

Project / Project Description	Estimated Building Area (Gross Sq. Ft.)	Estimated Building Cost	Estimated Site Development Cost	Estimated Delivered Construction Cost	Estimated Design, Furniture, Fixtures and Equipment and Administrative Costs	Estimated Total Project Delivery Cost
General Government						
1 Fresno County Public Works & Planning Customer Service Center, Offices and Field Shop Facilities <i>Renovate and relocate to existing facility - Renovate and upgrade existing parking</i>	68,000	\$10,812,000	\$3,280,000	\$14,092,000	\$7,263,396	\$21,355,396
2 Fresno County Plaza Renovation (County Counsel 2 Floors) <i>Renovation of existing office spaces - Existing City of Fresno public parking</i>	21,600	\$3,434,400		\$3,434,400	\$2,641,690	\$6,076,090
3 Fresno County Board of Supervisors Offices at Fresno County Hall of Records <i>Renovation of existing Historical Hall of Records - Existing City of Fresno public parking</i>	16,000	\$6,508,800		\$6,508,800	\$2,779,944	\$9,288,744
4 Fresno County Clerk's Warehouse <i>New construction - New Parking</i>	30,000	\$5,430,000	\$1,063,300	\$6,493,300	\$2,996,138	\$9,489,438
5 Fresno County Agricultural Commissioner Facility <i>New construction - New Parking</i>	47,000	\$16,027,000	\$2,790,051	\$18,817,051	\$7,530,710	\$26,347,761
Countywide Public Protection						
1 Fresno County District Attorney Offices <i>Relocation-Renovation-Lease Purchase-(Turn Key) - Existing City of Fresno public parking</i>	81,300	\$33,170,400		\$33,170,400	\$4,572,691	\$37,743,091
2 Fresno County Plaza Renovation (Public Defender 3 floors) <i>Renovation of existing office spaces - Existing City of Fresno public parking</i>	32,400	\$5,151,600		\$5,151,600	\$3,143,585	\$8,295,185
3 Fresno County Coroner's Administration Facility <i>New Construction at existing Juvenile Justice Campus Morgue facility - New parking</i>	12,800	\$4,787,200	\$1,600,000	\$6,387,200	\$2,636,239	\$9,023,439
4 Fresno County Multi-Agency Dispatch Center <i>New Construction (Essential Services) - New parking</i>	17,000	\$6,086,000	\$2,082,500	\$8,168,500	\$3,672,721	\$11,841,221
5 Fresno County Forensic Lab / Offices / Warehouse <i>New Construction to be located at the Juvenile Justice Campus - New parking</i>	14,200	\$5,083,600	\$1,159,667	\$6,243,267	\$2,750,964	\$8,994,231
6 Fresno County Sheriff Area 2 Substation <i>New Construction (Essential Services)-(Turn-Key) - New parking</i>	73,900	\$10,780,000		\$10,780,000	\$4,135,413	\$14,915,413
7 Fresno County Sheriff Selma Substation <i>New Construction (Essential Services) - New parking</i>	3,500	\$1,281,000	\$428,750	\$1,709,750	\$992,072	\$2,701,822
8 Fresno County Animal Control Facility <i>New Construction - New parking</i>	12,000	\$3,972,000	\$918,750	\$4,890,750	\$1,917,432	\$6,808,182

