The SPWB may take an action to recognize the as-bid cost of the project, but this SPWB action would occur after the contract is awarded.

Listed below are the tasks required to proceed with financing a **design-build** project:

- Establish Project Scope, Cost, and Schedule (SPWB Agenda Item)
 - At this stage the Project Delivery and Construction Agreement (PDCA), the Certificate of Matching Funds, and the Corrections Standards Authority (CSA) Construction Agreement are executed.
- Approve Resolution Authorizing Interim Financing (SPWB Agenda Item)
 - This resolution is required to allow CDCR and SPWB staff to request an interim financing loan for the project.
- Consent to Ground Lease/Right of Entry (SPWB Agenda Item)
 - At this stage the legal metes and bounds of the project site are established and leased to the state. Concurrently, the state provides the county the right to enter the site to construct the facility. The Ground Lease is recorded to title and is the foundation for the lease revenue financing arrangement.
- Approve Performance Criteria or Performance Criteria and Concept Drawings (SPWB Agenda Item)
 - This step is to ensure the performance criteria or performance criteria and concept drawings for the project is consistent with the scope initially established.
- Pooled Money Investment Board Loan Request (signed by CDCR and SPWB)
 - The Pooled Money Investment Board is the primary source of interim financing for lease revenue financed projects.
- Request for Proposal/Proceed to Bid (Finance action)
 - This step generally occurs within a week or two of the approval of performance criteria or performance criteria and concept drawings.
- Award Design-Build Contract (Finance action)
 - Finance approves the award of the design-build contract. If bids are received greater than the pre-bid estimate, a further review of the Cash Match will be necessary prior to approval to award. The SPWB may take an action to recognize the as-bid cost of the project, but this SPWB action would occur after the contract is awarded.

The first SPWB task/action is the Establishment of Project Scope, Cost, and Schedule. The major milestones for Establishment of Project Scope, Cost, and Schedule are listed below:

- Real Estate Due Diligence Memo from the Department of General Services (DGS) to Finance
- Review and approval of Cash and In-Kind Match

- Development of SPWB Project Scope
- Development of Project Cost Summary (3-page estimate)
- Development of Project Schedule
- Execution of Agreements (PDCA, Certificate of Matching Funds, CSA Construction Agreement, and Reentry Option Agreement-if necessary). Copies of the agreements can be found at http://www.cdcr.ca.gov/Divisions_Boards/CSA/CFC/AB900_Program.html for AB 900 county projects and at http://www.cdcr.ca.gov/CSA/CFC/SB81_program.html for SB 81 projects. Please note that the Reentry requirement is only for AB 900 county projects.

Throughout this booklet reference is made to timeframes (e.g. 2 weeks) following a specific task the state will perform. This is intended as a guide to let counties know that, at the point a document is received by a specified state entity, performance of the task will take up to that amount of time.

Counties should recognize that the SPWB process was created for the financing and control of the state's capital outlay projects, and includes recognition of and reporting on a broad range of project components and events. In no way does the SPWB process negate the requirements, stipulations or commitments contained in the CSA process from Request for Proposal (RFP) through construction and operation of the facility. This includes the county's project proposal upon which the CSA Board granted a conditional award, CSA's Title 15 regulations for the construction award process, and any other regulatory, legal or guiding document provided by the CSA. This includes eligible versus ineligible project costs (for claiming state dollars and documenting specified match) and the scope of work to which was in the county's project proposal to CSA and which subsequently was the basis for the conditional award of state financing for the construction of the facility.

REAL ESTATE DUE DILIGENCE

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Real Estate Due Diligence is required for every state capital outlay project. Because the county projects are financed as state capital outlay projects, they are subject to this same requirement. This process is intended to ensure that the project site is free from liens, encumbrances, or other rights that would interfere with development and financing of the project.

The CDCR Asset Management Branch (AMB) will coordinate with each county the submission of the due diligence package for the county parcel. Assistance can be provided by AMB at the request of the county.

The county is responsible for submitting 2 sets of Due Diligence documents in separate 3-ring white binders with tabs separating each section according to the Due Diligence Package Submission Checklist (Attachment 1). This information is submitted to:

California Department of Corrections and Rehabilitation
Planning, Acquisition and Design Division
Asset Management Branch
9838 Old Placerville Road, Suite B
Sacramento, CA 95827

After the AMB receives a complete package of Due Diligence documents, CDCR will request the DGS to review the package and send a memo to SPWB summarizing the Due Diligence review. The DGS will directly bill the county for these services.

The AMB will review the binders according to the Due Diligence Package Submission Checklist and will notify the county of any deficiencies (approximately 2 weeks). After this review and when all documents have been received, AMB will submit package to the DGS for review (approximately 1 week).

The DGS will review the county's Due Diligence Package and submit a written report to SPWB staff and the county summarizing its findings and identifying any outstanding issues (approximately 6-8 weeks).

The DGS will attempt to clear minor property rights and other real estate Due Diligence issues during its review process. Clearing substantial issues such as those requiring abandonment or relocation of existing road/utility rights-of-way, recordation of correction deeds to perfect title, establishment of the property's boundary lines, quit claiming surface or mineral rights, quit claiming interests held by outside parties, and condemnation actions is the county's responsibility. The DGS is available on a fee for service basis to provide issue mitigation support.

Depending upon the nature of the issue, it may be possible under certain conditions, to proceed with the project while mitigating an outstanding issue. This will be as directed by SPWB staff on a case-by-case basis. However, all outstanding issues will need mitigation prior to the submission of the Ground Lease for SPWB approval.

COUNTY REAL ESTATE DUE DILIGENCE

PACKAGE SUBMISSION CHECKLIST

This checklist is intended for use as a guide when researching for and preparing real estate due diligence review submission packages in support of the California Department of Corrections and Rehabilitation's (CDCR) Corrections Standards Authority (CSA) Request for Proposals (RFP), Construction or Expansion of County Jails, issued December 20, 2007 and on July 21, 2009 (Phase I – 2009 Edition).

This checklist corresponds to the real estate due diligence review and the land-only appraisal review components of the Real Estate Due Diligence review addressed within the RFP and required in order for a county to be considered eligible to participate in the AB 900 Jail Construction Financing Program. The real estate due diligence review and the land-only appraisal review will be performed by the California Department of General Services (DGS) on behalf of the State Public Works Board (SPWB).

Additional documentation, documentation updates, and assurances may be requested by the State in support of its review requirements.

PACKAGE SUBMITTAL INSTRUCTIONS

Two (2) complete sets of documentation packaged in 3-ring binders are required for each proposed project submitted to CDCR. Binder tabs should separate each section according to the Package Submission Checklist. Completed packages should be mailed to:

Department of Corrections and Rehabilitation
Facilities Management Division
Asset Management Branch
9838 Old Placerville Road, Suite B
Sacramento, CA 95827

Attn: Project Manager
(916) 255-3397

INITIAL COUNTY PACKAGE SUBMISSION DOCUMENTS

Preliminary Report

- ☐ Preliminary Report A preliminary report provided by a title company authorized to issue title insurance within the State of California is required. The preliminary report should be dated within three (3) months of the real estate due diligence package submission.

The area covered by the preliminary report, i.e., its legal description, should be that of the proposed project site. However, if the proposed project site is a newly written legal description, i.e., a "footprint" located within a greater parcel, the area covered by the preliminary report should be that of the greater parcel.

Additionally, if vehicular access to the proposed project site or its greater parcel is not by way of direct frontage on a public road then the area and interests covered by the preliminary report should also include any additional adjacent parcels and/or appurtenant easements that enable the access (fulfilling these requirements provides for what is known as the "Greater Parcel Area").

- ☐ Title Documents When ordering the preliminary report require the title company to provide copies of all Greater Parcel Area vesting documents and vesting sub-documents. They should also

provide copies of all preliminary report exceptions to coverage documents including sub-documents and maps of record.

- ☐ Updated Preliminary Report Request(s) Provision of preliminary report updates in support of the State's review process may be necessary (e.g., upon mitigation of an issue, to correct an error, etc.).

The county is required to provide an updated preliminary report prior to the actual bond sale. Timing for the update will be as directed by SPWB staff.

Appraisal of the Proposed Project Site

- ☐ Appraisal Report Provide an independent real estate appraisal identifying land-only value for the proposed project site. The appraisal must be completed by an appraiser with a valid Certified General License issued by the State of California Office of Real Estate Appraisers.

Submit a copy of the proposed project site appraisal prepared for the county's RFP response. If an independent real estate appraisal was not prepared for the county's RFP response, submit a new appraisal that provides a March 18, 2008 effective date of value for the proposed project site or October 8, 2009 (Phase I – 2009 Edition participants).

The appraisal will be reviewed by DGS and should conform to DGS Appraisal Specifications (revised 01/01/2008). The DGS Appraisal Specifications are available online at <http://www.resd.dgs.ca.gov/Branches/PSB/AppraisalSpecs.htm>.

A DGS approved appraisal is required to maintain eligibility in the AB 900 Jail Construction Financing Program.

Records Search

- ☐ Documents Provide copies of all recorded or unrecorded vesting documents, mineral interests, deeds, easements, quit claims, purchase contracts, real estate agreements, title insurance policies, maps, legal descriptions, leases, memorandums of lease, lease termination statements, contracts, Uniform Commercial Code filings, and other legal documents affecting the Greater Parcel Area from sources such as:

- ☐ The title company for documents filed with the County Recorder's Office;

- ☐ County files (search all potential areas where files may be stored such as county facility headquarters, local jail facility offices, county archives, pending/active/closed project files, etc.).

Additionally, provide copies of all Greater Parcel Area recorded documents found, outside of and in addition to, those recorded documents provided by the title company (e.g., these could be documents that were not identified by or are not considered as exceptions to coverage by the title company).

- ☐ Assessor's Map Provide copies of Greater Parcel Area Assessor's Parcel Maps (these are typically included with the preliminary report).

Unrecorded Rights Certification Letters

- ☐ Letters from County Provide Unrecorded Rights Certification letters identifying the existence, or lack thereof, of any and all unrecorded rights that potentially impact the Greater Parcel Area.

Two (2) Unrecorded Rights Certification letters are required for each Greater Parcel Area. One (1) letter is to be prepared and signed by the local facility property manager and one (1) letter is to be prepared and signed by the county property manager.

A site-inspection of the Greater Parcel Area must be personally performed by each county staff member authorized to prepare and sign the certification letters.

When preparing the local facility and headquarters letters, if unrecorded rights are not identified, state so. If unrecorded rights do exist, identify them and supply any applicable documentation.

Some examples of "unrecorded rights" that encumber or may otherwise affect the property interests of the Greater Parcel Area are: contracts, leases, licenses, agreements, memorandums of understanding with public or private entities or persons that affect the use and/or occupancy of the Greater Parcel Area. We are looking for any potentially enforceable right another entity or person may claim allows them to use, occupy, or cross the Greater Parcel Area.

Sometimes conditions exist in real property that one assumes are recorded legal uses, i.e., roadways, irrigation/flood control facilities, ditches, encroachments, or utility lines. However, a visually identified or known periodic use may not appear in the property's preliminary report. Compare your records and knowledge of site conditions with the preliminary report and identify any conflicting property uses.

Title Exceptions Map

☐ Map

The title exceptions map of the Greater Parcel Area shall reflect the following information found in the preliminary report and discovered during the county's unrecorded rights on-site inspection:

- Plot and label all Greater Parcel Area geographically locatable exceptions reflected on the preliminary report and encumbrances discovered during the on-site inspection;
- Locate the proposed project site within the Greater Parcel Area;
- Typed on 8 ½" x 11" white bond;
- Stamped by a Land Surveyor licensed in the State of California and wet signed;
- Electronic copy in .pdf format.

ADDITIONAL COUNTY DELIVERABLES AFTER THE DGS's INITIAL REVIEW

Legal Descriptions and Plat Map

☐ Additional Deliverables

Upon completion of DGS's initial review of recorded and unrecorded rights affecting the Greater Parcel Area, the county will need to provide the deliverables described below.

To more efficiently manage project costs, it is recommended that counties coordinate with CDCR and DGS staff prior to preparing or contracting for deliverables identified within this section.

The legal description and accompanying legal description plat map (as described below) of the proposed project site are intended to be utilized as exhibits within multiple lease-revenue bond documents and are subject to specific production standards. The final determination as to the sufficiency of the legal description and legal description plat map will be made by SPWB staff.

The following general requirements apply to each legal description and legal description plat map:

- ☐ Submit one (1) electronic copy in .pdf format each individually for the legal description, legal description plat map, and title exceptions map (as described below);
- ☐ Prepare on 8 ½" x 11" white bond;
- ☐ Do not include company logos, title blocks, shrubbery, trees, contour lines, or "Exhibit" labels on any of the documents;
- ☐ Labeling format:

- Legal description – labeled simply, “Legal Description”;
- Legal description plat map – labeled simply, “Plat Map to Accompany Legal Description”;

☐ Provide wet signed and stamped documents for the legal description (newly written legal descriptions for the proposed project site), and legal description plat map.

▪ Legal Description

Existing previously recorded legal descriptions of the proposed project site may be utilized without being wet signed and stamped.

When developing a newly written legal description for a proposed project site consider the following guidelines:

- The property boundary being described should generally include at least a 5-to-15 foot buffer between the actual facility being constructed and other buildings on the site (not part of the proposed project). This rule is unrelated to any building code requirement. It is a general rule and may be altered given particular site conditions and/or upon the direction of SPWB staff;
- The basis of bearings shall be established along a record line or between monuments of record either on or directly tied to the property lines of the facility where the property being encumbered is located;
- Establish a legal reference point that can be identified, and label it (ex. Point of Commencement (POC), Point of Beginning (POB), or similar.);
- Horizontal control shall be tied to the California Coordinate System of 1983 (CCS83), unless, otherwise directed by the State. In the event that CCS83 cannot be obtained, Consultant shall request a waiver from the State in writing stating the reasons and documenting a coordinate system that will be used;
- Include any pertinent parcel information of record (ex: book and page numbers, assessor parcel numbers, lot numbers, etc.) in addition to the necessary information to get from the POC or POB to the True Point of Beginning (TPOB);
- The calls for bearing and distance necessary to go from TBOP around the perimeter of the agreed property being encumbered back to the TPOB;
- The square footage and acreage of the property being encumbered;
- Typed on 8 ½" x 11" white bond;
- Stamped by a Land Surveyor licensed in the State of California and wet signed;
- Electronic copy in .pdf format;
- **Do not include company logos, title blocks, page numbers or other labeling, including “Exhibit” references on the legal description.**

▪ Legal Desc. Plat Map The legal description plat map of the proposed project site shall contain the following information:

- A vicinity map shall roughly locate the proposed project site relative to the overall facility boundary of record, or recorded roads;
- Show relationship of the property being encumbered to adjacent buildings and/or features;
- Either be to scale, with scale stated, or have geometric relationship to relationship above;

- Outline the proposed project structure within the property being encumbered;
- Detail graphically the TPOB; and all bearings and calls around the perimeter of the property being encumbered;
- Detail graphically the POC (POB), and all bearings and calls from it to the TPOB;
- Typed on 8 ½" x 11" white bond;
- Stamped by a Land Surveyor licensed in the State of California and wet signed;
- Electronic copy in .pdf format;
- Do not include company logos, title blocks, page numbers, shrubbery, trees, contour lines or "Exhibit" labels on the plat map. All type must be of a size and quality to be clearly readable.

FUTURE COUNTY DELIVERABLES PRIOR TO THE BOND SALE

Update at Time of Bond Sale

- ☐ Future Deliverables Prior to the bond sale and generally on or around the time of completion of construction, an update of the real estate due diligence review is required.

The update is necessary to identify and analyze newly disclosed Greater Parcel Area burdens that impact the proposed project site. Confirmation that the project was built within the property being encumbered is also obtained.

Timing for the update will be as directed by SPWB staff.

The following county deliverables are required at the time of the real estate due diligence update:

- ☐ An updated preliminary report covering the Greater Parcel Area. The report should be prepared by the title company providing the original preliminary report;
- ☐ Updated Unrecorded Rights letters addressing any changes from the letters originally submitted;
- ☐ A letter certifying that the construction project was built within the proposed (or final) project site. The letter should be signed by the county staff responsible for project management.

PACKAGE SUBMISSION NOTES AND RELATED REVIEW PROCESSES

Site Inspections by State

- Site Visits The State will conduct site inspections of the Greater Parcel Area prior to completion of its real estate due diligence review. The site visits will be coordinated by CDCR staff.

Findings and Mitigation

- Real Estate Due Diligence Reports The DGS will submit a written report to SPWB staff outlining all findings of the real estate due diligence review and will identify any outstanding issues.

The report will include recommendations for the mitigation of any known condition on the Greater Parcel Area that may affect the value, desirability or utility of the proposed project site. Copies of the report will also be provided to CSA, CDCR, and the county.

The DGS will submit a written report to SPWB staff of its analysis and conclusions of its proposed project site land-only value appraisal review. Copies of the report will also be provided to CSA, CDCR, and the county.

The DGS will also submit the real estate due diligence review update summary report to SPWB staff with copies going to CSA, CDCR, and the county.

- Issue Mitigation

The DGS will attempt to clear minor property rights and other real estate due diligence issues during its review process. Clearing substantial issues such as those requiring abandonment or relocation of existing road/utility rights-of-way, recordation of correction deeds to perfect title, establishment of the property's boundary lines, quit claiming surface or mineral rights, quit claiming interests held by outside parties, and condemnation actions is the county's responsibility. The DGS is available on a fee for service basis to provide issue mitigation support.

Depending upon the nature of the issue, it is possible under certain conditions, to proceed with the project while mitigating an outstanding issue. This will be as directed by SPWB staff on a case-by-case basis.

REVIEW OF CASH AND IN-KIND MATCH

REVIEW OF CASH AND IN-KIND MATCH

The matching funds are reviewed to determine that the county's contribution is compatible with lease revenue financing and reasonable for the work to be performed.

Cash Match Review

Both the CDCR Finance, Administration and Support Services (FASS) Division and Finance will review the Cash Match information provided by the county to ensure that the source of matching funds is compatible with lease revenue bond financing (Attachment 2). The CDCR FASS Division will review information and notify county and CSA of any deficiencies (approximately 2 weeks). Once review has been completed, the CDCR FASS Division will present Finance with a package that summarizes the findings, references source documents, and identifies any known outstanding issues (approximately 1 week).

Finance will use this information to make a determination on whether the matching funds are compatible with the lease revenue bond financing program, engaging outside bond counsel as appropriate. Finance will notify the CDCR FASS Division of any questions and/or deficiencies (approximately 2 weeks). Once questions are answered and information is complete, Finance will notify the CDCR FASS Division that matching funds are acceptable (approximately 2 weeks). The CDCR FASS Division will notify county and the CSA that Cash Match funds are compatible with lease revenue funding. Additionally, this information will be used by the CDCR FASS Division to develop language for the Certificate of Matching Funds (to be signed by county) and Exhibit E-1 of the PDCA. If the county changes its source or amount of Cash Match, or the project costs increase, a review will need to be performed again and a new certificate executed. The Cash Match information will be verified again at the time of the bond sale.

In-Kind Match Review

The CDCR FASS Division with assistance from other state staff will review the county In-Kind Match as defined by the county's project proposal to ensure that the costs are reasonable for the work to be performed and will then notify the county and CSA of any questions and/or deficiencies (approximately 2 weeks). Review of the costs related to land value will be evaluated with assistance of DGS staff, primarily using the appraisal provided by the county during the Due Diligence review. For construction and design related activities this will be reviewed by the CDCR Project Construction and Management Division to ensure the costs for each item are reasonable. CDCR FASS Division will send a memo to Finance which will summarize each component of the In-Kind Match and the findings, and provide a copy of this memo to the county and CSA (approximately 1 week). This information will be used by the CDCR FASS Division to develop Exhibit E-2 of the PDCA. If the county changes the categories and/or amounts of In-Kind Match funding, this information must be approved by the CSA and then submitted to CDCR FASS Division for review in the manner specified herein. This information will be verified again at the time of the bond sale.

Cash Match Fund Review

This checklist is intended to aid in the initial review of match (cash) funds identified by a county for a county project. CDCR will resolve information needs identified by this checklist with the county and present DOF with a package that summarizes the findings, references source documents, and identifies any known outstanding issues. DOF will use this information to make a determination on whether the matching funds are compatible with the lease revenue program, engaging outside bond counsel as appropriate.

