

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Hugh R. Riley, Assistant City Manager 

DATE: May 10, 2010 (CC Meeting of 05/19/10)

SUBJECT: Consider Approval of Construction Plans and Specifications and Authorizing Staff to Obtain Construction Bids for the Ruben Castro Human Services Center Project

BACKGROUND

On January 19, 2004 the City Council awarded a contract to HMC Architects (HMC) for preparation of conceptual site and building design for the Ruben Castro Human Services Center (RCHSC). After the completion of these services, an agreement was approved with HMC to complete the total design of the building. On February 26, 2008, the Planning Commission recommended conditional approval of Commercial Planned Development Permit No. 2007-02 to the City Council. On May 21, 2008, the City Council approved Commercial Planned Development Permit No. 2007-02 with certain conditions. Staff has reviewed the conditions with the Project Team to insure that the project will be in compliance throughout construction.

The RCHSC project consists of two buildings totaling approximately 25,000 square feet (the Facility). Building A is 10,000 square feet and is designed to house non-emergency medical services. Building B is approximately 15,000 square feet and has been planned as an "Under-One-Roof" facility for various social services, educational uses, and charitable services. The construction plans and specifications have been completed and staff is prepared to request the City Council's approval to go to bid on the project. Sufficient funding is available for the construction of Building B and the project's site improvements from the 2006 Redevelopment Agency Tax Allocation Bond issue. As the project is now proposed, the County of Ventura will pay for the construction of Building A and approximately 40% of the site improvements, fees and temporary site utility costs.

The completed overall site plan and floor plans for the facility are provided as Attachment 1, Exhibit A. A full set of construction drawings will be available in the Council Conference Room on Friday, May 14. A presentation copy of Attachment 1-Exhibit A has been provided under separate cover.

CONSTRUCTION COST ESTIMATE

Based on the most recent construction cost estimates prepared by Barnhart Balfour Beatty, the City's Construction Management Consultant, the total project cost is \$12,308,419.72. The estimate from March 2009 puts the total project at \$14,602,435.41. A summary of the estimates made in September 2009 and in March 2009 are provided below. The estimates for the project include grading, parking, landscaping improvements, construction management, bidding costs, building permit and other associated development fees. The September estimates reflect more current costs being obtained in the present bidding climate. If the project can be bid in the next few months, the City believes the project can be delivered within this cost range.

Description	9-16-09	3-10-09
Building A Construction	\$ 4,271,963.56	\$ 5,056,100.39
Building B Construction	\$ 5,739,029.12	\$ 6,846,245.83
SUBTOTAL	\$10,010,992.68	\$11,902,346.22
Site Improvements	\$ 1,589,286.21	\$ 1,991,948.36
Temporary power water, site fencing, site security and builder's risk	\$ 178,696.35	\$ 178,696.35
TOTAL CONSTRUCTION	\$11,778,975.24	\$14,072,990.93
PERMIT & DEVELOPMENT FEES *		
Water & Sewer Electric Connection/ Capital Fees	\$ 80,151.00	\$ 80,151.00
Development & Facility Fees	\$ 449,293.48	\$ 449,293.48
SUBTOTAL FEES	\$ 529,444.48	\$ 529,444.48
TOTAL PROJECT COST	\$12,308,419.72	\$ 14,602,435.41

Note: Construction Cost details provided in Attachment 2, Exhibit B.

*** Development fee details are provided in Attachment 2, Exhibit C**

PROJECT FUNDING:

2006 Tax Increment Bonds	\$ 7,117,485.34	\$ 8,466,298.83
County of Ventura	\$ 5,190,934.38	\$ 6,136,136.58
TOTAL PROJECT FUNDING*	\$ 12,308,419.72	\$ 14,602,435.41

***Excludes Architectural Services**

The project will include an emergency power generator, switch gear and fuel supply with an cost of approximately \$200,000 to \$300,000. This cost has not been included in the construction estimates but will be added as an addendum during bidding after site location and design studies have been completed.

ARCHITECTURAL DESIGN COSTS

The City's Agreement for architectural design with HMC Architects as amended by the City Council in January 2010 totals \$1,236,654 in fees and reimbursable costs. Due to the delays to the project and changes in building occupants, the agreement was amended to provide additional design costs and expenses for meetings with participants, particularly to redesign Building A for Clinicas De Camino Real. However this redesign was not needed resulting in a credit to the total contact of approximately \$82,000. Subsequent design changes made as Building B tenants were finalized as well as the need for further design work to provide the facility with emergency power will require additional fees totaling approximately \$165,800. In addition, because of the delays to the project the Storm Water Pollution Prevention Plan will need to be revised. Barnhart Balfour Beatty also has and will incur additional costs to attend meetings involving various project participants, revise cost estimates and provide other related consulting services. These additional costs total \$27,744 and are not included in the above estimates. Together, additional design and construction management fees will increase the project's total cost to \$13,713,251 based on the September 2009 estimates.

FACILITY OCCUPANTS

During the protracted course of the project's development, staff has made offers to various social service providers to determine interest in renting space in the new RCHSC. Staff received favorable responses from Catholic Charities, Life Centers of Ventura County, First 5 Neighborhoods for Learning, Clinicas De Camino Real, a non-profit, non-emergency medical provider, the Ventura County Health Agency, and the Ventura County Human Services Department.

As a result of these offers and extensive subsequent negotiations, staff has developed Memorandums of Understanding (MOU) to secure commitments as follows:

- Cash Acquisition of Building A (Medical Clinic) by the County of Ventura (the County) for operation by the County Health Agency. The current County Family Medical Building in the Moorpark Town Canter on Moorpark Avenue will move to the new location. The County is planning to maintain its lease of the building at the Town Center as a 24-hour urgent care facility.
- Lease commitments from:
 1. Catholic Charities of LA- Ventura Region
 2. First Five Neighborhoods for Learning
 3. Interface Children and Family Services

4. Ventura County Human Services Agency

Most of the Agencies or organizations, with the exception of Ventura County, are dependent on donations and grants to provide their services. All of these agencies have verbally committed to the project. The basic terms of the MOUs are as follows:

BUILDING A (Medical Clinic)

Design and Construction of Building. The City will complete the design of the Building, and will also design the interior tenant improvements in accordance with the requirements of the County and in consultation with the County. The City will prepare a bid package for the entire facility after receiving the County's commitment to pay all costs of construction of Building A and its interior improvements, and including 40% of the costs for grading, parking, landscaping improvements, construction management, bidding costs, building permit and other associated development fees. The City will solicit bids for the construction of the facility including Building A. Upon receipt of all bids, the City will hold the bids for a period of 30 days in order to permit the County to provide the necessary construction funding. If the County does not approve the acceptance of the bid of the lowest responsible bidder, or if the necessary construction funding is not provided within the 30 day period, the City will reject all bids and the City and the County will be released of all further obligations respecting the construction of Building A and the ground leasing of the Land.

Construction Funding. The County will use its best efforts to obtain all necessary construction funding for Building A, as well as 40% of grading, parking, landscaping improvements, construction management, and bidding costs, building permit and all associated development fees. The MOU presented to the County included an estimate for a range of County costs between \$5,190,933.58 and \$6,136,135.27 based on the March 2009 and September 2009 Estimates. These costs are provided in Attachment 2, Exhibit A. County staff will be presenting the project to the Board of Supervisors in June during the County's Budget approval process. If the County's participation in the project is approved and the funding committed and deposited into a construction fund escrow within the 30 day period, and if the bid of the lowest responsible bidder has been approved by the County, then the City will award the construction contract to the lowest responsible bidder and proceed with the construction of the entire project including Building A. The proceeds of the construction funding held in the Escrow will be disbursed as construction on Building A progresses in accordance with progress payment procedures mutually acceptable to the City and the County. In addition, the costs of any change orders requested or approved by the County during construction will be paid by the County either from funds in the Escrow or, if there are insufficient funds in the Escrow, from the County's other funds.

Ground Leasing of Property. Upon the completion of construction of the Building and the payment of the costs of construction (and reimbursement of the City's costs as and to the extent provided in paragraph 4), the City will ground lease the Land to the County pursuant to a 55 year ground lease (the Ground Lease) at a rental of \$1 per year payable in advance. The use of the Ground Lease will be limited to the operation of a

medical clinic, and the use of the ground leased premises for any other purpose will be a default entitling the City to terminate the Ground Lease. During the term of the Ground Lease, the County will be the owner of the Building (but not the Land) and will operate and maintain the building. Upon the expiration or sooner termination of the term of the Ground Lease, all right, title and interest in and to the Building will revert to the City. In addition, the City and the County will enter into appropriate reciprocal easement and common area maintenance agreements affording the parties mutual rights of access, ingress and egress to and from each other's property for pedestrian and vehicular traffic, affording rights pertaining to utility installations and the like, and setting forth the obligations of the City to maintain the common areas of the Project and the obligation of the County to reimburse the City for the County's proportionate share of common area and parking area maintenance costs. The County's use of the Property will conform to all City codes and requirements concerning signage, maintenance, parking and exterior and interior use. The City Council must approve any naming of Building A.

BUILDING B (Under-One-Roof)

Ventura County- The City will lease space in Building B to the County. The space will consist of approximately 3,269 square feet of floor space and will be located in Lease Space C as generally depicted on Attachment 1, Exhibit.B. The initial term of the lease will be 10 years. The County will have 2 (two) five-year options to extend. Monthly rent for the Lease Space C will be \$1.35 per square foot during the first five years of the initial term and will be increased at a rate of 3% (three percent) each year during the remaining five years and for extended terms. The City, at its cost, will provide heating, ventilating and air conditioning, power, water, refuse collection and sewer service to the Leased Premises in quantities customary for normal office purposes and will provide for trash disposal. The County will be responsible to pay for its own janitorial services associated with the Lease Space C and for any services shared in common with other tenants of Building B. The County's use of the Lease Space C will include providing client intake and eligibility services for CalWORKS (Welfare to Work), State Nutrition (Food Stamps), Medi-Cal, CAPI (Cash Assistance Program for Immigrants), Healthy Families, and General Relief. A Job and Career Resources Center will provide career/employment guidance and counseling services along with access to computers with internet access, phone, fax, copy machine and printer for job hunting. The County use will also conform to all City codes and requirements concerning signage, maintenance, parking and exterior and interior use.

Catholic Charities- The City will lease space in Building B to Catholic Charities of Los Angeles- Ventura County Region whose current facility is located on the project site in a temporary building. The construction of the project will be phased so that Catholic Charities can vacate the temporary building and occupy the completed building. The temporary building site will then be completed as permanent parking for the facility. The space will consist of a total of approximately 5,393 square feet of floor space and will be located in Lease Space A-1 as generally depicted on attached Attachment 1, Exhibit B. The Lease Area includes 3,225 square feet of Office Space and 2,167 square feet of Warehouse Space. The initial term of the lease will be 3 (three) years. Catholic

Charities will have 2 (two) three-year options to extend. Monthly rent for the Leased Premises Office Space will be \$1.35 per square foot and \$0.40 per square foot for Warehouse Space during the first three years of the initial term and will be increased at a rate of 3% (three percent) each year during the extended terms. Catholic Charities will share certain space (conference room) with other tenants at mutually agreeable times. Payment for such shared space shall be by agreement between the parties.

The City, at its cost, will provide heating, ventilating and air conditioning, power, water and sewer service and solid waste collection to the Leased Premises in quantities customary for normal office purposes. Catholic Charities will be responsible to pay for its share of any services shared in common with other tenants of the Building. Catholic Charities' use of the Lease Space will include the continued operation of the Food Pantry and clothing distribution as well as other counseling and referral services to families and individuals in need. This use will also conform to all City codes and requirements concerning signage, maintenance, parking and exterior and interior use. Based on the City's Leasing Plan which includes Rent Credits for providing reception services and management of the Day Laborer site, the net annual lease obligation for Catholic Charities will be approximately \$23,410.

Catholic Charities' funding for staff costs and services in Moorpark has been largely limited to its allocation of Community Development Block Grant Funds in past years which has been \$14,000 of the City's typical annual CDBG Public Services Grant Allocation of approximately \$30,000. In light of recent changes to funding allocation guidelines issued by the County for the CDBG Program, staff is evaluating the option of using the City's Public Services Grant allocation as an additional operating subsidy for Building B in lieu of rent from Catholic Charities.

First Five- NFL- The City will lease space in the City Building to First 5 currently located at 61 High Street. The space will consist of approximately 3,208 square feet of floor space and will be located in Lease Space D as generally depicted on Attachment 1, Exhibit B. The initial term of the lease will be 3 (three) years. First 5 will have 2 (two) three-year options to extend. Monthly rent will be \$1.35 per square foot during the first three years of the initial term and will be increased at a rate of 3% (three percent) each year during the extended terms.

The City, at its cost, will provide heating, ventilating and air conditioning, power, water and sewer service and solid waste collection to the Leased Premises in quantities customary for normal office purposes. First 5 will be responsible to pay for its janitorial services and share any services shared in common with other tenants of Building B. First 5's use of the leased space will include the Learning Center, parenting and family activities and classes including arts and crafts. The lease also includes an outdoor play area of approximately 1,293 square feet that is not included in the space rental calculation. The use will also conform to all City codes and requirements concerning signage, maintenance, parking and exterior and interior use.

Interface Children and Family Services- The City will lease space in the City Building to Interface. The space will consist of approximately 1,761 square feet of floor space

and will be located in Lease Space B-1 and B-2 as generally depicted on Attachment 1, Exhibit B and 350 square feet of shared space. The initial term of the lease for the Leased Premises will be 3 (three) years. Interface will have 2 (two) three-year options to extend. Monthly rent for the Leased Premises will be \$1.35 per square foot during the first three years of the initial term and will be increased at a rate of 3% (three percent) each year during the extended terms.

The City, at its cost, will provide heating, ventilating and air conditioning, power, water and sewer service and solid waste collection to the Leased Premises in quantities customary for normal office purposes. Interface will be responsible to pay for its own janitorial service and for its share of any services shared in common with other tenants of the City Building. Interface's use of the Leased Premises will include providing comprehensive parenting services and related children's services and a 2.1.1. Program Call Center. Their use will also conform to all City codes and requirements concerning signage, maintenance, parking and exterior and interior use.

OPERATING AND MAINTENANCE COSTS- Building B

The City's original approach to the administration of the facility involved a citizen-based non-profit corporation, Community Care Services, Inc. (CCS). CCS's goal was to raise the necessary funding for operating the center in much the same way the Thousand Oaks Center is operated. Unfortunately this group, with all good intentions, did not stay together, leaving the City to find the necessary annual funding for the operation and maintenance of the facility.

Staff has prepared a Ten-Year Operating Cost Projection for Building B. (Attachment 3). The Leasing Plan for Building B (Attachment 4) will provide sufficient revenue to pay for the operation and maintenance of the building including building, grounds and pavement maintenance with allowances for utility cost increases, pavement resurfacing and major equipment replacement.

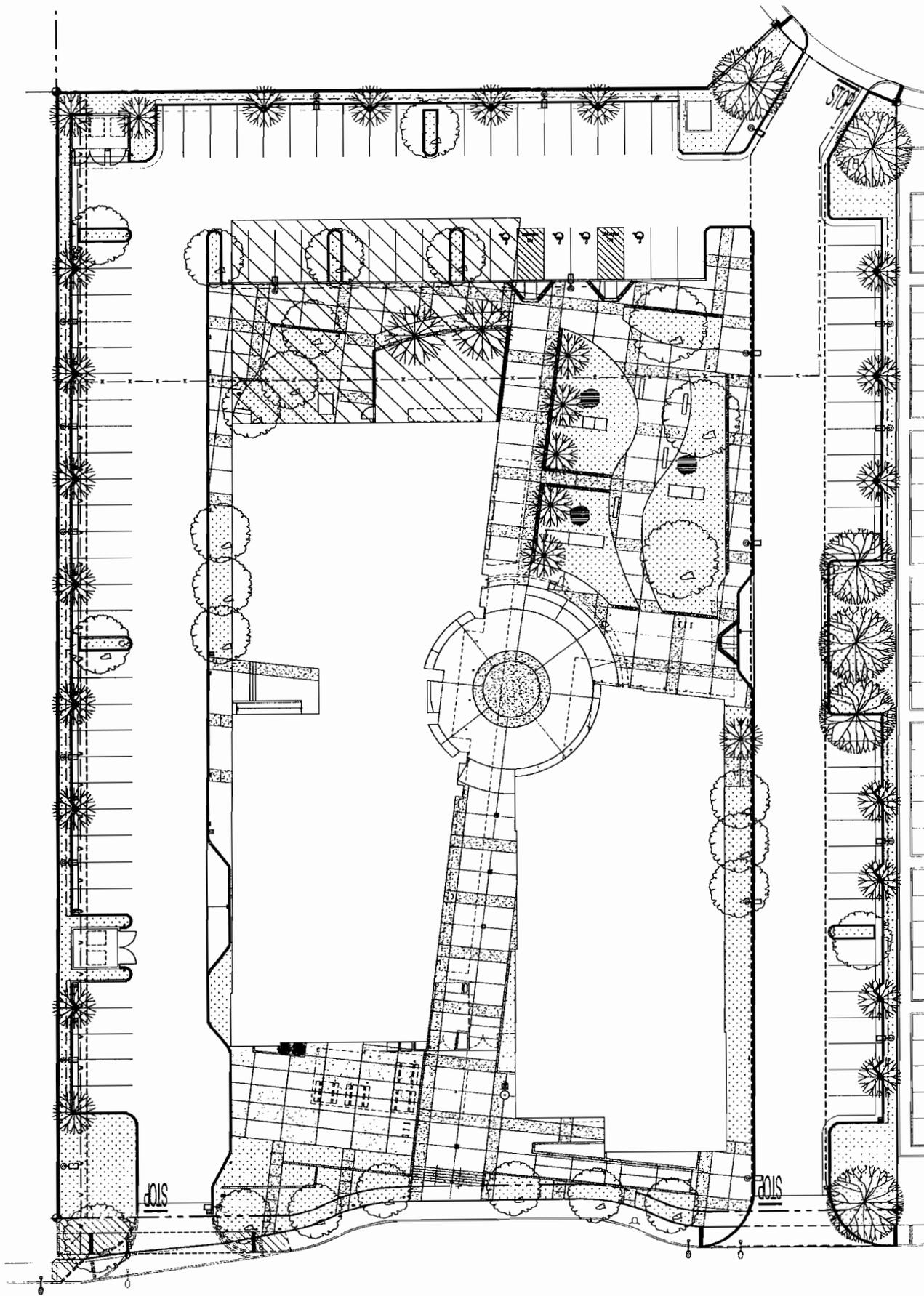
STAFF RECOMMENDATION:

Approve the plans and specifications for the subject project and authorize staff to advertise for construction bids upon receipt of signed Memorandums of Understanding from the County of Ventura and other project tenants.

ATTACHMENTS:

1. Site and Floor Plans and Lease Space Designations
2. Detailed Construction Estimates
3. Ten-Year Operating Cost Projection- Building B
4. Leasing Plan- Building B

A Project Presentation Report will be provided under separate cover.



