

COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32

District: Compton Community College District

College: Compton College

CFIS Ref. #: _____

Project Name: Student Housing Grant Proposal

Date Prepared: October 31, 2021

CCI: 7900

Budget Ref. #: _____

Request For: A P W C E DB

EPI: _____

Prepared by: Gensler

	<input checked="" type="checkbox"/> Not Rounded <input type="checkbox"/> Rounded	<input type="checkbox"/> Escalate to Midpoint (FPU Only)	Total Cost	State Funded	District Funded	
					State Supportable	Non State Supportable
1. Site Acquisition						
A. Acquisition						
2. Preliminary Plans			Budget CCI: 7900	\$2,712,784	\$2,712,784	\$0
A. Architectural Fees (for Preliminary Plans)			\$1,753,083			
B. Project Management (for Preliminary Plans)			\$626,101			
C. Office of the State Architect, Plan Check fee			\$0			
D. Preliminary Tests (Soils, hazardous materials)			\$153,600			
E. Other Costs (for Preliminary Plans)			\$180,000			
3. Working Drawings			Budget CCI: 7900	\$2,475,489	\$2,475,489	\$0
A. Architectural Fees (for Working Drawings)			\$2,003,523			
B. Project Management (for Working Drawings)			\$0			
C. Office of the State Architect, Plan Check fee			\$446,966			
D. Community Colleges Plan Check fee			\$0			
E. Other Costs (for Working Drawings)			\$25,000			
(Total PW may not exceed 13% of construction)			8.3%			
4. Construction			Budget CCI: 7900	\$62,610,100	\$62,610,100	\$0
A. Utility Service			\$3,061,900			
B. Site Development, Service			\$514,800			
C. Site Development, General			\$2,319,400			
D. Other Site Development			\$0			
E. Reconstruction			\$0			
F. New Construction (bldg) (w/Group I equip)			\$36,504,100			
G. Board of Governor's Energy Policy Allowance (2% or 3%)			\$0			
H. Other			\$20,209,900			
5. Contingency			\$3,130,505	\$3,130,505	\$0	\$0
6 Architectural and Engineering Oversight			\$1,252,202	\$1,252,202	\$0	\$0
7. Tests and Inspections			\$1,245,152	\$1,245,152	\$0	\$0
A. Tests			\$939,152			
B. Inspections			\$306,000			
8. Construction Management (if Justified)			\$1,252,202	\$1,252,202	\$0	\$0
A. Construction Management			\$1,252,202	\$1,252,202		
9. Total Construction Costs (items 4 through 8 above)			\$69,490,161	\$69,490,161	\$0	\$0
10. Furniture and Group II Equipment			Budget EPI: 3843	\$2,580,000	\$2,580,000	\$0
11. Total Project Cost (items 1, 2, 3, 9, and 10)			\$77,258,433	\$77,258,433	\$0	\$0

12. Project Data	Outside Gross Square Feet	Assignable Square Feet	Ratio ASF/GSF	Unit Cost Per ASF	Unit Cost Per GSF	14	State Funded	District Funded		District Funded Total
								Supportable	Non Supportable	
Construction	86,000	NA	NA	NA	\$728	Acquisition	\$ -	\$ -	\$ -	\$ -
Reconstruction	-	-	-	-	-	Preliminary Plans	\$ 2,712,784	\$ -	\$ -	\$ -
13. Anticipated Time Schedule						Working Drawings	\$ 2,475,489	\$ -	\$ -	\$ -
Start Preliminary Plans	4/1/2022	Advertise Bid for Construction	3/15/2023			Construction	\$ 69,490,161	\$ -	\$ -	\$ -
Start Working Drawings	6/1/2022	Award Construction Contract	5/15/2023			Equipment	\$ 2,580,000	\$ -	\$ -	\$ -
Complete Working Drawings	9/1/2022	Advertise Bid for Equipment	2/1/2024			Total Costs	\$ 77,258,433	\$ -	\$ -	\$ -
DSA Final Approval	3/1/2023	Complete Project	11/1/2024			% of SS Costs	100.00%	0.00%	SS Total	\$ 77,258,433

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
(Project Cost Estimate)

District: Compton Community College District
 College: Compton College
 Project Name: Student Housing Grant Proposal
 Prepared by: Gensler