- What is project matching fund requirement?
- Has county identified a source for entire matching funds amount?
- Has county appropriated/reserved/set aside these funds? How?
- What is the source of funds?
- If special fund:
 - Identify authority to use the funds for jail construction;
 - Identify source of collection of funds (e.g., development impact fees, or other type of special assessment);
 - Obtain current fund condition statement, and fund balance forecast over the project timeline.
- If General Obligation Bond fund:
 - Obtain the ballot measure, authorizing resolution/indenture, and Official Statement;
 - Identify how much of the GO Bond was identified for jail use in the bond offering;
 - Identify source of repayment.
- If other type of debt:
 - Identify type (e.g., Certificate of Participation financing);
 - Identify legal authority relied upon to issue the debt;
 - Obtain authorizing resolution/indenture, and Official Statement;
 - Identify how repayment is secured;
 - If secured by an asset or pool of assets, describe the assets and identify whether all or part of jail project area is affected by or included in the assets.

**DEVELOPMENT OF
STATE PUBLIC WORKS
BOARD
PROJECT SCOPE**

DEVELOPMENT OF SPWB PROJECT SCOPE

The SPWB project scope defines the project that is to be constructed and that will ultimately secure the lease revenue bonds. It is used in the PDCA, CSA Construction Agreement and in SPWB agenda items.

Lease revenue bonds will be issued to provide the state financing for the construction of county projects. A typical state project involves the state department leasing the site for a nominal fee to the SPWB, or the SPWB may acquire the site directly. The state department will construct the project as SPWB's agent. The SPWB holds title to the parcel and will lease the *completed facility* to the state department for a rental fee equal to the amount needed to provide for the debt service on the revenue bonds and associated administrative expenses. The lease term cannot exceed the useful life of the capital asset and are typically 25 years or less.

A capital asset is a completed tangible physical property that has beneficial use and occupancy with an "expected useful life of 10 to 15 years" (Government Code Section 16727) or for the life of the bonds.

The county's project proposal submitted to the CSA, describing the proposed project, was not intended to fully describe the entire "capital asset" for lease revenue bond purposes. The development of the SPWB project scope will be more detailed but concise (see example below of a "conceptual level" SPWB project scope).

For the SPWB's purposes, one to three paragraphs are generally sufficient to describe the scope of the project.

The SPWB project scope describes the project to be constructed and why the project is necessary. The SPWB project scope will include both the physical characteristics of the project and the intended program use.

For **design-bid-build** projects the design development drawings (preliminary plans), and later construction documents (working drawings), are used to refine the SPWB project scope in terms of the physical characteristics of the project.

For **design-build** projects the performance criteria or performance criteria and concept drawings are used to further refine the SPWB project scope in terms of the physical characteristics of the project.

The SPWB project scope description should include as much detail as possible including items such as total square footage, type of building, space usage (i.e. program space, treatment space, office space, housing space, etc.), number of beds, and approximate number of staff. The CDCR FASS Division will develop the initial SPWB project scope description based on the scope of work defined in the county's project proposal submitted and approved by the CSA Board. The initial description will then be reviewed by the CSA, the DGS and Finance for accuracy and sufficiency. The CDCR FASS Division will then send the scope to the county for review and approval.

Once the SPWB project scope is finalized, the CDCR FASS Division will use the SPWB project scope to create Exhibit A of the PDCA and develop the initial SPWB agenda item.

Example of a “conceptual level” SPWB project scope:

This project will design and construct renovations to and expansion of the existing county jail located on county owned land. The expansion will provide approximately 42,600 square feet (sf) of additional new housing and support services space.

The new housing addition will be approximately 27,100 sf and will include a celled housing pod with 32 double occupancy cells (approximately 64 beds) and a housing pod with eight dormitories, each including five sets of double bunks (approximately 80 beds), to house a total of approximately 144 inmates. Each housing pod will also include a dayroom; program space for education, religious, counseling, and recidivism reduction services; and an interview room.

This project will also include an approximately 12,200 sf, one-story Visitation and Training building to be located adjacent to the existing facility. This building will provide space for staff briefing and training, new locker rooms to accommodate increased staff, staff support, facility support, and internal affairs. In addition, this building will provide for public visiting and attorney interviews in a new video visitation center. Moreover, public areas will be expanded to accommodate the anticipated increase in visitors, including a complete entry control package and locked storage for visitors.

A portion of the existing jail will also be renovated to expand, reconfigure, and upgrade existing office, treatment, and program space, which will add approximately 3,300 sf of new support services space. These renovations will provide additional space for administrative and custody staff offices as well as inmate property and clothing storage. The current infirmary will be relocated and expanded. Program space will be added to accommodate additional medical, dental and mental health services. The intake/release processing areas will include holding cells, toilet facilities for staff and inmates, medical triage rooms, processing area, administrative office area, and interview rooms. Modifications will be made to the existing Control Room to monitor and operate the security perimeter and housing pods.

The project will include, but not limited to: electrical, mechanical, and HVAC systems; a building to contain chillers and boilers; and security and fire protection systems. Limited site work will be included such as curbs, gutters and parking areas.

PROJECT COST SUMMARY
(3-page estimate)

PROJECT COST SUMMARY (3-page estimate)

The project cost summary (3-page estimate) presents the cost of the project in a specified format. The project cost is updated each time the project is brought to the SPWB or Finance for an approval. The participating county is responsible for developing the 3-page estimate in coordination with CSA to ensure it is consistent with the county's project proposal. CDCR FASS Division is available to assist the county. The 3-page estimate will be submitted to CDCR FASS for review. The county's current project cost estimate that is used to create the 3-page estimate should also be forwarded to CDCR FASS for review every time the 3-page estimate is updated.

Although the SPWB process requires the development of a 3-page estimate, this requirement does not change the stipulations set forth in CSA's Jail Construction RFPs (December 2007 and July 2009), CSA's Local Youthful Offender Rehabilitative Facility Construction RFP (July 15, 2008), any future Jail or Local Youthful Offender Rehabilitative Facility RFP and regulations pertaining to eligible vs. ineligible costs for purposes of claiming state dollars or documenting Cash and In-Kind Match. If the county has any questions, they should contact CSA.

The 3-page estimate will include all costs for the fully-scoped project (as determined collaboratively with the state in the previous exercise) as defined by the project legal description. Please note that the costs reflected on the 3-page estimate may differ from the costs identified in the project proposal submitted to CSA. The 3-page estimate costs will correspond to the SPWB defined project scope.

DEVELOPMENT OF PROJECT COST SUMMARY (3-page estimate) Design-Bid-Build

The 3-page estimate for design-bid-build projects includes both the costs for the physical construction of the project and the costs associated with the project design, construction management and equipment. Project costs are broken out by project phase (study/acquisition, preliminary plans/design development, working drawings/construction documents, and construction) and by category. A sample 3-page estimate for a design-bid-build project is attached (Attachment 3).

Page 1 -- Project Cost Summary (design-bid-build)

The first page of the 3-page estimate includes project description (matching the SPWB project scope), an estimated summary of labor and materials, and an estimated total cost of construction with adjustments and contingency.

The contract cost is the estimated mean construction bid if the project was to be released for bidding at the time the estimate is prepared. For state construction projects, this is commonly referred to as the "state's estimate." The document is broken down by major project components or by construction divisions.

Construction cost adjustments are used to indicate the potential impact of inflation upon project costs from the date of the estimate until the construction period. More information regarding these adjustments can be found in Budget Letter (BL) 10-15, dated July 12, 2010 (Attachment 4). Instructions for construction cost adjustments are updated each summer, and the most recent budget letter on this topic can be found at the following link: http://www.dof.ca.gov/budgeting/budget_letters/.

- California Construction Cost Index (CCCI): This calculation is only used if a new Project Cost Summary is prepared at a stage of the project where a new construction cost estimate is not available. For example, during the working drawings phase, a SPWB action is prepared for approval of the Ground Lease. The Contract Cost will not have changed since the estimate prepared at the completion of preliminary plans. The CCCI from the date of the preliminary plan estimate to the current date is used to estimate the impact of inflation.
- Escalation to Start of Construction: This is calculated by determining the number of months from the current estimate until the awarding of the construction contract. This amount is multiplied by the per-month inflation factor identified in BL 10-15.
- Escalation to Mid-Point: This is calculated by dividing the construction duration in months by two, and then multiplying the quotient by the per-month inflation factor identified in BL 10-15.

Contingency: This is a construction contingency and not a design contingency. The CSA's Jail Construction RFP and the CSA's Local Youthful Offender Rehabilitative Facility Construction RFP states that contingency can be up to a maximum of 10 percent of state funding applied to the contract costs for the resolution of change orders derived from unknowns inherent in every

construction project. Contract costs and contingency are allocated in the construction phase of each project. Contingency can be used to cover all costs associated with construction change orders.

Page 2 -- Summary of Costs by Phase (design-bid-build)

The second page of the 3-page estimate includes project costs identified by project phase (study/acquisition, preliminary plans, working drawings, and construction) and by category. The various categories are defined below:

The architecture and engineering (A&E) services section includes costs for the following components:

- A&E design costs associated with design development and documentation of preliminary plans and working drawings, as well as construction support. Costs include all design disciplines (architecture, civil, structural, mechanical and electrical engineering, and cost estimating).
- Construction inspection and travel: Costs associated with construction supervision and inspection, including travel time (but not travel expense).
- Construction guarantee inspection costs associated with post-construction warranty review and inspection.
- Advertising, printing, and mailing costs associated with reproduction and distribution of plans and specifications.

The other project costs section includes cost categories that may be unique to the project. Examples of other project costs could include:

- Special consultants as determined by project requirements. Special consultants may include hazardous materials abatement (survey, abatement documents and monitoring), topographic survey, and/or soils reports.
- Materials testing, as determined by project requirements. This category includes all testing for specification compliance during the construction phase of a project, including soil compacting tests and concrete test cylinders.
- Project management for contract and in-house activities through each phase of the project.
- Contract construction management includes funds to retain private construction management firms or for in-house construction management personnel assigned to the project.
- Site acquisition costs and fees associated with site acquisition and appraised value (In-Kind Match item). This line item is only used if land was purchased specifically for this project.
- Agency retained items are items required for the project and provided by the county, not included in the construction contract. This item may include materials and installation, and services. Historically, this has included telecommunications, owner furnished equipment, and utility costs during the construction of the project.
- DVBE Assessment: This line item will not pertain to the county, leave blank.
- Plan Checking may include school checking, essential services checking, and/or handicap checking.
- Environmental documents include the cost for preparation of California Environmental Quality Act (CEQA) documents and fees associated with any required mitigations or permits.

Page 3 -- Funding Data and Estimate Notes (design-bid-build)

The third page of the 3-page estimate includes funding information and estimate notes.

- In the "Estimate Notes" area include a break-down of agency retained items, such as telecommunications, Group II equipment, etc.

The CDCR FASS Division will review the 3-page estimate developed by the county (as well as the county's project cost estimate provided as back-up) and notify the county of any questions and/or need for additional information (approximately 2 weeks). The county will provide a revised 3-page estimate, if necessary. This 3-page estimate will be used by the CDCR FASS Division to develop Exhibit A of the PDCA. Additionally, a 3-page estimate will need to be updated at future stages of the project (i.e. preliminary plans, working drawings, award of contract, etc.).

DEVELOPMENT OF PROJECT COST SUMMARY (3-page estimate) Design-Build

The 3-page estimate for design-build projects includes both the costs for the physical construction of the project and the costs associated with the project design, construction management and equipment. Project costs are broken out by project phase (study/acquisition, performance criteria or performance criteria and concept drawings development, and design-build) and by category. A sample 3-page estimate for a design-build project is attached (Attachment 5).

Page 1 -- Project Cost Summary (design-build)

The first page of the 3-page estimate includes project description (matching the SPWB project scope), an estimated summary of labor and materials, and an estimated total cost of the design-build contract with adjustments and contingency.

The direct cost is the estimated mean construction bid if the project was to be released for bidding at the time the estimate is prepared. For state construction projects, this is commonly referred to as the "state's estimate." The document is broken down by major project components or by construction divisions.

Construction cost adjustments are used to indicate the potential impact of inflation upon project costs from the date of the estimate until the construction period. More information regarding these adjustments can be found in Budget Letter (BL) 10-15, dated July 12, 2010 (Attachment 4). Instructions for construction cost adjustments are updated each summer, and the most recent budget letter on this topic can be found at the following link: http://www.dof.ca.gov/budgeting/budget_letters/.

- **California Construction Cost Index (CCCI):** This calculation is only used if a new Project Cost Summary is prepared at a stage of the project where a new construction cost estimate is not available. For example, during the development of performance criteria or performance criteria and concept drawings, a SPWB action is prepared for approval of the Ground Lease. The Contract Cost will not have changed since the estimate prepared at establishment of scope, schedule and cost. However, the estimate is updated to reflect the impact of inflation. The CCCI from the date of the project establishment to the current date is used to estimate this impact.
- **Escalation to Start of Construction:** This is calculated by determining the number of months from the current estimate until the awarding of the design-build contract. This amount is multiplied by the per-month inflation factor identified in BL 10-15.
- **Escalation to Mid-Point:** This is calculated by dividing the design-build contract duration in months by two, and then multiplying the quotient by the per-month inflation factor identified in BL 10-15.

Indirect costs include the design portion of the design-build contract. For most state design-build projects, this is approximately six percent of the construction costs.

Contingency: This is a construction contingency and not a design contingency. The CSA's Jail Construction RFP and CSA's Local Youthful Offender Rehabilitative Facility Construction RFP states that contingency can be up to a maximum of 10 percent of state funding applied to the contract costs for the resolution of change orders derived from unknowns inherent in every construction project. Contract costs and contingency are allocated in the construction phase of each project. Contingency can be used to cover all costs associated with construction change orders.

Page 2 -- Summary of Costs by Phase (design-build)

The second page of the 3-page estimate includes project costs identified by project phase (study/acquisition, performance criteria or performance criteria and concept drawings, and design-build) and by category. The various categories are defined below:

The architecture and engineering (A&E) services section includes costs for the following components:

- A&E design costs associated with development of performance criteria or performance criteria and concept drawings, documentation of the RFP, and construction support. Costs include all design disciplines (architecture, civil, structural, mechanical and electrical engineering, and cost estimating).
- Construction inspection and travel: Costs associated with construction supervision and inspection, including travel time (but not travel expense).
- Construction guarantee inspection costs associated with post-construction warranty review and inspection.
- Advertising, printing, and mailing costs associated with reproduction and distribution of plans and specifications.

The other project costs section includes cost categories that may be unique to the project. Examples of other project costs could include:

- Special consultants as determined by project requirements. Special consultants may include hazardous materials abatement (survey, abatement documents and monitoring), topographic survey, and/or soils reports.
- Materials testing, as determined by project requirements. This category includes all testing for specification compliance during the construction phase of a project, including soil compacting tests and concrete test cylinders.
- Project management for contract and in-house activities through each phase of the project.
- Contract construction management includes funds to retain private construction management firms or for in-house construction management personnel assigned to the project.
- Site acquisition costs and fees associated with site acquisition and appraised value (In-Kind Match item). This line item is only used if land was purchased specifically for this project.
- Agency retained items are items required for the project and provided by the county, not included in the construction contract. This item may include materials and installation, and services. Historically, this has included telecommunications, owner furnished equipment, and utility costs during the construction of the project.
- DVBE Assessment: This line item will not pertain to the county, leave blank.

- Plan Checking may include school checking, essential services checking, and/or handicap checking.
- Environmental documents include the cost for preparation of CEQA documents and fees associated with any required mitigations or permits.

Page 3 -- Funding Data and Estimate Notes (design-build)

The third page of the 3-page estimate includes funding information and estimate notes.

- In the "Estimate Notes" area include a break-down of agency retained items, such as telecommunications, Group II equipment, etc.

The CDCR FASS Division will review the 3-page estimate developed by the county (as well as the county's project cost estimate provided as back-up) and notify the county of any questions and/or need for additional information (approximately 2 weeks). The county will provide a revised 3-page estimate, if necessary. This 3-page estimate will be used by the CDCR FASS Division to develop Exhibit A of the PDCA. Additionally, a 3-page estimate will need to be updated at future stages of the project (e.g. approval of performance criteria or performance criteria and concept drawings, contract award, etc.).

**CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION
PROJECT MANAGEMENT & CONSTRUCTION SERVICES
PROJECT COST SUMMARY**

PROJECT:	ISP - HVAC System	PRELIMINARY EST:	P9CDCR36BP
LOCATION:	Ironwood State Prison, Blythe	EST. / CURR'T. CCCI:	4851 / 5259
CUSTOMER:	Department of Corrections and Rehabilitation	DATE ESTIMATED:	12/15/2009
DESIGN BY:	TBA	BIS NO:	NA
PROJECT MGR:	J Spain	PREPARED BY:	RH
TEMPLATE:	Design / Bid / Build	DOF PROJ. I.D. NO.:	61.34.004

DESCRIPTION

Replace and upgrade existing HVAC system at Ironwood State Prison (ISP) for 20 housing units and most other institutional support facilities. Install new energy saving roof membrane over additional insulation. Scope of work also includes the expansion of Central Plant currently under construction at the CVSP facility to accommodate a new central HVAC system for ISP facility. This expansion was planned for during the design and construction of CVSP's Central Plant. The expansion shall be limited to the equipment room, electrical room, and the exterior yard. The existing office, restrooms, and storage areas are currently sized for the expansion of the CVSP's Central Plant. Also, generators will be provided to operate the Central Plant during a power outage.

ESTIMATE SUMMARY

Site Work & Demolition	\$3,299,000
Concrete	\$407,000
Masonry	\$163,000
Structural & Miscellaneous Steel	\$467,000
Pre-Engineered Metal Building	\$609,000
Rough & Finish Carpentry	\$35,000
Thermal & Moisture Protection	\$23,225,000
Doors, Glass and Glazing	\$66,000
Painting	\$15,000
Miscellaneous Specialties	\$20,000
Plumbing	\$91,000
HVAC & Chilled Water	\$47,858,000
Electrical Power and Lighting	\$5,911,000
Electrical Low Voltage	\$157,000

ESTIMATED TOTAL CURRENT COSTS:	\$82,323,000
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Adjust CCCI From 4851 to 5259	\$6,923,900
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ESTIMATED TOTAL CURRENT COSTS ON NOVEMBER 2009	\$89,246,900
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Escalation to Start of Construction 36 Months @ 0.42% / Mo.:	\$13,494,000
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Escalation to Mid Point 12 Months @ 0.42% / Mo.:	\$5,178,000
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ESTIMATED TOTAL CONTRACTS:	\$107,918,900
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Contingency At: 7%	\$7,554,000
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ESTIMATED TOTAL CONSTRUCTION COST:	\$115,472,900
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SUMMARY OF COSTS BY PHASE

PROJECT: ISP - HVAC System
 LOCATION: Ironwood State Prison, Blythe
 BIS #: NA

PRELIMINARY EST: P9CDCR36BP
 DATE ESTIMATED: 12/15/2009

CONSTRUCTION DURATION: 24 MONTHS

ESTIMATED CONTRACT: \$107,918,900 \$107,918,900

CONSTRUCTION CONTINGENCY: \$7,554,000 \$7,554,000

TOTAL: \$115,472,900 \$115,472,900

CATEGORY	ACQUISITION STUDY 00	PRELIMINARY PLANS 01	WORKING DRAWINGS 02	CONSTRUCTION 03	TOTAL
ARCHITECTURAL AND ENGINEERING SERVICES					
A&E Design		\$3,420,000	\$5,439,500	\$2,590,100	\$11,449,600
Construction Inspection				\$3,237,600	\$3,237,600
Construction Inspection Travel				\$539,600	\$539,600
Project Scheduling & Cost Analysis					\$0
Advertising, Printing and Mailing		\$0	\$362,200		\$362,200
Construction Guarantee Inspection				\$54,000	\$54,000
SUBTOTAL A&E SERVICES	\$0	\$3,420,000	\$5,801,700	\$6,421,300	\$15,643,000

OTHER PROJECT COSTS					
Special Consultants (Soils/Survey)		\$350,000	\$150,000	\$200,000	\$700,000
Materials Testing				\$700,400	\$700,400
Project/Construction Management		\$711,000	\$1,057,600	\$1,888,600	\$3,657,200
Contract Construction Management		\$0	\$809,400	\$4,370,700	\$5,180,100
Site Acquisition Cost & Fees					\$0
Agency Retained Items				\$2,143,800	\$2,143,800
DVBE Assessment				\$272,200	\$272,200
Structural Peer Review			\$5,000	\$2,100	\$7,100
Hospital Checking					\$0
Essential Services			\$0		\$0
Access Compliance Checking					\$0
Environmental Document (Neg Dec)		\$150,000	\$5,000		\$155,000
Due Diligence		\$50,000			\$50,000
Health services Checking			\$4,000	\$2,000	\$6,000
Other - Local Mitigation					\$0
Other Costs - (SFM)		\$27,000	\$13,800	\$175,000	\$215,800
Other Costs - Program Management		\$850,000	\$1,888,500	\$831,000	\$3,569,500
Other Costs - Substation Upgrade /Edison		\$200,000	\$900,000		\$1,100,000
SUBTOTAL OTHER PROJECT COSTS	\$0	\$2,338,000	\$4,833,300	\$10,585,800	\$17,757,100

TOTAL ESTIMATED PROJECT COST	\$0	\$5,758,000	\$10,635,000	\$132,480,000	\$148,873,000
LESS FUNDS TRANSFERRED	\$0	\$0	\$0	\$0	\$0
LESS FUNDS AVAILABLE NOT TRANSFERRED	\$0	\$5,758,000	\$0	\$0	\$5,758,000
CARRY OVER	\$0	\$0	\$0	\$10,635,000	
BALANCE OF FUNDS REQUIRED	\$0	\$0	\$10,635,000	\$143,115,000	\$143,115,000

FUNDING DATA & ESTIMATE NOTES

PROJECT:	ISP - HVAC System	PRELIMINARY EST:	P9CDCR36BP
LOCATION:	Ironwood State Prison, Blythe	DATE ESTIMATED:	12/15/2009
BIS #:	NA		

FUNDING DATA

<u>Chapter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>Totals</u>
Fund Transfers			
N/A	0	\$0	
Total Funds Transferred			<u>\$0</u>
Funds Available Not Transferred			
Chp. 268/08 - 5225 - 301 - 0001	P	\$5,758,000	
Total Funds Available not Transferred			<u>\$5,758,000</u>
Total Funds Transferred and Available			<u><u>\$5,758,000</u></u>

ESTIMATE NOTES

1. The construction costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation to the CCCI index that is current as of NOVEMBER 1, 2009. The project estimate is then escalated for a 12 month period to an assumed construction midpoint. Additionally, the project has been escalated to the assumed start of construction.
2. Estimated costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation. The project estimate is then escalated to the scheduled start of construction and then to an assumed construction midpoint in accordance with Budget Letter BL 06-23.