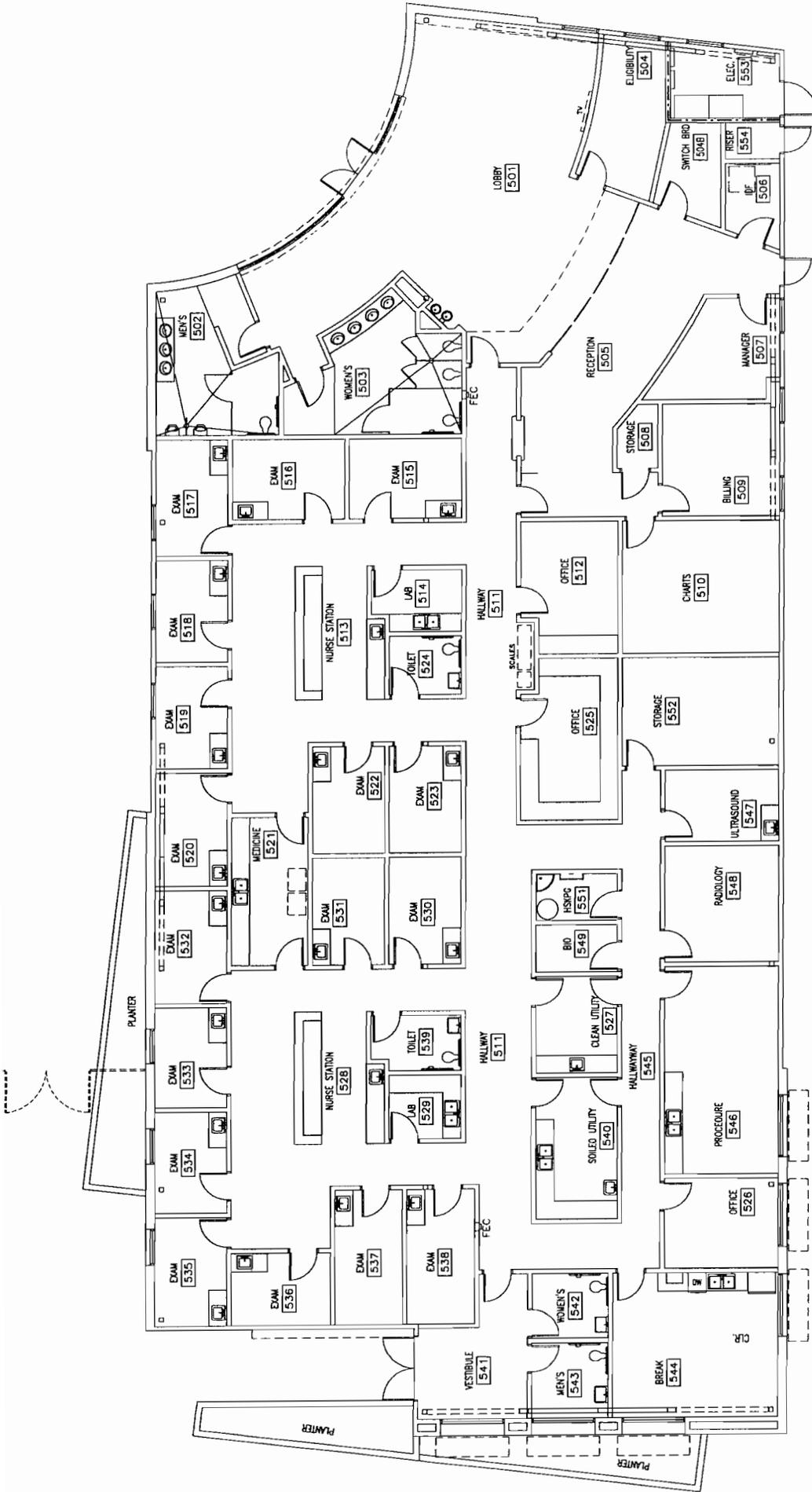
RUBEN CASTRO HUMAN SERVICES CENTER - SITE PLAN - ATTACHMENT 1A

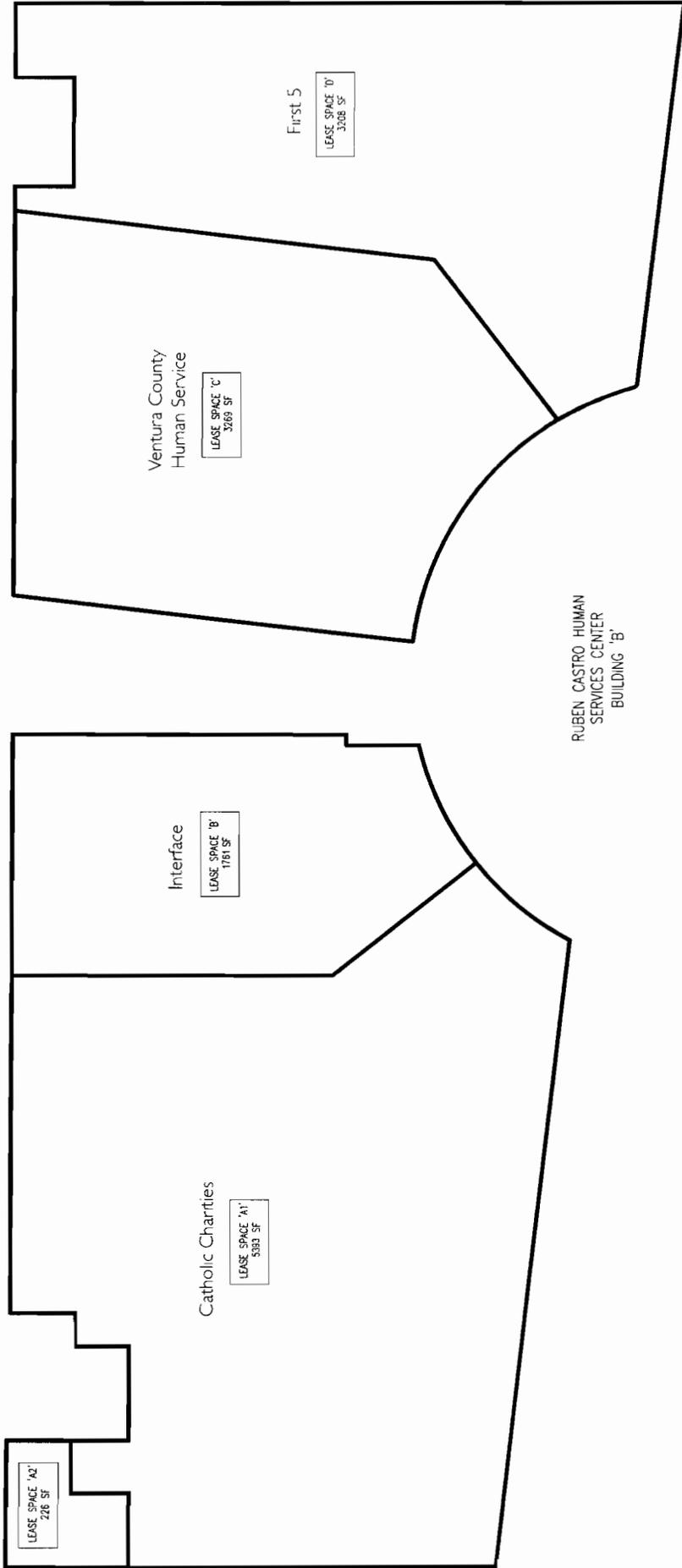
NTS

/ 05.19.2010

HMC Architects







ATTACHMENT 2- Exhibit A COUNTY COST ESTIMATE SUMMARY

A range of construction cost estimates for the Building and interior improvements including grading, parking, landscaping improvements, construction management, bidding costs, building permit and other associated development fees are provided below based on estimates prepared by Barnhart Balfour Beatty on March 10, 2009 and again on September 16, 2009. The September estimates reflect more current costs being obtained in the present bidding climate. The City believes the project can be delivered within this cost range:

Description	9-16-09	3-10-09
Building Construction	\$ 3,117,328.32	\$ 3,832,898.76
Building Interior Improvements	1,154,635.23	\$
1,223,201.63		
SUBTOTAL	\$ 4,271,963.55	\$ 5,056,100.39
Site Improvements (40%)	\$ 635,714.48	\$ 796,779.34
Temporary power water, site fencing, site security and builder's risk (40%)	\$ 71,478.54	\$ 71,478.54
TOTAL CONSTRUCTION	\$ 4,979,156.58	\$ 5,924,358..27
PERMIT & DEVELOPMENT FEES (40%):		
Water & Sewer Electric Connection/ Capital Fees	\$ 32,060.00	\$ 32,060.00
Development & Facility Fees	\$ 179,717.00	\$ 179,717.00
SUBTOTAL FEES	\$ 211,777.00	\$ 211,777.00
TOTAL COST TO COUNTY	\$ 5,190,933.58	\$ 6,136,135.27

Note: Cost details provided on succeeding pages

Barnhart Balfour Beatty
Preliminary Estimate Based on Building Department Submittal Drawings, dated 2/4/09 for
RUBEN CASTRO HUMAN SERVICES CENTER
Moorpark, Ca
September 16, 2009

	DESCRIPTION	BLDG A	BLDG A TENANT IMPROVEMENT	SITE	
		TOTAL	TOTAL	QTY	TOTAL
1	SUMMARY:				
2	General Conditions	\$156,450.11	\$57,947.96		\$79,761.89
3	Bid Package #1 Surveying	\$2,044.00	\$0.00		\$6,000.00
4	Bid Package #2 Grading and Paving	\$0.00	\$0.00		\$274,697.50
5	Bid Package #3 Landscaping and Irrigation	\$0.00	\$0.00		\$87,861.00
6	Bid Package #4 Site Utilities and Building Plumbing	\$78,023.40	\$125,000.00		\$130,640.00
7	Bid Package #5 Concrete, CMU, Site Furnishings	\$526,141.50	\$48.00		\$781,467.20
8	Bid Package #6 Structural Steel and Miscellaneous Metals, Metal Decking, Fence and Gates-Ornamental Metal	\$766,040.00	\$0.00		\$50,000.00
9	Bid Package #7 Rough Carpentry	\$0.00	\$7,665.00		\$0.00
10	Bid Package #8 Finish Carpentry, Casework	\$0.00	\$61,575.00		\$0.00
11	Bid Package #9 Roofing	\$67,760.00	\$0.00		\$0.00
12	Bid Package #10 Sheet Metal Roofing, Sheet Metal, Skylights and Roof Accessories	\$43,978.00	\$0.00		\$16,326.00
13	Bid Package #11 Glass and Glazing, Aluminum Frames, Storefronts	\$86,850.00	\$0.00		\$0.00
14	Bid Package #12 Finishes	\$349,929.50	\$718,415.05		\$0.00
15	Bid Package #13 Flooring	\$0.00	\$40,518.95		\$0.00
16	Bid Package #14 Specialties	\$0.00	\$27,926.20		\$3,500.00
17	Bid Package #15 HVAC and Fire Protection	\$339,815.00	\$0.00		\$0.00
18	Bid Package #16 Electrical	\$388,360.00	\$0.00		\$0.00
19					
20	DIRECT COSTS	\$2,805,391.51	\$1,039,096.16		\$1,430,253.59
21	ESCALATION 0%	\$0.00	\$0.00		\$0.00
22	SUBTOTAL	\$2,805,391.51	\$1,039,096.16		\$1,430,253.59
23	CONSTRUCTION CONTINGENCY 2%	\$56,107.83	\$20,781.92		\$28,605.07
24	OWNER'S CONTINGENCY 3%	\$84,161.75	\$31,172.88		\$42,907.61
25	SUBTOTAL	\$2,945,661.09	\$1,091,050.97		\$1,501,766.27
26	PROJECT SPECIFIC LIABILITY INSURANCE .75%	\$22,092.46	\$8,182.88		\$11,263.25
27	COC INSURANCE (\$84,503 IF REQUIRED)	\$0.00	\$0.00		\$0.00
28	SUBTOTAL	\$2,967,753.54	\$1,099,233.85		\$1,513,029.52
29	CONSTRUCTION MANAGEMENT FEE 4%	\$118,710.14	\$43,969.35		\$60,521.18
30	SUBTOTAL	\$3,086,463.69	\$1,143,203.20		\$1,573,550.70
31	PAYMENT & PERFORMANCE BOND 1%	\$30,864.64	\$11,432.03		\$15,735.51
32					
33	TOTAL	\$3,117,328.32	\$1,154,635.23		\$1,589,286.21
	Adjustments	none	none	40%	\$635,714.48
	Temporary Water				\$7,875.00
	Temporary Power				\$20,602.05
	Temporary Fencing				\$4,090.80
	Site Security				\$92,104.95
	Builder's Risk				\$54,023.55
	Subtotal				\$178,696.35
	Adjustment			40%	\$71,478.54
34	TOTAL BUILDING A AND 40% OF SITE				\$4,978,156.58

Barnhart Balfour Beatty
Preliminary Estimate Based on Building Department Submittal Drawings, dated 2/4/09 for
RUBEN CASTRO HUMAN SERVICES CENTER
Moorpark, Ca
March 10, 2009

	DESCRIPTION	BLDG A	BLOG A TENANT IMPROVEMENT	SITE	
		TOTAL	TOTAL	QTY	TOTAL
1	SUMMARY:				
2	General Conditions	\$160,602.61	\$51,253.47		\$83,464.79
3	Bid Package #1 Surveying	\$2,044.00	\$0.00		\$6,000.00
4	Bid Package #2 Grading and Paving	\$0.00	\$0.00		\$421,272.50
5	Bid Package #3 Landscaping and Irrigation	\$0.00	\$0.00		\$88,290.00
6	Bid Package #4 Site Utilities and Building Plumbing	\$78,023.40	\$125,000.00		\$219,005.00
7	Bid Package #5 Concrete, CMU, Site Furnishings	\$526,141.50	\$48.00		\$781,467.20
8	Bid Package #6 Structural Steel and Miscellaneous Metals, Metal Decking, Fence and Gates-Ornamental Metal	\$1,018,160.00	\$0.00		\$79,750.00
9	Bid Package #7 Rough Carpentry	\$0.00	\$7,665.00		\$0.00
10	Bid Package #8 Finish Carpentry, Casework	\$0.00	\$61,575.00		\$0.00
11	Bid Package #9 Roofing	\$117,040.00	\$0.00		\$0.00
12	Bid Package #10 Sheet Metal Roofing, Sheet Metal, Skylights and Roof Accessories	\$43,978.00	\$0.00		\$16,326.00
13	Bid Package #11 Glass and Glazing, Aluminum Frames, Storefronts	\$86,850.00	\$0.00		\$0.00
14	Bid Package #12 Finishes	\$349,929.50	\$729,369.70		\$0.00
15	Bid Package #13 Flooring	\$0.00	\$40,518.95		\$0.00
16	Bid Package #14 Specialties	\$0.00	\$27,926.20		\$3,500.00
17	Bid Package #15 HVAC and Fire Protection	\$380,695.00	\$0.00		\$0.00
18	Bid Package #16 Electrical	\$505,890.00	\$0.00		\$0.00
19					
20	DIRECT COSTS	\$3,269,354.01	\$1,043,356.32		\$1,699,075.49
21	ESCALATION 3%	\$98,080.62	\$31,300.69		\$50,972.26
22	SUBTOTAL	\$3,367,434.63	\$1,074,657.01		\$1,750,047.76
23	CONSTRUCTION CONTINGENCY 3.5%	\$117,860.21	\$37,613.00		\$61,251.67
24	OWNER'S CONTINGENCY 3%	\$101,023.04	\$32,239.71		\$52,501.43
25	SUBTOTAL	\$3,586,317.88	\$1,144,509.72		\$1,863,800.86
26	PROJECT SPECIFIC LIABILITY INSURANCE 75%	\$26,897.38	\$8,583.82		\$13,978.51
27	COC INSURANCE (\$84,503 IF REQUIRED)	\$0.00	\$0.00		\$0.00
28	SUBTOTAL	\$3,613,215.27	\$1,153,093.54		\$1,877,779.37
29	CONSTRUCTION MANAGEMENT FEE 4%	\$144,528.61	\$46,123.74		\$75,111.17
30	SUBTOTAL	\$3,757,743.88	\$1,199,217.28		\$1,952,890.55
31	PAYMENT & PERFORMANCE BOND 2%	\$75,154.88	\$23,984.35		\$39,057.81
32					
33	TOTAL	\$3,832,898.76	\$1,223,201.63		\$1,991,948.36
	Adjustments	none	none	40%	\$796,779.34
	Temporary Water				\$7,875.00
	Temporary Power				\$20,602.05
	Temporary Fencing				\$4,090.80
	Site Security				\$92,104.95
	Builder's Risk				\$54,023.55
	Subtotal				\$178,696.35
	Adjustment			40%	\$71,478.54
34	TOTAL BUILDING A AND 40% OF SITE				\$5,924,358.27

ATTACHMENT 2 - EXHIBIT B

Barnhart Balfour Beatty

Preliminary Estimate Based on Building Department Submittal Drawings, dated 2/4/09 for
RUBEN CASTRO HUMAN SERVICES CENTER
 Moorpark, Ca
 September 16, 2009

DESCRIPTION	TOTAL COST	BLDG A COST TOTAL		SITE & BLDG B COST TOTAL		BLDG A		BLDG A TENANT IMPROVEMENT		SITE		BLDG B		BLDG B TENANT IMPROVEMENT	
		BLDG A COST TOTAL	SITE & BLDG B COST TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL
SUMMARY:															
1 General Conditions	\$582,186.00	\$214,398.07	\$367,787.93				\$156,450.11		\$57,947.95		\$78,761.89		\$225,906.63		\$62,116.41
2 Bid Package #1 Surveying	\$11,314.80	\$2,044.00	\$9,270.80				\$2,044.00		\$0.00		\$9,000.00		\$3,270.80		\$0.00
3 Bid Package #2 Grading and Paving	\$274,697.50	\$0.00	\$274,697.50				\$0.00		\$0.00		\$274,697.50		\$0.00		\$0.00
4 Bid Package #3 Landscaping and Irrigation	\$87,681.00	\$0.00	\$87,681.00				\$0.00		\$0.00		\$87,681.00		\$0.00		\$0.00
5 Bid Package #4 Site Utilities and Building Plumbing	\$510,207.00	\$203,023.40	\$307,183.60				\$76,023.40		\$125,000.00		\$130,840.00		\$119,043.80		\$57,500.00
6 Bid Package #5 Concrete, CMU, Site Furnishings	\$2,076,511.95	\$528,169.50	\$1,550,322.45				\$528,141.50		\$48.00		\$781,467.20		\$787,275.25		\$976.00
7 Bid Package #6 Structural Steel and Miscellaneous Metals, Metal Decking, Fence and Gates-Ornamental Metal	\$1,853,733.00	\$768,040.00	\$1,087,693.00				\$768,040.00		\$0.00		\$50,000.00		\$1,037,693.00		\$0.00
8 Bid Package #7 Rough Carpentry	\$18,930.50	\$7,665.00	\$12,265.50				\$0.00		\$7,665.00		\$0.00		\$0.00		\$12,265.50
9 Bid Package #8 Finish Carpentry, Casework	\$90,400.00	\$81,675.00	\$28,925.00				\$0.00		\$81,675.00		\$0.00		\$0.00		\$28,925.00
10 Bid Package #9 Roofing	\$181,007.00	\$67,760.00	\$93,247.00				\$67,760.00		\$0.00		\$0.00		\$63,247.00		\$0.00
11 Bid Package #10 Sheet Metal Roofing, Sheet Metal, Skylights and Roof Accessories	\$165,148.40	\$43,976.00	\$121,170.40				\$43,976.00		\$0.00		\$16,326.00		\$104,844.40		\$0.00
12 Bid Package #11 Glass and Glazing, Aluminum Frames, Storefronts	\$222,000.00	\$86,850.00	\$135,150.00				\$86,850.00		\$0.00		\$0.00		\$135,150.00		\$0.00
13 Bid Package #12 Finishes	\$2,317,763.15	\$1,086,344.55	\$1,249,408.60				\$349,826.50		\$718,415.05		\$0.00		\$388,647.50		\$660,761.10
14 Bid Package #13 Flooring	\$89,863.80	\$40,518.95	\$59,434.85				\$0.00		\$40,518.95		\$0.00		\$0.00		\$59,434.85

