

Construction Cost Updated: 10/09/25

Delivery Method: Design-Build

Budgeting - Expense Projections by FY and Calendar Year

Line #	Site Costs	City Hall Improvement	Jul-Dec 2025	Jan-Jun 2026	Jul-Dec 2026	Jan-Jun 2027	Jul-Dec 2027	Jan-Jun 2028	Jul-Dec 2028	Jan-Jun 2029	Jul-Dec 2029	Jan-Jun 2030
1	Surveying	\$159,352		\$79,676	\$79,676							
2	Site Support Costs (CEQA and Environmental Planning)											
3	Environmental Assessments, POESA/PEA Costs											
4	Hazardous Waste Removal (DTSC)											
5	DTSC Fees											
6	Geotechnical Surveys and Engineering	\$159,352		\$79,676	\$79,676							
	Planning Costs	2025 Costs	<i>Jul-Dec 2025</i>	<i>Jan-Jun 2026</i>	<i>Jul-Dec 2026</i>	<i>Jan-Jun 2027</i>	<i>Jul-Dec 2027</i>	<i>Jan-Jun 2028</i>	<i>Jul-Dec 2028</i>	<i>Jan-Jun 2029</i>	<i>Jul-Dec 2029</i>	<i>Jan-Jun 2030</i>
7	Legal Fees											
8	Bridging Architectural Fees	\$759,017	\$75,902	\$303,607	\$303,607	\$37,951	\$37,951					
9	City Permitting	\$637,407						\$318,704	\$318,704			
10	Preliminary Tests, Hazmat Testing	\$318,704		\$79,676	\$79,676	\$79,676	\$79,676					
11	Energy and Specialty Consultants	\$159,352		\$39,838	\$39,838	\$39,838	\$39,838					
12	Other Costs - Planning (Other Permits, Fees)	\$318,704		\$79,676	\$79,676	\$79,676	\$79,676					
	Construction Costs	2025 Costs	<i>Jul-Dec 2025</i>	<i>Jan-Jun 2026</i>	<i>Jul-Dec 2026</i>	<i>Jan-Jun 2027</i>	<i>Jul-Dec 2027</i>	<i>Jan-Jun 2028</i>	<i>Jul-Dec 2028</i>	<i>Jan-Jun 2029</i>	<i>Jul-Dec 2029</i>	<i>Jan-Jun 2030</i>
13	Main Construction Design-Build Contractor + 10% Change Order Contingency <i>\$28,973,046 Construction Cost Estimate - Oct 2025</i>	\$31,870,351						\$4,780,553	\$4,780,553	\$9,561,105	\$9,561,105	\$3,187,035
14	Construction Management Fees	\$2,230,925		\$55,773	\$55,773	\$111,546	\$111,546	\$167,319	\$167,319	\$669,277	\$669,277	\$223,092
15	Hazardous Waste Abatement	\$956,111						\$119,514	\$119,514	\$358,541	\$358,541	
16	Other Costs - Construction	\$956,111						\$119,514	\$119,514	\$358,541	\$358,541	
17	Interim Workplace Rental and/or Build	\$1,500,000				\$262,500	\$262,500	\$150,000	\$150,000	\$150,000	\$150,000	\$375,000

ATTACHMENT C

	Testing & Inspection Costs	2025 Costs	Jul-Dec 2025	Jan-Jun 2026	Jul-Dec 2026	Jan-Jun 2027	Jul-Dec 2027	Jan-Jun 2028	Jul-Dec 2028	Jan-Jun 2029	Jul-Dec 2029	Jan-Jun 2030
18	Construction Tests	\$318,704						\$47,806	\$47,806	\$95,611	\$95,611	\$31,870
19	Construction Inspections	\$637,407						\$95,611	\$95,611	\$191,222	\$191,222	\$63,741
20	Commissioning	\$637,407								\$111,546	\$111,546	\$414,315
	Furniture & Equipment Costs	2025 Costs	Jul-Dec 2025	Jan-Jun 2026	Jul-Dec 2026	Jan-Jun 2027	Jul-Dec 2027	Jan-Jun 2028	Jul-Dec 2028	Jan-Jun 2029	Jul-Dec 2029	Jan-Jun 2030
21	Standalone Furniture and Equipment	\$1,912,221								\$478,055	\$478,055	\$956,111
22	Audio Visual Equipment (<i>Escalated to 2029</i>)	\$1,147,333								\$286,833	\$286,833	\$573,666
	SUBTOTALS (no esc. or contingency)	\$44,678,458	\$75,902	\$717,922	\$717,922	\$611,187	\$611,187	\$5,799,021	\$5,799,021	\$12,260,731	\$12,260,731	\$5,824,830