Date Prepared: October 31, 2021
 Budget Ref. No.: _____
 CFIS Ref No.: _____
 Estimate CCI 7900 Budget CCI 7900
 Estimate EPI _____ Budget EPI _____

ITEM	Quantity	Unit	Unit Cost	Subtotals	Estimate Total 7900
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1. SITE ACQUISITION

A. Site Acquisition \$0

1. SITE ACQUISITION \$0

2. PRELIMINARY PLANS

A. Architectural Fee for Preliminary Plans

1. Architect fee for Schematic and Preliminary plans

New Construction	\$62,610,100	x	8.0%	x	35.0%	\$1,753,083
Reconstruction	\$0	x	10.0%	x	35.0%	\$0

B. Project Management Services

1. Project Administration/Management

\$62,610,100	x	1.0%	\$626,101
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C. Division of the State Architect Plan Check Fee

N

\$0

1. Structural Safety Fee

<input type="checkbox"/> Y	0.00765	x	\$0	\$0
	0.0054	x	\$0	\$0

2. Fire, Life Safety Fee

0.0030	x	\$0	\$0
0.0020	x	\$0	\$0
0.0010	x	\$0	\$0
0.0005	x	\$0	\$0
0.0001	x	\$0	\$0

3. Access Compliance Fee

0.0050	x	\$0	\$0
0.0025	x	\$0	\$0
0.0010	x	\$0	\$0
0.0008	x	\$0	\$0
0.0006	x	\$0	\$0
0.0004	x	\$0	\$0

D. Preliminary Test (Soils Tests & Geotechnical Report)

\$153,600

State Supportable

1. Geotechnical Reports	\$25,000
2. Topographic/Land Survey	\$15,000
3. California Geologic Hazard Fee	\$3,600
4. Soils Report	\$20,000
5. Hydrology Testing	\$15,000
6. CEQA (Environmental Drawings)	\$75,000

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
(Project Cost Estimate)

E. Other Costs (Special Consultants, Printing, Legal, Etc.)						\$180,000
State Supportable						
1.	SWPPP Consultant				\$15,000	
2.	Constructability Review Consultant				\$50,000	
3.	Acoustical Consultant				\$25,000	
4.	Security Lock Systems Consultant				\$10,000	
5.	Commissioning/Green Code Consultant				\$40,000	
6.	Elevator Consultant				\$20,000	
7.	Technology Consultant				\$20,000	
State Supportable						\$2,672,784
2.	PRELIMINARY PLANS					\$2,712,784
3.	WORKING DRAWINGS					
A. Architectural Fee for Working Drawings						
1. Architect fee for Working Drawings						
	New Construction	\$62,610,100	x	8.0%	x	40.0%
						\$2,003,523
	Reconstruction	\$0	x	10.0%	x	40.0%
						\$0
B. Project Management Services						
1. Project Administration/Management						
		\$62,610,100	x	0.0%		\$0
C. Division of the State Architect Plan Check Fee <input type="checkbox"/> y						
1. Structural Safety Fee						
	<input type="checkbox"/> y	0.00765	x	\$1,000,000		\$7,650
		0.0054	x	\$61,610,100		\$332,695
2. Fire, Life Safety Fee						
		0.0030	x	\$1,000,000		\$3,000
		0.0020	x	\$4,000,000		\$8,000
		0.0010	x	\$20,000,000		\$20,000
		0.0005	x	\$37,610,100		\$18,805
		0.0001	x	\$0		\$0
3. Access Compliance Fee						
		0.0050	x	\$500,000		\$2,500
		0.0025	x	\$1,500,000		\$3,750
		0.0010	x	\$23,000,000		\$23,000
		0.0008	x	\$25,000,000		\$20,000
		0.0006	x	\$12,610,100		\$7,566
		0.0004	x	\$0		\$0
D. Community Colleges Plan Check Fee						
1. Community Colleges Plan Check Fee (2/7 of 1% of Construction Cost)						
		0	x	1.0%	x	28.57%
						\$0
E. Other Costs (Special Consultants, Printing, Legal, Etc.)						\$25,000
State Supportable						
1.	Printing & Advertising				\$15,000	
2.	Legal Services				\$10,000	
3.	WORKING DRAWINGS					\$2,475,489

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
(Project Cost Estimate)

4. CONSTRUCTION - HARD COSTS

A. Utility Service - State Supportable

G30 Liquid and Gas Site Utilities	1	Lot	\$2,307,500.00	\$2,307,500
G40 Electrical Site Improvements	1	Lot	\$754,400.00	\$754,400