DESCRIPTION	TOTAL COST	BLDG A COST TOTAL		SITE & BLDG B COST TOTAL		BLDG A		BLDG A TENANT IMPROVEMENT		SITE		BLDG B		BLDG B TENANT IMPROVEMENT	
			QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY
16 Bid Package #14 Specialties	\$73,390.34		\$27,928.20	\$45,464.14			\$0.00	\$27,928.20		\$3,500.00			\$10,000.00		\$31,964.14
17 Bid Package #15 HVAC and Fire Protection	\$883,586.50		\$339,815.00	\$543,770.50			\$339,815.00	\$0.00	\$0.00		\$0.00		\$543,770.50		\$0.00
18 Bid Package #16 Electrical	\$1,009,812.00		\$388,380.00	\$621,452.00			\$388,380.00	\$0.00	\$0.00		\$0.00		\$621,452.00		\$0.00
19															
20 DIRECT COSTS	\$10,439,491.94		\$3,844,487.67	\$6,595,004.27			\$2,805,391.51	\$1,039,098.16		\$1,430,259.59			\$4,050,907.68		\$1,113,843.00
21 ESCALATION 0%	\$0.00		\$0.00	\$0.00			\$0.00	\$0.00		\$0.00			\$0.00		\$0.00
22 SUBTOTAL	\$10,439,491.94		\$3,844,487.67	\$6,595,004.27			\$2,805,391.51	\$1,039,098.16		\$1,430,259.59			\$4,050,907.68		\$1,113,843.00
23 CONSTRUCTION CONTINGENCY 2%	\$208,789.84		\$78,669.75	\$131,800.09			\$58,107.83	\$20,791.92		\$28,606.07			\$81,018.15		\$22,278.86
24 OWNERS CONTINGENCY 3%	\$313,184.76		\$115,334.63	\$187,850.13			\$94,161.75	\$31,172.88		\$42,907.61			\$121,327.23		\$33,415.29
25 SUBTOTAL	\$10,961,466.54		\$4,036,712.05	\$6,924,754.49			\$2,945,681.09	\$1,091,050.97		\$1,501,766.27			\$4,263,483.06		\$1,169,636.15
26 PROJECT SPECIFIC LIABILITY INSURANCE 75%	\$82,211.00		\$30,275.34	\$51,935.66			\$22,092.48	\$8,182.86		\$11,263.25			\$31,800.90		\$6,771.51
27 COC INSURANCE (\$94,603 IF REQUIRED)	\$0.00		\$0.00	\$0.00			\$0.00	\$0.00		\$0.00			\$0.00		\$0.00
28 SUBTOTAL	\$11,043,677.53		\$4,066,987.39	\$6,976,690.14			\$2,967,773.54	\$1,099,233.83		\$1,513,029.52			\$4,295,383.96		\$1,176,306.67
29 CONSTRUCTION MANAGEMENT FEE 4%	\$441,747.10		\$162,676.50	\$279,070.60			\$118,710.14	\$43,889.35		\$60,591.18			\$171,414.16		\$47,132.87
30 SUBTOTAL	\$11,485,424.64		\$4,229,663.89	\$7,255,760.75			\$3,086,483.69	\$1,143,203.20		\$1,573,620.70			\$4,466,798.12		\$1,225,439.53
31 PAYMENT & PERFORMANCE BOND 1%	\$114,854.25		\$42,286.67	\$72,567.58			\$30,884.64	\$11,432.03		\$15,735.51			\$44,587.68		\$12,254.39
32															
33 TOTAL	\$11,600,278.88		\$4,271,953.56	\$7,328,315.33			\$3,117,328.32	\$1,154,635.23		\$1,589,286.21			\$4,501,335.80		\$1,237,693.32
Temporary Water	\$7,875.00														
Temporary Power	\$20,602.05														
Temporary Fencing	\$4,090.80														
Site Security	\$92,104.95														
Builder's Risk	\$54,023.55														
Subtotal	\$179,696.35														
GRAND TOTAL	\$11,779,975.23														

ATTACHMENT 2 - EXHIBIT B

Barnhart Balfour Beatty

Preliminary Estimate Based on Building Department Submittal Drawings, dated 2/4/09 for
RUBEN CASTRO HUMAN SERVICES CENTER
 Moorpark, Ca
 March 10, 2009

LINE NO.	DESCRIPTION	TOTAL COST	BLDG A COST		SITE & BLDG B COST TOTAL		BLDG A		BLDG A TENANT IMPROVEMENT		SITE		BLDG B		BLDG B TENANT IMPROVEMENT		
			BLDG A COST TOTAL	SITE & BLDG B COST TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY
1	SUMMARY:																
2	General Conditions	\$582,186.00	\$211,856.09	\$370,329.91				\$160,602.81	\$51,253.47		\$83,464.79		\$231,856.05			\$55,006.07	
3	Bld Package #1 Surveying	\$11,314.80	\$2,044.00	\$9,270.80				\$2,044.00	\$0.00		\$6,000.00		\$3,270.80			\$0.00	
4	Bld Package #2 Grading and Paving	\$421,272.50	\$0.00	\$421,272.50				\$0.00	\$0.00		\$421,272.50		\$0.00			\$0.00	
5	Bld Package #3 Landscaping and Irrigation	\$88,280.00	\$0.00	\$88,280.00				\$0.00	\$0.00		\$88,280.00		\$0.00			\$0.00	
6	Bld Package #4 Site Utilities and Building Plumbing	\$586,572.00	\$203,023.40	\$383,548.60				\$76,023.40	\$125,000.00		\$215,000.00		\$119,043.80			\$57,500.00	
7	Bld Package #5 Concrete, CMU, Site Furnishings	\$2,076,511.95	\$628,189.50	\$1,448,322.45				\$528,141.50	\$48.00		\$761,487.20		\$737,879.25			\$78.00	
8	Bld Package #6 Structural Steel and Miscellaneous Metals, Metal Decking, Fence and Gates-Ornamental Metal	\$2,477,349.50	\$1,018,180.00	\$1,459,169.50				\$1,018,180.00	\$0.00		\$75,760.00		\$1,379,439.50			\$0.00	
9	Bld Package #7 Rough Carpentry	\$19,830.50	\$7,665.00	\$12,165.50				\$0.00	\$7,665.00		\$0.00		\$0.00			\$12,265.50	
10	Bld Package #8 Finish Carpentry, Casework	\$90,400.00	\$61,575.00	\$28,825.00				\$0.00	\$61,575.00		\$0.00		\$0.00			\$28,825.00	
11	Bld Package #9 Roofing	\$278,103.00	\$117,040.00	\$161,063.00				\$117,040.00	\$0.00		\$0.00		\$161,063.00			\$0.00	
12	Bld Package #10 Sheet Metal Roofing, Sheet Metal, Skylights and Roof Accessories	\$185,146.40	\$49,978.00	\$121,170.40				\$49,978.00	\$0.00		\$18,328.00		\$104,844.40			\$0.00	
13	Bld Package #11 Glass and Glazing, Aluminum Frames, Storefronts	\$222,000.00	\$88,860.00	\$135,150.00				\$88,860.00	\$0.00		\$0.00		\$135,150.00			\$0.00	
14	Bld Package #12 Finishes	\$2,341,722.20	\$1,079,299.20	\$1,262,423.00				\$349,999.50	\$729,389.70		\$0.00		\$386,647.50			\$873,775.50	
15	Bld Package #13 Flooring	\$99,653.80	\$40,518.85	\$59,434.85				\$0.00	\$40,518.85		\$0.00		\$0.00			\$59,434.85	

	DESCRIPTION	TOTAL COST	BLDG A COST TOTAL		SITE & BLDG B COST TOTAL		BLDG A		BLDG A TENANT IMPROVEMENT		SITE		BLDG B		BLDG B TENANT IMPROVEMENT	
			QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL
16	Bld Package #14 Specialties	\$73,390.34		\$27,926.20	\$45,464.14		\$0.00			\$27,926.20				\$10,000.00		\$31,984.14
17	Bld Package #15 HVAC and Fire Protection	\$869,681.50		\$360,695.00	\$609,186.50					\$0.00				\$609,186.50		\$0.00
18	Bld Package #16 Electrical	\$1,315,413.00		\$505,690.00	\$809,623.00					\$0.00				\$809,523.00		\$0.00
19																
20	DIRECT COSTS	\$11,651,439.49	\$4,312,710.34	\$7,638,729.15						\$1,043,355.32				\$4,719,908.60		\$1,119,747.05
21	ESCALATION 3%	\$55,543.18	\$126,381.31	\$226,161.67						\$31,300.89				\$141,187.20		\$33,592.41
22	SUBTOTAL	\$12,209,992.67	\$4,442,091.65	\$7,764,891.03						\$1,074,657.01				\$4,861,093.80		\$1,153,339.47
23	CONSTRUCTION CONTINGENCY 3.5%	\$427,244.38	\$195,473.21	\$271,771.19						\$37,613.00				\$170,182.63		\$40,366.68
24	OWNERS CONTINGENCY 3%	\$66,209.48	\$133,282.76	\$222,646.73						\$32,239.71				\$145,845.11		\$34,600.18
25	SUBTOTAL	\$13,000,438.55	\$4,730,827.60	\$8,269,608.94						\$1,144,509.72				\$5,177,501.55		\$1,228,306.53
26	COG INSURANCE (\$84,503 IF REQUIRED)	\$7,503.27	\$35,481.21	\$82,022.07						\$6,563.82				\$39,831.26		\$9,212.30
27	PROJECT SPECIFIC LIABILITY INSURANCE .75%	\$0.00	\$0.00	\$0.00						\$0.00				\$0.00		\$0.00
28	SUBTOTAL	\$13,007,939.82	\$4,766,308.81	\$8,331,631.01						\$1,153,093.54				\$5,216,332.81		\$1,237,518.83
29	CONSTRUCTION MANAGEMENT FEE 4%	\$523,917.99	\$190,659.35	\$333,258.24						\$44,123.74				\$208,653.31		\$48,600.75
30	SUBTOTAL	\$13,531,857.41	\$4,956,968.16	\$8,564,886.25						\$1,199,217.28				\$5,424,986.12		\$1,287,119.58
31	PAYMENT & PERFORMANCE BOND 2%	\$272,457.15	\$99,138.22	\$173,287.63						\$23,964.35				\$108,499.72		\$25,740.39
32																
33	TOTAL	\$13,804,294.56	\$5,056,100.39	\$8,638,194.18						\$1,223,201.63				\$5,533,485.65		\$1,312,759.98
	Temporary Water	\$7,875.00														
	Temporary Power	\$20,602.05														
	Temporary Fencing	\$4,090.80														
	Site Security	\$69,104.95														
	Builder's Risk	\$54,023.55														
	Subtotal	\$178,696.35														
	GRAND TOTAL	\$14,072,990.91														

**ATTACHMENT 2
EXHIBIT C**

**BUILDING AND PERMIT FEES
DETAIL SHEET**

<u>CITY PLANNING AND BUILDING FEES</u>	<u>FEE AMOUNT</u>
Planning/Zoning	\$ 18,000.00
Landscape Review	\$ 1,000.00
Lighting Review	\$ 1,000.00
Parks	\$ 13,167.50
Traffic System Management	\$ 16,591.05
Citywide Traffic Mitigation	\$ 97,214.58
LA Ave. AOC	\$ 108,855.33
Art in Public Places	\$ 133,638.50
Electronic Conversion	\$ 300.00
Intersection Improvement: Spring/High and Spring/Los Angeles	\$ 14,520.00
Fire Protection Facilities Fee	\$ 12,904.15
Police Facilities Fee	\$ 15,801.00
Library Facilities Fee	\$ 9,743.95
Tree and Landscape Fee	\$ 1,316.75
County TMF	\$ 5,240.67
SUBTOTAL	\$ 449,293.48
<u>OTHER AGENCY PERMIT FEES</u>	
VC Water and Sanitation - Water Meter	\$ 21,131.00
VC Water and Sanitation - Sewer Connection	\$ 36,963.00
Calleguas Municipal Water District - Capital Fee	\$ 19,557.00
Southern California Edison Connection Fees	\$ 2,500.00
SUBTOTAL	\$ 80,151.00

Note: Some fees may be adjusted when building permit is issued.

Attachment 3

Ruben Castro Human Service Center Estimated Annual Operating Budget Building B

	Annual Cost Year 1	Annual Cost Year 2	Annual Cost Year 3	Annual Cost Year 4	Annual Cost Year 5	Annual Cost Year 6	Annual Cost Year 7	Annual Cost Year 8	Annual Cost Year 9	Annual Cost Year 10	Percent Increase
Staffing Cost											
On Site Staff											
Managing Staff											
Utilities											
Water (Building)	5,000	5,300	5,618	5,955	6,312	6,691	7,093	7,518	7,969	8,447	6%
Water (Irrigation) *	1,500	1,590	1,685	1,787	1,894	2,007	2,128	2,255	2,391	2,534	6%
Electric/Gas (Building)	35,000	36,400	37,856	39,370	40,945	42,583	44,286	46,058	47,900	49,816	4%
Electric (On Site) *	6,000	6,240	6,490	6,749	7,019	7,300	7,592	7,896	8,211	8,540	4%
T1 Line	400	412	424	437	450	464	478	492	507	522	3%
Maintenance											
Interior	18,000	18,900	19,845	20,837	21,879	22,973	24,122	25,328	26,594	27,924	5%
Landscaping *	5,760	6,048	6,350	6,668	7,001	7,351	7,719	8,105	8,510	8,936	5%
Trash Service											
Trash *	11,520	11,866	12,222	12,588	12,966	13,355	13,755	14,168	14,593	15,031	3%
Alarm											
Fire/Burglary	12,000	12,120	12,241	12,364	12,487	12,612	12,738	12,866	12,994	13,124	1%
Building											
Repair/Replacement	11,119	11,119	11,119	11,119	11,119	11,119	11,119	11,119	11,119	11,119	0%
TOTAL ANNUAL COST	106,299	109,994	113,850	117,874	122,073	126,455	131,029	135,804	140,788	145,993	
TOTAL ANNUAL REVENUE	159,707	159,707	159,707	162,909	166,209	171,195	176,331	181,621	187,069	192,681	3%

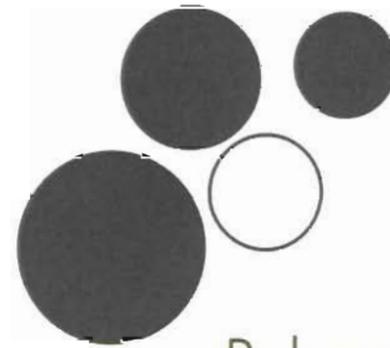
* Prorated share

Attachment 4

Tenant/ Building	Square Footage	Total Rent Per Sq. Ft.	Rent Per Sq. Ft.	Subsidized Amount Per Sq. Ft.	Monthly Rent (tenant)	Annual Rent (tenant)	Monthly Subsidized Rent	Annual Subsidized Rent	Comments
County HAS	3,269	1.35	1.35		\$4,413	\$52,958	\$0.00	\$0.00	
SUB TOTAL	3,269				\$4,413	\$52,958	\$0.00	\$0.00	
Catholic Charities Warehouse	2,168	0.4	0.40	0	\$867	\$10,406	\$0.00	\$0.00	City to pay CC \$40 per day to manage day laborer area for HSC (M-F) = Annual Rent Credit of \$10,400
Catholic Charities Office	3225	1.35	1.35	0	\$4,354	\$52,245	\$0.00	\$0.00	City to pay CC \$100 per day to man reception area for HSC (M-F) = Annual Rent Credit of \$26,000; remaining \$23,410 would be paid by CDBG funds
SUB TOTAL	5,393				\$5,221	\$62,651	\$0.00	\$0.00	
Interface	1761	1.35	1.35	0	\$2,377	\$28,528	\$0.00	\$0.00	
SUB TOTAL	1761				\$2,377	\$28,528	\$0.00	\$0.00	
First Five	3,208	1.35	1.35	0	\$4,331	\$51,970	\$0.00	\$0.00	
Total Rental					\$16,342	\$196,107	\$0	\$0	

	\$ 196,107 Total Annual Revenue
	\$ 36,400 CC Rent Credit
	\$ 159,707 Net Annual Revenue

ITEM 9.B.



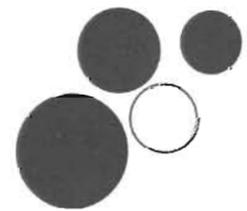
City of Moorpark

Ruben Castro Human Services Center

Design Package

May 19, 2010

HMC
ARCHITECTS



Project Overview

Project Description

The new Ruben Castro Human Services Center provides a new public services complex to the growing needs of the local Moorpark community, offering educational and health related counseling services in it's new two building 25,000 SF. Campus Facility. The 2.5 acre parcel adjacent to the recently opened police station marries the new center with a modernist view of the California mission style, while incorporating green architecture for the benefit of users and patients. The project includes Medical, Dental, Counseling, Educational, and Charitable services offices and enhances the services component of the City while creating a momentum for private business to invest and develop in the downtown area.

Design Features

A number of design issues came into play in the development of the Human Services Center that influenced the design direction.

- Integration of the design to the new police center but with more refined elevations.
- Creating a park like setting with convenient vehicular access.
- The use of the "Savings by Design" process using the "Systems Approach" to reduce the overall building energy usage by maximizing the efficiency of the interaction of the mechanical and lighting systems.
- The incorporation of a Day Labor component to the North West portion of the building to handle the issues of providing services and support facilities for short term labor workers.
- The allowance for future expansion of the planned facilities.

The design uses protected exterior circulation around a central breezeway to reduce the heating and cooling requirements of the building while at the same time providing shaded arcades for the interior glazing areas. Extensive and intelligent use of landscaping will provide shading for the user and glazing. The plaza hardscape area is broken and interspersed with landscaped areas to soften the feel, reduce heat gain and aid in the percolation of run-off. Utilization of landscape and lighter paving colors will reduce heat islands and solar gain at parking and pedestrian walkways.

Building Materials

The buildings will be primarily steel frame structures with an exterior plaster finish with block, cast stone, steel and wood trellis arcades and deep recessed window elements. Various types of stucco will be used to emphasize building elements. The design incorporates the use of some skylighting to bring natural lighting into some of the tenant spaces. Roofs will be flat with parapets sized to conceal rooftop mounted mechanical equipment.





Community Profile

Location

Conveniently located in the southeastern part of Ventura County just 50 miles northwest of downtown Los Angeles, Moorpark sits in a rich agricultural region near the communities of Simi Valley and Thousand Oaks.

History

In 1887, Robert W. Poindexter was granted title to the present site of Moorpark. He named the City after the Moorpark apricot which grew throughout the valley. Poindexter platted Moorpark city streets and planted Pepper trees in the downtown area.

City Incorporation

Moorpark incorporated in July 1983, and contains 12.44 square miles.

Population (2006)

35,801

Education

The Moorpark Unified School District encompasses 6 elementary schools, 2 middle schools, 1 high school, 1 continuation school and the high school at Moorpark College. Moorpark is well known for its quality education. The Academic Decathlon Team received the National Championship Title in 1999 and 2003. They also received the State and Division 1 National Championship Titles in 2002.

Moorpark takes pride in an exceptional unified school district, a quality educational system comprised of teachers, administrators, and parents who understand what is necessary to prepare our children to meet the exciting challenges of the new century.

Nearby universities within an easy commute from Moorpark include California Lutheran University, California State University at Northridge and California State University at Channel Islands.