**The County of Fresno
Five Year Capital Improvement Plan
Summary and Narrative**

Project / Project Description	Estimated Building Area (Gross Sq. Ft.)	Estimated Site Development Less Building Area (Sq. Ft.)	Estimated Delivered Construction Cost	Estimated Project Contingency	Estimated Professional Design Fees	Estimated Building Commissioning Services	Estimated Agency Review / Consultant Fees	Estimated Administrative Costs	Estimated Furniture, Fixture and Equipment Costs	Estimated Total Project Delivered Cost	Estimated Off-Setting Funding Sources	Estimated Net Cost to County
General Government												
1 Fresno County Public Works & Planning Customer Service Center, Offices and Field Shop Facilities <i>Renovate and relocate to existing facility - Renovate and upgrade existing parking</i>	68,000	136,667	\$14,092,000	\$2,113,800	\$1,761,040		\$73,761	\$563,680	\$3,102,956	\$21,355,396	\$0	\$21,355,396
2 Fresno County Plaza Renovation (County Counsel 2 Floors) <i>Renovation of existing office spaces - Existing City of Fresno public parking</i>	21,600		\$3,434,400	\$515,160	\$343,440		\$21,675	\$137,376	\$1,624,039	\$6,076,090	\$0	\$6,076,090
3 Fresno County Board of Supervisors Offices at Fresno County Hall of Records <i>Renovation of existing Historical Hall of Records - Existing City of Fresno public parking</i>	16,000		\$6,508,800	\$976,320	\$650,880		\$25,309	\$325,440	\$801,995	\$9,288,744	\$0	\$9,288,744
4 Fresno County Clerk's Warehouse <i>New construction - New Parking</i>	30,000	21,700	\$6,493,300	\$649,330	\$779,196	\$70,550	\$88,929	\$325,440	\$1,082,693	\$9,489,438	\$0	\$9,489,438
5 Fresno County Agricultural Commissioner Facility <i>New construction - New Parking</i>	47,000	56,939.81	\$18,817,050.93	\$1,881,705	\$2,258,046	\$109,510	\$82,404	\$752,682	\$2,446,362	\$26,347,761	\$0	\$26,347,761
Countywide Public Protection												
1 Fresno County District Attorney Offices <i>Relocation-Renovation-Lease Purchase-(Turn Key) - Existing City of Fresno public parking</i>	81,300		\$33,170,400					\$497,556	\$4,075,135	\$37,743,091	\$5,200,000	\$32,543,091
2 Fresno County Plaza Renovation (Public Defender 3 floors) <i>Renovation of existing office spaces - Existing City of Fresno public parking</i>	32,400		\$5,151,600	\$772,740	\$515,160		\$25,581	\$206,064	\$1,624,039	\$8,295,185	\$0	\$8,295,185
3 Fresno County Coroner's Administration Facility <i>New Construction at existing Juvenile Justice Campus Morgue facility - New parking</i>	12,800	32,000	\$6,387,200	\$638,720	\$766,464	\$57,216	\$53,203	\$479,040	\$641,596	\$9,023,439	\$0	\$9,023,439
4 Fresno County Multi-Agency Dispatch Center <i>New Construction (Essential Services) - New parking</i>	17,000	42,500	\$8,168,500	\$816,850	\$1,030,220	\$70,550	\$57,975	\$776,008	\$971,119	\$11,841,221	\$3,000,000	\$8,841,221
5 Fresno County Forensic Lab / Offices / Warehouse <i>New Construction to be located at the Juvenile Justice Campus - New parking</i>	14,200	23,667	\$6,243,267	\$624,327	\$799,192	\$61,770	\$55,404	\$499,461	\$710,810	\$8,994,231	\$0	\$8,994,231
6 Fresno County Sheriff Area 2 Substation <i>New Construction (Essential Services)-(Turn-Key) - New parking</i>	73,900		\$10,780,000					\$431,200	\$3,704,213	\$14,915,413	\$50,000	\$14,865,413
7 Fresno County Sheriff Selma Substation <i>New Construction (Essential Services) - New parking</i>	3,500	8,750	\$1,709,750	\$170,975	\$170,975		\$43,485	\$431,200	\$175,436	\$2,701,822	\$0	\$2,701,822
8 Fresno County Animal Control Facility <i>New Construction - New parking</i>	12,000	18,750	\$4,890,750	\$489,075	\$621,890	\$53,880	\$48,887	\$366,806	\$371,894	\$6,808,182	\$4,200,000	\$2,608,182
General Government Narrative												
1 Fresno County Public Works & Planning Customer Service Center, Offices and Field Shop Facilities <i>All public parking adjacent the County Plaza building is City of Fresno owned metered parking. Currently Public Works and Planning (PWP) occupies the sixth, seventh and eighth floor of the Plaza Tower and Suites A and B of the County Plaza. This location is the only location in Fresno County where the Public comes to obtain Permits. Additionally four PWP Departments closely associated with the activities of the County Plaza are located several miles away at Hamilton Yard. It is planned to purchase and renovate a single building to allow all of Public Works and Planning Departments to be housed at a single location with adequate employee and public parking to better serve the public as new development occurs.</i>												
2 Fresno County Plaza Renovation (County Counsel 2 Floors) <i>Currently County Counsel occupies the fifth floor of the County Plaza Tower. It is planned to have County Counsel relocate to the sixth and seventh floor to allow for expansion of Staff to maintain current standards of service as new development occurs.</i>												

**The County of Fresno
Five Year Capital Improvement Plan
Summary and Narrative**

3 **Fresno County Board of Supervisors Offices at Fresno County Hall of Records**

Currently the Board of Supervisors offices are located at the County Hall of Records. It is planned to renovate and expand into the Recorder's vacated space to maintain current standards of service as new development occurs.

4 **Fresno County Clerk's Warehouse**

Currently the County Clerk's Warehouse is located at Hamilton Yard. At this location the County Clerk stores the bulk of County Documents and surplus materials, and has nearly reached capacity. In addition to the storage of materials, the current facility supports County Purchasing, County Voting materials, Ballot counting facilities and a large Training Room. It is planned to construct or relocate into an existing facility capable of meeting the anticipated additional storage needs.

5 **Fresno County Agricultural Commissioner Facility**

Currently the Agricultural Department's offices are located on Maple Avenue within the Hamilton Yard. The Department occupies six buildings in the complex. The approximate square footage of the current facilities is 22,000 square feet.

With regard to future potential facility needs, it should be noted that with the conversion of land to non-agricultural uses, there is a resulting operational impact to the Agricultural Commissioner's office. The Agricultural Commissioner's office is charged with enforcement of regulations related to application of pesticides in relation to sensitive areas (residences, schools, etc.). If the intended pesticide is a restricted material, the Agricultural Commissioner's office is required to inspect the conditions of the site to attempt to mitigate environmental concerns prior to the application. In addition, upcoming regulations will require notification to schools and day care operations of all pesticide applications within a quarter mile of said operations. The Agricultural Commissioner's office is tasked by regulation to ensure that all pesticide applications are in compliance.

Countywide Protection Narrative

1 **Fresno County District Attorney Offices**

Currently the District Attorney occupies three floors of the Fresno County Plaza Tower and several Leased facilities at various locations within the County. It is planned to relocate the District Attorney to a single location that will allow for addition of Staff to maintain current standards of service as new development occurs.

2 **Fresno County Plaza Renovation (Public Defender 2 Floors)**

Currently the Public Defender occupies the third and fourth floors of the County Plaza Tower. It is planned to have the Public Defender expand to the vacated County Counsel fifth floor to allow for added Staff to maintain current standards of service as new development occurs.