Guarding Costs	\$1,228,800
Telecommunications	\$150,000
Group II Equipment	\$15,000
Inmate Relocation	\$750,000
0	\$0
0	\$0

0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0

Total	<u><u>\$2,143,800</u></u>
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3. A CEQA document will be required but a complete EIR is not anticipated because almost all of the area has been disturbed with new prison Construction.
4. The schedule assumes funding for Working Drawings in FY 11/12 and Construction in FY 12/13.
5. Guarding costs assume for work areas @ any time. Thus, 1 officer per work area = 8 officers for 24 months @ \$6,400/Month/Officer.

BUDGET LETTER

	NUMBER: BL 10-15
SUBJECT: ESCALATION OF CONSTRUCTION COSTS FOR STATE FUNDED CAPITAL OUTLAY PROJECTS	DATE ISSUED: July 12, 2010
REFERENCES: SAM SECTION 6818	SUPERSEDES: BL 09-26

TO: Agency Secretaries
 Department Directors
 Department Budget Officers
 Department Accounting Officers
 Department of Finance Budget Staff

FROM: DEPARTMENT OF FINANCE

Project Cost Estimates and CCCI Escalation Procedures

Consistent with BL 09-26, the Department of General Services (DGS) will continue to publish each month the current California Construction Cost Index (CCCI) data at:

<http://www.documents.dgs.ca.gov/resd/pmb/ccci/cccitale.pdf>

Departments must apply the most recently published CCCI when preparing budget packages, preliminary plans, working drawings, or any other required estimates for a given project. These costs shall represent the estimated hard (direct) costs at the time each estimate is prepared. Older estimates may also be updated to reflect actual changes in the CCCI since the previous estimate was prepared.

The CCCI update is calculated by subtracting the published CCCI at the time the last estimate was prepared from the published CCCI at the time the estimate is updated, with the difference divided by the previous CCCI. This calculation will yield a fraction that is then multiplied by the total hard costs to find the CCCI adjustment. Any such CCCI adjustments shall be identified on the project estimate as a distinct line item, immediately following the total direct costs. The CCCI adjusted total direct costs are hereinafter referred to as the Total Current Costs.

Example: An estimate with direct costs of \$10 million is completed in October 2009 at a CCCI of 5400. The estimate was subsequently updated in May 2010 at a CCCI of 5292, a decrease of 108 points or 2.0 percent (0.02). Based on the new CCCI, the direct costs would be reduced by \$200,000, for a revised Total Current Costs of \$9,800,000. This amount would then be escalated to the start and midpoint of construction pursuant to the instructions below (See Attachment).

Note: Updating estimates for actual CCCI changes is only allowed if a new estimate is not available. The above CCCI references are used for example only.

Escalation Procedures

For projects with an estimated contract award date before January 2012, the Total Current Costs for each project shall be escalated on a monthly basis starting from the date the construction estimate was last updated to the projected start and mid-point of construction at a rate of **0.25** percent. This escalation represents a projected annual increase of approximately 3.0 percent and is intended to help offset anticipated near-term CCCI increases.

For projects with an estimated contract award date after December 2011, the Total Current Costs for each project shall be escalated on a monthly basis starting from the date the construction estimate was last updated to the projected start and midpoint of construction at a rate of **0.42** percent. This escalation represents a projected annual increase of approximately 5.0 percent and is intended to help offset anticipated longer-term CCCI increases.

Regardless of which escalation rate is used, the monthly escalation rate is **not** to be compounded monthly; instead the escalation to the start of construction is to be calculated by multiplying the number of months estimated between the date the estimate was last updated and the start of construction by the appropriate escalation rate, as specified above. The escalation to the mid-point of construction is calculated in the same manner by dividing the construction period (in months) by two and multiplying that number by the Total Current Costs (not including the escalation to the start of construction).

Example: The same project used in the previous example, with Total Current Costs of \$9,800,000 as of May 2010, is projected to start construction in May 2012, a total of 24 months, and end construction in May 2013, twelve-months later. Therefore, to calculate the escalation to the start of construction, the Total Current Costs are multiplied by 24 (number of months to start of construction) and 0.0042 (the escalation rate for projects starting construction after December 2011), for a total escalation to the start of construction of \$988,000.

The same process would then be used for calculating the escalation to the midpoint of construction. Using the same project as an example, the Total Current Costs of \$9,800,000 would be multiplied by 6 (number of months to the midpoint of construction) and by 0.0042, for an additional escalation of \$247,000, with the product from the escalation to the start of construction (\$988,000) and escalation to the mid-point of construction added to the Total Current Costs, for a Total Contracts amount of \$11,035,000 (See Attachment).

Note: Departments are required to base their 2011-12 Capital Outlay Budget Change Proposals (COBCPs) on the published CCCI as described above. Any COBCPs revised per this BL must be submitted to Finance no later than **September 1, 2010** (per BL 10-05). Any COBCPs submitted after this deadline will generally not be accepted unless approved by the Department of Finance (Finance) **prior** to this deadline.

Instructions for Projects Not Managed by DGS

The escalation procedures and reporting requirements for projects not managed by DGS are the same as described above, except that alternative fiscal reporting documents may be used, which differ slightly from those used by DGS. However, any alternative fiscal reporting documents must contain substantially the same information as required for DGS managed projects and must be approved by Finance.

For any questions, contact your Capital Outlay budget analyst at (916) 445-9694.

/s/ Greg Rogers

Greg Rogers
Assistant Program Budget Manager

Attachment

**CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION
PROJECT MANAGEMENT & CONSTRUCTION SERVICES
PROJECT COST SUMMARY**

PROJECT:	Central Coast Reentry Facility	BUDGET ESTIMATE:	B0CDCR85BP
LOCATION:	PASO, Paso Robles	EST. / CURR'T. CCCI:	5378 / 5378
CUSTOMER:	Department of Corrections and Rehabilitation	DATE ESTIMATED:	6/8/2010
DESIGN BY:	TBA	BIS NO:	NA
PROJECT MGR:	N Giannini	PREPARED BY:	RH
TEMPLATE:	Design Build	DOF PROJ. I.D. NO.:	TBA

DESCRIPTION

This project is for the design and construction of a stand alone rehabilitation facility, approximately 216,000 square feet, to house inmates in their final year of incarceration. The building will contain space for administrative functions, and space for health, education, training and counseling services.

ESTIMATE SUMMARY

DIRECT COST

Site Work	\$23,000,000
New Construction	\$86,220,000

ESTIMATED TOTAL CURRENT COSTS:

\$109,220,000

Adjust CCCI From 5378 to 5378 (MAY 2010)

\$0

Escalation to Start of Construction 13 Months @ 0.42% / Mo.:

\$5,963,000

Escalation to Mid Point 13 Months @ 0.42% / Mo.:

\$6,289,000

ESTIMATED TOTAL CONSTRUCTION COSTS:

\$121,472,000

(INDIRECT COSTS)

Architectural & Engineering Fees @ 6% ()
Contingency is 3%

\$7,288,000

\$3,645,000

ESTIMATED TOTAL INDIRECT COSTS:

\$10,933,000

ESTIMATED CONTRACT WITH CONTINGENCY

\$132,405,000

SUMMARY OF COSTS BY PHASE

PROJECT: Central Coast Reentry Facility
LOCATION: PASO, Paso Robles
BIS #: NA

BUDGET ESTIMATE: B0CDCR85BP
DATE ESTIMATED: 6/8/2010

CONSTRUCTION DURATION: 26 MONTHS
ESTIMATED CONTRACT: \$128,760,000 \$128,760,000
CONSTRUCTION CONTINGENCY: \$3,645,000 \$3,645,000
TOTAL: \$132,405,000 \$132,405,000

CATEGORY	ACQUISITION STUDY 00	BID DB / LP 01		WD/C DB / LP 03	TOTAL
ARCHITECTURAL AND ENGINEERING SERVICES					
A&E Design		\$1,235,000		\$616,500	\$1,851,500
Construction Inspection				\$3,876,000	\$3,876,000
Construction Inspection Travel				\$321,900	\$321,900
Project Scheduling & Cost Analysis					\$0
Advertising, Printing and Mailing		\$50,000			\$50,000
Construction Guarantee Inspection				\$193,100	\$193,100
SUBTOTAL A&E SERVICES	\$0	\$1,285,000	\$0	\$5,007,500	\$6,292,500

OTHER PROJECT COSTS					
Special Consultants (Soils/Survey)		\$302,000		\$4,019,000	\$4,321,000
Materials Testing				\$1,029,800	\$1,029,800
Project/Construction Management		\$850,700		\$2,932,000	\$3,782,700
Contract Construction Management		\$515,100		\$3,927,200	\$4,442,300
Site Acquisition Cost & Fees					\$0
Agency Retained Items				\$2,525,900	\$2,525,900
DVBE Assessment				\$54,900	\$54,900
Structural Peer Review		\$52,000		\$52,000	\$104,000
Commissioning		\$250,000		\$750,000	\$1,000,000
Environmental Document		\$125,000		\$75,000	\$200,000
Access Compliance Checking		\$10,000		\$29,000	\$39,000
EIR Project Mitigation				\$1,000,000	\$1,000,000
Due Diligence		\$77,000			\$77,000
Health services Checking		\$31,000		\$21,000	\$52,000
Community Mitigation				\$400,000	\$400,000
Other Costs - (SFM)		\$5,500		\$175,000	\$180,500
Other Costs - Program Management		\$965,700		\$849,800	\$1,815,500
Other Costs - Utility Fees				\$884,900	\$884,900
SUBTOTAL OTHER PROJECT COSTS	\$0	\$3,184,000	\$0	\$18,725,500	\$21,909,500

TOTAL ESTIMATED PROJECT COST	\$0	\$4,469,000	\$0	\$156,138,000	\$160,607,000
LESS FUNDS TRANSFERRED	\$0	\$0	\$0	\$0	\$0
LESS FUNDS AVAILABLE NOT TRANSFERRED	\$0	\$0	\$0	\$0	\$0
CARRY OVER	\$0	\$0	\$0	\$4,469,000	
BALANCE OF FUNDS REQUIRED	\$0	\$4,469,000	\$0	\$160,607,000	\$160,607,000

FUNDING DATA & ESTIMATE NOTES

PROJECT:	Central Coast Reentry Facility	BUDGET ESTIMATE:	BOCDCR85BP
LOCATION:	PASO, Paso Robles	DATE ESTIMATED:	6/8/2010
BIS #:	NA		

FUNDING DATA

<u>Chapter / Item</u>	<u>Phase</u>	<u>Amount</u>	<u>Totals</u>
Fund Transfers			
N/A	0	\$0	
Total Funds Transferred			\$0
Funds Available Not Transferred			
Total Funds Available not Transferred			\$0
Total Funds Transferred and Available			\$0

ESTIMATE NOTES

1. The construction costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation to the CCCI index that is current as of MAY 1, 2010. The project estimate is then escalated for a 13 month period to an assumed construction midpoint. Additionally, the project has been escalated to the assumed start of construction.
2. Estimated costs in this estimate are indexed from the CCCI Index as of the date of estimate preparation. The project estimate is then escalated to the scheduled start of construction and then to an assumed construction midpoint in accordance with Budget Letter BL 06-23.

3 Agency Retained:

Guarding Costs	\$0
Telecommunications	\$1,821,900
Group II Equipment	\$678,000
Utility Costs	\$26,000
0	\$0
0	\$0

0	\$0
0	\$0
0	\$0
0	\$0
0	\$0
0	\$0

Total	<u>\$2,525,900</u>
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- 4 Project goal is to achieve LEED Silver Certification.

DEVELOPMENT OF PROJECT SCHEDULE

DEVELOPMENT OF PROJECT SCHEDULE

The project schedule is presented each time the project goes to the SPWB. The dates of the major milestones are presented (i.e. expected date of preliminary plan approval, completion of working drawings and completion of construction).

To develop this information, the CDCR FASS Division will review project schedule information provided by county and CSA and will notify county of any questions and/or additional information required (approximately 2 weeks). The dates needed are listed below:

Design-Bid-Build

- Complete preliminary plans and submit to CSA/CDCR
- Completion date of CEQA
- Complete working drawings and submit to CSA/CDCR
- Proceed to bid date
- Contract award date
- Construction completion date

Design-Build

- Complete performance criteria or performance criteria and concept drawings and the associated RFP and submit to CSA/CDCR
- Completion date of CEQA
- Date for issuance of Request for Proposals
- Design-build contract award date
- Construction completion date

**STATE PUBLIC WORKS
BOARD
AGENDA ITEMS**

STATE PUBLIC WORKS BOARD AGENDA ITEMS

On behalf of each county project, the CDCR acts as the requestor of any required SPWB action. The CDCR FASS Division will prepare a SPWB agenda item for each action that is presented to the SPWB. The agenda item describes the action to be taken and supporting information, as well as general information about the project's scope, cost, and schedule.

The following items are required to be submitted to the CDCR FASS Division to prepare the various SPWB and/or Finance actions. These tasks have been broken out for design-bid-build and design-build projects below.

CDCR FASS Division will prepare the SPWB agenda item and forward to Finance. SPWB agenda items are generally due to Finance approximately 5-6 weeks prior to the scheduled SPWB Meeting (the SPWB Meeting Calendar can be found at the following link:<http://www.spwb.ca.gov/>). As indicated on that calendar, CDCR must submit the agenda item to Finance during the first week of the prior month to the SPWB meeting. Therefore, the county must submit requested information to the CDCR FASS Division no later than the 15th of each month. For example, in order to make the December SPWB meeting, the county needs to provide the CDCR FASS Division information by October 15 so CDCR FASS Division can prepare the agenda item and submit to Finance by the first week of November.

Design-Bid-Build Tasks

Task 1

SPWB Agenda Item to Establish Project Scope, Cost, and Schedule

SPWB Agenda Item to Approve Resolution Authorizing Interim Financing

SPWB Project Scope	One to three paragraphs describing the project. See section on SPWB project scope for more information.
Project Schedule	Schedule for each phase of the project (acquisition completion, preliminary plans, working drawings, and construction). See section on Project Schedule for more information.
Detailed Cost Estimate by Phase	See section on Project Cost Summary (3-page estimate) for more information.
CEQA	Statement that describes the current status of CEQA and status of any litigation regarding CEQA.
Real Estate Due Diligence	Due Diligence approval letter from DGS.
PDCA	The county signs PDCA, Certificate of Matching Funds and related exhibits. Additionally, the CSA agreement must be signed prior to SPWB meeting.

Task 2

SPWB Agenda Item to Approve Preliminary Plans and Proceed to Working Drawings

SPWB Project Scope	Confirm project is within the established scope.
Project Schedule	Updated project schedule.
Detailed Cost Estimate by Phase	Updated project cost summary. A narrative justification is needed for any changes in the established project cost.
Preliminary Plan Estimate	Detailed construction cost estimate (Attachment 6).
CEQA	Documentation that CEQA is completed.
Preliminary Plans	1 set of preliminary plans.

Task 3

SPWB Agenda Item to Consent to Ground Lease/Right of Entry

SPWB Project Scope	Confirm project is within the established scope.
Project Schedule	Updated project schedule.
Detailed Cost Estimate by Phase	Updated project cost summary. A narrative justification is needed for any changes in the established project cost.
Consent to Ground Lease/Right of Entry	The county signs Ground Lease/Right of Entry/Easement Agreement.

A meeting with Finance, SPWB Counsel, CSA, DGS, and the county will be scheduled to discuss legal descriptions and exhibit sketches for both the county project site, and the Easement Agreement for access, utilities, and repairs, prior to finalizing the Consent to Ground Lease/Right of Entry Agreements.

Task 4

Pooled Money Investment Board (PMIB) Loan Request

Cash Flow	Twelve month cash flow projection for state financing. This is needed when a PMIB loan request is being submitted. See attached sample (Attachment 7).
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Task 5

Finance Action to Approve Working Drawings and Proceed to Bid

Scope of Bid Package	Description of the work to be performed.
Working Drawing Estimate Reconciliation	Reconciliation of changes from preliminary plan estimate. See attached sample (Attachment 8).
Project Milestone Schedule	See attached sample (Attachment 9).
Scope	Confirm project is within the established scope.
Project Schedule	Updated project schedule.
Detailed Cost Estimate by Phase	Updated project cost summary. A narrative justification is needed for any changes in the established project cost.
Working Drawings and Specifications	1 set of working drawings and specifications.

CDCR will certify that the County has satisfied all of the requirements set forth in statute for the financing of the county project. This certification, along with all other applicable information listed above, must be submitted by CDCR to Finance either prior to or within 7-10 days after the PMIB Loan Request.

Task 6

Finance Action to Award Construction Contract (Bids within Construction Contract Authority)

Detailed Cost by Phase	Updated project cost summary, including the contract award amount.
Bid Tabulations	List of Contract Bidders. This includes bidder's name and address; bid amount; small business preference (if required by the county); bidder's security information. See attached sample (Attachment 10). If construction contract is not awarded to the lowest bidder, the county must identify the statute that provides authority to award the contract to another bidder.
Project Schedule	Updated project schedule.
Board of Supervisors Approval	If Board of Supervisors approval is required to award the construction contract, then the county shall provide documentation of Board approval.

Please note that if construction bids come in higher than estimated and the project costs increase, a review of the county's cash match will need to be performed again and a new certificate executed prior to the approval to award the construction contract.

Design-Build Tasks

Task 1

SPWB Agenda Item to Establish Project Scope, Cost, and Schedule

SPWB Agenda Item to Approve Resolution Authorizing Interim Financing

SPWB Project Scope	One to three paragraphs describing the project. See section on SPWB project scope for more information.
Project Schedule	Schedule for each phase of the project (acquisition, performance criteria or performance criteria and concept drawings and design-build). See section on Project Schedule for more information.
Detailed Cost Estimate by Phase	See section on Project Cost Summary (3-page estimate) for more information.
CEQA	Statement that describes the current status of CEQA and status of any litigation regarding CEQA.
Real Estate Due Diligence	Due Diligence approval letter from DGS.
PDCA	The county signs PDCA, Certificate of Matching Funds and related exhibits. Additionally, the CSA agreement must be signed prior to SPWB meeting.

Task 2

SPWB Agenda Item to Consent to Ground Lease/Right of Entry

SPWB Project Scope	Confirm project is within the established scope.
Project Schedule	Updated project schedule.
Detailed Cost Estimate by Phase	Updated project cost summary. A narrative justification is needed for any changes in the established project cost.
Consent to Ground Lease/Right of Entry	The county signs Ground Lease/Right of Entry.