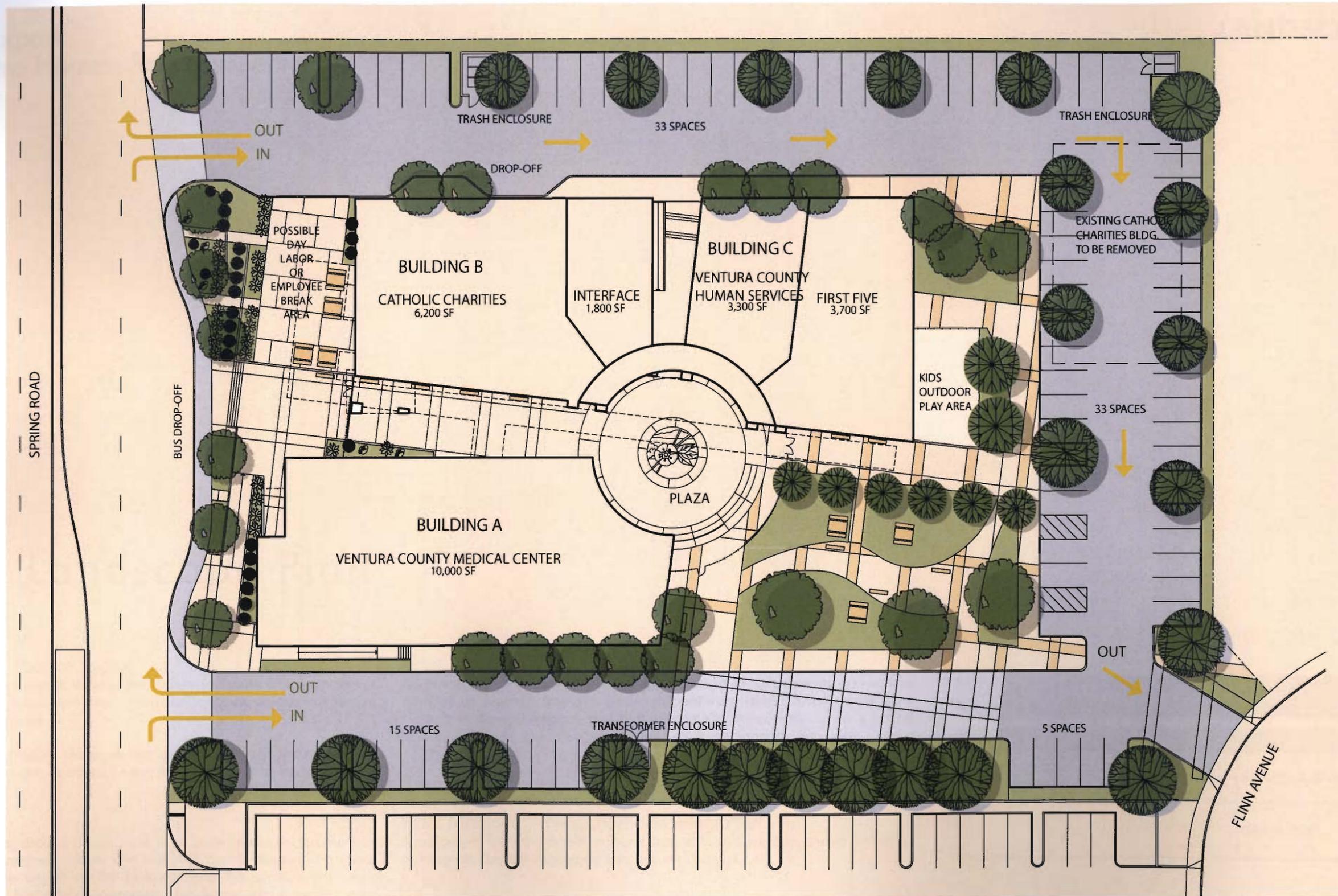
Code Analysis			
Occupancy	Group	2 Means of Egress	Occupant Load
Offices	B	30 Occupants	100 SF/Person
Medical Office	B	10 Occupants	240 SF/Person
Types of Construction	Type V Non-Rated	Any material allowed by Code	
Location on the Property	Buildings are separated by an assumed property line between them Opening shall be protected less than 10 feet and not allowed less than 5 feet		
Allowable Floor Area	From Table 5B	Building A	Building B
Buildings	Allowable	8,000 SF	8,000 SF
	Actual	9,795 SF	13,980 SF
Increase for Fire Sprinklers	300% per Sec. 505..3	24,000 SF	24,000 SF
Allowable Height/Stories	From Table 5B	Allowed	Proposed
		(2) Stories	(1) Story

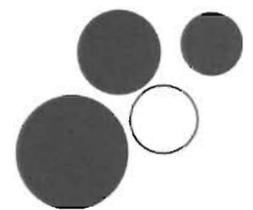
Site Summary		
Total Proposed Building Area		25,000 SF
Building A	10,000 SF	
Building B	15,000 SF	
Total Site Area		112,750 SF
Total Landscape Area		24,114 SF
Total Hardscape Area		16,264 SF
Total Parking Paved Area		72,180 SF
Landscape Required For Site	10% minimum	11,275 SF
Required Parking Stalls		83
25,000 SF (Total Building Area) / 300 SF		
Total Proposed Parking Stalls for Site		88



Site Plan

The 2.5 acre parcel, measuring approximately 260 ft. x 400 ft, rises 5 feet in elevation across the site. The design will utilize this natural height feature to create optimum pad heights and produce the best possible drainage flows away from the buildings.





Landscape Plan

Function (Active / Passive Space)

The sites plant material blends textures and colors to create visual harmonies that emphasize focal points, reinforce orientation, circulation, and encourage both active and passive use.

The curving walkways through the south east green offers users the opportunity to gather informally under deciduous trees that allow sun in the winter and shade in the summer.

Aesthetic Value

All trees, shrubs, vines, ground covers, and lawn have been selected for their colorful and textural aesthetic value. The Windmill Palms, planted in a linear arrangement echo the angles of the buildings and the surrounding linear patterned hardscape. A variety of evergreen, deciduous, and flowering trees ensures year-round interest and change. Flowering shrubs and perennials also add a continuous cycle of color to the landscape.

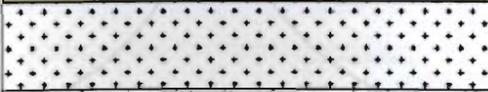
Plant Materials – Climatic Compatibility

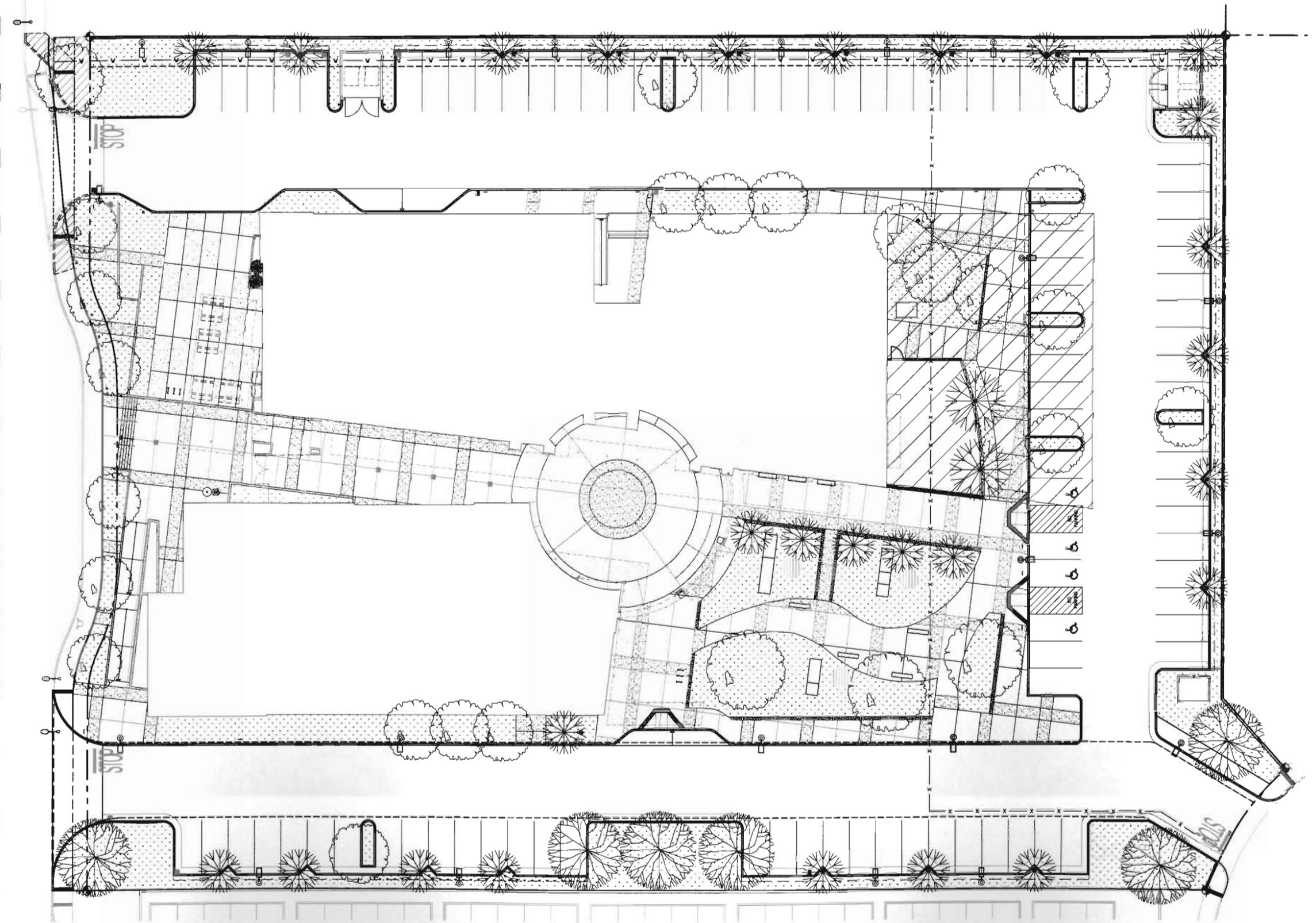
All plants are grouped in hydro-zones according to water needs and will be irrigated on separate valves to ensure efficient water usage. Much of the plant material is drought-tolerant, and is appropriate to this climate. Lawn is limited to a small specific area designed to be used and enjoyed by the users.

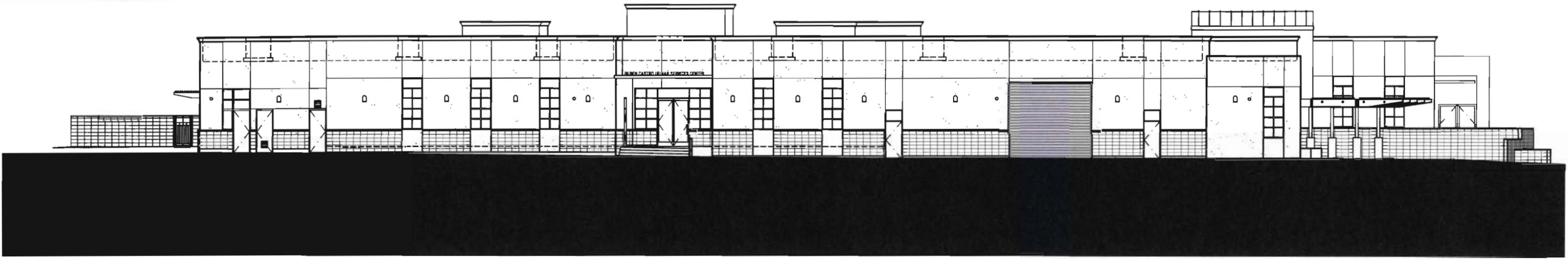
Plant Materials – Neighborhood Integration

A majority of the plant palette is found around the adjacent properties and helps to integrate the new landscape into its surroundings.

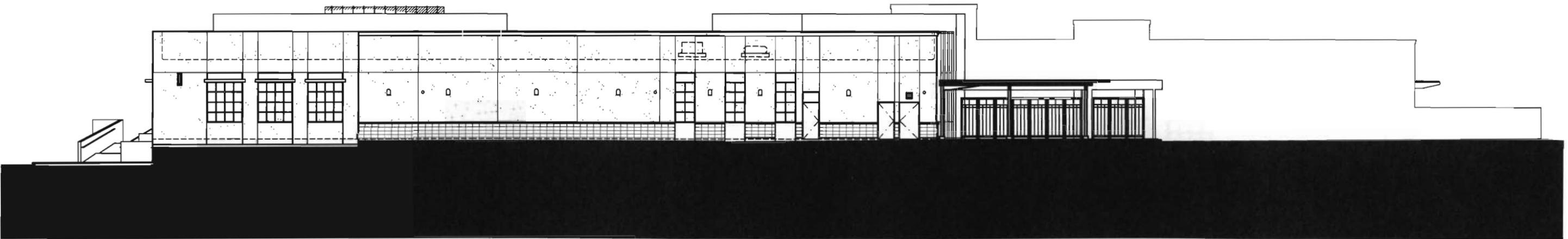
Shrubs and Ground Cover Legend

SYMBOL	
	SHRUBS & GROUND COVERS
	GRASS: SOD



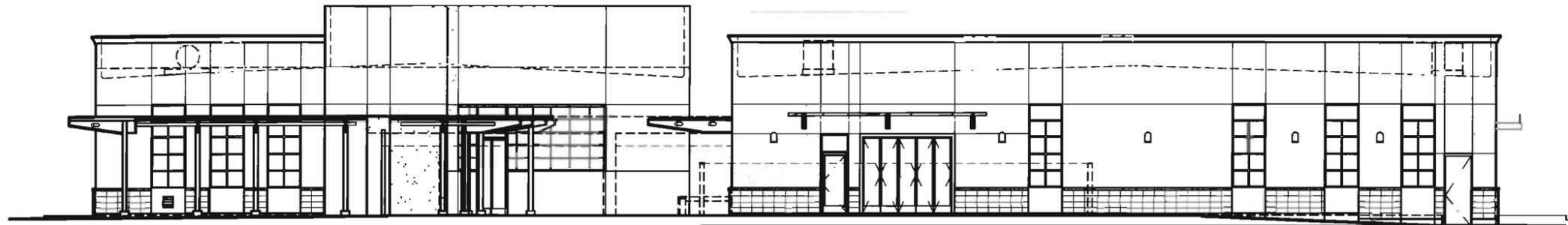


North Elevation



South Elevation

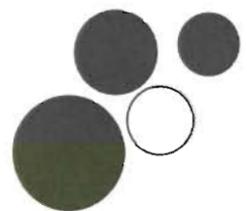




East Elevation



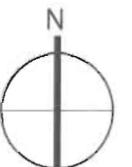
West Elevation

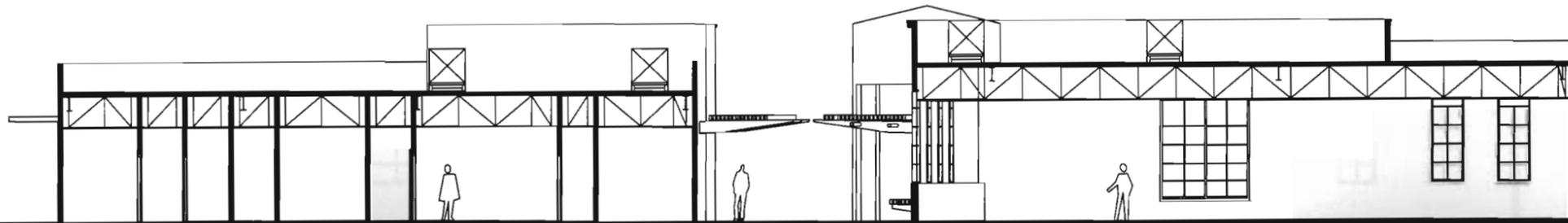


Elevations



HMC
ARCHITECTS

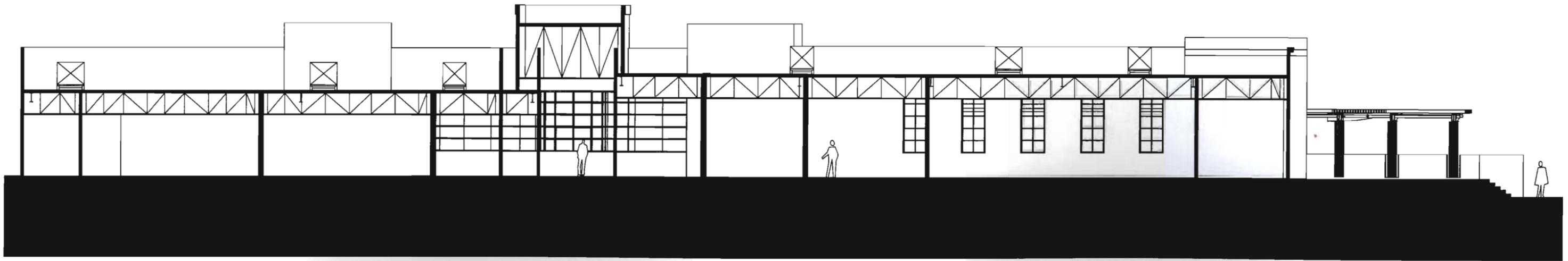




Sections

Transverse Section





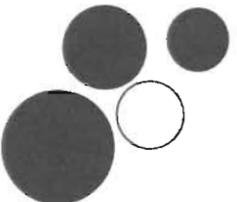
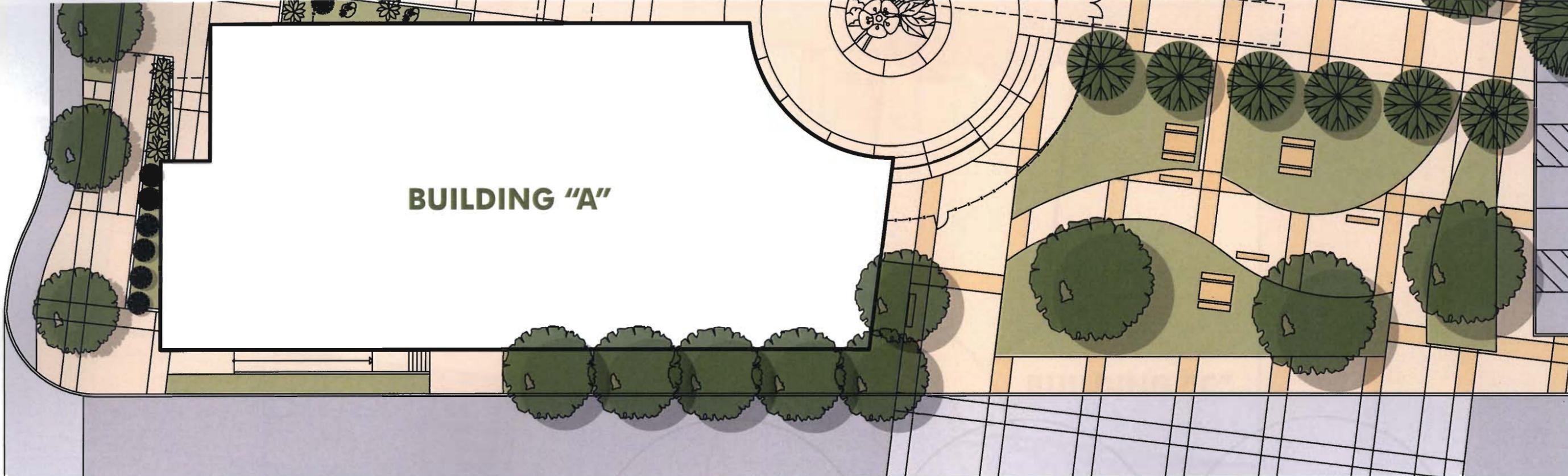
Longitudinal Section



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ARCHITECTS



City of Moorpark
Ruben Castro Human Services Center

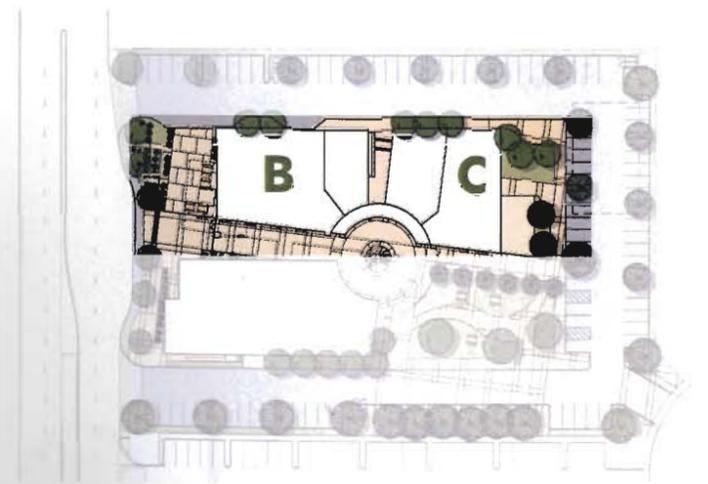
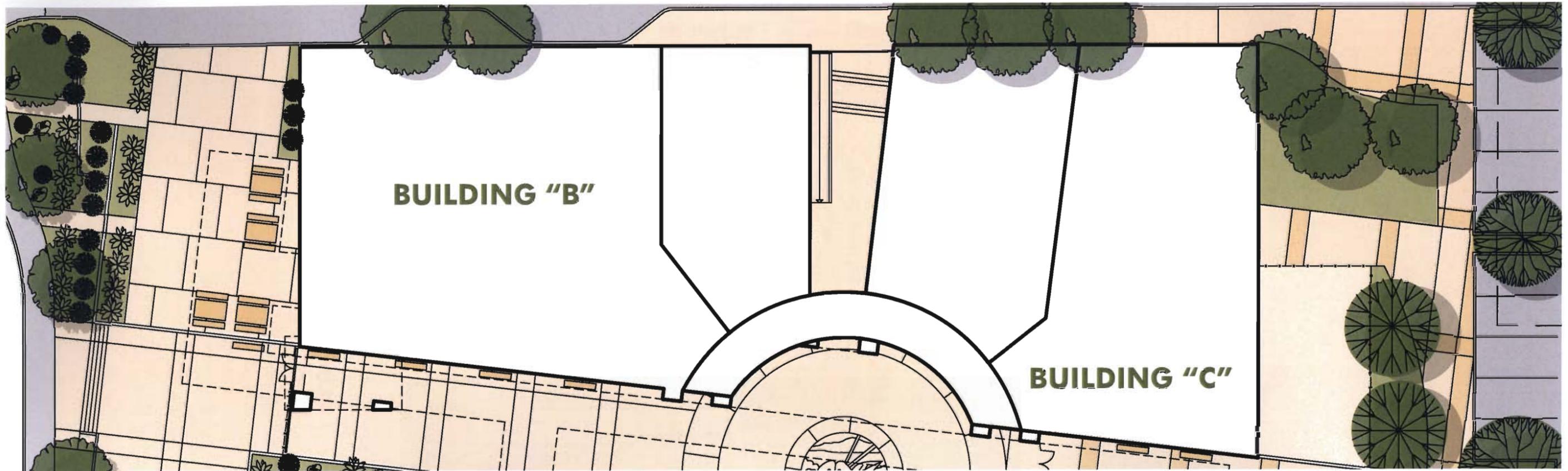