3 **Fresno County Coroner's Administration Facility**

The County Morgue is located at the Fresno County Juvenile Justice Campus. The current facility is half of the originally planned facility to provide disaster support for Fresno County and the surrounding Kings, Tulare, Madera, Mariposa and Merced Counties. This addition will allow the facility to maintain current standards of service as new development occurs.

4 **Fresno County Multi-Agency Dispatch Center**

Currently the Fresno County Dispatch Center is located at Hamilton Yard. The construction of a new facility will allow for expanded multi-agency services and Staff to maintain current standards of service as new development occurs.

5 **Fresno County Forensic Lab / Offices / Warehouse**

Currently Fresno County houses Forensic services in a leased facility. The construction of a new facility will better serve the needs of the County.

6 **Fresno County Sheriff Area 2 Substation**

It is anticipated the Fresno County Sheriff Area Substation 2 will not be large enough to serve increasing demand. It is planned to relocate the Area 2 Substation to a new lease-purchase facility to maintain current standards of service as new development occurs.

7 **Fresno County Sheriff Selma Substation**

The construction of a new Sheriff Selma Substation will fill the increased needs of the Public near Selma, California to maintain current standards of service as new development occurs.

8 **Fresno County Animal Control Facility**

The Fresno Animal Control Facility is housed on the grounds of the old Fresno County Morgue. The existing Facility was constructed as an emergency temporary response to losing the agreement with the SPCA to provide County animal control services. A new Facility will provide adequate space and support to maintain current standards of service as new development occurs.

**The County of Fresno
Five Year Capital Improvement Plan
Documentation Source Applications and Cost Calculation Procedures**

Documentation Source:

O'Connor Construction Management, Inc. (Professional On-Call Construction Cost Estimators)
 CORE Business Interiors, Inc.
 Fresno County Public Works and Planning Computer Services Division
 Fresno County Zoning Ordinance
 Fresno County Master Schedule of Fees, Charges and Recovered Costs
 Fresno County Category 1 through 4 Employee Space Allocation Chart
 2016 California Building Code, Chapter 10
 2016 Green Building Code
 Building Owners and Managers Association International (BOMA)
 Public Works and Planning Historical Data based on current projects under construction (Wincams)
 Public Works and Planning Historical Data based on current and previous design contracts.
 Public Works and Planning Historical Data based on Construction Industry Standards.
 Public Works and Planning Historical Data based recent project fees
 Public Works and Planning Historical Data
 2012 Visalia Animal Control Bid Results
 California Construction Cost Index
 Attachment C, Five Year Capital Improvement Plan for Public Facilities Impact Fee Study Update, May 19, 2017

Source Application:

Estimated Site and Building Cost estimate
 Estimated Average employee workstation furniture estimate
 Estimated Average employee workstation data and computer cost estimate
 Estimated Facility Parking Requirements by employee
 Estimated Agency Review Fees
 Estimated Average Workstation area requirements
 Estimated Building Occupancy Load for parking and site area calculations
 Building Commissioning Services requirements
 Estimated temporary or non-occupied building area factor
 Estimated Average County Administrative Costs, Building Commissioning Costs
 Estimated Average Professional Design Fees
 Estimated Average Construction Contingency
 Estimated Fire Department fees (0.15 per sq. ft.)
 Estimated Hazardous Materials Testing and Monitoring (0.45 per sq. ft.)
 Estimated Facility Cost
 Estimated (1.12) Cost Escalation Factor for Animal Control Facility escalation between 2012 and 2017
 Basis for Building Areas

Spreadsheet Column No.	<i>Cost Calculation Procedures: (Column Numbers cross reference to Spreadsheet Columns and not all Spreadsheet Column numbers are listed below)</i>
1	<i>Estimated Building Areas shown in this study were provided on the Attachment C, Five Year Capital Improvement Plan for Public Facilities Impact Fee Study Update as of May 19, 2017, Draft 1. For County Plaza Renovations, floor areas are reduced from Attachment C data to reflect actual square footage.</i>
2	<i>Estimated Building Cost Square Footage Costs were developed using three separate methods. (1) The District Attorney's Offices and Sheriff's Area 2 Sub-station are considered as Turn-Key projects with facility per square foot costs built in. (2) The Animal Control Facility square footage costs are based on the known cost of the Visalia Animal Control Center constructed in 2012 multiplied by the California Construction Cost Index to provide 2017 costs. (3) Square Footage costs for all other facilities listed were provided by O'Connor Construction Management, Inc..</i>
4	<i>Estimated Site Areas are calculated using the same criteria Fresno County Public Works and Planning, Development Services uses to determine the Occupant Load of a Building. Chapter 10 of the 2016 Building Code provides occupant load factors to divide allowable floor square footage per occupant based on use. Once the occupant load has been established the number of occupants is divided by 2 per the Fresno County Zoning Ordinance to establish the number of parking spaces required for a given facility. A normal parking space is 180 square feet. However, allowance for street access, vehicle circulation, landscape area, walks and service to the building must be considered. 500 square feet per parking space is used for this study.</i>
5	<i>Estimated Site Development Costs were provided by O'Connor Construction Management, Inc.. Variations in square footage costs allow for New Construction, Renovation of an existing parking lot, and Renovation of an existing parking lot with known special issues.</i>
8	<i>In general, Professional Design fees are approximately 10 to 12% of the Delivered Construction Cost, including allowance for extra services. Other considerations when estimating Professional Design Fees are the complexity of a given building or site, Professional Liability Insurance and Project Specific Insurance required for multi-million dollar projects.</i>
9	<i>Building Commissioning Services are a requirement of the 2016 California Green Building Code and applies to all new buildings over 10,000 square feet in size. The Green Building Code is a relatively new code, and the County has only two projects with know Building Commissioner fee data. Those buildings are the Crisis Residential Treatment facility (CRT) and the West Annex Jail (WAJ). The work required to commission a building follows an exact format for all buildings and the only variance is size of building. According to the fee data from the (CRT) and (WAJ) projects, as square footage increases, the amount of the fee decreases. The estimated Commissioning Service fees were established by creating a reverse sliding scale and multiplying the square footage of the new buildings over 10,000 square feet in size.</i>

