



College of the Desert  
Bond Office

## Memo

**To:** Dr. Annebelle Nery, VP of Instruction  
**From:** Robert Rauscher, AIA, Associate Program Manager  
**CC:** Mac McGinnis, Vice President, Bond Program Manager  
**Date:** March 1, 2021  
**Re:** Roadrunner Motors – Cost Estimate Overrun

Dr. Nery,

This memo will summarize the extent and cause of the budget overrun the design team is currently projecting for the project.

### Summary of Estimated Project Costs:

Current (Schematic Design Phase) <i>Construction</i> Estimate:	\$18,815,384
<u>Original (Programming Phase) <i>Construction</i> Estimate:</u>	<u>-\$14,208,150</u>
Estimated Hard <i>Construction Cost</i> Overrun:	<b>\$ 4,607,234</b>
Estimated Additional Soft Costs:	+\$ 919,912
Estimated TOTAL Additional Project Costs:	<b>\$ 5,527,146</b>

Reasons for Overrun, as determined by current design team and Pre-Construction consultants:

1. Building Program: The program architect (CRB) who created the planning and programming documents underestimated the space needed for the desired number of students, furniture, and equipment. The new architect (MIAA), after review with the user group, believes that, in order to meet the College's educational goals, an additional 5,600 sf should be added to the program at the cost of **\$2,118,591**.
2. Site Development: The program architect (CRB) only allocated rudimentary site development costs appropriate to a flat, simple site without key features. The reality of the site's slope and soil composition dictates extensive retaining walls and soil engineering. In addition, the program architect (CRB) did not apply accurate allocations for site features, shade structures, wash bays, fueling stations, and parking. The current architect (MIAA), anticipates a cost of **\$2,488,643** for this work.
3. Because of the anticipated increases described above, we would anticipate a proportional increase to project soft costs of **\$919,912**.
4. In addition to the above, please also recall that the project budget was previously increased to account for the land purchase price of **\$3,049,769**.

Taken in total, if the College decides to execute the full project as requested by the user group and as required to mitigate the site's development challenges, the Total Project Budget will have to be increased from the current \$23,049,769 to \$28,576,915. It may be simpler to round the new total budget, if augmented, to **\$28,580,000**.

Please let me know if you have any questions.

Robert Rauscher, AIA, Assoc DBIA  
Associate Program Manager