Building Plans

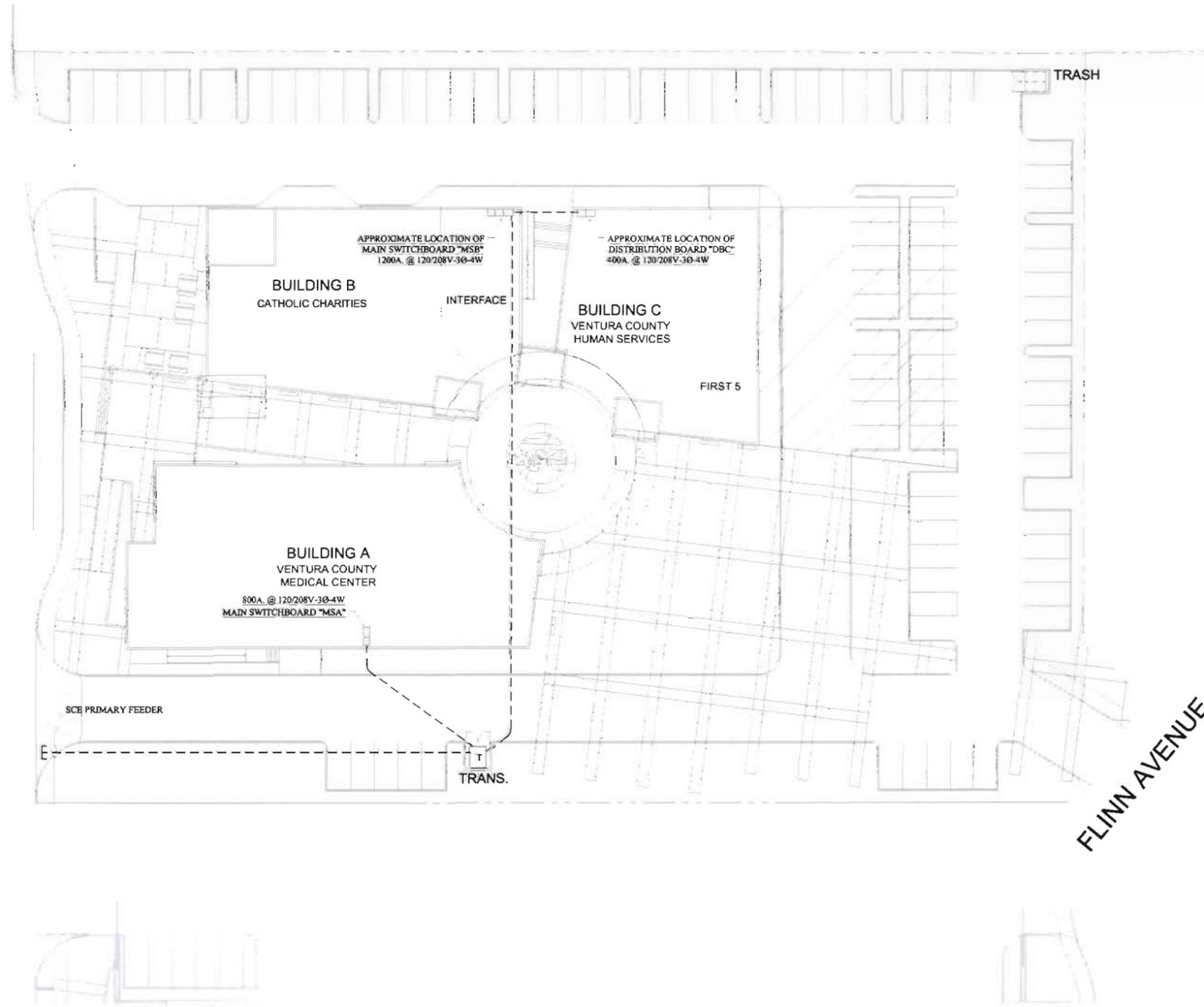
The design utilizes the sites 400 foot depth to orient both buildings in the longitudinal axis. The buildings are separated by a shared plaza, surrounded by the vehicular circulation pattern and buffered by landscape.

The central plaza feature provides the main pedestrian circulation while creating a park-like atmosphere with its varied landscaping and bench rest areas. The trellis arcade shades the buildings and encourages air movement through the plaza.





SPRING ROAD

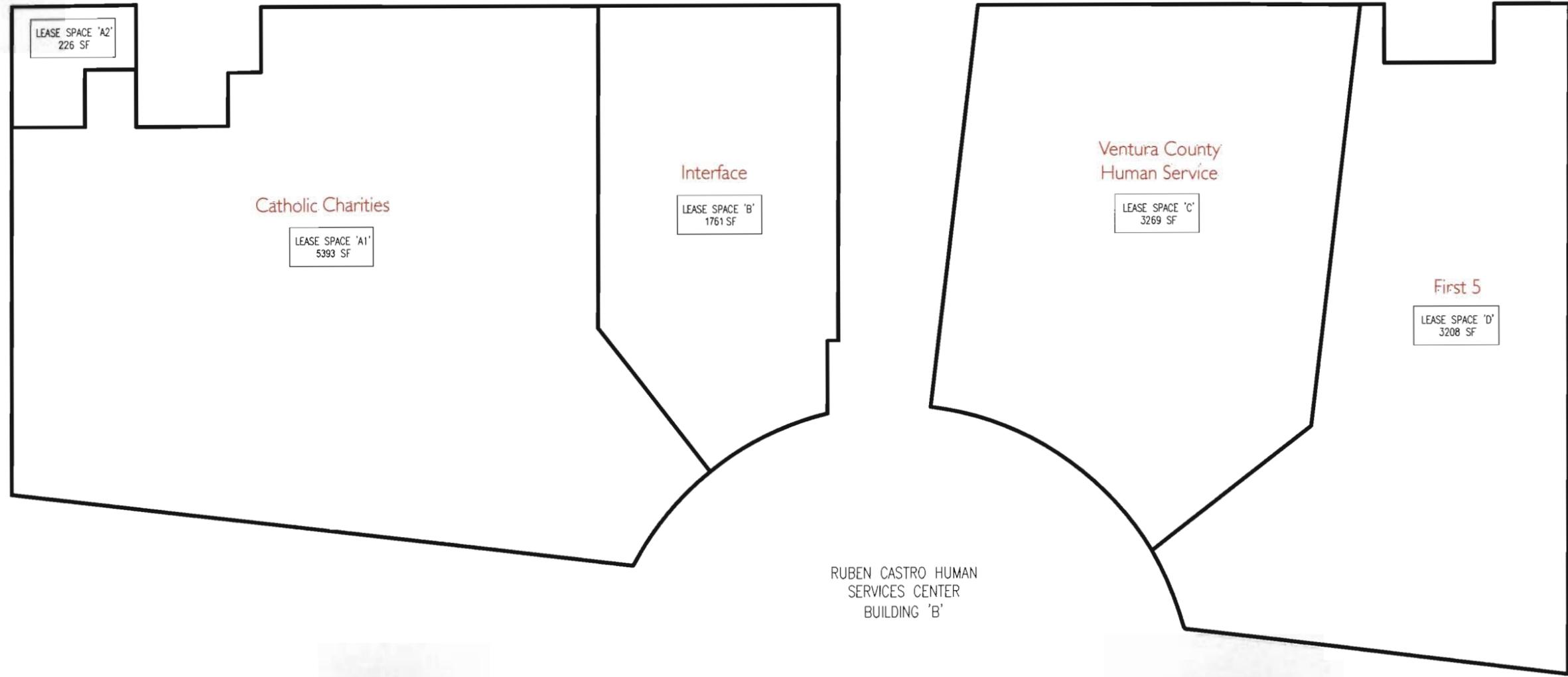


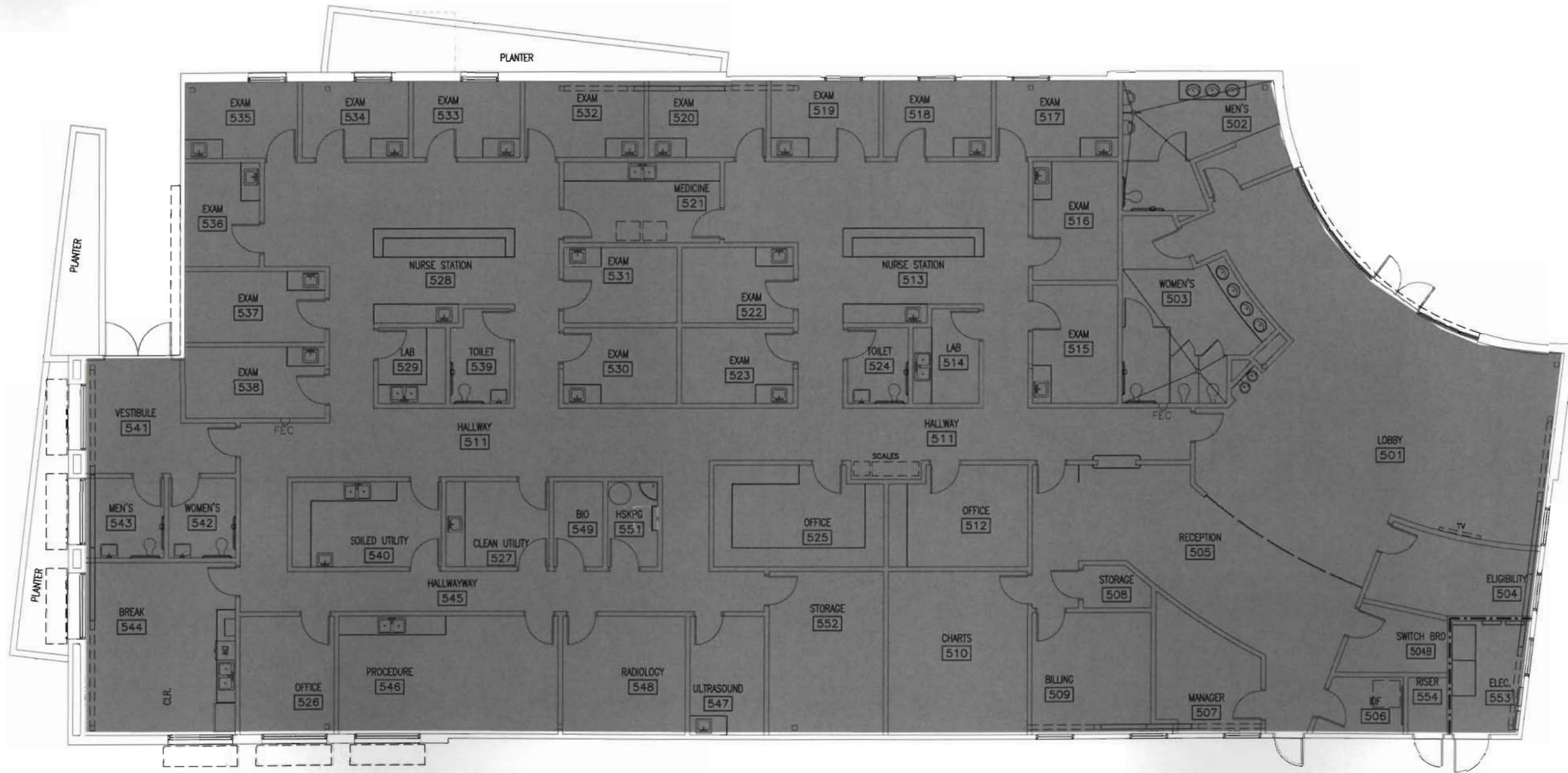
Electrical Site Plan

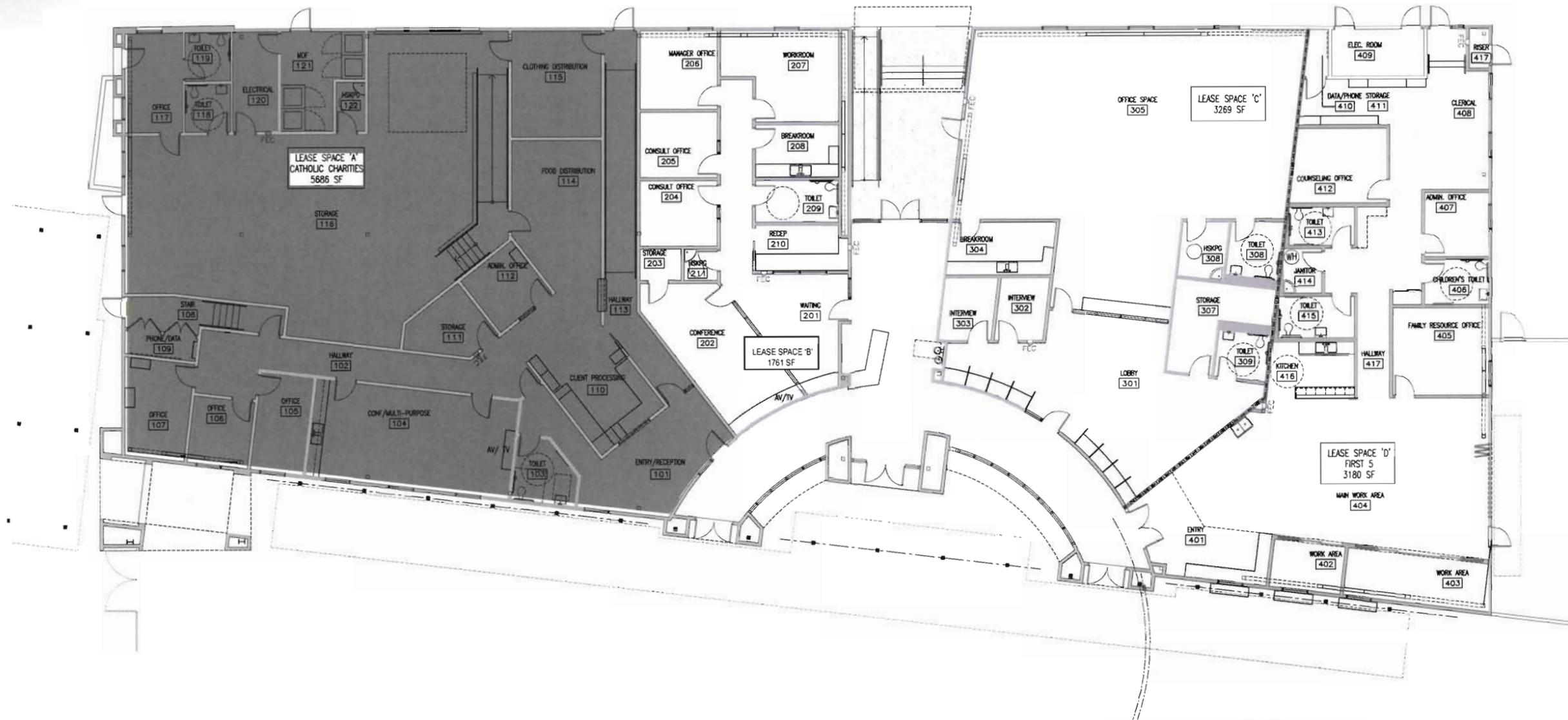


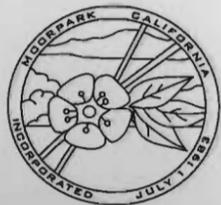
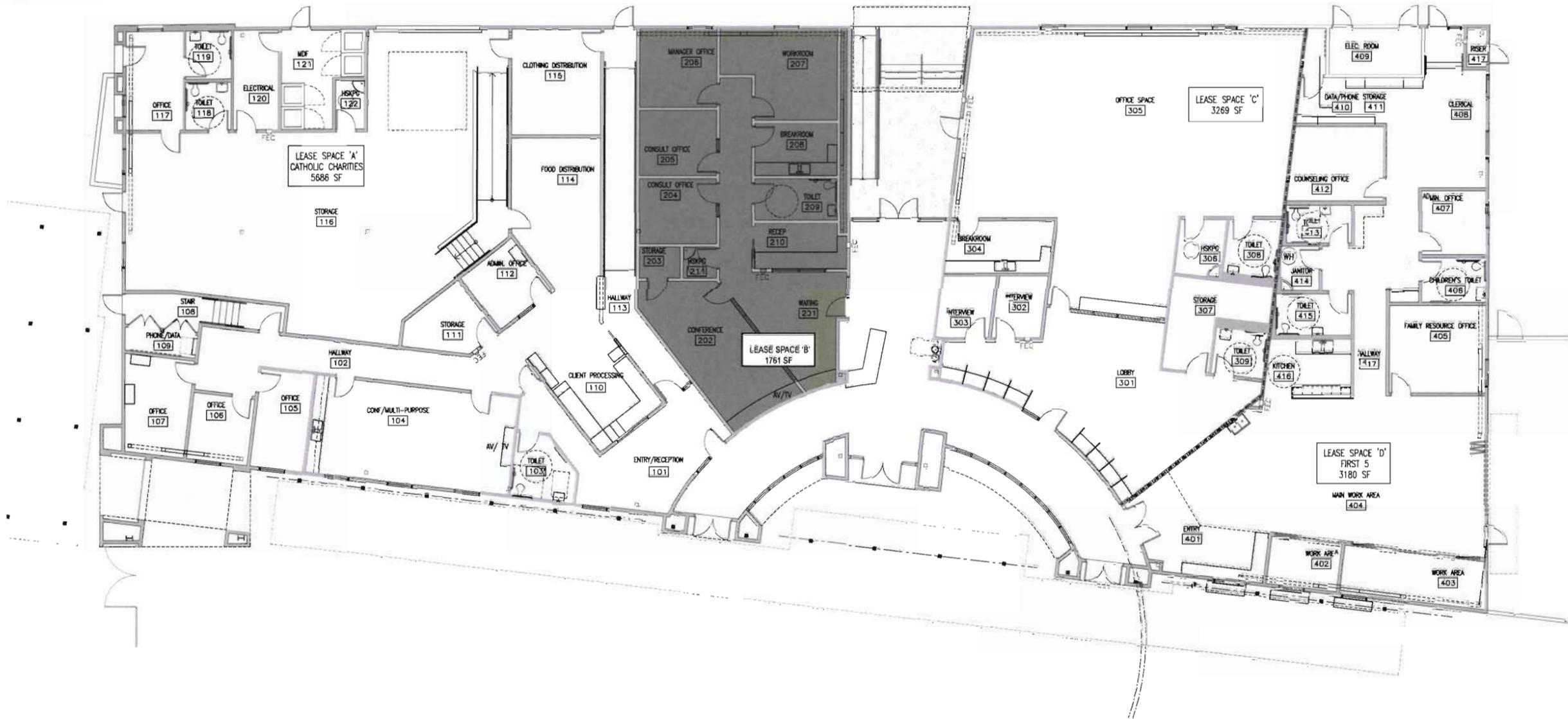
HMC
ARCHITECTS





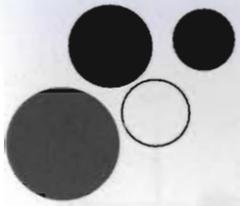












Electrical

Electrical Service

The electrical service will be fed underground from Southern California Edison (SCE) by a pad mount transformer. Initial contact with SCE has been made to determine Service Planner assigned to the project area. The design will be based on two buildings with one SCE meter in each. Note that it is assumed that Building B & C are considered one building.

Electrical Rooms

The electrical rooms will be located in the following spaces:

- Building A – Main Switchboard MSA with one meter and tenant panelboards.
- Building B – Main Switchboard MSB with one meter and tenant panelboards.
- Building C – Distribution Board DBC (fed from Building B) and tenant panelboards.

Telephone Rooms

A Main Telephone Room will be required with a dimension of 10'W x 10'L. Telephone service conduit(s) will be routed from the Telephone Company Utility lines to the building main point of entry. A 4' x 8' plywood backboard and outlets will be provided in the Main Telephone Room.