**The County of Fresno
Five Year Capital Improvement Plan
Documentation Source Applications and Cost Calculation Procedures**

Spreadsheet Column No.	<i>Cost Calculation Procedures: (Line Numbers cross reference to Spreadsheet Columns and not all Spreadsheet Column numbers are listed below)</i>
10	<p><i>Estimated Agency Review Fees were developed using the following methods:</i></p> <p style="text-align: right;"><i>Governmental Review Fees are based on data provided in the Fresno County Master Schedule of Fees. For all County Construction Projects the County issues "No Fee" Building Permits. However, the County does charge a plan check fee calculated at 65% of the building permit if issued so the value of the building permit must be calculated first. Site Plan Review fees are calculated on a per acre basis. Other New Construction Government review fees were calculated using the minimum Master Schedule of Fees charges for line items shown in the Calculation Workbook. Phase I and II Title Reports costs are based on a historical average per project basis.</i></p> <p style="text-align: center;"><i>For Renovation projects Hazardous Material testing is required. For this study a historical average cost per square foot factor was applied. Cost of Hazardous Material Abatement was not considered.</i></p> <p style="text-align: center;"><i>Fire Agency Reviews apply to all projects.</i></p>
11	<i>New Construction Contingency amounts are an Industry and Fresno County Standard.</i>
12	<i>Renovation Construction Contingency amounts are shown 5% higher due to unknown or undocumented discovery items built into an existing building.</i>
13	<i>Historically, Administrative Costs to deliver a project average approximately 4%. Increases and decreases are reflective of project complexity. (Wincams)</i>
14	<p><i>Estimated Furnishings, Fixtures and Equipment (FFE) were developed using the following methods: BOMA recommended temporary or non-occupied areas were subtracted from the given building square footages in Column 1 of the Spreadsheet.</i></p> <p><i>Fresno County Category 1 through 4 Employee Space Allocation Chart provided an average workstation size of approximately 150 square feet per employee.</i></p> <p style="text-align: center;"><i>CORE Business Interiors provided the average cost of a typical workstation.</i></p> <p style="text-align: center;"><i>Fresno County Public Works and Planning, Computer Services Division provided the average cost of Computer and Data Installation for a typical workstation. Offices tend to have more furniture per space so cubical partition walls were not subtracted.</i></p> <p style="text-align: center;"><i>Estimated (FFE) Costs were developed by multiplying the total cost of a typical workstation by the number of employees.</i></p>

