

Phase 1: Design and Preconstruction Phase

PAGE 88

A.1
BUDGET

PAGE 91

A.2
DESIGN-BUILD
TEAM

PAGE 101

A.3
QUALITY
CONTROL PLAN

PAGE 105

A.4
DESIGN-ASSIST /
DESIGN-BUILD
TRADES

PAGE 109

A.5
MANAGEMENT
PROCESS



Many of Clark's and PDC's clients select us because of the quality and depth of the design and preconstruction services we provide; clients view this as a key differentiator that separates us from our competitors. It is our commitment on the Mission Valley Campus Site Development Project to provide our full complement of services on this critical and complex project, with the full understanding that services outlined within the RFP (i.e. scheduling and estimating, risk assessment, CEQA mitigation monitoring, logistics planning, cost control management, investigative work, and constructability reviews) is the minimum level of effort anticipated during the design and preconstruction phases, which Clark | PDC will far exceed.

Playing a key role in delivering iconic San Diego properties and community spaces is not new to Clark | PDC. We have worked hard for decades to afford us opportunities to shape our region with signature projects like Petco Park, Manchester Pacific Gateway, Legacy International Center, North Embarcadero Visionary Plan, the San Diego Convention Center, The Headquarters, and Riverwalk, among others. The projects listed above were all successful because they were the result of many qualified team members working toward a common goal, communicating and coordinating their designs along the way. This same approach will be employed immediately upon award during the critical design and preconstruction phase, as follows.

A.1. Review and comment on the adequacy of the Project budget. Describe how design target budgets will be established and monitored to achieve the budget goals committed to herein. ▼

BUDGET ASSESSMENT

Given Clark’s and PDC’s respective positions as true local builders and engineers who not only understand the intricacies associated with large, complex site development projects but also understand this construction market, **we can state with confidence that the budgeted direct construction cost of \$129,354,546 million is adequate** to meet the project requirements. Table 1 (shown below) provides SDSU with Clark | PDC’s summary cost model for the Mission Valley Campus Site Development Project. We have provided our 100% DD estimate in **Tab 8 - Appendix**.

	Price	Escalation	Total
Self-Perform Line Items	\$ [REDACTED]	*Included	\$ [REDACTED]
Balance of Work	\$ [REDACTED]	\$ [REDACTED]	\$ [REDACTED]
TOTAL	\$127,721,761	\$ [REDACTED]	\$ [REDACTED]



This estimate includes the items listed in the Self-Perform Scope Worksheet; whenever Clark’s takeoffs yielded a quantity higher than the bid form, we used the higher (more conservative) quantity in our overall project budget. Above is the Executive Summary of our 100% DD Estimate. Please refer to **Tab 8 - Appendix** for the full 100% DD Estimate Detail.