Lighting

Title 24 calculations will be coordinated with the Lighting Design to comply with the requirements including switching, automatic shut-off, overrides, daylight area controls, and allowed lighting power.

Low Voltage Systems (Fire Alarm, Telephone, Data, Security, etc.)

Electrical drawings will specify empty conduits, stub-outs, outlet boxes as required by the Low Voltage vendors. In addition, power to the Low Voltage equipment will be specified as required.

Savings-by-Design

The following are Savings By Design system approaches that can be implemented into the project.:

• Daylighting

The electrical portion of daylighting consists of careful control of lighting and coordination of daylighting through the use of photoelectric lighting controls, capable of automatically adjusting illumination levels. The implementation of this system will be dependant on architectural glazing, skylighting and coordination by the architect in the overall Design Concept.

• Interior Lighting Systems

The lighting measures for interior lighting includes the use of occupancy sensors for maximum control, high efficiency lamps and ballasts and photoelectric dimming controls. These items will be also be implemented by the architect in the overall Design Concept.

• Heating Ventilation and Air Conditioning Systems

The design of a high performance HVAC system plays a big role in the saving of energy. By the use of High efficiency equipment, motors and controls, the HVAC system becomes optimized for maximum savings and comfort.

Load Calculations

Parking Area (80,000 s.f.)

General lighting, 0.25w / S.F
at 125% = 25,000

Total = 25,000 = 70 amps,
120/208V-3PH-4W

Building A

Clinicas = 9,795 s.f.

Lighting – 3.5 w/s.f. x 125% = 42,854

Power – 12 w/s.f. = 117,540

HVAC – 10 w/s.f. = 97,950

Misc – 1 w/s.f. = 9,795

Total = 268,139 = 745 amps,
120/208V-3PH-4W

Building B

Catholic Charities 6462 + Lease 1738 = 8,200 S.F.e

Lighting – 3.5 w/s.f. x 125% = 35,875

Power – 8 w/s.f. = 65,600

HVAC – 10 w/s.f. = 82,000

Misc – 1 w/s.f. = 8,200

Total = 191,675 = 534 amps,
120/208V-3PH-4W

Building C

First Five 3284 + LEASE 2495 = 5,780 S.F.

Lighting – 3.5 w/s.f. x 125% = 25,288

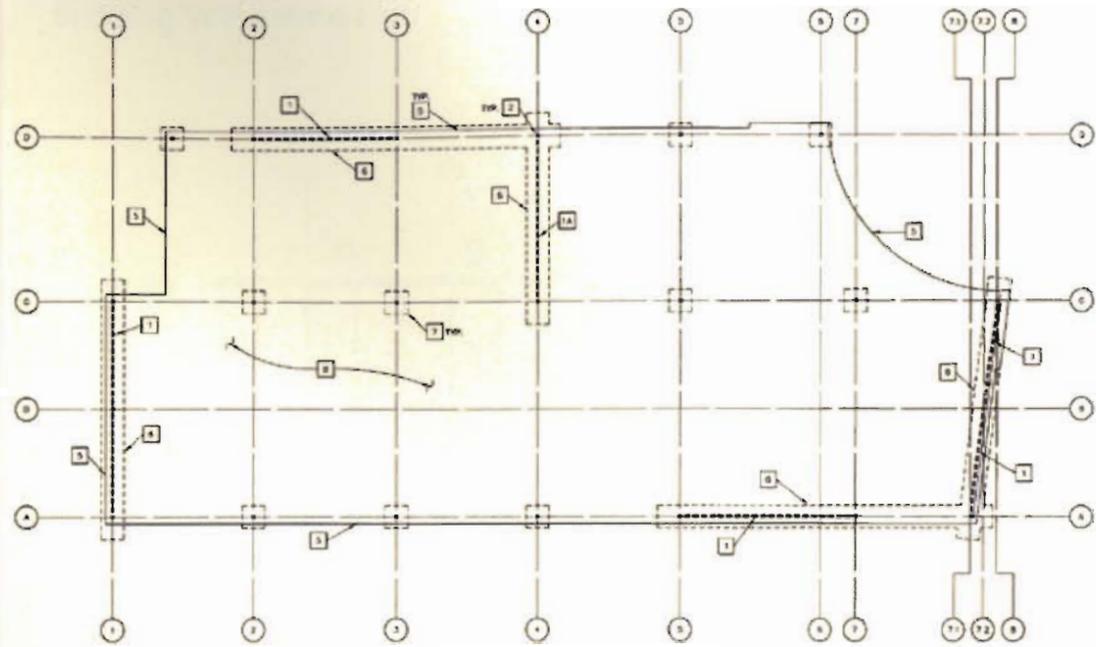
Power – 8 w/s.f. = 46,240

HVAC – 10 w/s.f. = 57,800

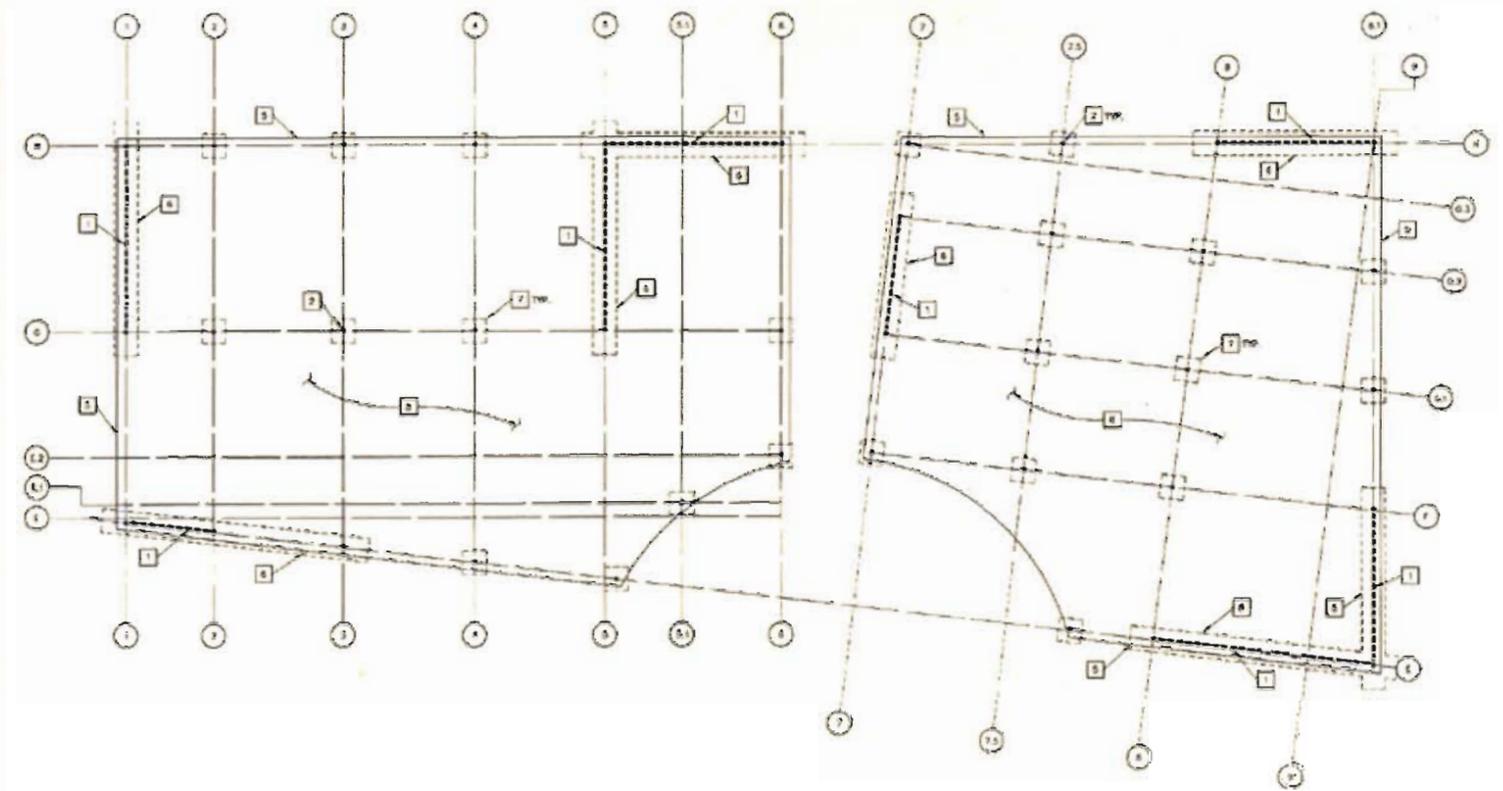
Misc – 1 w/s.f. = 5,780

Total = 135,108 = 376 amps,
120/208V-3PH-4W

Building D – Future = Same as Building C



Building "A" Foundation Plan



Building "B" Foundation Plan



Structural

Scope of Work

The scope of work consists of three (3) buildings as follows:

- Building "A" – Clinicas
- Building "B" – Catholic Charities
- Building "C" – First Five

And covered walks between buildings.

General

Structural design and analysis of these new buildings for resisting vertical and lateral (seismic and wind) loadings will be in accordance with 2001 Edition of the California Building Code.

Structural System

The new buildings will consist of the following:

Foundation – Conventional spread footing for column and continuous grade beam for braced frame.

First Floor – Conventional concrete slab on grade.

Roof Framing – 1 1/2" deep metal deck supported by steel purlins, beams and columns.

Lateral System – Steel concentric braced frames.

Specifications and Design Criteria

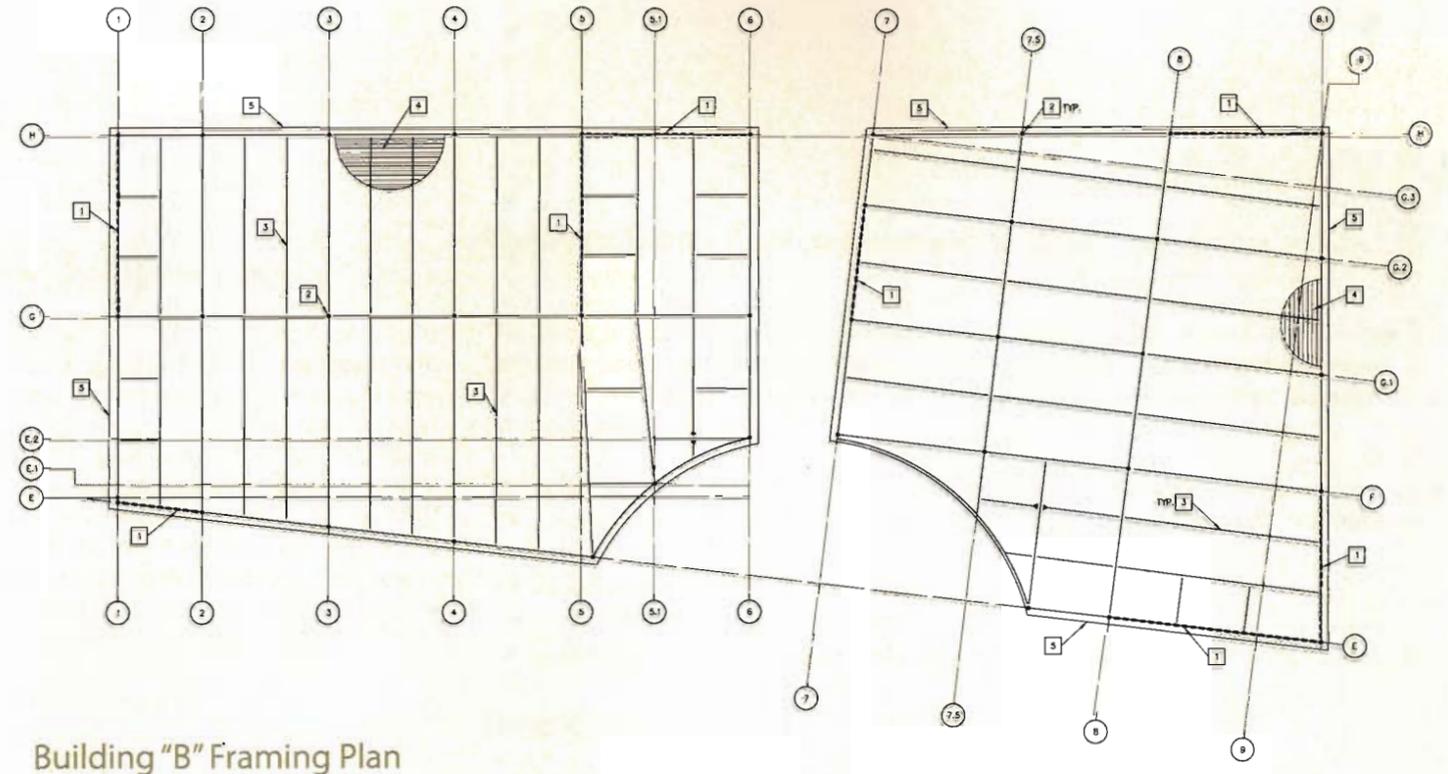
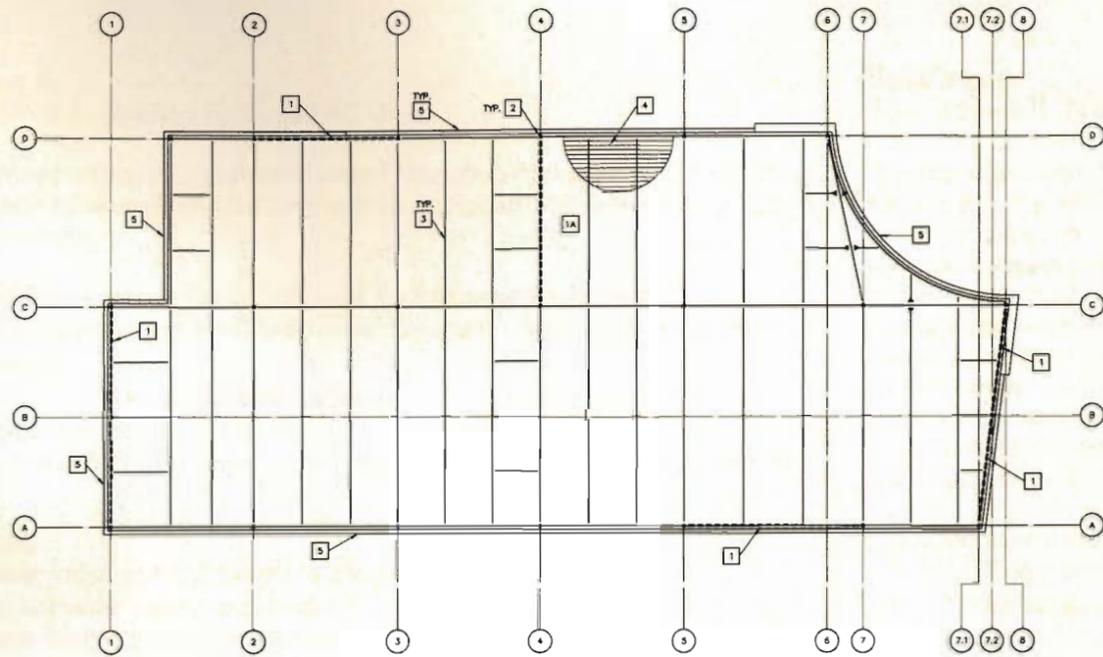
Design Criteria

Governing Codes

- 2001 Edition - California Building Code
- Wind Speed – 70 mph
- Seismic Factors and Coefficients:

- Closest Fault – Simi-Santa Rosa Fault and Oakridge Fault
- Seismic Zone 4
- Seismic Source Type B
- Importance Factor = 1.00
- Near Source Factor, N_a = (to be provided by Geotechnical Engineer)
- Near Source Factor, N_v = (to be provided by Geotechnical Engineer)
- Seismic Coefficient, C_a = (to be provided by Geotechnical Engineer)
- Seismic Coefficient, C_v = (to be provided by Geotechnical Engineer)

Building "A" Framing Plan



Building "B" Framing Plan

Reference Standards

- a) American Welding Society – AWS Latest Edition
- b) American Society for Testing and Materials
- c) American Institute of Steel Construction – 9th Edition
- d) Concrete Reinforcing Steel Handbook
- e) American Concrete Institute – ACI 318 (Latest Edition)
- f) Reinforced Masonry Engineering Handbook

Design Loads

- 1. Roof Live Load 20 psf (reducible)
- 2. Special Loads
Exterior Skin (To be verified)

Materials

- 3. Concrete
 - a) Aggregates (Hardrock) ASTM C-33
 - b) Cement ASTM C-150 Type I or II
 - c) Concrete 28-day Compressive Strengths
 - Footings 3000 psi
 - Slab on grade 3000 psi
- 4. Reinforcing Steel
 - a) ASTM A-165 Grade 60 (typical)
 - b) ASTM A-706 Grade 60 (for welded bars)
- 5. Structural Steel
 - a) WF Sections ASTM 36
 - b) Connection Plates ASTM 36
 - c) Pipe Sections ASTM A-35, Grade B
 - d) Tube Sections ASTM A-500, Grade B
 - e) Miscellaneous Steel ASTM A-36

- f) Bolts ASTM A-325 SC & A-307
- g) Welding Electrodes ASTM E70XX
- h) Metal Deck (Galvanized) ASTM A 653
- i) Metal Deck (Primer painted) ASTM A611
- 6. Masonry (if any for site structure)
 - a) Units Conforming to ASTM C90
 - b) Block Design Strength 1500 psi
 - c) Mortar Strength 1800 psi
 - d) Grout Strength 2000 psi

Recommendations and Opinion of Cost

It is recommended that the exterior covered walkway be seismically separated from the existing building.



Mechanical

Building A Alternative I (Rooftop Packaged AC Units)

The proposed system shall consist of seven (7) Rooftop Packaged Air Conditioning Units. Each Rooftop Packaged Unit will be equipped with economy cycle and related controls.

This alternative involves the provision of the following equipment:

- Rooftop Packaged Air Conditioning Units with roof curb and vibration isolators
- Electrical Room Ventilation System
- Low pressure ductwork controls
- 3, 4 and 5 Ton Packaged unit dimension 6'-2" L x 3'-9" W x 2'-10" H

Advantages:

1. Lower initial cost compared to other alternatives.
2. No hot water piping is required.
3. More flexibility for off-hours and weekend work schedules compared to single VAV Rooftop Packaged Air Conditioning Unit.

Disadvantages:

1. Lower efficiency.
2. Lower individual zone control
3. Too many pieces of equipment (which may be scattered on the roof) and higher maintenance cost.
4. Higher operating cost than other alternatives.
5. Less flexibility for future expansion/modifications.

Provision of this alternative is the less costly, however not recommended due to the following:

1. Comfort requirement expectations in office building applications of this size cannot be easily achieved by utilizing this type of system.
2. The system will have too many pieces of equipment that may result in high maintenances cost.
3. Lower service life.
4. The system is not flexible enough to accommodate future expansion or modifications.
5. Excessive quantities of roof penetrations.

Building A Alternative II (VAV Rooftop Packaged Air Conditioning Units)

The proposed system shall consist of (1) 35-Ton rooftop VAV packaged units mounted on the roof of the building. Each packaged unit will be equipped with economy cycle, variable frequency drive, and power exhaust. The supply fans variable frequency drives will be controlled by static pressure sensors located at the supply duct. The conditioned air will be supplied to the floor medium pressure ductwork, VAV boxes, and low pressure ductwork downstream of VAV boxes. In addition, the heating hot-water lines feed the exterior zones VAV terminal units. The ceiling space throughout the building may be used as a return air plenum (in case of no combustible construction material). The return air will enter to the packaged units via lined ducts and/or sound trap. Each zone will be served by a pressure independent variable volume terminal box.

This alternative involves the provision of the following equipment:

- (1) 70 ton VAV Rooftop Packaged Unit
- (1) Hot Water Boiler (200,000 MBH output)
- (1+1) Hot Water Pumps
- Electrical Room Ventilation System
- Digital Control (DDC) System
- Hot water piping floor loop
- Medium pressure ductwork
- VAV boxes and low pressure air distribution
- Packaged unit dimensions: 35 Ton - 15'-6" L x 9'-0" W x 5'-8" H
- Required roof area including clearance: 35 Ton - 24'-0" x 29'-0"

Advantages:

1. Higher efficiency.
2. Better zone control.
3. Higher comfort level.
4. Less fan energy consumption.

Disadvantages:

1. Higher initial cost.
2. Hot water piping requirements.
3. Space and access requirement for VAV box compared to single zone rooftop packaged unit.
4. Less flexibility for off-hours or weekend work schedules compared to multiple packaged DX units.