The County of Fresno
Five Year Capital Improvement Plan
Spreadsheet

Project / Project Description	Estimated Building Area (Gross Sq. Ft.)	Estimated Building Cost (Per Sq. Ft.)	Estimated Building Cost	Estimated Site Development Less Building Area (Sq. Ft.)	Estimated Site Development Cost (Per Sq. Ft.)	Estimated Site Development Cost	Estimated Delivered Construction Cost	Estimated Professional Design Fees	Estimated Building Commissioning Services	Estimated Agency Review / Consultant Fees	New Construction Project Contingency	Renovation Construction Project Contingency	Estimated Administrative Cost	Estimated FF&E Cost	Estimated Total Project Delivery Cost	Estimated Off-Setting Funding Sources	Estimated Net Cost to County	Existing Occupied Building Area (Sq. Ft.)	Net Additional New Building Area at Completion of Construction (Sq. Ft.)
General Government																			
1 Fresno County Public Works & Planning Customer Service Center, Offices and Field Shop Facilities Renovate and relocate to existing facility - Renovate and upgrade existing parking	68,000	\$159	\$10,812,000	136,667	\$24	\$3,280,000	\$14,092,000	\$1,409,200		\$73,761		\$2,113,800	\$563,680	\$3,102,956	\$21,355,396	\$0	\$21,355,396	63,200	4,800
2 Fresno County Plaza Renovation (County Counsel 2 Floors) Renovation of existing office spaces - Existing City of Fresno public parking	21,600	\$159	\$3,434,400				\$3,434,400	\$343,440		\$21,675		\$515,160	\$137,376	\$1,624,039	\$6,076,090	\$0	\$6,076,090	10,800	10,800
3 Fresno County Board of Supervisors Offices at Fresno County Hall of Records Renovation of existing Historical Hall of Records - Existing City of Fresno public parking	16,000	\$407	\$6,508,800				\$6,508,800	\$650,880		\$25,309		\$976,320	\$325,440	\$801,995	\$9,288,744	\$0	\$9,288,744	12,800	3,200
4 Fresno County Clerk's Warehouse New construction - New Parking	30,000	\$181	\$5,430,000	21,700	\$49	\$1,063,300	\$6,493,300	\$779,196	\$70,550	\$88,929	\$649,330		\$325,440	\$1,082,693	\$9,489,438	\$0	\$9,489,438	0	30,000
5 Fresno County Agricultural Commissioner Facility New construction - New Parking	47,000	\$341	\$16,027,000	56,940	\$49	\$2,790,051	\$18,817,051	\$2,258,046	\$109,510	\$82,404	\$1,881,705		\$752,682	\$2,446,362	\$26,347,761	\$0	\$26,347,761	42,500	4,500
Countywide Public Protection																			
1 Fresno County District Attorney Offices Relocation-Renovation-Lease Purchase-(Turn Key) - Existing City of Fresno public parking	81,300	\$408	\$33,170,400				\$33,170,400						\$497,556	\$4,075,135	\$37,743,091	\$5,200,000	\$32,543,091	68,100	13,200
2 Fresno County Plaza Renovation (Public Defender 3 floors) Renovation of existing office spaces - Existing City of Fresno public parking	32,400	\$159	\$5,151,600				\$5,151,600	\$515,160		\$25,581		\$772,740	\$206,064	\$1,624,039	\$8,295,185	\$0	\$8,295,185	21,600	10,800
3 Fresno County Coroner's Administration Facility New Construction at existing Juvenile Justice Campus Morgue facility - New parking	12,800	\$374	\$4,787,200	32,000	\$50	\$1,600,000	\$6,387,200	\$766,464	\$57,216	\$53,203	\$638,720		\$479,040	\$641,596	\$9,023,439	\$0	\$9,023,439	0	12,800
4 Fresno County Multi-Agency Dispatch Center New Construction (Essential Services) - New parking	17,000	\$358	\$6,086,000	42,500	\$49	\$2,082,500	\$8,168,500	\$980,220	\$70,550	\$57,975	\$816,850		\$776,008	\$971,119	\$11,841,221	\$50,000	\$11,791,221	3,800	13,200
5 Fresno County Forensic Lab / Offices / Warehouse New Construction to be located at the Juvenile Justice Campus - New parking	14,200	\$358	\$5,083,600	23,667	\$49	\$1,159,667	\$6,243,267	\$799,192	\$61,770	\$55,404	\$624,327		\$499,461	\$710,810	\$8,994,231	\$0	\$8,994,231	0	14,200
6 Fresno County Sheriff Area 2 Substation New Construction (Essential Services)-(Turn-Key) - New parking	73,900	\$146	\$10,780,000				\$10,780,000						\$431,200	\$3,704,213	\$14,915,413	\$3,000,000	\$11,915,413	8,500	65,400
7 Fresno County Sheriff Selma Substation New Construction (Essential Services) - New parking	3,500	\$366	\$1,281,000	8,750	\$49	\$428,750	\$1,709,750	\$170,975		\$43,485	\$170,975		\$431,200	\$175,436	\$2,701,822	\$0	\$2,701,822	0	3,500
8 Fresno County Animal Control Facility New Construction - New parking	12,000	\$331	\$3,972,000	18,750	\$49	\$918,750	\$4,890,750	\$586,890	\$53,880	\$48,887	\$489,075		\$366,806	\$371,894	\$6,808,182	\$4,200,000	\$2,608,182	7,500	4,500
Source:	Fresno County	O'Connor Construction Management, Inc.	O'Connor Construction Management, Inc.	Fresno County Zoning Ordinance and Parking Standards	O'Connor Construction Management, Inc.	O'Connor Construction Management, Inc.		Industry Standard	Fresno County Documentation	Fresno County Master Schedule of Fees, Charges and Recovered Costs	Fresno County and Industry Standards	Fresno County Standards	PWP Historical Data	2016 California Building Code Chapter 10, CORE Business Interiors, Public Works & Planning Computer Services Division, and BOMA					

