

EXHIBIT D
BREAKDOWN OF PROJECT GMP
ORANGE COUNTY CIVIC CENTER - FACILITY STRATEGIC PLAN - PHASE 2B
DESIGN DEVELOPMENT, CD, AND CONSTRUCTION - BUILDING 14
Date: September 4, 2018

		September-18	
COMPONENT	Phase 2B Bldg 14	COMMENTS	
1 A/E SERVICES			
LPA Basic Fee - Programming and test fits	Excluded	In Phase A	
LPA Basic Fee - Schematic Design	In basic services		
LPA Basic Fee - Design Development	In basic services		
LPA Basic Fee - Construction Documents Basic Services	6,468,939	This includes 2nd 50% DD, all alternates, enhanced security	
LPA Fee on Enhanced Security	262,379		
LPA Basic Fee - Bidding	In basic services		
LPA Basic Fee - Construction Administration	In basic services		
LPA Design and Engineer offsite improvements	In basic services		
LPA Design and Engineer street improvements at CC and SA	In basic services		
LEED PROCESSING	In basic services		
Cost estimating	Excluded	In Phase A	
Design and Engineer Structured Cabling and Security	In basic services		
Design and Engineer AV systems	In basic services		
Acoustical Engineering	In basic services		
Enhanced security	In basic services		
Power to CC garage	In basic services		
Add perimeter fencing		In county finance section	
Physical models, fly through video, and VR	Excluded	In Phase A	
ALTA Survey of the entire superblock	0	By county	
Mapping of the entire superblock to create a new final tract map	Excluded	In Phase A	
FF&E Specs and Procurement	In basic services		
LPA Reimbursables 2%	134,626		
2 MISC CONSULTANTS			
Structural peer review	0	Excluded	
Commissioning, Enhanced Commissioning, and MEP peer	128,500	tk1sc proposal 7/26/18	
Security systems design (CCTV, access control, intrusion)	46,500	tk1sc proposal 7/26/18	
Roofing and waterproofing peer review	51,300	WJE proposal	
Dry utility coordination (telco, cable, ISP)	10,000	Coordinate new service from CATV	
Traffic Engineer	5,000	IBI budget	
ADA peer review	18,500	Afshan Afshar proposal including final inspection	
Misc added scope to be determined	50,000		
3 GEOTECHNICAL SERVICES			
Design Fee for completion of CD's, final reports	40,000		
4 CMAR Services			
Preconstruction services	293,000		
Base Project Construction Costs	153,725,952	Includes Owner Allowance of \$1,344,744 for Hearing Room AV	
Enhanced security	4,372,986		
Board hearing room	incl above		
Power to CC garage, <u>Alternate A</u>	incl above		
Demo/Abatement of Buildings 11, 12W, and 14	incl above		
CUF Steam and Chilled water valves and vaults	incl above		
Relocate Traffic Lights and crosswalks	incl above	At Civic Center Dr. only	
Site work at Building 14 lot and Building 12 lot	incl above		
Add 1/2" interior glass	58,489		
Roller shades in lieu of verticals at offices		In County finance section	
Add perimeter fencing		In County finance section	
Add one year digital storage of CCTV video		In County finance section	
5 TESTING AND INSPECTION			
Soils Testing (Geotechnical Inspections)	175,000	Leighton proposal	
Materials Testing (Deputy Inspections)	650,000	Twining proposal	

Roofing and waterproofing Inspections	35,000	Twining budget
Lead and asbestos abatement observation, testing, clearan	120,000	Budget from Citadel
Misc special inspections	20,000	
Curtainwall testing and inspections	75,000	
Independent arborist	5,000	
Archeo/Paleo site observation	50,000	
6 FIXTURES, FURNISHINGS, AND EQUIPMENT ALLOWANCE		
Interior Furniture (Desks, Chairs, Files, Appliances)	6,010,000	Owner's Allowance
Hearing Room furnishings	Incl	incl above
Site furnishings	Incl	incl above
7 UTILITY COMPANY CONNECTION SERVICES AND FEES		
Power, chilled water, hot water	0	
Cable TV	50,000	For extension from CC Drive
8 COUNTY, CITY, AND AGENCY FEES		
Development Impact Fees - City of Santa Ana	0	Not applicable
Development Impact Fees - County Agencies	0	Excluded, see recommended allowance below
School Facilities Fees	0	Not applicable
County Planning Dept processing fees	0	Not applicable
County Building Dept plan check and permit	0	Excluded, see recommended allowance below
City of Santa Ana public works fees	0	Excluded, see recommended allowance below
County Public Works Fees	0	Excluded, see recommended allowance below
City Police and fire fees	0	Excluded, see recommended allowance below
9 MISC CORPORATION COSTS		
Insurance - Liability	Excluded	Covered by general county liability policy
Builders Risk insurance	Above	Included in Construction cost
10 DEVELOPMENT AND CONSTRUCTION MANAGEMENT		
Legal	25,000	
Reimbursables	80,000	
Developer Contingency 2.5%	4,324,029	
Developer's Fixed Fee	6,826,824	
Developer's Fee on Enhanced Security and alternates	202,075	Based on 4.56% of AE and construction
Insurance 0.08%	1,474,513	
PHASE B BOND FINANCED TOTAL	185,788,613	

COUNTY FINANCED COMPONENTS		
Perimeter fence	887,833	
Roller shades	153,250	
Additional CCTV storage to one year	55,993	
Corporation Contingency	3,226,953	
PHASE B COUNTY FINANCED TOTAL	4,324,029	

DEVELOPER GMP TOTAL	190,112,642	
----------------------------	--------------------	--

EXCLUDED ITEMS TO BE SEPARATELY FUNDED BY COUNTY:

Development Impact Fees - County Agencies	620,000	
County Public Works Fees	15,000	
County Building Dept plan check and permit	900,000	
City of Santa Ana Public Works and fire Fees	120,000	
Move costs	250,000	Includes move planner and moving company
IT and Communications equipment, programming, and insta	TBD	By OCIT and departments
Total	1,905,000	

EXCLUDED FROM THE PROJECT (ALTERNATES NOT TAKEN)

Building 10 demo and parking
3rd stair to 6th floor
3rd stair to 2nd floor
Supervisor patio