A meeting with Finance, SPWB Counsel, CSA, DGS, and the county will be scheduled to discuss legal descriptions and exhibit sketches for both the county project site, and the Easement Agreement for access, utilities, and repairs, prior to finalizing the Consent to Ground Lease/Right of Entry Agreements.

Task 3

SPWB Agenda Item to Approve Performance Criteria or Performance Criteria and Concept Drawings and Construction

SPWB Project Scope	Confirm project is within the established scope.
Project Schedule	Updated project schedule.
Detailed Cost Estimate by Phase	Updated project cost summary. A narrative justification is needed for any changes in the established project cost.
Preliminary Estimate	Detailed construction estimate (Attachment 6).
CEQA	Documentation that CEQA is completed.
Performance Criteria/Concept Drawings	1 set of performance criteria or performance criteria and concept drawings.

Task 4

Pooled Money Investment Board (PMIB) Loan Request

Cash Flow	Twelve month cash flow projection for state financing. This is needed when a PMIB loan request is being submitted. See attached sample (Attachment 7).
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Task 5

Finance Action to Approve Request for Proposals

Scope of Request for Proposals	Description of the work to be performed.
Project Milestone Schedule	See attached sample (Attachment 9).
Scope	Confirm project is within the established scope.
Project Schedule	Updated project schedule.
Detailed Cost Estimate by Phase	Updated project cost summary. A narrative justification is needed for any changes in the established project cost.
Request for Proposals	1 set of Request for Proposal Documents.

CDCR will certify that the County has satisfied all of the requirements set forth in statute for the financing of the county project. This certification, along with all other applicable information listed above, must be submitted by CDCR to Finance either prior to or within 7-10 days after the PMIB Loan Request.

Task 6

Finance Action to Award Design-Build Contract (Bids within Design-Build Contract Authority)

Detailed Cost by Phase	Updated project cost summary, including the design-build award amount.
RFP Results	List of Proposers. This includes the proposed contractor to whom the award will be made, along with a written decision supporting the proposed contract award and stating the basis of the award. In addition, the list should include the county's second and third ranked design-build entity.
Project Schedule	Updated project schedule.
Board of Supervisors Approval	If Board of Supervisors approval is required to award the design-build contract, then the county shall provide documentation of Board approval.

Please note that if the project costs increase, a review of the county's cash match will need to be performed again and a new certificate executed prior to the approval to award the construction contract.

1.50

1.50

CDCR- LAC 150 EOP Treatment and Office Space Design Development Estimate			ENGLER ASSESSMENT MNGMNT, INTL 2730 GATEWAY OAKS, #110 SACRAMENTO, CA 95833 916.925.4000			
COST COMPONENT SUMMARY						
ARCHITECT: www.nlarch.com			GROSS SF: 14,257 DATE: 12-Mar-10			
CSI			GROSS SF: 14,257 DATE: 12-Mar-10			
DIVISION	GFA	LEED ESTIMATE	\$/GSF	VARIANCE	BASE ESTIMATE	\$/GSF
SITE WORK		\$998,216	\$70.02		\$998,216	\$70.02
(N) ENHANCED OUTPATIENT BUILDING	14,257	\$4,844,435	\$339.79	(\$624,525)	\$4,219,910	\$311.16
SUBTOTAL BUILDING	14,257	\$5,842,651	\$409.81	(\$624,525)	\$5,218,126	\$366.00
MATERIAL TAX 8.75%		\$303,190	\$21.27	(\$34,746)	\$268,444	\$18.83
SUBTOTAL CONSTRUCTION		\$6,145,841	\$431.08	(\$659,271)	\$5,486,570	\$384.83
1.1 GENERAL CONDITIONS		\$614,584	\$43.11	(\$175,658)	\$438,926	\$30.79
17.2 CONTINGENCY	10%	\$507,032	\$35.56	(\$62,620)	\$444,412	\$31.17
17.3 LOSS OF PRODUCTION - SECURITY	8%	\$876,398	\$61.47	(\$93,679)	\$782,719	\$54.90
17.4 BONDS AND INSURANCE	15%	\$244,316	\$17.14	(\$29,737)	\$214,579	\$15.05
17.5 CONTRACTOR'S FEE	3%	\$587,172	\$41.18	(\$71,468)	\$515,704	\$36.17
17.6 ESCALATION TO MID PT OF CONST. - 12MOS	7%	\$269,260	\$18.89	(\$32,773)	\$236,487	\$16.59
SUBTOTAL MARK UPS		\$3,098,761	\$217.35	(\$465,934)	\$2,632,827	\$184.67
CONSTRUCTION - TODAY'S DOLLARS		\$9,244,602	\$648.43	(\$1,125,205)	\$8,119,398	\$569.50
TOTAL CONSTRUCTION		\$9,244,602	\$648.43		\$8,119,398	\$569.50
					\$8,119,398	\$569.50

CDCR- LAC 150 EOP Treatment and Office Space SITE WORK															
ARCHITECT: NACHT & LEWIS ARCHITECTS															
DESIGN DEVELOPMENT ESTIMATE															
GROSS SF: 14,257															
PREVIOUS GROSS SF: 14,257															
ENGINEER ASSESSMENT MNGMNT, INTL 2730 GATEWAY OAKS, #110 SACRAMENTO, CA 95833 (916) 925-4000															
TRADE	SYSTEM	DESCRIPTION	LEED CERTIFIED COST			TOTAL COST	COST/SF	VARIANCE			BASE COST				
			QUAN.	UNIT	MATERIALS			UNIT TOTAL	LABOR	UNIT TOTAL	LABOR	UNIT TOTAL	TOTAL		
205.0	LEED	DEMOLITION - SITE	760	LF	\$1.50	\$3,420	\$0.24				\$3,420	\$3.00	\$3,420	\$4.50	\$3,420
		REMOVE CURB AND GUTTER	20	LF	\$1.00	\$20	\$0.00				\$20	\$1.00	\$20	\$2.00	\$20
		REMOVE AC PAVING	27,000	SF	\$1.00	\$27,000	\$5.68				\$27,000	\$15.00	\$27,000	\$20.00	\$81,000
		REMOVE FENCING	215	LF	\$5.00	\$1,075	\$0.30				\$1,075	\$5.00	\$1,075	\$20.00	\$4,300
		REMOVE (E) BLDG - METAL W/ FOUNDATION AND PAVE	3,970	SF	\$10.00	\$39,700	\$0.57				\$39,700	\$10.00	\$39,700	\$125.00	\$79,400
		REMOVE (E) BOLLARDS	4	EA	\$25.00	\$100	\$0.00				\$100	\$25.00	\$100	\$125.00	\$500
		REMOVE (E) SDDWIGAS PIPING	640	LF	\$8.00	\$5,120	\$0.81				\$5,120	\$8.00	\$5,120	\$18.00	\$11,520
		CUT OPENING IN (E) CHU WALL	96	SF	\$15.00	\$1,440	\$0.40				\$1,440	\$15.00	\$1,440	\$60.00	\$5,760
		MISCELLANEOUS DEMO DISPOSAL	1	LOT	\$10,000.00	\$10,000	\$0.70				\$10,000	\$50,000.00	\$50,000	\$10,000.00	\$10,000
		EROSION CONTROL	400	SF	\$4.50	\$1,800	\$0.17				\$1,800	\$4.50	\$1,800	\$6.00	\$2,400
LEED	STABILIZED CONSTRUCTION ENTRANCE	200	LF	\$1.00	\$200	\$1.60				\$200	\$1.00	\$200	\$6.00	\$2,400	
	SILT FENCING/WATTLES	200	LF	\$5.00	\$1,000	\$0.11				\$1,000	\$5.00	\$1,000	\$6.00	\$1,000	
LEED	DROP INLET PROTECTION	6	EA	\$85.00	\$510	\$0.07				\$510	\$85.00	\$510	\$170.00	\$1,020	
205.0	1.0	SUBTOTAL-DEMOLITION	14,257	BLDGSF	\$33,905	\$201,060	\$14.10				\$201,060	\$117.155	\$2,010,600	\$201,060	\$2,010,600
		PAD PREPARATION	2091	CYDS	\$28.50	\$59,584	\$4.18				\$59,584	\$6.50	\$28.50	\$59,584	\$59,584
		ENGINEERED FILL TO BLDG PAD - 3'D	17,420	SF	\$0.23	\$4,007	\$0.28				\$4,007	\$0.15	\$0.23	\$4,007	\$4,007
220.0	14.0	SUBTOTAL-PAD PREPARATION	14,257	BLDGSF	\$47,591	\$63,591	\$4.46				\$63,591	\$16.205	\$1,620,500	\$16,205	\$1,620,500
	SITE UTILITIES	STORM DRAIN	15000	SF	\$1.00	\$30,000	\$2.10				\$30,000	\$1.00	\$1.00	\$30,000	\$30,000
		GAS LINE	230	LF	\$10.50	\$2,415	\$0.45				\$2,415	\$17.25	\$27.75	\$6,383	\$6,383
		1.5" GAS LINE	1	LOT	\$2,500.00	\$2,500	\$0.28				\$2,500	\$1,500.00	\$1,500.00	\$4,000.00	\$4,000
		GPR/ SOV	2	EA	\$450.00	\$900	\$0.13				\$900	\$450.00	\$450.00	\$890.00	\$1,890
		POINT OF CONNECTION TO (E) UTILITY													
		DOMESTIC FIRE WATER													
		POT HOLLING	12	LOC	\$550.00	\$6,600	\$0.88				\$6,600	\$550.00	\$550.00	\$1,050.00	\$1,050
		WATER LINE - 12"	230	LF	\$83.40	\$19,382	\$1.87				\$19,382	\$83.40	\$19,382	\$230.00	\$23,782
		WATER LINE - 6"	300	LF	\$46.35	\$13,905	\$1.33				\$13,905	\$46.35	\$13,905	\$170.00	\$19,005
		WATER LINE - 4"	70	LF	\$37.25	\$2,608	\$0.26				\$2,608	\$37.25	\$2,608	\$15.00	\$3,658
WATER LINE - 2.5"	70	LF	\$18.50	\$1,295	\$0.15				\$1,295	\$18.50	\$1,295	\$12.00	\$2,135		
	BACKFLOW PREVENTION DEVICE - 6"	BACKFLOW PREVENTION DEVICE - 6"	2	EA	\$8,485.30	\$16,971	\$1.37				\$16,971	\$8,485.30	\$16,971	\$203.50	\$203.50
		FIRE DEPARTMENT CONNECTION	2	EA	\$1,285.90	\$2,572	\$0.37				\$2,572	\$1,285.90	\$2,572	\$30.50	\$30.50
		FIRE HYDRANT	2	EA	\$1,560.20	\$3,120	\$0.29				\$3,120	\$1,560.20	\$3,120	\$32.00	\$32.00
		BOLLARDS	4	EA	\$2,650.00	\$10,600	\$1.02				\$10,600	\$2,650.00	\$10,600	\$20.00	\$20.00
		GATE VALVE W/ VALVE BOXES - 2.5"	12	EA	\$48.00	\$576	\$0.34				\$576	\$48.00	\$576	\$4.00	\$4.00
		GATE VALVE W/ VALVE BOXES - 4"	2	EA	\$71.20	\$142.4	\$0.10				\$142.4	\$71.20	\$142.4	\$4.00	\$4.00
		GATE VALVE W/ VALVE BOXES - 6"	1	EA	\$901.00	\$901	\$0.06				\$901	\$901.00	\$901	\$1.00	\$1.00
		POINT OF CONNECTION TO (E) UTILITY	7	EA	\$7,452.00	\$52,164	\$0.52				\$52,164	\$7,452.00	\$52,164	\$7.00	\$7.00
		POINT OF CONNECTION TO (E) UTILITY	4	EA	\$1,500.00	\$6,000	\$0.84				\$6,000	\$1,500.00	\$6,000	\$3.00	\$3.00
		SANITARY SEWER													
	POT HOLLING	POT HOLLING	4	LOC	\$550.00	\$2,200	\$0.29				\$2,200	\$550.00	\$2,200	\$1,050.00	\$1,050
		SEWER LINE - 6"	200	LF	\$28.35	\$5,670	\$0.64				\$5,670	\$28.35	\$5,670	\$16.50	\$16.50
		SSMH	2	EA	\$1,967.80	\$3,936	\$0.50				\$3,936	\$1,967.80	\$3,936	\$1,616.35	\$1,616.35
		CLEAN OUTS TO GRADE - 6"	3	EA	\$434.85	\$1,304	\$0.11				\$1,304	\$434.85	\$1,304	\$1,020.00	\$1,020
		POINT OF CONNECTION TO (E) UTILITY	2	LOC	\$1,500.00	\$3,000	\$0.42				\$3,000	\$1,500.00	\$3,000	\$1,500.00	\$1,500

CDOR - LAC 160 EOP Treatment and Office Space									
SITE WORK									
ARCHITECT: NACHT & LEWIS ARCHITECTS									
DESIGN DEVELOPMENT ESTIMATE									
PREVIOUS GROSS SF: 14,237									
GROSS SF: 14,237									
LEED CERTIFIED COST									
TRADE	SYSTEM	DESCRIPTION	QUAN.	UNIT	MATERIALS	LABOR	UNIT TOTAL	TOTAL COST	COST/GSF
27.0	15.0	SITE POWER REQUIREMENTS							
		NEW POWER SERVICE	370	LF	\$15.00	\$5,550.00	\$11,100.00	\$11,100.00	\$0.78
		REMOVE ELECTRICAL FEEDER							
		REROUTE FEEDER	270	LF	\$350.00	\$94,500.00	\$95,270.00	\$95,270.00	\$0.67
		INTERCEPT (E) FEEDER	2	LOC	\$1,500.00	\$3,000.00	\$4,500.00	\$4,500.00	\$0.32
		ELECTRICAL MANHOLE	2	EA	\$2,285.07	\$4,570.14	\$9,140.28	\$9,140.28	\$0.64
		TRENCH BACKFILL CONCRETE CAP	350	LF	\$35.00	\$12,250.00	\$12,250.00	\$12,250.00	\$0.86
		POC TO (E) UTILITY	1	EA	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	\$0.21
		SECONDARY - 800A (NORMAL AND EMERGENCY)	700	LF	\$54.28	\$37,956.00	\$38,656.00	\$38,656.00	\$2.72
		UTILITY METER CABINET	1	LOC	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	\$0.21
27.0	15.0	SITE COMMUNICATION							
		TERMINATION/ CONNECTION OF LV CABLEING	12	EA	\$500.00	\$6,000.00	\$12,000.00	\$12,000.00	\$0.85
		TRENCH BACKFILL CONCRETE CAP	170	LF	\$25.00	\$4,250.00	\$4,250.00	\$4,250.00	\$0.30
		LOW VOLTAGE CABLEING - (MNTV, INTERCOM, CCTV, PAGING, SPECIAL)	170	LF	\$25.00	\$4,250.00	\$4,250.00	\$4,250.00	\$0.30
		TELEPHONE CABLEING ONLY (4FA)	80	LF	\$3.00	\$240.00	\$240.00	\$240.00	\$0.02
		(N) COMM MANHOLE	2	EA	\$2,285.07	\$4,570.14	\$9,140.28	\$9,140.28	\$0.64
SUBTOTAL-SITE UTILITIES 14,237 BLDGSF \$309.092 \$163,478.16 \$472,571.16									
27.0	15.0	CHAIN LINK FENCING - 12' H	490	LF	\$150.00	\$73,500.00	\$147,000.00	\$147,000.00	\$10.33
		RAZOR TAPE	480	LFR	\$11.50	\$5,480.00	\$5,480.00	\$5,480.00	\$0.39
		C.L. GATES-W/ PANIC HRDWR - 8W	3	EA	\$10,200.00	\$30,600.00	\$91,800.00	\$91,800.00	\$6.45
		C.L. GATES-W/ PANIC HRDWR - 4W	1	EA	\$5,050.00	\$5,050.00	\$10,100.00	\$10,100.00	\$0.71
		C.L. GATES-W/ PANIC HRDWR - 3W	1	EA	\$3,000.00	\$3,000.00	\$6,000.00	\$6,000.00	\$0.42
		(N) HARDSCAPE	13,500	SF	\$2.50	\$33,750.00	\$33,750.00	\$33,750.00	\$2.39
		ENTRY APRONS/ LANDINGS	1,000	SF	\$3.00	\$3,000.00	\$3,000.00	\$3,000.00	\$0.21
		CURB AND GUTTER	20	LF	\$18.50	\$370.00	\$740.00	\$740.00	\$0.05
SUBTOTAL-GENERAL SITEWORK 14,237 BLDGSF \$154.915 \$106,070.16 \$286,985.16									
SUBTOTAL(MATERIAL/LABOR) \$958,216.40 \$402,908.40 \$1,361,124.80									
28.0	15.0	MATERIAL TAX							
		GENERAL CONDITIONS	8.75%					\$52,089	\$3.65
		CONTINGENCY	10%					\$105,031	\$7.37
		LOSS OF PRODUCTION - SECURITY	6%					\$88,650	\$6.08
		BONDS AND INSURANCE	15%					\$148,732	\$10.50
28.0	15.0	CONTRACTOR'S FEE	3%					\$41,752	\$2.83
		ESCALATION TO MID PT OF CONST. - 12MOS	7%					\$100,343	\$7.04
			3%					\$46,014	\$3.23
SUBTOTAL-HARDWARE 14,237 BLDGSF \$1,879.827 \$110.11 \$1,989,937.11									

1.51

CDCR-LAC 150 EOP Treatment and Office Space Program Treatment and Office Space		ENGLER ASSESSMENT MNGMNT, INTL 2730 GATEWAY OAKS, #110 SACRAMENTO, CA 95833 916.325.4000		GROSS SF: 14,257 DATE: 12-Mar-10	
COST COMPONENT SUMMARY DESIGN DEVELOPMENT ESTIMATE		GROSS SF: 14,257 DATE: 12-Mar-10		GROSS SF: 14,257 DATE: 12-Mar-10	
ARCHITECT: www.nlarch.com		GROSS SF: 14,257 DATE: 12-Mar-10		GROSS SF: 14,257 DATE: 12-Mar-10	
DIVISION	ESTIMATE	\$/GSF	VARIANCE	BASE BLDG ESTIMATE	\$/GSF
1.0 FOUNDATION	\$49,449	\$3.47		\$49,449	\$3.47
2.0 VERTICAL STRUCTURE	\$364,232	\$25.55		\$364,232	\$25.55
3.0 FLOOR & ROOF STRUCTURE	\$202,220	\$14.18		\$202,220	\$14.18
4.0 EXTERIOR CLADDING	\$890,949	\$62.49		\$731,264	\$51.29
5.0 ROOFING	\$270,279	\$18.96	(\$159,685)	\$243,639	\$17.09
SHELL	\$1,777,129	\$124.65	(\$26,640)	\$1,590,804	\$111.58
6.0 INTERIOR PARTITION	\$648,552	\$45.49	(\$186,325)	\$648,552	\$45.49
7.0 INTERIOR FINISHES	\$459,797	\$32.25		\$459,797	\$32.25
INTERIORS	\$1,108,348	\$77.74		\$1,108,348	\$77.74
8.0 MISC. EQUIPMENT	\$24,313	\$1.71		\$24,313	\$1.71
9.0 CASEWORK	\$48,920	\$3.43		\$48,920	\$3.43
9.0 CONVEYING SYSTEMS					
FUNC. EQUIPMENT / VERT. TRANSPORTATION	\$73,233	\$5.14		\$73,233	\$5.14
10.0 PLUMBING	\$184,750	\$12.96		\$184,750	\$12.96
11.0 HVAC	\$694,187	\$48.69		\$556,916	\$39.06
12.0 ELECTRICAL	\$921,247	\$64.62	(\$137,271)	\$620,318	\$43.51
13.0 FIRE PROTECTION	\$85,542	\$6.00	(\$300,929)	\$85,542	\$6.00
MECHANICAL / ELECTRICAL	\$1,885,725	\$132.27	(\$438,200)	\$1,447,525	\$101.53
SUBTOTAL BUILDING	\$4,844,435	\$339.79	(\$624,525)	\$4,219,910	\$295.99
MATERIAL TAX	\$251,100	\$17.61	(\$34,746)	\$216,355	\$15.18
SUBTOTAL CONSTRUCTION	\$5,095,536	\$357.41	(\$659,271)	\$4,436,265	\$311.16
1.1 GENERAL CONDITIONS					
17.2 CONTINGENCY	\$509,554	\$35.74	(\$154,652)	\$354,901	\$24.89
17.3 LOSS OF PRODUCTION - SECURITY	\$420,382	\$29.49	(\$61,044)	\$359,337	\$25.20
17.4 BONDS AND INSURANCE	\$764,330	\$53.61	(\$98,891)	\$665,440	\$46.67
17.5 CONTRACTOR'S FEE	\$203,694	\$14.29	(\$29,216)	\$174,478	\$12.24
17.6 ESCALATION TO MID PT OF CONST. - 12MOS	\$489,545	\$34.34	(\$70,215)	\$419,330	\$29.41
	\$224,491	\$15.75	(\$32,199)	\$192,293	\$13.49
SUBTOTAL MARK UPS	\$2,611,995	\$183.21	(\$446,217)	\$2,165,779	\$151.91
CONSTRUCTION - TODAY'S DOLLARS	\$7,707,531	\$540.61	(\$1,105,487)	\$6,602,044	\$463.07
TOTAL CONSTRUCTION	\$7,707,531	\$540.61		\$6,602,044	\$463.07