The County of Fresno
Five Year Capital Improvement Plan
Calculation Workbook

General Government Agency Review / Consultant Fee Calculations		Estimated New Building Area (sf)	Estimated Site Area (sf)	Estimated Site Area Including Building (sf)	Estimated Agency Review Fees	Abbreviations: pv = permit value sf = square feet dcc = delivered
1	Public Works & Planning Service Center and Offices Renovate and relocate to existing facility - Renovate and upgrade existing parking			204,667	\$14,092,000	dcc \$50,709 pv
	Permit Value				\$32,961	
	Plan Check Fees				\$10,200	
	Fire Agency Review				\$30,600	
	Hazardous Material Testing, Reports and Monitoring				\$73,761	
	Total Estimated Agency Review / Consultant Fees					
2	Fresno County Plaza Renovation (County Counsel 2 Floors) Renovation of existing office spaces - Existing City of Fresno public parking				\$3,434,400	dcc \$13,407 pv
	Permit Value				\$8,715	
	Plan Check Fees				\$3,240	
	Fire Agency Review				\$9,720	
	Hazardous Material Testing and Reports				\$21,675	
	Total Estimated Agency Review / Consultant Fees					
3	Fresno County Board of Supervisors Offices at Fresno County Hall of Records Renovation of existing Historical Hall of Records - Existing City of Fresno public parking				\$6,508,800	dcc \$24,168 pv
	Permit Value				\$15,709	
	Plan Check Fees				\$2,400	
	Fire Agency Review				\$7,200	
	Hazardous Material Testing, Reports and Monitoring				\$25,309	
	Total Estimated Agency Review / Consultant Fees					
4	County Clerk's Warehouse New construction - New Parking			51,700	\$18,817,051	dcc \$67,247 pv
	Permit Value				\$43,710	
	Plan Check Fees				\$12,152	
	Conditional Use Permit				\$5,151	
	Environmental Review					8,140 sf
	Acre Overage					0.19 %
	Acre Overage percent X \$1,758/acre				\$3,516	3,516 sf
	Site Plan Review Fee				\$1,350	
	Grading Review and Voucher				\$12,500	
	Phase I, Phase II				\$3,500	
	Title Report				\$7,050	
	Fire Agency Review				\$88,929	
	Total Estimated Agency Review / Consultant Fees					
4	Fresno County Agricultural Commissioner Facility New construction			103,940	\$18,817,051	dcc \$67,247 pv
	Permit Value				\$43,710	
	Plan Check Fees				\$12,152	
	Conditional Use Permit				\$5,151	
	Environmental Review					60,380 sf
	Acre Overage					1.39 %
	Acre Overage percent X \$1,758/acre				\$3,516	3,516 sf
	Site Plan Review Fee				\$1,350	
	Grading Review and Voucher				\$12,500	
	Phase I, Phase II				\$3,500	
	Title Report				\$525	
	Fire Agency Review				\$82,404	
	Total Estimated Agency Review / Consultant Fees					
	Acre Overage					
County-wide Public Protection Agency Review / Consultant Fees Calculations		Estimated New Building Area (sf)	Estimated Site Area (sf)	Estimated Site Area Including Building (sf)	Estimated Agency Review Fees	Abbreviations: pv = permit value sf = square feet dcc = delivered
1	Fresno County District Attorney Offices Agency Review Fees are included with Project Delivery					
2	Fresno County Plaza Renovation (Public Defender 3 floors) Renovation of existing office spaces - Existing City of Fresno public parking				\$5,151,600	dcc \$19,418 pv
	Permit Value				\$12,621	
	Plan Check Fees				\$3,240	
	Fire Agency Review				\$9,720	
	Hazardous Material Testing and Reports				\$25,581	
	Total Estimated Agency Review / Consultant Fees					
3	Fresno County Coroner's Administration Facility New Construction at existing Juvenile Justice Campus Morgue facility - New parking			44,800	\$6,387,200	dcc \$20,605 pv
	Permit Value				\$16,530	
	Plan Check Fees				\$12,152	
	Conditional Use Permit				\$5,151	
	Environmental Review					1,240 sf
	Acre Overage				\$50	0 %
	Acre Overage percent X \$1,758/acre				\$50	
	Site Plan Review Fee				\$1,350	
	Grading Review and Voucher				\$12,500	
	Phase I, Phase II				\$3,500	
	Title Report				\$1,920	
	Fire Agency Review				\$53,203	
	Total Estimated Agency Review / Consultant Fees					

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County-wide Public Protection Agency Review / Consultant Fees Calculations (Continued)		Estimated New Building Area (sf)	Estimated Site Area (sf)	Estimated Site Area Including Building (sf)	Estimated Agency Review Fees	Abbreviations: pv = permit value sf = square feet dcc = delivered
4	Fresno County Multi-Agency Dispatch Center	New Construction (Essential Services) - New parking		59,500	\$8,168,500	dcc
	Permit Value				\$29,977	pv
	Plan Check Fees				\$19,485	
	Conditional Use Permit				\$12,152	
	Environmental Review				\$5,151	
	Acre Overage					15,940 sf
	Acre Overage percent X \$1,758/acre				\$643	0 %
	Site Plan Review Fee				\$643	
	Grading Review and Voucher				\$1,350	
	Phase I, Phase II				\$12,500	
	Title Report				\$3,500	
	Fire Agency Review				\$2,550	
	Total Estimated Agency Review / Consultant Fees				\$57,975	
5	Fresno County Forensic Lab / Offices / Warehouse	New Construction to be located at the Juvenile Justice Campus - New parking		23,667	\$6,243,267	dcc
	Permit Value				\$23,238	pv
	Plan Check Fees				\$15,105	
	Conditional Use Permit				\$12,152	
	Environmental Review				\$5,151	
	Acre Overage					-19,893 sf
	Acre Overage percent X \$1,758/acre				\$3,516	-0.46 %
	Site Plan Review Fee				\$1,350	
	Grading Review and Voucher				\$12,500	
	Phase I, Phase II				\$3,500	
	Title Report				\$2,130	
	Fire Agency Review					
	Total Estimated Agency Review / Consultant Fees				\$55,404	
6	Fresno County Sheriff Area 2 Substation	Agency Review Fees are included with Project Delivery				
7	Fresno County Sheriff Selma Substation	New Construction (Essential Services) - New parking		12,250	\$1,709,750	dcc
	Permit Value				\$7,371	pv
	Plan Check Fees				\$4,791	
	Conditional Use Permit				\$12,152	
	Environmental Review				\$5,151	
	Acre Overage					-31,310 sf
	Acre Overage percent X \$1,758/acre				\$3,516	-0.72 %
	Site Plan Review Fee				\$1,350	
	Grading Review and Voucher				\$12,500	
	Phase I, Phase II				\$3,500	
	Title Report				\$525	
	Fire Agency Review					
	Total Estimated Agency Review / Consultant Fees				\$43,485	
8	Animal Control Facility	New Construction - New parking		30,750	\$4,890,750	dcc
	Permit Value				\$18,505	pv
	Plan Check Fees				\$12,028	
	Conditional Use Permit				\$12,152	
	Environmental Review				\$5,151	
	Acre Overage					-12,810 sf
	Acre Overage percent X \$1,758/acre				-\$517	-0.29 %
	Site Plan Review Fee				-\$517	
	Grading Review and Voucher				\$1,350	
	Phase I, Phase II				\$12,500	
	Title Report				\$3,500	
	Fire Agency Review				\$3,240	
	Total Estimated Agency Review / Consultant Fees				\$48,887	

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Administrative Cost Calculations

Estimated Building Area (Gross Sq. Ft.)