Provision of this alternative is recommended due to the above advantages.

Buildings B and C: (Rooftop Packaged AC Units)

The proposed system shall consist of seven (7) Rooftop Packaged Air Conditioning Units (per building). Each Rooftop Packaged Unit will be equipped with economy cycle and related controls (for size of packaged units see equipment schedule on mechanical drawings).

This alternative involves the provision of the following equipment:

- Rooftop Packaged Air Conditioning Units with roof curb and vibration isolators
- Electrical Room Ventilation System
- Low pressure ductwork controls
- 3, 4 and 5 Ton Packaged unit dimension 6'-2" L x 3'-9" W x 2'-10" H

Load Calculations

Building A

The HVAC load requirements of the building are derived from the accepted engineering standards and estimated as follows:

Description	Area (SF)	HVAC Load (Tons)
First Floor	9,795	33

Building B

Description	Area (SF)	HVAC Load (Tons)
First Floor	8,200	28

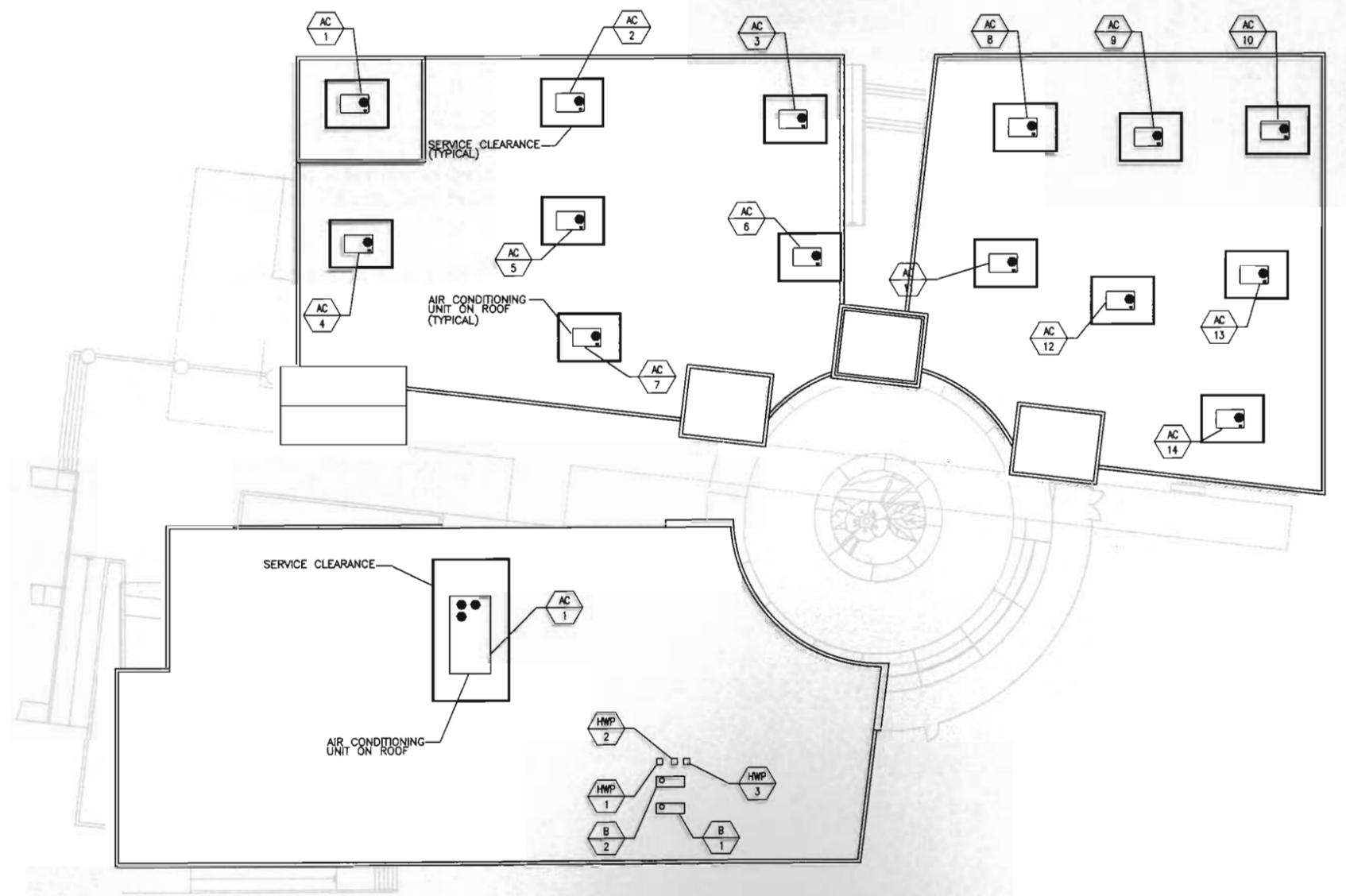
Building C

Description	Area (SF)	HVAC Load (Tons)
First Floor	5,780	20

Building D – Future = Same as Building C

HVAC units will be screened from view by the building's parapets.

Plan



Mechanical Roof Plan



Plumbing

Water System

Building A

The total load for the building A domestic cold water system is estimated to be 100 fixture units, which corresponds to 67 gpm. Therefore, a 2 1/2" water connection, a 1 1/2" water meter, and a 2 1/2" reduced pressure backflow preventor (if required by City of Moorpark) will be required to serve the building.

The 2 1/2" water connection from the street main to the water meter at the property line and the meter will be installed by the water company. The backflow preventor shall be installed downstream of the meter. The underground water line from the backflow device to the building shall be copper pipe type K, and shall be wrapped to resist the corrosion.

Buildings B and C

The total load for the building A domestic cold water system is estimated to be 100 fixture units, which corresponds to 67 gpm. Therefore, a 2 1/2" water connection, a 1 1/2" water meter, and a 2 1/2" reduced pressure backflow preventor.

Sewer System

Building A

The total load for the building sewer system is estimated to be 90 fixture units. Therefore, one 4" sewer lateral will be required to serve the building.

Buildings B and C

The total load for the building sewer system is estimated to be 90 fixture units. Therefore, one 4" sewer lateral will be required to serve the building.

Hot Water System

A 75-gallon, 75,000 btu/hr storage type gas fired water heater installed in a closet shall be utilized to serve the lavatories, service sink, and Exam Rooms sinks.

Buildings B and C - A 20-gallon, 6kw storage type electric water heater installed above the restroom ceiling or janitor closet shall be utilized to serve the lavatories and service sink at each building.

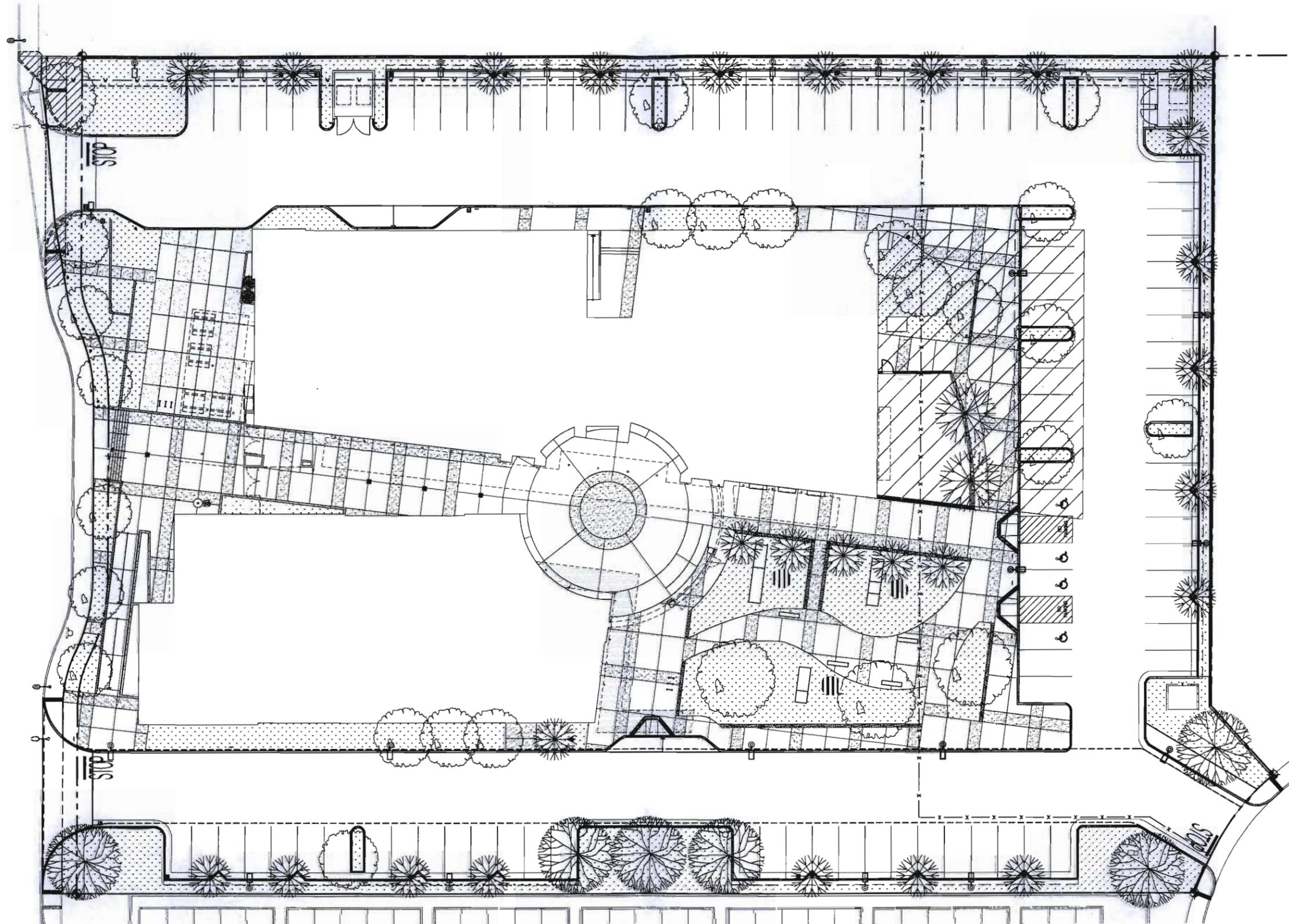
Gas Piping

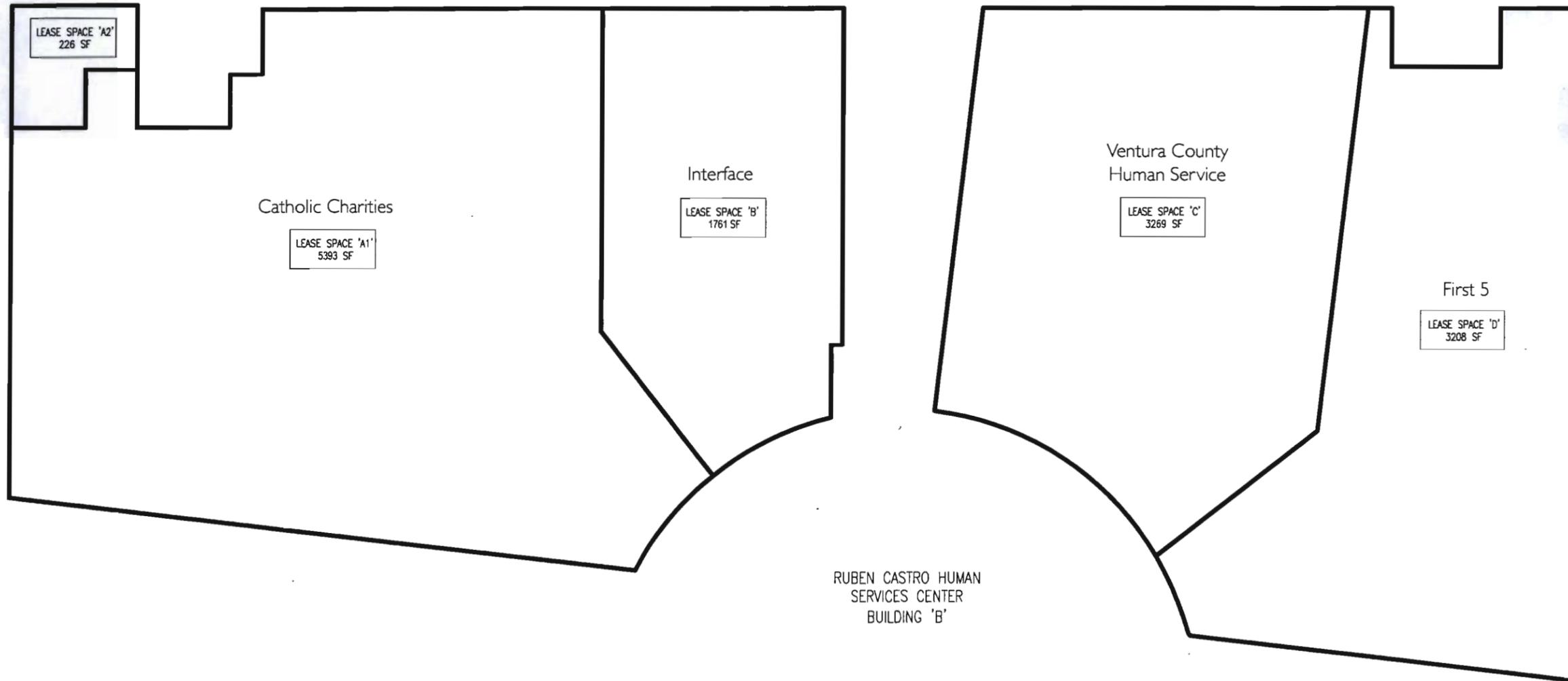
Building A

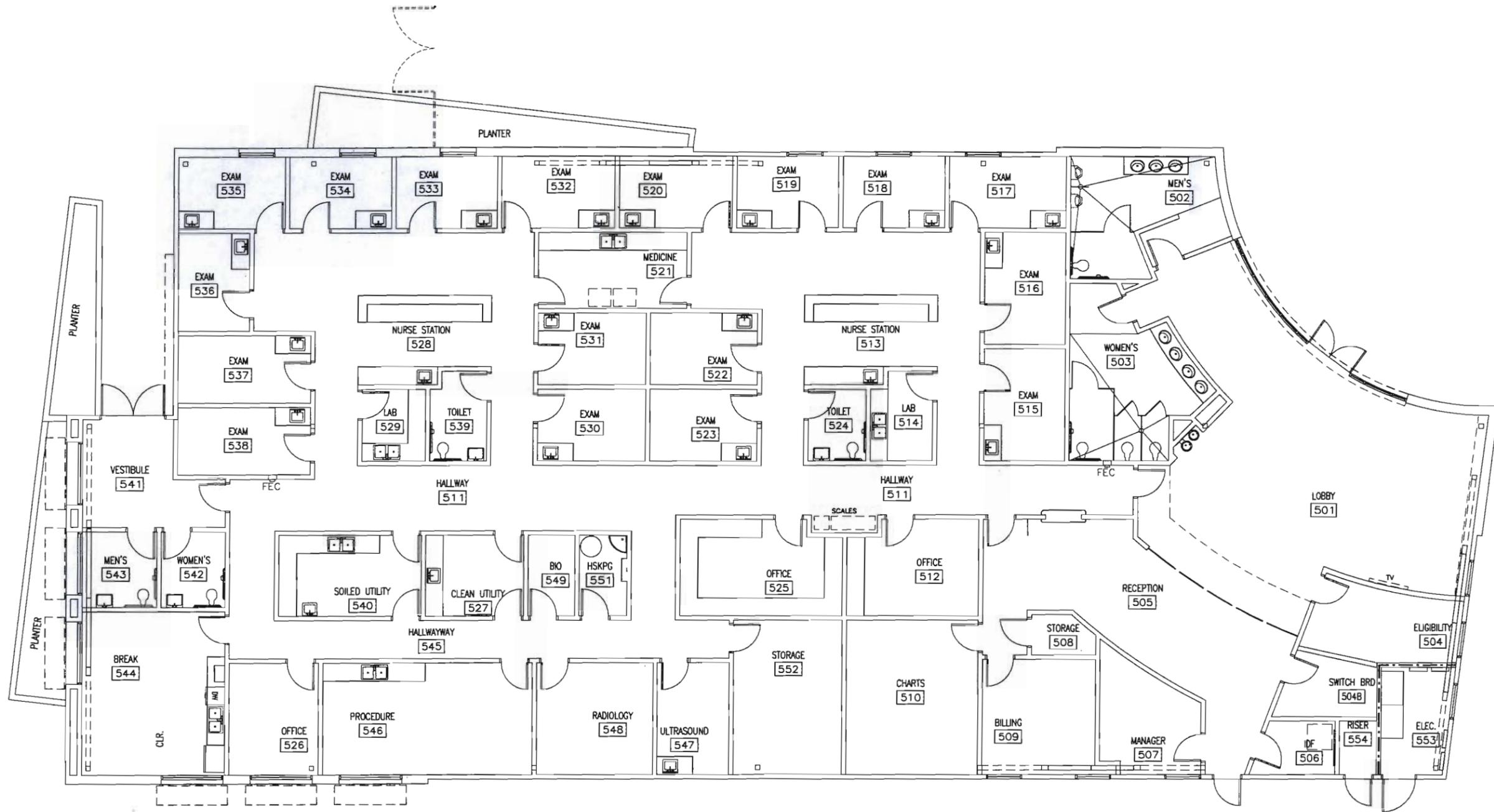
1 1/4" low pressure gas line shall be extended from the gas meter to the space heating boiler located on the roof. Gas piping shall be black steel.

Building Band C

1 1/2" low pressure gas line shall be extended from the gas meter to the space heating boiler located on the roof. Gas piping shall be black steel.