A. Utility Service **\$3,061,900**

B. Site Development - Service - State Supportable

G10 Site Preparation	1	Lot	\$514,800.00	\$514,800
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B. Site Development - Service **\$514,800**

C. Site Development - General - State Supportable

G20 Site Improvements	1	Lot	\$2,319,400.00	\$2,319,400
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C. Site Development - General **\$2,319,400**

D. Other Site Development - State Supportable

None	1	Lot	\$0.00	\$0
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D. Other Site Development **\$0**

E. Reconstruction **\$0**

F. New Construction - State Supportable

Room Description	Quantity		Cost	Total
A10 Foundations	1	Lot	\$1,625,600.00	\$1,625,600
A40 Slabs-On-Grade	1	Lot	\$46,400.00	\$46,400
B10 Superstructure	1	Lot	\$283,500.00	\$283,500
B20 Exterior Vertical Enclosures	1	Lot	\$3,156,000.00	\$3,156,000
B30 Exterior Horizontal Enclosures	1	Lot	\$666,500.00	\$666,500
C10 Interior Construction	1	Lot	\$1,290,000.00	\$1,290,000
C20 Interior Finishes	1	Lot	\$645,000.00	\$645,000
D10 Conveying	1	Lot	\$285,000.00	\$285,000
D20 Plumbing	1	Lot	\$2,193,000.00	\$2,193,000
D30 HVAC	1	Lot	\$1,591,000.00	\$1,591,000
D40 Fire Protection	1	Lot	\$688,000.00	\$688,000
D50 Electrical	1	Lot	\$1,397,500.00	\$1,397,500
D60 Communications	1	Lot	\$258,000.00	\$258,000
D70 Electronic Safety and Security	1	Lot	\$494,500.00	\$494,500
E10 Equipment	1	Lot	\$90,000.00	\$90,000
E20 Group I Equipment & Furnishings	1	Lot	\$17,130,000.00	\$17,130,000
Z10 General Requirements	1	Lot	\$4,664,100.00	\$4,664,100
				Total
				\$36,504,100

F. New Construction **\$36,504,100**

G. Board of Governor's Energy Policy Allowance

QUANTITIES AND UNIT COSTS SUPPORTING THE JCAF 32
(Project Cost Estimate)

State Supportable Energy Incentive (2% of New Building Costs)	\$0	x	2.0%	\$0
Total Energy Incentive (2% of New Building Costs)				\$0
State Supportable Energy Incentive (3% of Renovated Building Costs)	\$0	x	3.0%	\$0
Total Energy Incentive (3% of Renovated Building Costs)				\$0

State BoG Energy Allowance Total \$0

G. Board of Governor's Energy Policy Allowance \$0

H. Other - State Supportable

Construction Contingency	1	Ea.	\$4,240,100.00	\$4,240,100
GCs/Insurances/Fee	1	Ea.	\$7,957,000.00	\$7,957,000
Escalation to Midpoint per Clark Construction	1	Ea.	\$8,012,800.00	\$8,012,800

H. Other \$20,209,900

4. CONSTRUCTION - HARD COSTS	Lines 4.A. - H. Total Contract Costs:			\$62,610,100
5. CONTINGENCY				
A. Contingency - New Construction	\$62,610,100	x	5%	\$3,130,505
B. Contingency - Reconstruction	\$0	x	7%	\$0
5. CONTINGENCY				\$3,130,505
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT				
A. New Construction	\$62,610,100	x	8.0%	\$1,252,202
B. Reconstruction	\$0	x	10.0%	\$0
6. ARCHITECTURAL AND ENGINEERING OVERSIGHT				\$1,252,202
7. TESTS AND INSPECTIONS				
A. Tests	\$62,610,100	@	1.50%	\$939,152
B. DSA Inspections	18	mnths @	\$17,000	\$306,000
7. TESTS AND INSPECTIONS				\$1,245,152
8. CONSTRUCTION MANAGEMENT				
A. Construction Management	\$62,610,100	x	2.00%	\$1,252,202
8. CONSTRUCTION MANAGEMENT				\$1,252,202
9. TOTAL CONSTRUCTION (Items 4 through 8)				\$69,490,161
10. FURNITURE AND GROUP II EQUIPMENT				\$2,580,000
11. TOTAL PROJECT COST				\$77,258,433