CDCR- LAC 150 EOP Treatment and Office Space
Program Treatment and Office Space

TRADE SYSTEM SUMMARY

GROSS SF: 14,257

DATE: 12-Mar-10

TRADE	SYSTEM	DESCRIPTION	BASE COST	LEED COST	DIFFERENCE	%	COST PER BLDGSF	SYSTEM QUANTITY	UNIT	COST PER SYSTEM	SYSTEM/ BLDGSF
310.0	1.0	SUBTOTAL-CONCRETE FOUNDATIONS	\$49,449	\$49,449	0	0%	\$3.47	14,257	BLDGSF	\$3.47	1.000
310.0	3.0	SUBTOTAL-SLAB ON GRADE	\$114,056	\$114,056	0	0%	\$8.00	60,860	FLSF	\$1.87	4.269
310.0	3.0	SUBTOTAL-STRUCTURAL CONCRETE	\$12,329	\$12,329	0	0%	\$0.86	3,289	CYDS	\$3.75	0.231
		DIVISION 3 TOTAL	\$175,834	\$175,834	0	0%	\$12.33				
410.0	4.0	SUBTOTAL-EXTERIOR WALLS	\$449,444	\$609,129	159,685	26%	\$42.72	10,850	SF	\$56.14	0.761
410.0	6.0	SUBTOTAL-INTERIOR WALLS	\$387,689	\$387,689	0	0%	\$27.19	14,350	SF	\$27.02	1.007
		DIVISION 4 TOTAL	\$837,133	\$996,818	159,685	16%	\$69.92				
550.0	2.0	SUBTOTAL-MISC. METALS	\$33,210	\$33,210	0	0%	\$2.33	14,257	BLDGSF	\$2.33	1.000
		DIVISION 5 TOTAL	\$440,067	\$440,067	0	0%	\$30.87				
720.0	6.0	SUBTOTAL-INSULATION, INT. WALL	\$11,484	\$11,484	0	0%	\$0.81	13,510	SF	\$0.85	0.948
760.0	5.0	SUBTOTAL-ROOFING	\$215,125	\$241,765	26,640	11%	\$16.96	14,257	RFSF	\$16.96	1.000
790.0	5.0	SUBTOTAL-CAULK & SEALANTS	\$28,514	\$28,514	0	0%	\$2.00	14,257	BLDGSF	\$2.00	1.000
		DIVISION 7 TOTAL	\$255,123	\$281,763	26,640	9%	\$19.76				
810.0	4.0	SUBTOTAL-DOORS/FRAMES/HDWR - EXT.	\$55,740	\$55,740	0	0%	\$3.91	8	DRS	\$6,967.50	0.001
810.0	6.0	SUBTOTAL-DOORS/FRAMES/HDWR	\$183,139	\$183,139	0	0%	\$12.85	52	DRS	\$3,521.90	0.004
830.0	4.0	SUBTOTAL-EXTERIOR GLAZING	\$226,080	\$226,080	0	0%	\$15.86	1,256	SF	\$180.00	0.088
840.0	6.0	SUBTOTAL-INTERIOR GLAZING	\$66,240	\$66,240	0	0%	\$4.65	828	SF	\$80.00	0.058
		DIVISION 8 TOTAL	\$531,199	\$531,199	0	0%	\$37.26				
910.0	7.0	SUBTOTAL-DRYWALL, ACOUSTIC - CEILING	\$178,400	\$178,400	0	0%	\$12.51	11,150	SF	\$16.00	0.782
930.0	7.0	SUBTOTAL-CERAMIC TILE	\$30,583	\$30,583	0	0%	\$2.15	1,280	SF	\$23.89	0.090
950.0	7.0	SUBTOTAL-ACOUSTICAL TILE	\$54,018	\$54,018	0	0%	\$3.79	12,630	SF	\$4.28	0.886
965.0	7.0	SUBTOTAL-FLOORING	\$119,185	\$119,185	0	0%	\$8.36	15,306	FLSF	\$7.79	1.074
990.0	7.0	SUBTOTAL-PAINT	\$77,611	\$77,611	0	0%	\$5.44	14,257	BLDGSF	\$5.44	1.000
		DIVISION 9 TOTAL	\$459,797	\$459,797	0	0%	\$32.25				
1010.0	8.0	SUBTOTAL-TOILET ACCESSORIES	\$10,230	\$10,230	0	0%	\$0.72	14,257	BLDGSF	\$0.72	1.000
1099.0	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES	\$14,083	\$14,083	0	0%	\$0.99	14,257	BLDGSF	\$0.99	1.000
		DIVISION 10 TOTAL	\$24,313	\$24,313	0	0%	\$1.71				
1160.0	8.0	SUBTOTAL-CASEWORK	\$48,920	\$48,920	0	0%	\$3.43	14,257	BLDGSF	\$3.43	1.000
		DIVISION 11 TOTAL	\$48,920	\$48,920	0	0%	\$3.43				
1530.0	13.0	SUBTOTAL-FIRE PROTECTION	\$85,542	\$85,542	0	0%	\$6.00	14,257	BLDGSF	\$6.00	1.000
1544.0	10.0	SUBTOTAL-PLUMBING	\$184,750	\$184,750	0	0%	\$12.96	26	FIX	\$7,105.76	0.002
1546.0	11.0	SUBTOTAL-HVAC SYSTEM	\$556,916	\$694,187	137,271	20%	\$48.69	14,257	BLDGSF	\$48.69	1.000
		DIVISION 15 TOTAL	\$827,208	\$964,479	137,271	14%	\$67.65				
1610.0	12.0	SUBTOTAL-ELECTRICAL SYSTEM	\$620,318	\$921,247	300,929	33%	\$64.62	14,257	BLDGSF	\$64.62	1.000
		DIVISION 16 TOTAL	\$620,318	\$921,247	300,929	33%	\$64.62				
		TOTAL SUBCONTRACT COST	\$4,219,910	\$4,844,435	624,525	13%	\$339.79				

CDCR- LAC 150 EOP Treatment and Office Space
Program Treatment and Office Space

ENGLER ASSESSMENT MGMT, INTL
 2730 GATEWAY OAKS DR, SUITE 110
 SACRAMENTO, CA 95833
 V. 916.925.4000

DESIGN DEVELOPMENT ESTIMATE

ARCHITECT: NACHT & LEWIS ARCHITECTS

GROSS SF: 14,257
 DATE: 12-Mar-10
 BY: J. Moreno

GROSS SF: 14,257
 DATE: 12-Mar-10
 BY: J. Moreno

TRADE	SYSTEM	DESCRIPTION	LEED CERTIFIED COST				VARIANCE				BASE BLDG								
			QUAN	UNIT	MATERIAL	LABOR	UNIT COST	TOTAL COST	COST/GSF	QTY	MAT VAR	LABOR VAR	TOTAL VAR	QUAN	UNIT	MATERIAL	LABOR	UNIT COST	TOTAL
310.0	3.0	EXCAVATION TO FOOTINGS	91	CYDS	\$20.00	\$20.00	\$3,644	\$0.26					91	CYDS	\$20.00	\$20.00	\$4.00	\$3,644	
		CONTINUOUS FOOTINGS	86	CYDS	\$250.00	\$250.00	\$43,000	\$3.02					86	CYDS	\$250.00	\$250.00	\$500.00	\$43,000	
		SPREAD FOOTINGS	5	CYDS	\$250.00	\$300.00	\$2,905	\$0.20					5	CYDS	\$250.00	\$300.00	\$550.00	\$2,805	
		SUBTOTAL-CONCRETE	91	CYDS	\$24,597	\$24,852	\$49,448	\$3.47					91	CYDS	\$24,597	\$24,852	\$49,440	\$49,440	
310.0	3.0	4" SOG W. #4 @ 18" OCEW	14,257	SF	\$4.00	\$4.00	\$8.00	\$8.00					14,257	SF	\$4.00	\$4.00	\$8.00	\$114,056	
		SUBTOTAL-SLAB ON GRADE	14,257	FLSF	\$57,028	\$57,028	\$114,056	\$8.00					14,257	FLSF	\$57,028	\$57,028	\$114,056	\$114,056	
310.0	4219SF	CIP ELEVATED SLAB	8	CYDS	\$574.58	\$893.12	\$1,467.70	\$0.86					8	CYDS	\$574.58	\$893.12	\$1,467.70	\$12,329	
	3.0	SUBTOTAL-STRUCTURAL CONCRETE	1,718	CYDS	\$4,826	\$7,502	\$12,328.68	\$0.86					1,718	CYDS	\$4,826	\$7,502	\$12,329	\$12,329	
	HAZMAT	EXTERIOR CMU WALLS - 8"	10850	SF	\$22.50	\$10.50	\$33.00	\$359,050	\$25.11					10850	SF	\$22.50	\$10.50	\$33.00	\$359,050
		EXTERIOR WALL FURRING - 3 5/8"	10180	SF	\$2.54	\$6.04	\$61,487	\$4,311	\$4.31					10180	SF	\$2.54	\$6.04	\$61,487	\$61,487
EIFS - 1.5"		10850	SF	\$3.25	\$11.40	\$14,655	\$159,685	\$11.20	10,900			159,685	SF	\$3.25	\$11.40	\$14,655	\$159,685		
BATT INSULATION- R-11		10180	SF	\$0.45	\$0.30	\$0.75	\$7,635	\$0.64					10180	SF	\$0.45	\$0.30	\$0.75	\$7,635	
GYPSUM UNDERLAYMENT SUBSTRATE		7680	SF	\$1.40	\$1.50	\$4.65	\$22,272	\$6.15					7680	SF	\$1.40	\$1.50	\$22,272	\$22,272	
4.0		SUBTOTAL-EXTERIOR WALLS	10,850	SF	\$320,740	\$288,389	\$609,129	\$42.72				\$159,685	10,850	SF	\$285,315	\$184,129	\$449,444	\$449,444	
610.0	6.0	HIGH IMPACT GYPSUM	18860	SF	\$2.65	\$2.00	\$4.65	\$87,699	\$6.15					18860	SF	\$2.65	\$2.00	\$4.65	\$87,699
		GYPSUM BOARD- 5/8" TYPE X	13490	SF	\$1.45	\$1.55	\$3.00	\$40,470	\$2.84					13490	SF	\$1.45	\$1.55	\$3.00	\$40,470
		PLYWOOD- 1/2" FIRE TREATED	18860	SF	\$1.60	\$3.85	\$7,261	\$5,091	\$5.09					18860	SF	\$1.60	\$3.85	\$7,261	\$72,611
		INTERIOR FRAMED WALLS - 3 5/8" @ 16" OC	14350	SF	\$2.54	\$4.15	\$6,691	\$95,002	\$6.73					14350	SF	\$2.54	\$4.15	\$6,691	\$95,002
		INTERIOR FRAMED WALLS - 6" @ 16" OC	2280	SF	\$2.71	\$4.40	\$7.11	\$15,998	\$1.12					2280	SF	\$2.71	\$4.40	\$7.11	\$15,998
		INTERIOR CMU WALLS - 8"	2270	SF	\$22.50	\$10.50	\$33.00	\$74,910	\$5.25					2270	SF	\$22.50	\$10.50	\$33.00	\$74,910
610.0	6.0	SUBTOTAL-INTERIOR WALLS	14,350	SF	\$193,337	\$184,352	\$387,689	\$27.19					14,350	SF	\$193,337	\$184,352	\$387,689	\$387,689	
		COLUMN BASE CONNECTIONS	4	EA	\$250.00	\$300.00	\$550.00	\$2,200	\$0.15					4	EA	\$250.00	\$300.00	\$550.00	\$2,200
		TUBE STEEL COLUMNS	1660	LBS	\$2.86	\$1.50	\$4.36	\$7,238	\$0.51					1660	LBS	\$2.86	\$1.50	\$4.36	\$7,238
		WIDE FLANGE BEAMS	44	TON	\$2,000.00	\$2,000.00	\$4,000.00	\$176,000	\$12.34					44	TON	\$2,000.00	\$2,000.00	\$4,000.00	\$176,000
		C12X20.7	220	LF	\$51.75	\$40.00	\$91.75	\$20,185	\$1.42					220	LF	\$51.75	\$40.00	\$91.75	\$20,185
		C8X11.5	1060	LF	\$28.75	\$30.00	\$58.75	\$62,275	\$4.37					1060	LF	\$28.75	\$30.00	\$58.75	\$62,275
		LEDGERS	5400	LBS	\$2.45	\$1.69	\$4.14	\$22,356	\$1.57					5400	LBS	\$2.45	\$1.69	\$4.14	\$22,356
		EMBED. ANCHOR BOLTS TO LEDGERS	570	EA	\$15.80	\$16.55	\$32.35	\$18,440	\$1.29					570	EA	\$15.80	\$16.55	\$32.35	\$18,440
	MISCELLANEOUS STEEL CONNECTIONS	1	LOT	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$0.70					1	LOT	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	
510.0	2.0	SUBTOTAL-STRUCTURAL STEEL	50.0	TON	\$162,844	\$155,850	\$318,693	\$22.35					50.0	TON	\$162,844	\$155,850	\$318,693	\$318,693	
		ROOF DECK- 1.5" X 18 GA (TYPE 2)	14,220	SF	\$4.95	\$1.25	\$6.20	\$88,164	\$6.18					14,220	SF	\$4.95	\$1.25	\$6.20	\$88,164
	530.0	3.0	SUBTOTAL-METAL DECKS	14,220	SF	\$70,389	\$17,775	\$88,164	\$6.18					14,220	SF	\$70,389	\$17,775	\$88,164	\$88,164
		SECURITY GRILLE TO ROOF/WALL PENETRATIONS	318	SF	\$70.00	\$25.00	\$95.00	\$30,210	\$0.21					318	SF	\$70.00	\$25.00	\$95.00	\$30,210
		BLDG HUNG CANOPY	60	SF	\$30.00	\$20.00	\$50.00	\$3,000	\$0.21					60	SF	\$30.00	\$20.00	\$50.00	\$3,000
530.0	2.0	SUBTOTAL-MISC. METALS	14,257	BLDG SF	\$24,080	\$9,150	\$33,230	\$2.33					14,257	BLDG SF	\$24,080	\$9,150	\$33,230	\$33,230	

DESIGN DEVELOPMENT ESTIMATE

GROSS SF: 14,257
DATE: 12-Mar-
BY: J. More

TRADE SYSTEM		DESCRIPTION	LEED CERTIFIED COST						VARIANCE				BASE BLDG				TOTAL			
			QUAN.	UNIT	MATERIAL	LABOR	UNIT COST	TOTAL COST	COST/GSF	QTY. VAR	MAT. VAR	LABOR VAR	TOTAL VAR	QUAN.	UNIT	MATERIAL		LABOR	UNIT COST	
BATT INSULATION- ACoustICAL			13510	SF	\$0.30	\$0.55	\$0.85	\$11,484	\$0.81					13510	SF	\$0.30	\$0.55	\$0.85	\$11,484	
720.0	6.0	SUBTOTAL-INSULATION, INT. WALL	13,510	SF	\$4,053	\$7,431	\$11,484	\$0.81					13,510	SF	\$4,053	\$7,431		\$11,484		
LEED			14400	SF	\$3.50	\$3.00	\$6.50	\$93,600	\$6.57	14,400				14,400	SF	\$3.50	\$3.00	\$6.50	\$93,600	
RIGID INSULATION -1.5"			14400	SF	\$1.35	\$0.50	\$1.85	\$26,640	\$1.87		26,640				SF	\$1.35	\$0.50	\$1.85	\$83,600	
GYPSUM UNDERLAYMENT - 1/2"			14400	SF	\$1.60	\$0.65	\$2.25	\$32,400	\$2.27						SF	\$1.60	\$0.65	\$2.25	\$32,400	
BATT INSULATION - R-30			14400	SF	\$0.65	\$1.00	\$1.65	\$23,760	\$1.67						SF	\$0.65	\$1.00	\$1.65	\$23,760	
PARAPET CAP			60	LF	\$12.50	\$10.00	\$22.50	\$1,350	\$0.08						60	LF	\$12.50	\$10.00	\$22.50	\$1,350
GUTTERS/DOWNSPOUTS			330	LF	\$6.50	\$7.00	\$13.50	\$4,455	\$0.31						330	LF	\$6.50	\$7.00	\$13.50	\$4,455
ROOF ACCESSORIES			14400	SF	\$0.85	\$1.00	\$1.85	\$26,640	\$1.87						14400	SF	\$0.85	\$1.00	\$1.85	\$26,640
SKYLIGHTS			198	SF	\$85.00	\$55.00	\$140.00	\$27,720	\$1.94						198	SF	\$85.00	\$55.00	\$140.00	\$27,720
ROOF WALK PADS			800	SF	\$3.50	\$3.00	\$6.50	\$5,200	\$0.36						800	SF	\$3.50	\$3.00	\$6.50	\$5,200
1700.0	5.0	SUBTOTAL-ROOFING SYSTEMS	14,400	R/SF	\$137,005	\$104,760	\$241,765	\$16.96						14,400	R/SF	\$137,005	\$104,760		\$241,765	
LEED			14257	SF	\$1.50	\$0.50	\$2.00	\$28,514	\$2.00						14257	SF	\$1.50	\$0.50	\$2.00	\$28,514
780.0	5.0	SUBTOTAL-CAULK & SEALANTS	14,257	B/DGSF	\$21,366	\$7,139	\$28,514	\$2.00						14,257	B/DGSF	\$21,366	\$7,139		\$28,514	
HM FRAMES- 4070- 14 GA			8	EA	\$325.00	\$150.00	\$475.00	\$3,800	\$0.27						8	EA	\$325.00	\$150.00	\$475.00	\$3,800
HM DOORS- 4070- 14 GA			8	EA	\$600.00	\$250.00	\$850.00	\$6,800	\$0.48						8	EA	\$600.00	\$250.00	\$850.00	\$6,800
SALLYPORT DOORS - 4070 - 12GA			2	EA	\$5,205.00	\$2,620.00	\$7,825.00	\$15,650	\$1.10						2	EA	\$5,205.00	\$2,620.00	\$7,825.00	\$15,650
ADD- TRIPLE VISION- SECURITY			5	EA	\$750.00	\$0.26	\$3,750	\$900	\$0.06						5	EA	\$750.00	\$0.26	\$900	\$3,750
ADD- FULL LOUVER- SECURITY			2	EA	\$450.00	\$15.00	\$465.00	\$900	\$0.06						2	EA	\$450.00	\$15.00	\$465.00	\$900
DRIP EDGE - SPECIAL			24	LF	\$20.00	\$35.00	\$840	\$24,000	\$0.06						24	LF	\$20.00	\$35.00	\$840	\$24,000
EXTERIOR DOOR HARDWARE			8	EA	\$1,800.00	\$1,200.00	\$3,000.00	\$24,000	\$1.68						8	EA	\$1,800.00	\$1,200.00	\$3,000.00	\$24,000
8100.0	4.0	SUBTOTAL- DOORS/ FRAMES/ HOWR- EXT	8	DRS	\$37,340	\$18,400	\$55,740	\$3.91						8	DRS	\$37,340	\$18,400		\$55,740	
HM FRAMES- 3070- 16 GA			52	EA	\$250.00	\$150.00	\$400.00	\$20,800	\$1.46						52	EA	\$250.00	\$150.00	\$400.00	\$20,800
HM DOORS- 3070- 16 GA			52	EA	\$575.00	\$250.00	\$825.00	\$42,900	\$3.01						52	EA	\$575.00	\$250.00	\$825.00	\$42,900
HOLDING CELL DOOR			1	EA	\$6,244.00	\$2,500.00	\$8,744.00	\$8,744	\$0.61						1	EA	\$6,244.00	\$2,500.00	\$8,744	\$8,744
ADD- VISION PANELS - 10" X 10"			43	EA	\$250.00	\$0.75	\$250.00	\$10,750	\$0.75						43	EA	\$250.00	\$0.75	\$250.00	\$10,750
INTERIOR DOOR HARDWARE			52	EA	\$1,500.00	\$547	\$1,500.00	\$78,000	\$5.47						52	EA	\$1,500.00	\$547	\$1,500.00	\$78,000
ACCESS DOORS			33	EA	\$515.00	\$150.00	\$665.00	\$21,945	\$1.54						33	EA	\$515.00	\$150.00	\$665.00	\$21,945
8100.0	6.0	SUBTOTAL- DOORS/ FRAMES/ HOWR- INT.	52	DRS	\$154,889	\$20,250	\$163,139	\$12.85						52	DRS	\$154,889	\$20,250		\$183,139	
SECURITY GLAZING			1256	SF	\$105.00	\$75.00	\$180.00	\$226,080	\$15.06						1256	SF	\$105.00	\$75.00	\$180.00	\$226,080
8900.0	4.0	SUBTOTAL-EXTERIOR GLAZING/ STOREFRONT	1,256	SF	\$131,880	\$94,200	\$226,080	\$15.86						1,256	SF	\$131,880	\$94,200		\$226,080	
INTERIOR GLAZING - TEMPERED			828	SF	\$40.00	\$40.00	\$80.00	\$66,240	\$4.65						828	SF	\$40.00	\$40.00	\$80.00	\$66,240
8900.0	7.0	SUBTOTAL-INTERIOR GLAZING	828	SF	\$33,120	\$33,120	\$66,240	\$4.65						828	SF	\$33,120	\$33,120		\$66,240	
SUSPENDED GYP BD CEILING O/ PLYO FRAMING			11150	SF	\$8.00	\$8.00	\$16.00	178,400.00	\$12.51						11150	SF	\$8.00	\$8.00	\$16.00	\$178,400
9200.0	6.0	SUBTOTAL-DRYWALL ACOUSTIC - CEILING	11,150	SF	\$89,200	\$89,200	\$178,400	\$12.51						11,150	SF	\$89,200	\$89,200		\$178,400	

