

# **BUDGETING FOR YOUR NEW CONSTRUCTION AND MODERNIZATION PROJECTS**

**TED ROZZI, ASSISTANT SUPERINTENDENT, FACILITIES  
CORONA-NORCO UNIFIED SCHOOL DISTRICT**

# PROJECT COST FACTORS

- **SITE SELECTION**

- Phase I Environmental Assessment
- Surveys
- Geoseismic Report
- Geotechnical/Soils Report
- Traffic Study
- Other Studies – Biological, Historical
- Condemnation/Relocation
- Department of Toxic Substances Control Approval
  - Environmental Oversight Agreement
  - Preliminary Endangerment Assessment Consultant
  - Remediation Contract(s)
- Appraisal
- Purchase Contract
- Biological Relocation
- Historic Preservation

- **SITE DEVELOPMENT**
  - Demolition & Removal
    - Asbestos/Lead Remediation of Structures
    - Remediation of Underground Tanks
  - Import/Export of Soil
  - Slope Erosion Control
  - Access Stairs & Ramps
  - Retaining Walls
  - Utility Services
    - Water – Domestic/Fire Irrigation
      - Line Extensions
      - Meters
      - Fire Line Detector Valves
      - Connection Fees
    - Sewer
      - Line Extensions
      - Lift Stations
      - Capacity Fees

- **SITE DEVELOPMENT**

- **Utility Services**

- **Storm Drain**

- Line Extensions
- Structures
- Capacity Fees

- **Power**

- Service Extensions
- Pole Relocation

- **Gas**

- Service Extensions

- **TV Cable, Data, & Communication Systems**

- Service Extensions

- **Street Improvements**

- **New Paving, Curb & Gutters**
- **Landscape medians, Sidewalks & Trails**
- **Street Lights**
- **Traffic Signals**

- **PLAN DEVELOPMENT**

- Additional Engineering Fees
- Architect Fee
- DSA Plan Check Fee (Structural & Access)
- Energy Analysis Fee
- CDE Plan Check Fee
- Bidsets, Advertising & Reimbursables
- Constructability Review
- Storm Water Permit
- Labor Compliance Program

- **CONSTRUCTION**
  - Construction Management
  - Inspection
  - Material Testing
  - General/Multiple Prime Contracts
  - CMAS/District Provided Equipment Contracts
    - Data Equipment
    - Communication Systems
  - Furniture & Equipment
  - Contingencies
    - Change Orders
    - Moving/Set-Up Crews
    - Locksmith