ATTACHMENT 2 - Exhibit A COUNTY COST ESTIMATE SUMMARY

A range of construction cost estimates for the building and interior improvements including grading, parking, landscaping improvements, construction management, bidding costs, building permit and other associated development fees, are provided below based on estimates prepared by Barnhart Balfour Beatty on March 10, 2009 and again on September 16, 2009. The September estimates reflect more current costs being obtained in the present bidding climate. The City believes the project can be delivered within this cost range:

<u>Description</u>	<u>9-16-09</u>	<u>3-10-09</u>
Building Construction	\$ 3,117,328.32	\$ 3,832,898.76
Building Interior Improvements	1,154,635.23	\$ 1,223,201.63
SUBTOTAL	\$ 4,271,963.55	\$ 5,056,100.39
Site Improvements (40%)	\$ 635,714.48	\$ 796,779.34
Temporary power water, site fencing, site security and builder's risk (40%)	\$ 71,478.54	\$ 71,478.54
TOTAL CONSTRUCTION	\$ 4,979,156.58	\$ 5,924,358..27
PERMIT & DEVELOPMENT FEES (40%):		
Water & Sewer Electric Connection/ Capital Fees	\$ 32,060.00	\$ 32,060.00
Development & Facility Fees	\$ 179,717.00	\$ 179,717.00
SUBTOTAL FEES	\$ 211,777.00	\$ 211,777.00
TOTAL COST TO COUNTY	\$ 5,190,933.58	\$ 6,136,135.27

Note: Cost details provided on succeeding pages

ATTACHMENT 2 - EXHIBIT B

Barnhart Balfour Beatty
 Preliminary Estimate Based on Building Department Submittal Drawings, dated 2/4/09 for
RUBEN CASTRO HUMAN SERVICES CENTER
 Moorpark, Ca
 March 10, 2009

	DESCRIPTION	TOTAL COST	BLDG A		BLDG A TENANT IMPROVEMENT		SITE		BLDG B		BLDG B TENANT IMPROVEMENT		
			BLDG A COST TOTAL	SITE & BLDG B COST TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	
1	SUMMARY:												
2	General Conditions	\$582,186.00	\$211,856.09	\$370,329.91		\$160,602.61		\$51,253.47		\$83,464.79		\$231,859.05	\$55,006.07
3	Bid Package #1 Surveying	\$11,314.80	\$2,044.00	\$9,270.80		\$2,044.00		\$0.00		\$6,000.00		\$3,270.80	\$0.00
4	Bid Package #2 Grading and Paving	\$421,272.50	\$0.00	\$421,272.50		\$0.00		\$0.00		\$421,272.50		\$0.00	\$0.00
5	Bid Package #3 Landscaping and Irrigation	\$88,290.00	\$0.00	\$88,290.00		\$0.00		\$0.00		\$88,290.00		\$0.00	\$0.00
6	Bid Package #4 Site Utilities and Building Plumbing	\$598,572.00	\$203,023.40	\$395,548.60		\$78,023.40		\$125,000.00		\$219,005.00		\$119,043.60	\$57,500.00
7	Bid Package #5 Concrete, CMU, Site Furnishings	\$2,076,511.95	\$526,189.50	\$1,550,322.45		\$526,141.50		\$48.00		\$781,467.20		\$767,879.25	\$976.00
8	Bid Package #6 Structural Steel and Miscellaneous Metals, Metal Decking, Fence and Gates-Ornamental Metal	\$2,477,349.50	\$1,018,160.00	\$1,459,189.50		\$1,018,160.00		\$0.00		\$79,750.00		\$1,379,439.50	\$0.00
9	Bid Package #7 Rough Carpentry	\$19,930.50	\$7,665.00	\$12,265.50		\$0.00		\$7,665.00		\$0.00		\$0.00	\$12,265.50
10	Bid Package #8 Finish Carpentry, Casework	\$90,400.00	\$61,575.00	\$28,825.00		\$0.00		\$61,575.00		\$0.00		\$0.00	\$28,825.00
11	Bid Package #9 Roofing	\$278,103.00	\$117,040.00	\$161,063.00		\$117,040.00		\$0.00		\$0.00		\$161,063.00	\$0.00
12	Bid Package #10 Sheet Metal Roofing, Sheet Metal, Skylights and Roof Accessories	\$165,148.40	\$43,978.00	\$121,170.40		\$43,978.00		\$0.00		\$16,326.00		\$104,844.40	\$0.00
13	Bid Package #11 Glass and Glazing, Aluminum Frames, Storefronts	\$222,000.00	\$86,850.00	\$135,150.00		\$86,850.00		\$0.00		\$0.00		\$135,150.00	\$0.00
14	Bid Package #12 Finishes	\$2,341,722.20	\$1,079,299.20	\$1,262,423.00		\$349,929.50		\$729,369.70		\$0.00		\$388,647.50	\$873,775.50
15	Bid Package #13 Flooring	\$99,953.80	\$40,518.95	\$59,434.85		\$0.00		\$40,518.95		\$0.00		\$0.00	\$59,434.85
16	Bid Package #14 Specialties	\$73,390.34	\$27,926.20	\$45,464.14		\$0.00		\$27,926.20		\$3,500.00		\$10,000.00	\$31,964.14
17	Bid Package #15 HVAC and Fire Protection	\$989,881.50	\$380,695.00	\$609,186.50		\$380,695.00		\$0.00		\$0.00		\$609,186.50	\$0.00
18	Bid Package #16 Electrical	\$1,315,413.00	\$505,890.00	\$809,523.00		\$505,890.00		\$0.00		\$0.00		\$809,523.00	\$0.00

	DESCRIPTION	TOTAL COST	BLDG A COST		BLDG A TENANT IMPROVEMENT		SITE		BLDG B		BLDG B TENANT IMPROVEMENT			
			BLDG A COST TOTAL	SITE & BLDG B COST TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL		
19														
20	DIRECT COSTS	\$11,851,439.49	\$4,312,710.34	\$7,538,729.15		\$3,269,354.01		\$1,043,356.32		\$1,699,075.49		\$4,719,906.60		\$1,119,747.05
21	ESCALATION 3%	\$355,543.18	\$129,381.31	\$226,161.87		\$98,080.62		\$31,300.69		\$50,972.26		\$141,597.20		\$33,592.41
22	SUBTOTAL	\$12,206,982.67	\$4,442,091.65	\$7,764,891.03		\$3,367,434.63		\$1,074,657.01		\$1,750,047.76		\$4,861,503.80		\$1,153,339.47
23	CONSTRUCTION CONTINGENCY 3.5%	\$427,244.39	\$155,473.21	\$271,771.19		\$117,860.21		\$37,613.00		\$61,251.67		\$170,152.63		\$40,366.88
24	OWNER'S CONTINGENCY 3%	\$366,209.48	\$133,262.75	\$232,946.73		\$101,023.04		\$32,239.71		\$52,501.43		\$145,845.11		\$34,600.18
25	SUBTOTAL	\$13,000,436.55	\$4,730,827.60	\$8,269,608.94		\$3,586,317.88		\$1,144,509.72		\$1,863,800.86		\$5,177,501.55		\$1,228,306.53
26	PROJECT SPECIFIC LIABILITY INSURANCE .75%	\$97,503.27	\$35,481.21	\$62,022.07		\$26,897.38		\$8,583.82		\$13,978.51		\$38,831.26		\$9,212.30
27	COC INSURANCE (\$84,503 IF REQUIRED)	\$0.00	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
28	SUBTOTAL	\$13,097,939.82	\$4,766,308.81	\$8,331,631.01		\$3,613,215.27		\$1,153,093.54		\$1,877,779.37		\$5,216,332.81		\$1,237,518.83
29	CONSTRUCTION MANAGEMENT FEE 4%	\$523,917.59	\$190,652.35	\$333,265.24		\$144,528.61		\$46,123.74		\$75,111.17		\$208,653.31		\$49,500.75
30	SUBTOTAL	\$13,621,857.41	\$4,956,961.16	\$8,664,896.25		\$3,757,743.88		\$1,199,217.28		\$1,952,890.55		\$5,424,986.12		\$1,287,019.58
31	PAYMENT & PERFORMANCE BOND 2%	\$272,437.15	\$99,139.22	\$173,297.93		\$75,154.88		\$23,984.35		\$39,057.81		\$108,499.72		\$25,740.39
32														
33	TOTAL	\$13,894,294.56	\$5,056,100.39	\$8,838,194.18		\$3,832,898.76		\$1,223,201.63		\$1,991,948.36		\$5,533,485.85		\$1,312,759.98
	Temporary Water	\$7,875.00												
	Temporary Power	\$20,602.05												
	Temporary Fencing	\$4,090.80												
	Site Security	\$92,104.95												
	Builder's Risk	\$54,023.55												
	Subtotal	\$178,696.35												
	GRAND TOTAL	\$14,072,990.91												

barnhart, inc
A Heery International Company

Preliminary Estimate Based on Building Department Submittal Drawings, dated 2/4/09 for
RUBEN CASTRO HUMAN SERVICES CENTER
Moorpark, Ca
September 16, 2009

	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST			BLDG A		BLDG A TENANT IMPROVEMENT		SITE		BLDG B		BLDG B TENANT IMPROVEMENT	
						BLDG A COST TOTAL	SITE & BLDG B COST TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL
1	SUMMARY:																
2	General Conditions				\$582,186.00	\$214,398.07	\$367,787.93		\$156,450.11		\$57,947.96		\$79,761.89		\$225,909.63		\$62,116.41
3	Bid Package #1 Surveying				\$11,314.80	\$2,044.00	\$9,270.80		\$2,044.00		\$0.00		\$6,000.00		\$3,270.80		\$0.00
4	Bid Package #2 Grading and Paving				\$274,697.50	\$0.00	\$274,697.50		\$0.00		\$0.00		\$274,697.50		\$0.00		\$0.00
5	Bid Package #3 Landscaping and Irrigation				\$87,861.00	\$0.00	\$87,861.00		\$0.00		\$0.00		\$87,861.00		\$0.00		\$0.00
6	Bid Package #4 Site Utilities and Building Plumbing				\$510,207.00	\$203,023.40	\$307,183.60		\$78,023.40		\$125,000.00		\$130,640.00		\$119,043.60		\$57,500.00
7	Bid Package #5 Concrete, CMU, Site Furnishings				\$2,076,511.95	\$526,189.50	\$1,550,322.45		\$526,141.50		\$48.00		\$781,467.20		\$767,879.25		\$976.00
8	Bid Package #6 Structural Steel and Miscellaneous Metals, Metal Decking, Fence and Gates-Ornamental Metal				\$1,853,733.00	\$766,040.00	\$1,087,693.00		\$766,040.00		\$0.00		\$50,000.00		\$1,037,693.00		\$0.00
9	Bid Package #7 Rough Carpentry				\$19,930.50	\$7,665.00	\$12,265.50		\$0.00		\$7,665.00		\$0.00		\$0.00		\$12,265.50
10	Bid Package #8 Finish Carpentry, Casework				\$90,400.00	\$61,575.00	\$28,825.00		\$0.00		\$61,575.00		\$0.00		\$0.00		\$28,825.00
11	Bid Package #9 Roofing				\$161,007.00	\$67,760.00	\$93,247.00		\$67,760.00		\$0.00		\$0.00		\$93,247.00		\$0.00
12	Bid Package #10 Sheet Metal Roofing, Sheet Metal, Skylights and Roof Accessories				\$165,148.40	\$43,978.00	\$121,170.40		\$43,978.00		\$0.00		\$16,326.00		\$104,844.40		\$0.00
13	Bid Package #11 Glass and Glazing, Aluminum Frames, Storefronts				\$222,000.00	\$86,850.00	\$135,150.00		\$86,850.00		\$0.00		\$0.00		\$135,150.00		\$0.00
14	Bid Package #12 Finishes				\$2,317,753.15	\$1,068,344.55	\$1,249,408.60		\$349,929.50		\$718,415.05		\$0.00		\$388,647.50		\$860,761.10
15	Bid Package #13 Flooring				\$99,953.80	\$40,518.95	\$59,434.85		\$0.00		\$40,518.95		\$0.00		\$0.00		\$59,434.85
16	Bid Package #14 Specialties				\$73,390.34	\$27,926.20	\$45,464.14		\$0.00		\$27,926.20		\$3,500.00		\$10,000.00		\$31,964.14
17	Bid Package #15 HVAC and Fire Protection				\$883,585.50	\$339,815.00	\$543,770.50		\$339,815.00		\$0.00		\$0.00		\$543,770.50		\$0.00
18	Bid Package #16 Electrical				\$1,009,812.00	\$388,360.00	\$621,452.00		\$388,360.00		\$0.00		\$0.00		\$621,452.00		\$0.00

DESCRIPTION					BLDG A		BLDG A TENANT IMPROVEMENT		SITE		BLDG B		BLDG B TENANT IMPROVEMENT		
	QTY	UNIT	UNIT COST	TOTAL COST	BLDG A COST TOTAL	SITE & BLDG B COST TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	QTY	TOTAL	
19															
20	DIRECT COSTS				\$10,439,491.94	\$3,844,487.67	\$6,595,004.27	\$2,805,391.51	\$1,039,096.16	\$1,430,253.59	\$4,050,907.68	\$1,113,843.00			
21	ESCALATION 0%				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
22	SUBTOTAL				\$10,439,491.94	\$3,844,487.67	\$6,595,004.27	\$2,805,391.51	\$1,039,096.16	\$1,430,253.59	\$4,050,907.68	\$1,113,843.00			
23	CONSTRUCTION CONTINGENCY 2%				\$208,789.84	\$76,889.75	\$131,900.09	\$56,107.83	\$20,781.92	\$28,605.07	\$81,018.15	\$22,276.86			
24	OWNER'S CONTINGENCY 3%				\$313,184.76	\$115,334.63	\$197,850.13	\$84,161.75	\$31,172.88	\$42,907.61	\$121,527.23	\$33,415.29			
25	SUBTOTAL				\$10,961,466.54	\$4,036,712.05	\$6,924,754.49	\$2,945,661.09	\$1,091,050.97	\$1,501,766.27	\$4,253,453.06	\$1,169,535.15			
26	PROJECT SPECIFIC LIABILITY INSURANCE .75%				\$82,211.00	\$30,275.34	\$51,935.66	\$22,092.46	\$8,182.88	\$11,263.25	\$31,900.90	\$8,771.51			
27	COC INSURANCE (\$84,503 IF REQUIRED)				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
28	SUBTOTAL				\$11,043,677.53	\$4,066,987.39	\$6,976,690.14	\$2,967,753.54	\$1,099,233.85	\$1,513,029.52	\$4,285,353.96	\$1,178,306.67			
29	CONSTRUCTION MANAGEMENT FEE 4%				\$441,747.10	\$162,679.50	\$279,067.61	\$118,710.14	\$43,969.35	\$60,521.18	\$171,414.16	\$47,132.27			
30	SUBTOTAL				\$11,485,424.64	\$4,229,666.89	\$7,255,757.75	\$3,086,463.69	\$1,143,203.20	\$1,573,550.70	\$4,456,768.12	\$1,225,438.93			
31	PAYMENT & PERFORMANCE BOND 1%				\$114,854.25	\$42,296.67	\$72,557.58	\$30,864.64	\$11,432.03	\$15,735.51	\$44,567.68	\$12,254.39			
32															
33	TOTAL				\$11,600,278.88	\$4,271,963.56	\$7,328,315.33	\$3,117,328.32	\$1,154,635.23	\$1,589,286.21	\$4,501,335.80	\$1,237,693.32			
34															
35	TOTAL AMOUNT														
36															
37		26,574 SF	\$436.53												
38							10,220	305.02	10,220	112.98		16,354	275.24	16,354	75.68

Attachment 3
Ruben Castro Human Service Center
Estimated Annual Operating Budget
Building B

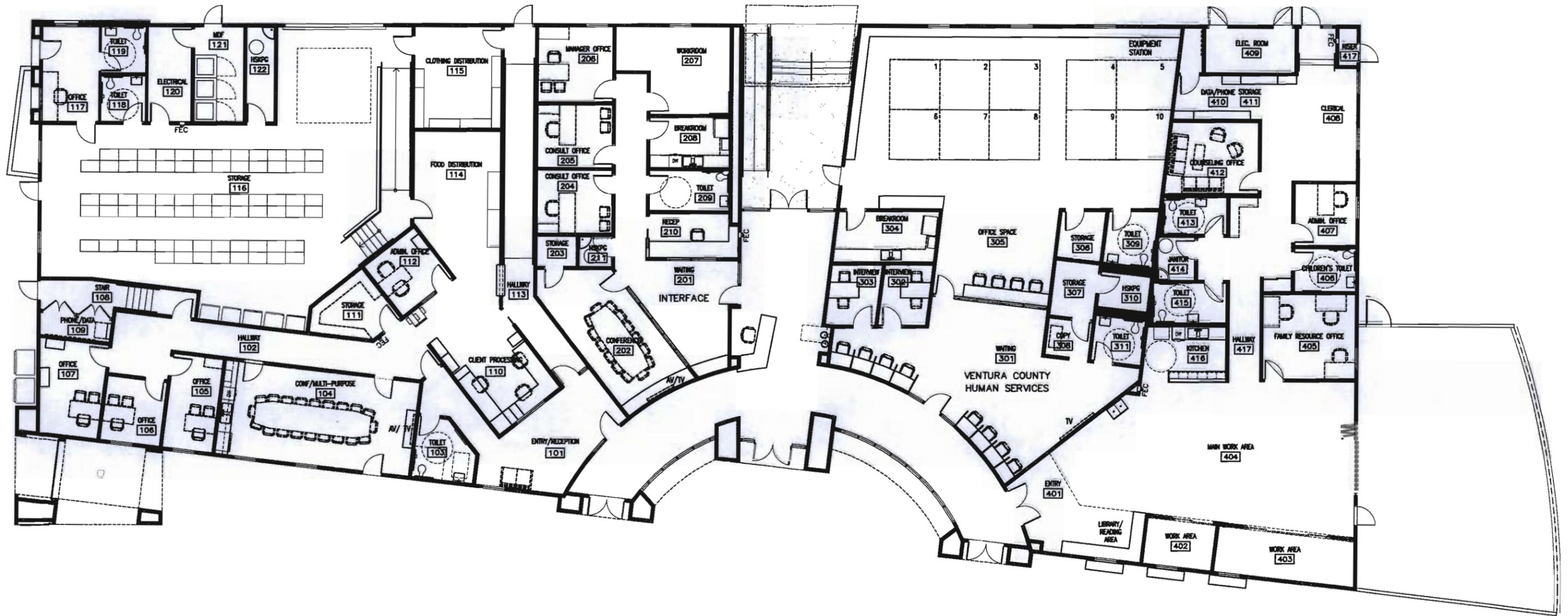
	Annual Cost Year 1	Annual Cost Year 2	Annual Cost Year 3	Annual Cost Year 4	Annual Cost Year 5	Annual Cost Year 6	Annual Cost Year 7	Annual Cost Year 8	Annual Cost Year 9	Annual Cost Year 10	Percent Increase
Staffing Cost											
On Site Staff											
Managing Staff											
Utilities											
Water (Building)	5,000	5,300	5,618	5,955	6,312	6,691	7,093	7,518	7,969	8,447	6%
Water (Irrigation) *	1,500	1,590	1,685	1,787	1,894	2,007	2,128	2,255	2,391	2,534	6%
Electric/Gas (Building)	35,000	36,400	37,856	39,370	40,945	42,583	44,286	46,058	47,900	49,816	4%
Electric (On Site) *	6,000	6,240	6,490	6,749	7,019	7,300	7,592	7,896	8,211	8,540	4%
T1 Line	400	412	424	437	450	464	478	492	507	522	3%
Maintenance											
Interior	18,000	18,900	19,845	20,837	21,879	22,973	24,122	25,328	26,594	27,924	5%
Landscaping *	5,760	6,048	6,350	6,668	7,001	7,351	7,719	8,105	8,510	8,936	5%
Trash Service											
Trash *	11,520	11,866	12,222	12,588	12,966	13,355	13,755	14,168	14,593	15,031	3%
Alarm											
Fire/Burglary	12,000	12,120	12,241	12,364	12,487	12,612	12,738	12,866	12,994	13,124	1%
Building											
Repair/Replacement	11,119	11,119	11,119	11,119	11,119	11,119	11,119	11,119	11,119	11,119	0%
TOTAL ANNUAL COST	106,299	109,994	113,850	117,874	122,073	126,455	131,029	135,804	140,788	145,993	
TOTAL ANNUAL REVENUE	159,707	159,707	159,707	162,909	166,209	171,195	176,331	181,621	187,069	192,681	3%

* Prorated share

Attachment 4

Tenant/ Building	Square Footage	Total Rent Per Sq. Ft.	Rent Per Sq. Ft.	Subsidized Amount Per Sq. Ft.	Monthly Rent (tenant)	Annual Rent (tenant)	Monthly Subsidized Rent	Annual Subsidized Rent	Comments
County HAS	3,269	1.35	1.35		\$4,413	\$52,958	\$0.00	\$0.00	
SUB TOTAL	3,269				\$4,413	\$52,958	\$0.00	\$0.00	
Catholic Charities Warehouse	2,168	0.4	0.40	0	\$867	\$10,406	\$0.00	\$0.00	City to pay CC \$40 per day to manage day laborer area for HSC (M-F) = Annual Rent Credit of \$10,400
Catholic Charities Office	3225	1.35	1.35	0	\$4,354	\$52,245	\$0.00	\$0.00	City to pay CC \$100 per day to man reception area for HSC (M-F) = Annual Rent Credit of \$26,000; remaining \$23,410 would be paid by CDBG funds
SUB TOTAL	5,393				\$5,221	\$62,651	\$0.00	\$0.00	
Interface	1761	1.35	1.35	0	\$2,377	\$28,528	\$0.00	\$0.00	
SUB TOTAL	1761				\$2,377	\$28,528	\$0.00	\$0.00	
First Five	3,208	1.35	1.35	0	\$4,331	\$51,970	\$0.00	\$0.00	
Total Rental					\$16,342	\$196,107	\$0.00	\$0.00	

\$ 196,107 Total Annual Revenue
 \$ 36,400 CC Rent Credit
 \$ 159,707 Net Annual Revenue



BUILDING B (INTERFACE & VENTURA COUNTY HUMAN SERVICES) — SPACE PLAN

CITY OF MOORPARK — RUBEN CASTRO HUMAN SERVICES CENTER

04.20.2010

SCALE: 1/16" = 1'-0"



BUILDING A – SPACE PLAN

CITY OF MOORPARK – RUBEN CASTRO HUMAN SERVICES CENTER

04.20.2010

SCALE: 1/16" = 1'-0"