CDCR- LAC 150 EOP Treatment and Office Space Program Treatment and Office Space																		
ENGLER ASSESSMENT MGMT, INTL 2730 GATEWAY OAKS DR, SUITE 110 SACRAMENTO, CA 95833 V. 916.925.4000																		
ARCHITECT: NACHT & LEWIS ARCHITECTS																		
DESIGN DEVELOPMENT ESTIMATE																		
GROSS SF: 14,257 DATE: 12-Mar-10 BY: J. Moreno																		
GROSS SF: 14,257 DATE: 12-Mar-10 BY: J. Moreno																		
TRADE	SYSTEM	DESCRIPTION	LEED CERTIFIED COST					VARIANCE					BASE BLDG					
			QUAN.	UNIT	MATERIAL	LABOR	UNIT COST	TOTAL COST	COST/GSF	QTY	MAT VAR	LABOR VAR	TOTAL VAR	QUAN.	UNIT	MATERIAL	LABOR	UNIT COST
8.0		CERAMIC TILE - WALL	1280	SF	\$7.00	\$8.55	\$15.55	19,804.00	\$1.40				1280	SF	\$7.00	\$8.55	\$15.55	\$19,804
		CERAMIC TILE - FLOOR - MOTAR SET	454	SF	\$8.50	\$10.00	\$18.50	8,398.00	\$0.39				454	SF	\$8.50	\$10.00	\$18.50	\$8,399
		CERAMIC TILE - BASE	160	LF	\$7.50	\$6.75	\$14.25	2,280.00	\$0.16				160	LF	\$7.50	\$6.75	\$14.25	\$2,280
		SUBTOTAL-CERAMIC TILE	1280	SF	\$14,019	\$16,584	\$30,593	\$30,593	\$2.15				1280	SF	\$14,019	\$16,584	\$30,593	\$30,593
9.0		SUSPENDED TILE CEILING - 2x4	4280	SF	\$2.50	\$3.00	\$5.50	23,540	\$1.65				4280	SF	\$2.50	\$3.00	\$5.50	\$23,540
		GLUE UP TILE - CEILING	8350	SF	\$2.65	\$1.00	\$3.65	\$30,478	\$2.14				8350	SF	\$2.65	\$1.00	\$3.65	\$30,478
		SUBTOTAL-ACOUSTICAL TILE	12,630	SF	\$32,828	\$21,190	\$54,018	\$54,018	\$3.78				12,630	SF	\$32,828	\$21,190	\$54,018	\$54,018
		SUBTOTAL-ACOUSTICAL TILE	12,630	SF	\$32,828	\$21,190	\$54,018	\$54,018	\$3.78				12,630	SF	\$32,828	\$21,190	\$54,018	\$54,018
LEED		VCT FLOOR TILE	6836	SF	\$4.05	\$1.65	\$5.70	38,965.20	\$2.73				6836	SF	\$4.05	\$1.65	\$5.70	\$38,965
		EPOXY FLOOR - TROWEL	6160	SF	\$6.50	\$5.50	\$12.00	73,920.00	\$5.18				6160	SF	\$6.50	\$5.50	\$12.00	\$73,920
		RESILIENT BASE	1950	LF	\$1.50	\$1.50	\$3.00	5,850.00	\$0.41				1950	LF	\$1.50	\$1.50	\$3.00	\$5,850
		SEALED CONCRETE	360	SF	\$1.00	\$0.25	\$1.25	450.00	\$0.03				360	SF	\$1.00	\$0.25	\$1.25	\$450
970.0	7.0	SUBTOTAL-FLOORING	15,306	FLSF	\$71,011	\$48,174	\$119,185	\$119,185	\$8.36				15,306	FLSF	\$71,011	\$48,174	\$119,185	\$119,185
		SUBTOTAL-FLOORING	15,306	FLSF	\$71,011	\$48,174	\$119,185	\$119,185	\$8.36				15,306	FLSF	\$71,011	\$48,174	\$119,185	\$119,185
		SUBTOTAL-FLOORING	15,306	FLSF	\$71,011	\$48,174	\$119,185	\$119,185	\$8.36				15,306	FLSF	\$71,011	\$48,174	\$119,185	\$119,185
		SUBTOTAL-FLOORING	15,306	FLSF	\$71,011	\$48,174	\$119,185	\$119,185	\$8.36				15,306	FLSF	\$71,011	\$48,174	\$119,185	\$119,185
990.0	6.0	PAINT TO DOORS	60	EA	\$58.00	\$300.00	\$358.00	21,480.00	\$1.51				60	EA	\$58.00	\$300.00	\$358.00	\$21,480
		EPOXY WALL/CEILINGS PAINT	18220	SF	\$0.55	\$0.80	\$1.35	24,597.00	\$1.73				18220	SF	\$0.55	\$0.80	\$1.35	\$24,597
		PAINT - LATEX (WALL/CEILINGS)	13490	SF	\$0.35	\$0.50	\$0.85	11,466.50	\$0.80				13490	SF	\$0.35	\$0.50	\$0.85	\$11,467
		SEALER TO EXTERIOR	10850	SF	\$0.65	\$1.10	\$1.75	18,987.50	\$1.33				10850	SF	\$0.65	\$1.10	\$1.75	\$18,988
990.0	6.0	EXPOSED TO STRUCTURE	360	SF	\$1.00	\$2.00	\$3.00	1,080.00	\$0.08				360	SF	\$1.00	\$2.00	\$3.00	\$1,080
		SUBTOTAL-PAINT	14,257	BLOGSF	\$25,635	\$51,976	\$77,611	\$77,611	\$5.44				14,257	BLOGSF	\$25,635	\$51,976	\$77,611	\$77,611
		SUBTOTAL-PAINT	14,257	BLOGSF	\$25,635	\$51,976	\$77,611	\$77,611	\$5.44				14,257	BLOGSF	\$25,635	\$51,976	\$77,611	\$77,611
		SUBTOTAL-PAINT	14,257	BLOGSF	\$25,635	\$51,976	\$77,611	\$77,611	\$5.44				14,257	BLOGSF	\$25,635	\$51,976	\$77,611	\$77,611
		TOILET PARTITIONS - ADA	2	EA	\$1,400.00		\$1,400.00	2,800.00	\$0.20				2	EA	\$1,400.00		\$1,400.00	\$2,800
		TOILET PARTITIONS	3	EA	\$1,200.00		\$1,200.00	3,600.00	\$0.25				3	EA	\$1,200.00		\$1,200.00	\$3,600
		URINAL SCREEN	1	EA	\$400.00		\$400.00	400.00	\$0.03				1	EA	\$400.00		\$400.00	\$400
		TOILET PAPER DISPENSERS	5	EA	\$65.00		\$65.00	325.00	\$0.02				5	EA	\$65.00		\$65.00	\$325
		SEAT COVER DISPENSERS	5	EA	\$65.00		\$65.00	325.00	\$0.02				5	EA	\$65.00		\$65.00	\$325
		PAPER TOWEL DISPENSERS/ DISPOSAL	2	EA	\$350.00		\$350.00	700.00	\$0.05				2	EA	\$350.00		\$350.00	\$700
		SANITARY NAPKIN DISPOSALS- SURFACE	3	EA	\$50.00		\$50.00	150.00	\$0.01				3	EA	\$50.00		\$50.00	\$150
		SOAP DISPENSERS	4	EA	\$85.00		\$85.00	340.00	\$0.02				4	EA	\$85.00		\$85.00	\$340
		GRAB BARS	3	PRS	\$350.00		\$350.00	1,050.00	\$0.07				3	PRS	\$350.00		\$350.00	\$1,050
		SS MIRROR	2	EA	\$150.00		\$150.00	300.00	\$0.02				2	EA	\$150.00		\$150.00	\$300
		MIRRORS	2	EA	\$120.00		\$120.00	240.00	\$0.02				2	EA	\$120.00		\$120.00	\$240
		SUBTOTAL-TOILET ACCESSORIES	14,257	BLOGSF	\$10,230		\$10,230	\$10,230	\$0.72				14,257	BLOGSF	\$10,230		\$10,230	\$10,230
		SIGNAGE	60	EA	\$77.71	\$50.00	\$127.71	7,662.60	\$0.54				60	EA	\$77.71	\$50.00	\$127.71	\$7,663
		ATTIC LADDER	1	EA	\$1,220.00	\$500.00	\$1,720.00	1,720.00	\$0.12				1	EA	\$1,220.00	\$500.00	\$1,720.00	\$1,720
		BENCHES	20	LF	\$85.00	\$50.00	\$135.00	2,700.00	\$0.19				20	LF	\$85.00	\$50.00	\$135.00	\$2,700
		FIRE EXTINGUISHER - CABINET	4	EA	\$500.00		\$500.00	2,000.00	\$0.14				4	EA	\$500.00		\$500.00	\$2,000
1050.0	8.0	SUBTOTAL-MISCELLANEOUS SPECIALTIES	14,257	BLOGSF	\$9,583	\$4,500	\$14,083	\$14,083	\$0.99				14,257	BLOGSF	\$9,583	\$4,500	\$14,083	\$14,083
		SUBTOTAL-MISCELLANEOUS SPECIALTIES	14,257	BLOGSF	\$9,583	\$4,500	\$14,083	\$14,083	\$0.99				14,257	BLOGSF	\$9,583	\$4,500	\$14,083	\$14,083
		SUBTOTAL-MISCELLANEOUS SPECIALTIES	14,257	BLOGSF	\$9,583	\$4,500	\$14,083	\$14,083	\$0.99				14,257	BLOGSF	\$9,583	\$4,500	\$14,083	\$14,083
		SUBTOTAL-MISCELLANEOUS SPECIALTIES	14,257	BLOGSF	\$9,583	\$4,500	\$14,083	\$14,083	\$0.99				14,257	BLOGSF	\$9,583	\$4,500	\$14,083	\$14,083

DESIGN DEVELOPMENT ESTIMATE

ARCHITECT: NACHT & LEWIS ARCHITECTS

GROSS SF: 14,257
DATE: 12-Mar-
BY: J. Moren

GROSS SF: 14,257
DATE: 12-Mar-
BY: J. Moren

ENGLER ASSESSMENT MNGMNT, INTL
2730 GATEWAY OAKS DR, SUITE 110
SACRAMENTO, CA 95833
V. 916.925.4000

TRADE	SYSTEM	DESCRIPTION	LEED CERTIFIED COST					VARIANCE					BASE BLDG					TOTAL	
			QUAN	UNIT	MATERIAL	UNIT COST	TOTAL COST	COST/GSF	QTY VAR	MAT VAR	LABOR VAR	TOTAL VAR	QUAN	UNIT	MATERIAL	LABOR	UNIT COST		
1230.0	LEED	CUSTODY STATION - DUAL HT CASEWORK	24	LF	\$350.00	\$350.00	\$700.00	\$1.18					24	LF	\$350.00	\$350.00	\$700.00	\$16,800	
	LEED	BASE CABINET/COUNTER TOP TO STAFF/ FILE	52	LF	\$250.00	\$200.00	\$450.00	\$1.63					52	LF	\$250.00	\$200.00	\$450.00	\$23,175	
	LEED	UPPER CABINET TO STAFF/ FILE/ BRK	16	LF	\$140.00	\$50.00	\$190.00	\$0.21					16	LF	\$140.00	\$50.00	\$190.00	\$2,945	
	LEED	MEDIA CABINET	4	EA	\$1,500.00		\$1,500.00	\$0.42					4	EA	\$1,500.00		\$1,500.00	\$6,000	
	8.0	SUBTOTAL CASEWORK		14,257	BLDGGSF	\$28,445	\$19,475	\$49,920	\$3.43				14,257	BLDGGSF	\$28,445	\$19,475	\$48,920		
1555.0		FIRE PROTECTION	14,257	SF	\$3.00	\$3.00	\$6.00	\$6.00					14,257	SF	\$3.00	\$3.00	\$6.00	\$65,542	
	13.0	SUBTOTAL FIRE PROTECTION		14,257	BLDGGSF	\$42,771	\$42,771	\$85,542	\$6.00				14,257	BLDGGSF	\$42,771	\$42,771	\$85,542	\$85,542	
	LEED	LAVATORIES- WALL MTD	4	EA	\$845.00	\$1,122.83	\$4,491	\$0.32					4	EA	\$845.00	\$777.83	\$1,122.83	\$4,491	
	LEED	WATER CLOSET - WALL MOUNT	5	EA	\$950.00	\$250.00	\$6,000	\$0.42					5	EA	\$950.00	\$250.00	\$1,200.00	\$6,000	
	LEED	URINAL	1	EA	\$1,168.15	\$1,418.15	\$1,418	\$0.10					1	EA	\$1,168.15	\$250.00	\$1,418.15	\$1,418	
1500.0	LEED	SS WATER CLOSET - WALL MT	2	EA	\$2,872.30	\$239.69	\$3,101.99	\$0.44					2	EA	\$2,872.30	\$239.69	\$3,101.99	\$6,204	
	LEED	SS LAVATORY	2	EA	\$1,335.55	\$229.69	\$6,204	\$0.22					2	EA	\$1,335.55	\$239.69	\$1,865.24	\$2,730	
	LEED	SS URINAL	2	EA	\$1,593.20	\$272.60	\$2,730	\$0.19					2	EA	\$1,320.60	\$272.60	\$1,593.20	\$3,166	
	LEED	SERVICE SINKS	2	EA	\$599.85	\$828.85	\$3,166	\$0.12					2	EA	\$1,320.60	\$272.60	\$1,593.20	\$3,166	
	LEED	DRINKING FOUNTAIN- HI LO	2	EA	\$828.85	\$229.00	\$1,057	\$0.29					2	EA	\$599.85	\$229.00	\$828.85	\$1,057	
	LEED	DOUBLE SINK - SS	2	PRS	\$1,808.32	\$229.00	\$4,075	\$0.20					2	PRS	\$1,808.32	\$229.00	\$2,037.32	\$4,075	
	LEED	FLOOR SINK	2	EA	\$1,194.68	\$229.00	\$2,847	\$0.20					2	EA	\$1,808.32	\$229.00	\$2,037.32	\$4,075	
	LEED	ELECTRIC WATER HEATERS	2	EA	\$441.06	\$185.00	\$1,262	\$0.09					2	EA	\$1,808.32	\$229.00	\$2,037.32	\$4,075	
	LEED	INSTANTANEOUS WATER HEATER	2	EA	\$2,500.00	\$800.00	\$6,600	\$0.46					2	EA	\$441.06	\$185.00	\$626.06	\$1,262	
	LEED	CIRCULATION PUMP	1	EA	\$500.00	\$450.00	\$950	\$0.07					1	EA	\$2,500.00	\$450.00	\$3,000.00	\$6,600	
	LEED	MIXING VALVE	2	EA	\$725.00	\$250.00	\$975.00	\$0.14					2	EA	\$500.00	\$250.00	\$750.00	\$1,950	
	LEED	FLOOR DRAINS	2	EA	\$2,638.90	\$257.60	\$5,793	\$0.41					2	EA	\$725.00	\$257.60	\$2,886.50	\$5,793	
	LEED	GAS PIPING	3	EA	\$285.00	\$200.00	\$485.00	\$0.10					3	EA	\$285.00	\$200.00	\$485.00	\$1,455	
	LEED	ROUGH IN TO FIXTURES	200	LF	\$21.56	\$18.50	\$40.06	\$0.56					200	LF	\$21.56	\$18.50	\$40.06	\$8,012	
	LEED	ROUGH IN @ FIXTURES	25	FIX	\$1,500.00	\$2,950.00	\$4,450.00	\$6.12					25	FIX	\$1,500.00	\$2,950.00	\$4,450.00	\$115,700	
	LEED	ROUGH IN @ FIXTURES	25	FIX	\$185.00	\$216.06	\$10,428	\$0.73					25	FIX	\$185.00	\$216.06	\$401.06	\$10,428	
	10.0	SUBTOTAL PLUMBING		26	FIX	\$89,248	\$95,502	\$184,750	\$12.06				26	FIX	\$89,248	\$95,502	\$184,750		
		HVAC - EQUIPMENT																	
		AIR HANDLER																	
		PACKAGED BOILER	13500	CFM	\$6.00	\$6.00	\$162,000	\$11.36					13500	CFM	\$3.00	\$2.00	\$5.00	\$87,500	
SPLIT SYSTEM AC UNIT- DATA ROOM		300	MBH	\$105.00	\$125.00	\$37,500	\$2.63					300	MBH	\$105.00	\$2.00	\$125.00	\$37,500		
ROOF EXHAUST FANS		1	LOT	\$20,500.00	\$5,000.00	\$25,500	\$1.79					1	LOT	\$20,500.00	\$5,000.00	\$25,500.00	\$25,500		
VAV BOXES		1250	CFM	\$1.80	\$2.45	\$3,063	\$0.21					1250	CFM	\$1.80	\$0.65	\$2.45	\$3,063		
CONTROLS		23	EA	\$2,200.00	\$400.00	\$69,800	\$4.19					23	EA	\$2,200.00	\$400.00	\$2,600.00	\$99,900		
ROUGH IN		14,257	SF	\$4.00	\$2.50	\$28,671	\$6.50					14,257	SF	\$3.00	\$2.50	\$5.50	\$78,414		
ADDITIONAL COMMISSIONING		14,257	SF	\$15.00	\$5.00	\$285,140	\$20.00					14,257	SF	\$15.00	\$5.00	\$20.00	\$285,140		
LEED																	\$208,140		
1530.0	11.0	SUBTOTAL HVAC SYSTEM		14,257	BLDGGSF	\$470,990	\$223,197	\$694,187	\$48.69				14,257	BLDGGSF	\$401,976	\$154,940	\$556,916		