Estimated Delivered Construction Costs	Estimated Administrative Costs (0.008%-7%)	Diff. Factor (delt. %)
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General Government

1	Fresno County Public Works & Planning Customer Service Center, Offices and Field Shop Facilities Renovation-Relocation with average administrative costs	Renovate and relocate to existing facility - Renovate and upgrade existing parking	68,000
2	Fresno County Plaza Renovation (Public Defender 3 floors) Minimal Renovation with moderate administrative costs	Renovation of existing office spaces - Existing City of Fresno public parking	32,400
3	Fresno County Board of Supervisors Offices at Fresno County Hall of Records Moderate Renovation with above average administrative costs	Renovation of existing Historical Hall of Records - Existing City of Fresno public parking	15,000
4	Fresno County Clerk's Warehouse New Construction with average administrative costs	New construction - New Parking	30,000
5	Fresno County Agricultural Commissioner Facility New Construction with average administrative costs	New construction - New Parking	47,000

\$14,092,000	\$563,680	0.04
\$5,151,600	\$206,064	0.04
\$6,508,800	\$325,440	0.05
\$18,817,051	\$1,223,108	0.04
\$18,817,051	\$752,682	0.04

Countywide Public Protection

1	Fresno County District Attorney Offices Turn-Key project with minimal administrative costs	Relocation-Renovation-(Lease Purchase-Turn Key)	81,300
2	Fresno County Plaza Renovation (County Counsel 2 Floors) Minimal Renovation with moderate administrative costs	Renovation (2 Floors)	21,600
3	Fresno County Coroner's Administration Facility New Construction with above average administrative costs	New Construction	12,800
4	Fresno County Multi-Agency Dispatch Center New Construction with high administrative costs	New Construction (Essential Services High Tech)	17,000
5	Fresno County Forensic Lab / Offices / Warehouse New Construction with above average administrative costs	New Construction to be located at the Juvenile Justice Campus - New parking	14,200
6	Fresno County Sheriff Area 2 Substation New Construction with average administrative costs	New Construction (Essential Services)-(Turn-Key) - New parking	73,900
7	Fresno County Sheriff Selma Substation New Construction with average administrative costs	New Construction (Essential Services) - New parking	3,500
8	Fresno County Animal Control Facility New Construction with above average administrative costs	New Construction	12,000

\$33,170,400	\$497,556	0.02
\$3,434,400	\$137,376	0.04
\$6,387,200	\$479,040	0.05
\$8,168,500	\$776,008	0.07
\$6,243,267	\$499,461	0.06
\$10,780,000	\$431,200	0.04
\$1,709,750	\$68,390	0.04
\$4,890,750	\$366,806	0.05

Administrative Cost Criteria Discussion

The CRT project currently under construction at the Kings Canyon Campus is calculated at 0.025 per sq. ft. This is the first project the County has used building commissioning. So considering the work to commission a building, the sq. ft. calculation is reduced to 0.015. Average Weighted Wage Rates were taken from the (CRT) WinCAMS Report. Rate average included Division Manager, Architect and Staff Analyst III divided by 3 and was used to estimate approximate Staff time only. Percentage column represents the estimated complexity of each project, based building size, type of building and technical requirements needed to be built into the project.

Building Commissioning Fees:

building area (sq. ft.)	sliding scale (\$ per sq. ft.)	building commissioning cost
11,800	\$4.49	\$53,000
12,000	\$4.49	\$53,880
12,800	\$4.47	\$57,216
14,200	\$4.35	\$61,770
17,000	\$4.15	\$70,550
20,000		
30,000	\$3.14	\$94,200
40,000		\$0
47,000	\$2.33	\$109,510
60,000		\$0
80,000		\$0
100,000		\$0
119,000	\$1.53	\$182,000

New Crisis Residential Treatment Facility (CRT)-Low Base Line		
Fresno County Animal Control Facility		
Fresno County Coroner's Administration Facility		
Fresno County Forensic Lab / Offices / Warehouse		
Fresno County Multi-Agency Dispatch Center		
Fresno County Clerk's Warehouse		
Fresno County Agricultural Commissioner Facility		
West Annex Jail (WAJ)-High Base Line		

Building Commissioning Fees Criteria Discussion

The Green Building Code requires new construction buildings over 10,000 sq. ft. to employ the services of a building commissioner. This Code requirement is relatively new, and County experience is limited to the new Crisis Residential Treatment facility and the West Annex Jail. Building costs per sq. ft. diminished as sq. footage increased.

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Furniture, Fixtures and Equipment (FFE) Calculations

Computer, Phone and Hardware:

Source: Fresno County PWP-Computer Data Services

Computer Equipment Criteria Discussion

Costs shown represent the First Year (first day) Commitment that must be in place prior to occupying a cubicle or office space.

Costs beyond the first day/year are not considered here.

Computer and Operating Accessories	\$1,140.00
Internet Connection	\$459.00
Phone Hardware and Connection	\$280.00
Single Monitor (average cost)	\$750.00

Total Single Employee Computer and Data Cost:	\$2,629.00
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Workstations:

Source: CORE Business Interiors

Computer Equipment Criteria Discussion

Actual Workstation costs vary with user needs, configuration and square footage.

The average workstation cost shown here is taken from a cost quote provided by CORE Business Interiors.

The quote included an assumption of 80% cubicle-20% office furniture.

Office furniture is normally approximately the same cost as a cubicle, if not slightly higher.