			Jul-Dec 2025	Jan-Jun 2026	Jul-Dec 2026	Jan-Jun 2027	Jul-Dec 2027	Jan-Jun 2028	Jul-Dec 2028	Jan-Jun 2029	Jul-Dec 2029	Jan-Jun 2030
23	Escalation - 5% per Year, 20.71% Total to Mid-Point Construction	\$8,099,063						\$1,214,859	\$1,214,859	\$2,429,719	\$2,429,719	\$809,906
24	Project (Owner) Contingency (<i>for Unforeseen Items</i>)	\$1,593,518						\$79,676	\$79,676	\$717,083	\$717,083	
26	PROJECT TOTALS	\$54,371,039	\$75,902	\$717,922	\$717,922	\$611,187	\$611,187	\$7,093,556	\$7,093,556	\$15,407,533	\$15,407,533	\$6,634,736

		FY25-26		FY26-27		FY27-28		FY28-29		FY29-30	
Expenses by FY	\$54,371,039	\$793,824		\$1,329,109		\$7,704,743		\$22,501,089		\$22,042,269	
Expenses by Calendar year	\$54,371,039	\$75,902	\$1,435,844		\$1,222,374		\$14,187,112		\$30,815,066		\$6,634,736
		2025	2026		2027		2028		2029		2030

ATTACHMENT C

Construction Cost Updated: 10/09/25

Delivery Method: Design-Build

Budgeting - Encumbrance Projections by FY

Line #	Encumbrances/Contracts	2025 Costs	FY25-26	FY26-27	FY27-28	FY28-29	FY29-30
1	Surveying	\$159,352	\$159,352				
6	Geotechnical Surveys & Engineering	\$159,352	\$159,352				
8	Bridging Architectural Fees	\$759,017	\$759,017				
10	Preliminary Tests, Hazmat Testing	\$318,704	\$318,704				
11	Energy and Specialty Consultants	\$159,352	\$159,352				
14	Construction Management Fees	\$2,230,925		\$2,230,925			
9	City Permitting	\$637,407			\$637,407		
12	Other Costs - Planning (Other Permits, Fees)	\$318,704			\$318,704		
13	Main Construction Design-Build Contractor + 10% Change Order Contingency	\$31,870,351			\$31,870,351		
15	Hazardous Waste Abatement	\$956,111			\$956,111		
16	Other Costs - Construction	\$956,111			\$956,111		
17	Interim Workplace Rental and/or Build	\$1,500,000		\$1,500,000			
18	Construction Tests	\$318,704			\$318,704		
19	Construction Inspections	\$637,407				\$637,407	
20	Commissioning	\$637,407				\$637,407	
21	Standalone Furniture and	\$1,912,221				\$1,912,221	
22	Audio Visual Equipment	\$1,147,333				\$1,147,333	
25	Project (Owner) Contingency	\$1,593,518			\$1,593,518		
	SUBTOTAL	\$46,271,976	\$1,555,777	\$3,730,925	\$36,650,906	\$4,334,368	\$0
24	Escalation	\$8,099,063		\$93,273	\$7,322,694	\$683,096	
	TOTAL BY FY	\$54,371,039	\$1,555,777	\$3,824,198	\$43,973,600	\$5,017,464	\$0