CDCR-LAC 150 EOP Treatment and Office Space
Program Treatment and Office Space

ENGLER ASSESSMENT MGMT, INTL
 2730 GATEWAY OAKS DR, SUITE 110
 SACRAMENTO, CA 95833
 V. 916.925.4000

DESIGN DEVELOPMENT ESTIMATE

ARCHITECT: NACHT & LEWIS ARCHITECTS

GROSS SF: 14,257
 DATE: 12-Mar-10
 BY: J. Moreno

GROSS SF: 14,257
 DATE: 12-Mar-10
 BY: J. Moreno

TRADE	SYSTEM	DESCRIPTION	QUAN.	LEED CERTIFIED COST				TOTAL COST	COST/GSF	VARIANCE				BASE BLDG				TOTAL
				MATERIAL	LABOR	UNIT	COST			QTY	MAT	LABOR	TOTAL	MATERIAL	LABOR	UNIT	COST	
LEED	ELECTRICAL REQUIREMENTS	LIGHTING	14257	\$5.00	\$6.00	SF	\$171,084	\$12.00						\$5.00	\$6.00	SF	\$12.00	\$171,084
		POWER	825	\$17.30	\$10.02	AMP	\$22,541	\$1.58						\$17.30	\$10.02	AMP	\$27.32	\$22,541
		DISTRIBUTION PANELS-208V	80	\$355.50	\$40.00	LF	\$31,640	\$2.22						\$355.50	\$40.00	LF	\$395.50	\$31,640
		PANEL FEEDERS-800A	200	\$158.60	\$30.31	LF	\$37,782	\$2.65						\$158.60	\$30.31	LF	\$188.91	\$37,782
		PANEL FEEDERS-400A	300	\$12.10	\$10.80	LF	\$6,870	\$0.48						\$12.10	\$10.80	LF	\$22.90	\$6,870
		MECHANICAL FEEDERS-70A	1350	\$12.00	\$10.00	LF	\$29,700	\$2.08						\$12.00	\$10.00	LF	\$22.00	\$29,700
		MECHANICAL FEEDERS-30A																
		GROUNDING	1	\$5,000.00	\$5,000.00	LS	\$10,000	\$0.70						\$5,000.00	\$5,000.00	LS	\$10,000.00	\$10,000
		FUSED DISCONNECTS TO MECH. EQUIP-70A	2	\$395.00	\$488.90	EA	\$1,768	\$0.12						\$395.00	\$488.90	EA	\$883.90	\$1,768
		MOTOR CONNECTIONS	4	\$75.55	\$245.54	EA	\$1,284	\$0.09						\$75.55	\$245.54	EA	\$321.09	\$1,284
		GFI OUTLETS	3	\$65.50	\$128.77	EA	\$194.27	\$0.04						\$65.50	\$128.77	EA	\$194.27	\$194.27
		DUPLEX OUTLETS	112	\$80.74	\$100.40	EA	\$21,408	\$1.50						\$80.74	\$100.40	EA	\$181.14	\$21,408
		QUAD OUTLETS	68	\$128.50	\$115.38	EA	\$16,584	\$1.16						\$128.50	\$115.38	EA	\$243.88	\$16,584
		CONDUIT AND WIRE	4575	\$2.50	\$6.45	LF	\$40,952	\$2.87						\$2.50	\$6.45	LF	\$8.95	\$40,952
		DATA	14257	\$1.50	\$3.00	SF	\$42,771	\$3.00						\$1.50	\$3.00	SF	\$4.50	\$42,771
		PERSONAL ALARM	14257	\$1.00	\$2.00	SF	\$28,514	\$2.00						\$1.00	\$2.00	SF	\$3.00	\$28,514
		INTERCOM PA	14257	\$0.75	\$0.75	SF	\$21,386	\$1.50						\$0.75	\$0.75	SF	\$1.50	\$21,386
		IMATV	14257	\$1.00	\$0.50	SF	\$14,257	\$1.00						\$1.00	\$0.50	SF	\$1.50	\$14,257
		FIRE ALARM	14257	\$1.50	\$3.00	SF	\$42,771	\$3.00						\$1.50	\$3.00	SF	\$4.50	\$42,771
		DICTATION AND VIDEO CONFERENCING	14257	\$1.50	\$2.50	SF	\$35,643	\$2.50						\$1.50	\$2.50	SF	\$4.00	\$35,643
		PHOTOVOLTAICS	49	\$6,000.00	\$1,000.00	MW	\$343,700	\$24.11					343,700	\$6,000.00	\$1,000.00	MW	\$7,000.00	\$343,700
1800.0	12.0	SUBTOTAL-ELECTRICAL SYSTEM	14,257	\$607,266	\$313,980	BLDGGSF	\$921,247	\$64.62					\$300,929	\$334,052	\$286,266	BLDGGSF	\$620,318	\$921,247
	SUBTOTAL(MATERIAL/LABOR)	MATERIAL TAX		\$2,869,719	\$1,974,717		\$4,844,435					387,094	227,432		\$2,472,625		\$1,747,285	\$4,219,910
		GENERAL CONDITIONS					\$251,100											\$251,100
		CONTINGENCY					\$509,554											\$509,554
		LOSS OF PRODUCTION - SECURITY					\$420,382											\$420,382
		BONDS AND INSURANCE					\$726,655											\$726,655
		CONTRACTOR'S FEE					\$202,554											\$202,554
		ESCALATION TO MID PT OF CONST. - 18MOS					\$486,829											\$486,829
		BID FEB. 2010					\$223,246											\$223,246
		SUBTOTAL-HARDCOST	14,257			BLDGGSF	\$7,664,775	\$537.61					\$1,099,571					\$8,764,346

PMIA Loan Request for Revenue Bond Programs

Cashflow Statement

Department Name: Corrections & Rehabilitations Project Name: CMC 50 Bed MHCB
 Year: 2009/10 Est. Project Completion Date: 3/31/2013
 Date: 3/25/2009 Est. Phase Completion Date: N/A Acquisition
 Loan Amount ⁽¹⁾: \$ 3,872,000 7/30/2010 Prelim Plans
 Funds Disbursed to 1/29/2011 Work Draw
 Date: \$0 *Per SCO Report dated 3/31/2013 Constr ⁽²⁾
 Name of Bond Program: Lease Revenue -CMC 50 BED MHCB Equip

	(1)	(2)	(3)	(4)	(5)	(6)
	Month and Year	Original Projection	Actual Disbursements	Projections for the Next 12 Months	Cumulative Disbursements	Phase of Project (A,P,W,C,E)
Prior yrs		-	-		-	
1		-	-		-	
2		-	-		-	
3		-	-		-	
4		-	-		-	
5		-	-		-	
6		-	-		-	
7		-	-		-	
8		-	-		-	
9		-	-		-	
10		-	-		-	
11		-	-		-	
12		-	-		-	
	Interest		-		-	-
	Admin.		-	5,000.00	5,000	-
13	Apr-09			313,250.00	318,250	P
14	May-09			313,250.00	631,500	P
15	Jun-09			313,250.00	944,750	P
16	Jul-09			338,250.00	1,283,000	P
17	Aug-09			338,250.00	1,621,250	P
18	Sep-09			338,250.00	1,959,500	P
19	Oct-09			313,250.00	2,272,750	P
20	Nov-09			336,250.00	2,609,000	P
21	Dec-09			323,250.00	2,932,250	P
22	Jan-10			313,250.00	3,245,500	P
23	Feb-10			313,250.00	3,558,750	P
24	Mar-10			313,250.00	3,872,000	P

(1) Rounded to nearest whole dollar

(2) Any project requesting construction funds for the first time must have a completed due diligence memo submitted with loan application.

CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION
CALIFORNIA INSTITUTION FOR WOMEN - CORONA (CIW)
45 BED ACUTE/INTERMEDIATE CARE MENTAL HEALTH FACILITY

A/E ESTIMATE
100% CONSTRUCTION DOCUMENTS

RECONCILIATION OF PRELIMINARY TO WORKING DRAWING ESTIMATE

CALIFORNIA INSTITUTION FOR WOMEN (CIW)
 RECONCILIATION OF PRELIMINARY TO WORKING DRAWINGS
 45-BED ACUTE / INTERMEDIATE CARE FACILITY

	PWB ESTIMATE	100% FINAL ESTIMATE	DOLLAR VARIANCE
SITWORK	\$9,475,991	\$7,755,358	(\$1,720,633)
COST DECREASE REFLECTS ADJUSTMENTS TO QUANTITIES AND UNIT PRICES REFLECTING THE FINAL DESIGN FOR THE FOLLOWING: OFF-SITE WORK (ADDITIONAL PARKING AREA) (\$585,946) MARK-UPS DECREASED BY 11.85% RESULTING IN A REDUCTION OF (\$695,695)			
ADMINISTRATION / 64-BED INTERMEDIATE BED FACILITY	\$34,137,790	\$32,777,850	(\$1,359,940)
NO RECONCILIATION NECESSARY (VARIANCE LESS THAN 5%)			
GUARD TOWERS (2 EACH)	\$1,234,619	\$1,112,269	(\$122,350)
COST DECREASE REFLECTS ADJUSTMENTS TO QUANTITIES AND UNIT PRICES FOR THE FOLLOWING: THE SCOPE OF WORK FOR DEMOLITION / SITWORK BECAME FURTHER DEFINED THUS RESULTING IN A REDUCTION OF (\$13,635) MARK-UPS DECREASED BY 11.85% RESULTING IN A REDUCTION OF (\$64,499)			
SUBTOTAL BID COST	\$44,848,400	\$41,645,477	(\$3,202,923)

CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION
CALIFORNIA INSTITUTION FOR WOMEN - CORONA (CIW)
45 BED ACUTE/INTERMEDIATE CARE MENTAL HEALTH FACILITY

A/E ESTIMATE
100% CONSTRUCTION DOCUMENTS

RECONCILIATION OF A/E WORKING DRAWING ESTIMATE

ESTIMATE RECONCILIATION SUMMARY

CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION

BLDG: SUMMARY

BID PACKAGE: N/A

BLDGSF: 53,869

ESTIMATE DATE: DECEMBER 22, 2009

RECONCILIATION DATE: JANUARY 25, 2010

ReconsheetCIW_45Bed CD LEEDb.xls

BY: J. PRECHEL

[illegible]

ESTIMATE RECONCILIATION

CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION

PROJECT: CIW - 45 BED ACUTE / INTERMEDIATE CARE FACILITY - LEED

BLDG: SITE

PHASE: CONSTRUCTION DOCUMENTS

BID PACKAGE: N/A

BLDG SF: 53,869

BID DATE: APRIL 29, 2010

ESTIMATE DATE: DECEMBER 22, 2009

PREPARED BY: KITCHELL CEM

RECONCILIATION DATE: JANUARY 25, 2010

ReconsheetCIW_45Bed CD LEEDb.xls

2 of 6

1/25/2010

10:51 AM

BY: J. PRECHEL

AE ESTIMATE:		QTY	UNIT	UNIT PRICE	\$7,761,947
ITEM					
1	INCREASE THE QUANTITY OF THE REMOVAL OF (E) FORCE MAIN FROM 1,080 LF TO 1,090 LF.	10	LF	\$20.00	\$200
2	ADD CONCRETE BASES FOR SITE LIGHTING LUMINAIRES POLES	22	EA	\$550.00	\$12,100
3	REDUCE THE QUANTITY OF CONCRETE CAP OVER NORMAL POWER PRIMARY TRENCHING FROM 1,350 LF TO 800 LF.	(550)	LF	\$17.50	(\$9,625)
4	REDUCE THE UNIT COST FOR THE 1,500 KVA TRANSFORMER FROM \$65,715 TO \$57,000.	1	EA	(\$8,715.00)	(\$8,715)
5	THE EMERGENCY GENERATOR INCREASED IN SIZE FROM 750 KW AT ICD TO 1,000 KW AT CD'S. INCREASE THE UNIT COST OF THE 1,000 KW DIESEL GENERATOR FROM \$345,000 TO \$375,000.	1	EA	\$30,000.00	\$30,000
6	REDUCE THE QUANTITY OF CONCRETE CAP OVER NORMAL POWER/SIGNAL TRENCHING TO GUARD TOWERS FROM 1,350 LF TO 980 LF.	(370)	LF	\$17.50	(\$6,475)
7	DELETE LOW VOLTAGE CABLING FOR THE SITE TELECOMMUNICATIONS / DATA PORTION OF THE SITEWORK AS THIS SCOPE IS BY THE OWNER.	(2,200)	LF	\$85.00	(\$187,000)
8	DELETE TERMINATIONS / CONNECTIONS OF LOW VOLTAGE CABLING FOR THE TELECOMMUNICATIONS/ DATA PORTION OF THE WORK AS THIS SCOPE IS BY THE OWNER.	(8)	EA	\$2,500.00	(\$20,000)
9	ADD LABOR FOR INSTALLATION OF THE BOLLARDS.	12	EA	\$150.00	\$1,800
10	ADD CONCRETE BASES FOR SITE LIGHTING LUMINAIRES POLES AT THE ADDITIONAL PARKING AREA.	9	EA	\$550.00	\$4,950
11	ADD LINE ITEM TO ESTIMATE TO REMOVE/DISPOSE OF (E) LIGHT FIXTURE.	1	EA	\$450.00	\$450
12	ADD LINE ITEM TO STOCKPILE (E) GRAVEL AT ADDITIONAL	772	CY	\$4.00	\$3,089

ESTIMATE RECONCILIATION

CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION

PROJECT: CIW - 45 BED ACUTE / INTERMEDIATE CARE FACILITY - LEED

BLDG: SITE

PHASE: CONSTRUCTION DOCUMENTS

BID PACKAGE: N/A

BLDGSF: 53,869

3 of 6

BID DATE: APRIL 29, 2010

ESTIMATE DATE: DECEMBER 22, 2009

1/25/2010

10:51 AM

PREPARED BY: KITCHELL CEM

RECONCILIATION DATE: JANUARY 25, 2010

ReconsheetCIW_45Bed CD LEEDb.xls

BY: J. PRECHEL

AE ESTIMATE:		QTY	UNIT	UNIT PRICE	\$7,761,947
	PARKING AREA.				
13	REMOVE (E) BOLLARDS AT ADDITIONAL PARKING AREA.	8	EA	\$300.00	\$2,400
14	ADD CM/DGS TRAILER (INCLUDING THE APPROPRIATE SERVICES) TO THE ESTIMATE AS IT IS IN THIS SCOPE OF WORK	1	LS	\$90,000.00	\$90,000
SUBTOTAL HARD COSTS					(\$86,827)
CONTINGENCY					
ESTIMATING CONTINGENCY 0.00%					\$0
INCREASE ESTIMATING CONTINGENCY FROM ZERO TO 3.0%					\$166,811
LOSS OF PRODUCTIVITY FACTOR 5.50%					(\$4,775)
REDUCE LOSS OF PRODUCTIVITY FACTOR FROM 5.5% TO 5.0%					(\$27,803)
SUBTOTAL CONSTRUCTION COSTS					\$47,406
MARK-UPS					
GENERAL CONDITIONS 9.48%					\$4,494
INCREASE GENERAL CONDITIONS FROM 9.48% TO 10.00%					\$31,307
OVERHEAD & PROFIT 8.20%					\$6,823
DECREASE OVERHEAD & PROFIT FROM 8.20% TO 8.00%					(\$13,212)
INSURANCE & BONDS 2.31%					\$1,774
DECREASE INSURANCE & BONDS FROM 2.31% TO 2.25%					(\$4,318)
SUBTOTAL MARK-UPS					\$26,868
SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$74,274
ESCALATION					
ESCALATION TO BID DATE (5% ANNUAL PER DOF X 6.8 MC 7.50%)					\$5,571
DECREASE ESCALATION TO BID DATE FROM 7.50% TO 2.06%					(\$396,649)
ESCALATION FROM BID DATE TO MIDPOINT OF CONST 0.00%					\$0
(18.8 MONTH CONSTRUCTION DURATION)					
INCREASE ESCALATION FROM BID TO M-P OF CONSTRUCTION FROM ZERO TO 4.17%					\$310,214
SUBTOTAL CONSTRUCTION COSTS, MARK-UPS & ESCALATION					(\$6,590)
KCEM ESTIMATE:				\$143.97	\$7,755,358

ESTIMATE RECONCILIATION

CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION

PROJECT: CIW - 45 BED ACUTE / INTERMEDIATE CARE FACILITY - LEED

BLDG: 45 BED ACUTE/INTERMEDIATE

PHASE: CONSTRUCTION DOCUMENTS

BID PACKAGE: N/A

BLDG SF: 53,531

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BID DATE: APRIL 29, 2010

ESTIMATE DATE: DECEMBER 22, 2009

1/25/2010

10.51 AM

PREPARED BY: KITCHELL CEM

RECONCILIATION DATE: JANUARY 25, 2010

ReconsheetCIW_45Bed CD LEEDb.xls

BY: J. PRECHEL

AE ESTIMATE:		QTY	UNIT	UNIT PRICE	\$32,237,406
ITEM					
1	INCREASE THE QUANTITY OF BUILDING HUNG CANOPY FROM 108 SF TO 184 SF.	76	SF	\$60.00	\$4,560
2	INCREASE THE QUANTITY OF PARAPET LADDERS FROM 4 EACH TO 5 EACH.	1	EA	\$2,400.00	\$2,400
3	REDUCE THE QUANTITY OF PRE-MANUFACTURED SHIPS LADDER FROM 2 EACH TO 1 EACH.	(1)	EA	\$3,500.00	(\$3,500)
4	REDUCE THE QUANTITY OF SINGLE PLY ROOFING FROM 53,495 SF TO 52,985 SF.	(510)	SF	\$6.50	(\$3,315)
5	REDUCE THE QUANTITY OF ROOF ACCESSORIES FROM 53,495 SF TO 52,985 SF.	(510)	SF	\$1.85	(\$944)
6	INCREASE THE QUANTITY OF OVERFLOW SCUPPERS FROM 7 EACH TO 20 EACH.	13	EA	\$435.00	\$5,655
7	REDUCE THE QUANTITY OF ROOF DRAINS FROM 21 EACH TO 20 EACH.	(1)	EA	\$710.00	(\$710)
8	INCREASE THE UNIT COST OF ROOF DRAINS FROM \$710.00 EACH TO \$2,500.00 EACH.	20	EA	\$1,790.00	\$35,800
9	ADD LINE ITEM TO THE ESTIMATE FOR SPASH BLOCKS.	7	EA	\$100.00	\$700
10	REDUCE THE QUANTITY OF SKYLIGHTS FROM 270 SF TO 198 SF.	(72)	SF	\$125.00	(\$9,000)
11	ADD LABOR COSTS TO INSTALL TOILET ACCESSORIES.	1	LS	\$7,500.00	\$7,500
12	ADD LINE ITEM TO ESTIMATE FOR WINDOW COVERINGS PER SPECIFICATION SECTION 12500.	459	SF	\$7.50	\$3,443
13	ADD LABOR TO INSTALL FIRE EXTINGUISHERS/ CABINETS.	26	EA	\$150.00	\$3,900

ESTIMATE RECONCILIATION

CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION

PROJECT: CIW - 45 BED ACUTE / INTERMEDIATE CARE FACILITY - LEED		BLDG: 45 BED ACUTE/INTERMEDIATE	
PHASE: CONSTRUCTION DOCUMENTS	BID PACKAGE: N/A	BLDGSF: 53,531	5 of 6
BID DATE: APRIL 29, 2010	ESTIMATE DATE: DECEMBER 22, 2009		1/25/2010
PREPARED BY: KITCHELL CEM	RECONCILIATION DATE: JANUARY 25, 2010		10:51 AM
BY: J. PRECHEL			ReconsheetCIW_45Bed CD LEEDb.xls

AE ESTIMATE:		QTY	UNIT	UNIT PRICE	\$32,237,406
SUBTOTAL HARD COSTS					\$46,489
CONTINGENCY					
ESTIMATING CONTINGENCY		0.00%			\$0
INCREASE ESTIMATING CONTINGENCY FROM ZERO TO 3.0%					\$705,023
LOSS OF PRODUCTIVITY FACTOR		5.50%			\$2,557
REDUCE LOSS OF PRODUCTIVITY FACTOR FROM 5.5% TO 5.0%					(\$117,504)
SUBTOTAL CONSTRUCTION COSTS					\$636,565
MARK-UPS					
GENERAL CONDITIONS		9.48%			\$60,346
INCREASE GENERAL CONDITIONS FROM 9.48% TO 10.00%					\$132,309
OVERHEAD & PROFIT		8.20%			\$16,007
DECREASE OVERHEAD & PROFIT FROM 8.20% TO 8.00%					(\$3,848)
INSURANCE & BONDS		2.31%			\$4,790
DECREASE INSURANCE & BONDS FROM 2.31% TO 2.25%					(\$3,603)
SUBTOTAL MARK-UPS					\$206,001
SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$842,565
ESCALATION					
ESCALATION TO BID DATE (5% ANNUAL PER DOF X 6.8 MC		7.50%			\$63,192
DECREASE ESCALATION TO BID DATE FROM 7.50% TO 2.06%					(\$1,676,427)
ESCALATION FROM BID DATE TO MIDPOINT OF CONST		0.00%			\$0
(20 MONTH CONSTRUCTION DURATION)					
INCREASE ESCALATION FROM BID TO M-P OF CONSTRUCTION FROM ZERO TO 4.17%					\$1,311,114
SUBTOTAL CONSTRUCTION COSTS, MARK-UPS & ESCALATION					\$540,444
KCEM ESTIMATE:				\$612.32	\$32,777,850