Cubicle Workstation, Chair and Storage including Delivery and Installation	\$8,073.00
Electrical and Data Hard Connection	\$39.00

Total Single Employee Workstation Cost:	\$8,112.00
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Total Single Employee Workstation Costs:	\$10,741.00
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FF&E Occupied Area Calculation

Sources: 2017 California Building Code Chapter 10, and Fresno County Employee Space Allocation Chart

Occupied Space Calculation: (Building Area X 70%)

Employee Space Allocation: (Factored Building Area / 150 sq. ft. per employee)

Calculation as Follows: Building Area x .70 / 1150 sq. ft. x \$10,741 = FF&E Costs

Occupied Area Criteria Discussion

The allowed Occupant Load of a building is determined under Chapter 10 of the California Building Code.

For the purpose of this study Office and Warehouse/ Field Operations Shop space (with adjustments) are considered.

Office Space at 100 sq. ft. per occupant and Warehouse/ Field Operations Shop space at 300 sq. ft. per occupant.

However, Code load factors do not reflect temporary or non-used accessory space such as circulation path, restroom facilities,

utility closets, elevator shafts, etc..

These spaces generally account for 25 to 35 percent of a given building.

For this study a mean factor of 30% temporary or non-occupied space is used.

The County Employees Space Allocation Chart defines Categories 1-4.

Space Categories 1 through 4 range from a low of 56-72 sq. ft. to a high of 180-252 sq. ft.

Category 1 is primarily reserved for entry level positions.

Category 4 is primarily reserved for Directors and Elected Officials.

Categories 2 and 3 address approximately 2/3 of County employees.

The range of areas are between a low of (90 -120) sq. ft. to a high of (120-180) sq. ft..

For this study a mean average of 150 sq. ft. (120 + 180/ 2) per employee is used to estimate workstations required.

Area Adjustments to reflect estimated realistic staff requirements:

County Clerk Warehouse sq. footage is adjusted to 2,000 sq. ft. per occupant.

PWP Warehouse sq. footage is adjusted to 500 sq. ft. per occupant.

Animal Control Kennel sq. footage is adjusted to 1000 sq. ft. per occupant.

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Adjusted Building Occupant Load-Workstations Calculation

General Government	
1	Fresno County Public Works & Planning Customer Service Center, Offices and Field Shop Facilities
2	Fresno County Plaza Renovation (County Counsel 2 Floors)
3	Fresno County Board of Supervisors Offices at Fresno County Hall of Records
4	County Clerk's Warehouse
5	Fresno County Agricultural Commissioner Facility
Countywide Public Protection	
1	Fresno County District Attorney Offices
2	Fresno County Plaza Renovation (Public Defender 3 floors)
3	Fresno County Coroner's Administration Facility
4	Fresno County Multi-Agency Dispatch Center-(4) added monitors per each (2) employees at \$750/ monitor
5	Fresno County Forensic Lab / Offices / Warehouse
6	Fresno County Sheriff Area 2 Substation
7	Fresno County Sheriff Selma Substation
8	Fresno County Animal Control Facility

Adjusted Occupied Building Area (70%) (Office)	Warehouse (no factor)	Area per Occupant (Office)	Total Adjusted Occupants (Office)	Area per Occupant (Whse-FSF)	Total Adjusted Occupants (Whse-FSF)	Total Occupants	FF&E Costs per Occupant
33,600	20,000	150	248.89	500	40	289	\$10,741.00
15,120		150				101	\$10,741.00
11,200		150				75	\$10,741.00
2,100	27,000	150	14.10	2000	14	28	\$10,741.00
15,400	25,000	150	102.76	200	125	228	\$10,741.00
56,910		150				379	\$10,741.00
22,680		150				151	\$10,741.00
8,960		150				60	\$10,741.00
11,900		150				79	\$10,741.00
4,970	7,100	150	24.14	500	14	38	\$10,741.00
51,730		150				345	\$10,741.00
2,450		150	16.33			16	\$10,741.00
2,100	9,000	150	11.10	1000	9	20	\$10,741.00

Estimated FF&E Costs	Furniture / Equipment Adjustment
\$3,102,956	
\$1,082,693	
\$801,995	
\$296,452	
\$2,446,362	
\$4,075,135	
\$1,624,039	
\$641,596	
\$971,119	\$119,000.00
\$710,810	\$299,000.00
\$3,704,213	
\$175,436	
\$371,894	\$156,000.00

Parking Space Requirements

General Government	
1	Fresno County Public Works & Planning Customer Service Center, Offices and Field Shop Facilities
4	Fresno County Clerk's Warehouse
5	Fresno County Agricultural Commissioner Facility
Countywide Public Protection	
3	Fresno County Coroner's Administration Facility
4	Fresno County Multi-Agency Dispatch Center-(4) added monitors per each (2) employees at \$750/ monitor
5	Fresno County Forensic Lab / Offices / Warehouse
7	Fresno County Sheriff Selma Substation
8	Fresno County Animal Control Facility

Building Area (Office)	Warehouse (no factor)	Total Occupant Load	Parking Spaces Required	500 sq. ft. per vehicle	Calculated Parking Area
48,000	20,000	547	273.33	500	136,667
3,000	27,000	120	60.00	500	30,000
22,000	25,000	228	113.88	500	56,940
12,800		128	64.00	500	32,000
17,000		170	85.00	500	42,500
7,100	7,100	95	47.33	500	23,667
3,500		35	17.50	500	8,750
3,000	9,000	75	37.50	500	18,750

Parking Space Requirements Criteria Discussion
Occupant load for this study is based on California Building Code.
Occupant load for mixed occupancy use is calculated.
The number of parking spaces required are taken from the Fresno County Zoning Ordinance.
In general, the Fresno County Zoning Ordinance requires 1 parking space for each 2 employees