ESTIMATE RECONCILIATION

CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION

PROJECT: CIW - 45 BED ACUTE / INTERMEDIATE CARE FACILITY - LEED

BLDG: GUARD TOWER (ONE EACH)

PHASE: CONSTRUCTION DOCUMENTS

BID PACKAGE: N/A

BLDG SF: 169

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1/25/2010

10:51 AM

BID DATE: APRIL 29, 2010

ESTIMATE DATE: DECEMBER 22, 2009

ReconsheelCIW_45Bed CD LEEDb.xls

PREPARED BY: KITCHELL CEM

RECONCILIATION DATE: JANUARY 25, 2010

BY: J. PRECHEL

AE ESTIMATE:		QTY	UNIT	PRICE	\$548,049
ITEM					
1	NO RECONCILIATION NECESSARY				
SUBTOTAL HARD COSTS					\$0
CONTINGENCY					
	ESTIMATING CONTINGENCY	0.00%			\$0
	INCREASE ESTIMATING CONTINGENCY FROM ZERO TO 3.0%				\$11,962
	LOSS OF PRODUCTIVITY FACTOR	5.50%			\$0
	REDUCE LOSS OF PRODUCTIVITY FACTOR FROM 5.5% TO 5.0%				(\$1,993)
SUBTOTAL CONSTRUCTION COSTS					\$9,969
MARK-UPS					
	GENERAL CONDITIONS	9.48%			\$945
	INCREASE GENERAL CONDITIONS FROM 9.48% TO 10.00%				\$2,245
	OVERHEAD & PROFIT	8.20%			\$262
	DECREASE OVERHEAD & PROFIT FROM 8.20% TO 8.00%				(\$131)
	INSURANCE & BONDS	2.31%			\$77
	DECREASE INSURANCE & BONDS FROM 2.31% TO 2.25%				(\$79)
SUBTOTAL MARK-UPS					\$3,319
SUBTOTAL CONSTRUCTION COSTS & MARK-UPS					\$13,287
ESCALATION					
	ESCALATION TO BID DATE (5% ANNUAL PER DOF X 6.8 MC	7.50%			\$997
	DECREASE ESCALATION TO BID DATE FROM 7.50% TO 2.06%				(\$28,444)
	ESCALATION FROM BID DATE TO MIDPOINT OF CONST (20 MONTH CONSTRUCTION DURATION)	0.00%			\$0
	INCREASE ESCALATION FROM BID TO M-P OF CONSTRUCTION FROM ZERO TO 4.17%				\$22,245
SUBTOTAL CONSTRUCTION COSTS, MARK-UPS & ESCALATION					\$8,085
KCEM ESTIMATE:				\$3,290.73	\$556,134

CALIFORNIA DEPARTMENT OF CORRECTIONS & REHABILITATION

PROJECT CIW - ACUTE / INTERMEDIATE CARE FACILITY - 45 BED EXPANSION - LEED
BUILDING TOTAL

PHASE: CONSTRUCTION DOCUMENTS

PREPARED BY: KITCHELL CEM

BY: J. PRECHEL

BID PACKAGE: N/A

ESTIMATE DATE: DECEMBER 22, 2009

RECONCILIATION DATE: JANUARY 25, 2010

BID DATE: APRIL 29, 2010

GROSS SF

53,869

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53,869

PRINT DATE 1/25/2010
PRINT TIME: 10:49 AM
PAGE 1 OF 4
MARK-UP COMPARISON SHEET-45 BED CIW_CD LEEDv2.0

BID DATE: APRIL 29, 2010														
TRADE SYSTEM DESCRIPTION		KCEM CD RECONCILIATION				V A R I A N C E				ENGLER				
	QTY.	UNIT	UNIT COST	TOTAL COST	\$ / GSF	QTY.	UNIT	POST	TOTAL	QTY.	UNIT	COST	TOTAL CC ST	\$ / GSF
TOTAL SUBCONTRACT COST														
				\$29,858,594	\$554.28				(\$40,338)				\$25,898,932	\$555.03
ESTIMATING CONTINGENCY														
		3.00%		\$895,758					\$895,758			FIXED	\$0	%
LOSS OF PRODUCTIVITY FACTOR														
		5.00%		\$1,492,930					(\$151,510)			0.00% F	\$0	0.00000%
SUBTOTAL														
				\$32,247,282					\$703,909			5.00% F	\$1,644,441	5.50000%
GENERAL CONDITIONS														
		10.00%		\$3,224,728					\$234,835			10.00% F	\$2,989,893	9.47867%
OVERHEAD & PROFIT														
		8.00%		\$2,837,761					\$6,093			8.00% F	\$2,831,728	8.20000%
INSURANCE & BONDS														
		2.25%		\$861,970					(\$1,351)			2.50% F	\$863,331	2.31053%
SUBTOTAL														
				\$39,171,741					\$913,415				\$38,228,325	
SCALE OF ECONOMY FACTOR														
		0.00%		\$0					\$0			0.00%	\$0	
MARKET FACTOR														
		0.00%		\$0					\$0			0.00%	\$0	
ESCALATION TO BID (5% ANNUAL PER DOF x 4.95 MONTHS)														
		2.06%		\$807,917					(\$2,659,208)			7.50% F	\$2,667,125	7.50000%
ASSUMED BID 5/20/2010														
SUBTOTAL														
				\$39,979,658										
ESCALATION FROM BID TO MIDPOINT OF CONST (5% x 9.4 MO)														
		4.17%		\$1,665,819					\$1,665,819					
18.8 MONTH CONSTRUCTION DURATION														
TOTAL ON BID DAY PER BUILDING														
				\$41,645,477	\$773.09				\$550,026				\$41,095,451	\$762.88

CALIFORNIA DEPARTMENT OF CORRECTIONS & REHABILITATION

PROJECT: CIW - ACUTE / INTERMEDIATE CARE FACILITY - 45 BED EXPANSION - LEED
BUILDING HOUSING - 45 BED ACUTE / INTERMEDIATE CARE

PHASE: CONSTRUCTION DOCUMENTS

PREPARED BY: KITCHELL CEM

BY: J. J. PRECHEL

BID PACKAGE: N/A

ESTIMATE DATE: DECEMBER 22, 2009

RECONCILIATION DATE: JANUARY 25, 2010

BID DATE: APRIL 29, 2010

GROSS SF

53,531

GROSS SF

53,531

PRINT DATE: 1/25/2010
PRINT TIME: 10:49 AM
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MARK-UP COMPARISON SHEET-45 BED CIW_CD LEED-45

TRADE SYSTEM DESCRIPTION	KCEM CD RECONCILIATION			VARIANCE			ENGLER		
	QTY.	UNIT	COST	QTY.	UNIT	COST	QTY.	UNIT	COST
TOTAL SUBCONTRACT COST			\$23,500,764			\$439,011			\$23,500,764
ESTIMATING CONTINGENCY			\$705,023			\$705,023			\$705,023
LOSS OF PRODUCTIVITY FACTOR			\$1,175,038			\$1,175,038			\$1,175,038
SUBTOTAL			\$25,380,825			\$6,361,865			\$25,380,825
GENERAL CONDITIONS			\$2,535,083			\$192,655			\$2,535,083
OVERHEAD & PROFIT			\$2,233,513			\$12,138			\$2,233,513
INSURANCE & BONDS			\$678,429			\$1,187			\$678,429
SUBTOTAL			\$30,830,850			\$942,555			\$30,830,850
SCALE OF ECONOMY FACTOR			\$0			\$0			\$0
MARKET FACTOR			\$0			\$0			\$0
ESCALATION TO BID (5% ANNUAL PER DOF x 4.95 MONTHS)			\$635,886			\$1,513,735			\$635,886
ASSUMED BID 5/20/2010									
SUBTOTAL			\$31,466,736						\$31,466,736
ESCALATION FROM BID TO MIDPOINT OF CONST (5% x 9.4 MO)			\$1,311,114			\$1,311,114			\$1,311,114
18.8 MONTH CONSTRUCTION DURATION									
TOTAL ON BID DAY PER BUILDING			\$32,777,850			\$612,321			\$32,777,850

\$23,454,275

\$438,141

\$0

\$1,289,985

\$24,744,260

\$2,345,428

\$2,221,354

\$677,242

\$29,968,284

\$0

\$0

\$2,249,121

\$32,237,406

\$502,221

CALIFORNIA DEPARTMENT OF CORRECTIONS & REHABILITATION

PROJECT CIW - ACUTE / INTERMEDIATE CARE FACILITY - 45 BED EXPANSION - LEED
BUILDING GUARD TOWERS (1 EACH INCLUDED)

PHASE: CONSTRUCTION DOCUMENTS

PREPARED BY: KITCHELL CEM

BY: J. PRECHEL

BID PACKAGE: N/A

ESTIMATE DATE: DECEMBER 22, 2009

RECONCILIATION DATE: JANUARY 25, 2010 GROSS SF

BID DATE: APRIL 29, 2010

GROSS SF 169

PRINT DATE: 1/25/2010
PRINT TIME: 10:49 AM
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MARK-UP COMPARISON SHEET-45 BED CIW_CD LEED-N/A

TRADE SYSTEM DESCRIPTION	KCEM CD RECONCILIATION				V.A.R.I.A.N.C.E				ENGLER			
	QTY.	UNIT	COST	\$ / GSF	QTY.	UNIT	COST	TOTAL	QTY.	UNIT	COST	\$ / GSF
TOTAL SUBCONTRACT COST				\$398,732				\$2,359.36				\$2,359.36
ESTIMATING CONTINGENCY		3.00%		\$11,962				\$11,962		PER EST	FIXED	%
LOSS OF PRODUCTIVITY FACTOR		5.00%		\$19,937				(\$1,993)		0.00%	F	0.00%
SUBTOTAL				\$430,631				\$9,969		5.00%	F	5.50%
GENERAL CONDITIONS		10.00%		\$43,063				\$3,199		10.00%		
OVERHEAD & PROFIT		8.00%		\$37,895				\$191		8.00%	F	9.48%
INSURANCE & BONDS		2.25%		\$11,511				(\$2)		2.50%	F	8.20%
SUBTOTAL				\$523,100				\$13,287				2.31%
SCALE OF ECONOMY FACTOR		0.00%		\$0				\$0				
MARKET FACTOR		0.00%		\$0				\$0				
ESCALATION TO BID (5% ANNUAL PER DOF X 4.95 MONTHS)		2.06%		\$10,789				(\$27,447)		7.50%	%	7.50%
ASSUMED BID 5/20/2010												
SUBTOTAL				\$533,889								
ESCALATION FROM BID TO MIDPOINT OF CONST (5% x 9.4 MO)		4.17%		\$22,245				\$22,245				
18.8 MONTH CONSTRUCTION DURATION												
TOTAL ON BID DAY PER BUILDING				\$556,134				\$3,290.73				\$3,242.89

CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATION
CALIFORNIA INSTITUTION FOR WOMEN - CORONA (CIW)
45 BED ACUTE/INTERMEDIATE CARE MENTAL HEALTH FACILITY

MILESTONE SCHEDULE

<u>EVENT</u>	<u>DATE</u>
Plans & Specifications Out to Bid	March 18, 2010
Pre-Bid Meeting	April 1, 2010
Bid Opening	April 29, 2010
Award/NTP	May 20, 2010

BID OPENING FOR THE CALIFORNIA DEPARTMENT OF CORRECTIONS AND REHABILITATIONS,
NEW WASTE WATER TREATMENT PLANT AT THE DEUEL VOCATIONAL INSTITUTION, TRACY, CA,
HELD ON JUNE 21, 2007 IN SACRAMENTO, CA.

STATE'S ESTIMATE: \$32.5 MILLION

[illegible]

SCOPE CHANGES

SCOPE CHANGES

The SPWB process has a strong focus on ensuring that the project ultimately constructed is the same project that was initially authorized. However, at times it becomes apparent during design or construction that the scope of the project must be changed to successfully complete the project. Substantial scope changes must be reported to the Legislature and recognized by the SPWB.

The county shall first notify CSA of any potential scope changes. These will be reviewed to determine if they are allowable pursuant to the applicable RFP and CSA regulations, and whether CSA Board action is required. Additionally, all changes to the scope established by the SPWB require CDCR review, Finance approval and a SPWB agenda item. The approval must be granted through SPWB before any expenditures can be made to redesign the project or revise the plans. After Finance approves a scope change and 20 days after the Legislature has been notified, SPWB "recognizes" the scope change as a board item at the meeting, incorporating the scope change into the board's official record for the project.

Substantial Scope Change: Finance determines if a proposed change is substantial. A substantial scope change is based on a review of the facts on a case-by-case basis. The State Administrative Manual, Section 6863 provides additional discussion of scope changes, see link: <http://sam.dgs.ca.gov/TOC/6000/6863.htm>.

A county is required to report any proposed project change as outlined in the following text first to CSA and then CDCR FASS Division who will assess whether the change meets the definition of *substantial*, in consultation with Finance.

1. Changes to the **approved program use**, as defined by:
 - a. Assigned program space for facilities. Changes which would add space for a new function, increase capacity for a program activity, use space for a function or activity different than originally intended, or alter the ratios in multi-use space, are reportable for evaluation as a *potential* scope change.

In this context, *program* is defined at the *activity* level.

2. Changes to the **physical characteristics of the real asset** as it relates to:
 - a. Facility size, shape, major structural characteristics, and location.
 1. Size generally may be described in either gross square feet or assignable square feet. For some projects, such as sewer, electrical or HVAC, size may be a function of capacity.
 2. Shape is a function of both the *footprint* and elevation of a structure. Footprint includes the interior arrangement as well as the facility perimeter.

3. Major structural characteristics will vary by project, but may include the structural system, architectural style, construction materials, and major mechanical, electrical or utility systems.
 4. Location may be as specific as parcel number, or more generally city, county or region, depending upon initial definition.
- b. Any other expectations or restrictions regarding the physical characteristics of the real asset.

Changes which meet the reporting requirements, as described in the preceding text, are not necessarily scope changes requiring SPWB approval unless the CSA, the CDCR and ultimately Finance so determines. Reasonable judgment is required; however, because the consequences of unapproved scope changes can be severe (including project termination), counties should err on the side of caution.

Generally, the following project changes are not reportable (as potential scope changes):

1. **Cost**, although the impact of a scope change on a project and related operational costs must be carefully considered.
2. **Changes** to correct minor errors and omissions in the construction documents or to respond to minor unforeseen site conditions (i.e. substitution of fixtures when products are no longer manufactured, corrections required by code authorities, minor demolition of materials not foreseen during design, addition of electric services to motors, etc.). However, when such changes cannot reasonably be categorized as minor, or if they alter programmatic capability or requirements, the matter must be discussed with CSA/CDCR to assess impact on project scope.

ACRONYMS

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A&E	Architecture and Engineering
AB 900	Assembly Bill 900 (Chapter 7, Statutes of 2007)
AMB	Asset Management Branch
BL	Budget Letter
CCCI	California Construction Cost Index
CDCR	California Department of Corrections and Rehabilitation
CEQA	California Environmental Quality Act
CSA	Corrections Standards Authority
DGS	Department of General Services
DVBE	Disabled Veteran Business Enterprises
FASS	Finance, Administration and Support Services
Finance	Department of Finance
HVAC	Heating, Ventilation and Air Conditioning
PDCA	Project Delivery and Construction Agreement
PMIB	Pooled Money Investment Board
RFP	Request for Proposal
SB 81	Senate Bill 81 (Chapter 175, Statutes of 2007)
SPWB	State Public Works Board

GENERAL DEFINITIONS

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“Capital Asset” is defined as a completed tangible physical property that has beneficial use and occupancy with an “expected useful life of 10 to 15 years” (Government Code Section 16727) or for the life of the bonds.

“Cash Match (hard)” means cash dedicated to the project by the participating county for eligible expenditures as identified in the RFP and as listed in the state/county funding agreement.

“Concept Drawings” means any schematic drawings or architectural renderings that are prepared, in addition to performance criteria, in such detail as the county determines necessary to sufficiently describe the county's needs.

“Construction” means the building of the CSA approved project by the successful bidder/contractor. Construction generally begins with site preparation/excavation and ends with the completion of the project and acceptance by the county.

“Construction Bidding” means the county receiving and accepting a bid to complete the project.

“Construction Documents” means architectural plans and specifications that are 100 percent complete and generally include: completed specifications, with bid proposal documents; completed construction documents; and special interest items (any corrections, modifications or additions made to the documents). This term correlates with the SPWB term “Working Drawings”.

“Construction Management” means a specialized, multidisciplinary function provided by a firm or individual acting as the county's representative with the responsibility to guide the county and eliminate risk through all phases of delivery of the construction project. Cash Match can be claimed for construction management only by a firm or individual (contract or consultant) outside the regular county workforce. In-Kind Match can be claimed for construction management provided by regular employees of the county workforce.

“County Project” means a project that has received a conditional award from the CSA for projects that will be financed through the AB 900 Jail Financing Program or the SB 81 Local Youthful Offender Rehabilitative Facility Financing Program.

“County Project Proposal” means the proposal form that was submitted to CSA in response to the respective RFP released December 2007 or July 2009 describing the county's construction project.

“CSA Construction Agreement” refers to the CSA Jail Construction Agreement for AB 900 county projects and CSA Local Youthful Offender Rehabilitative Facility Construction Agreement for SB 81 county projects.

“Design-Build” means a construction procurement process in which both the design and construction of a project are procured from a single entity.

“Design-Build Entity” means a partnership, corporation, or other legal entity that is able to provide appropriately licensed contracting, architectural, and engineering services as needed.

“Design-Build Phase” means the period following the award of a contract to a design-build entity in which the design-build entity completes the design and construction activities necessary to fully complete the project in compliance with the terms of the contract.

“Design-Build Project” means a capital outlay project using the design-build construction procurement process.

“Design-Build Solicitation Package” means the performance criteria, any concept drawings deemed necessary by the county, the form of contract, and all other documents and information that serve as the basis on which bids or proposals will be solicited from the design-build entities.

“Design Development” means architectural plans and specifications that are 50 percent complete and generally include: outline specifications (detention hardware, equipment and furnishings); floor plans (to scale with dimensions, room designation, references, wall types and ratings); building sections (heights and dimensions); interior elevations; and preliminary structural, mechanical and electrical drawings. This term correlates with the SPWB term “Preliminary Plans”.

“Due Diligence Memo” is a memo to Finance from DGS after DGS has reviewed all the documents in the Due Diligence Package and either has found the property with no impediments to future lease revenue bond financing, or has identified minor impediments that can be resolved by the county prior to approval of the ground lease.

“Due Diligence Package” is a documentation package for the real property which includes preliminary report, appraisal of the proposed project site, records search, unrecorded rights certification letters, title exceptions map, legal descriptions, and plat map.

“In-Kind Match (soft)” means the value of personnel, land, or services dedicated to the project by the applicant for eligible expenditures as identified in the RFP and as listed in the PDCA.

“Performance Criteria” means the information that fully describes the scope of the proposed project and includes, but is not limited to, the size, type, and design character of the buildings and site; the required form, fit, function, operational requirements, and quality of design, materials, equipment, and workmanship; and any other information deemed necessary to sufficiently describe the county's needs.

“Preliminary Plans” (also known as Design Development) means architectural plans and specifications that are 50 percent complete and generally include: outline specifications (detention hardware, equipment and furnishings); floor plans (to scale with dimensions, room designation, references, wall types and ratings); building sections (heights and dimensions); interior elevations; and preliminary structural, mechanical and electrical drawings.

“Project Cost Summary” (3-page estimate) is the document that includes all costs for the fully-scoped project (as determined collaboratively with the state) as defined by the project’s legal description. Please note that the costs reflected on the 3-page estimate may differ from the costs identified in the project proposal submitted to CSA, the 3-page estimate costs will correspond to the SPWB defined project scope.

“Schematic Design” means architectural plans and specifications that are 30 percent complete and generally include: a site plan; floor plan with identification of rooms; exterior elevations and cross sections; type of construction; and actual gross floor area.

“SPWB Project Scope” means both the description of the county’s project proposal that was approved by the CSA Board and the more detailed project description approved by the SPWB.

“Working Drawings” (also known as “Construction Documents”) means architectural plans and specifications that are 100 percent complete and generally include: completed specifications, with bid proposal documents; completed construction documents; and special interest items (any corrections, modifications or additions made to the documents).