



# CITY OF HUNTINGTON BEACH

## INTERDEPARTMENTAL COMMUNICATION

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**TO:** Honorable Mayor and City Council Members

**SUBMITTED BY:** Al Zelinka, City Manager

**PREPARED FROM:** Ursula Luna-Reynosa, Director of Community Development *ULR*

**DATE:** November 1, 2022

**SUBJECT:** SUPPLEMENTAL COMMUNICATION FOR ITEM 24 (22-868) -  
Receive and File the Main Street Streetscape Schematic  
Design and Direct Staff to Proceed to Design Development  
Drawings

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The following additional communication is being provided:

- Concept Estimate – Rough Order of Magnitude (ROM)
- Additional on street parking stall study (potential locations including Main Street)

xc: Michael Gates, City Attorney  
Robin Estanislau, City Clerk  
Executive Team

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CONCEPT ESTIMATE - ROUGH ORDER OF MAGNITUDE (ROM)

October 2022

## MAIN STREET HUNTINGTON BEACH

### STUDIO ONE ELEVEN

**Prepared For**  
Studio One Eleven  
**Submitted On**  
28 October 2022

**Prepared By**  
RLB LAX

**Our Ref**  
2  
**Project Number**  
LAX02617

# MAIN STREET HUNTINGTON BEACH

## CONCEPT ESTIMATE - ROUGH ORDER OF MAGNITUDE (ROM)



### PROJECT DETAILS

#### Basis of Estimate

This document has been prepared at the request of Studio One Eleven to provide a Cost Estimate for the Main Street Streetscape Redesign in Huntington Beach, CA.

The owner of the project is City of Huntington Beach, California.

It should be noted by all parties reviewing our cost estimate that we have not field verified any of the quantities issued within our report. Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the architect and engineers.

Should any parties reviewing this document have query with any of our quantities and or assumptions made, please make us aware of any queries immediately so we may amend the cost estimate if necessary.

RLB is assuming that a DBB - Lump Sum delivery method will be utilized and we expect that the GC and all subcontractors will be required to pay prevailing wage rates. Our pricing assumes that every trade package will be bid competitively by at least 3 pre-qualified sub-contractors. If three or more qualified bids per trade are not received the project could be subject to significant price increases.

This includes any trades in which the DBB may wish to self-perform the works unless a 3rd party independent review of self-perform work takes place.

Please note that the estimate includes for those additional costs arising from the typical on-site measures implemented to curb the transmission of the COVID-19 virus (such as daily temperature checks, health questionnaires, mask wearing, provision of hand sanitizer, procedures to maintain social distancing, etc), However, the estimate does not include any allowance for future cost impacts resulting from the evolution of the pandemic, such as those that may arise from disruptions to the supply chain or that may increase the cost of labor, materials, equipment, subcontractors, general conditions, etc.

#### Items Specifically Included

##### ESTIMATE PRICING:

- Pricing is based on Construction Costs as of October 2022.
- Margins and Adjustments are included in the estimate.
- Items included or excluded are detailed in the estimate. Other assumptions, inclusions and exclusions are listed below.

The following assumptions have been made in the preparation of this estimate:

- The works will be predominantly carried out during normal working hours with allowances for off hours work.
- The Contractor will be required to pay prevailing wage rates.

# MAIN STREET HUNTINGTON BEACH

## CONCEPT ESTIMATE - ROUGH ORDER OF MAGNITUDE (ROM)



### PROJECT DETAILS

- Resources are available locally.
- Labor will be subjected to daily security searches at entry.
- Labor will be required to have a green card or U.S. Citizenship and undergo background checks.
- Parking is available onsite.

#### ITEMS SPECIFICALLY INCLUDED:

- Please note where allowances have been made, we would request the Design Team and Owner to review the sum to ensure the allowance meets their intent.
- Sub-Contractors Overheads and Profit are included in the unit rates.

The following items have been specifically included in Margins and Adjustments:

- Design and Estimating Contingency (included in unit rates)
- Escalation (included in unit rates)
- Contractor Contingency
- Project Staffing
- Bonds and Insurance
- Fee

#### Items Specifically Excluded

- Items marked as "Excl." in the estimate
- Any work in relation to hazardous material abatement
- Phasing of the project
- Any structural or retrofitting works
- Special testing & inspections
- Works outside the site boundaries unless noted otherwise
- Utility fees and charges
- New electrical transformers for the project - assumed by utility company

# MAIN STREET HUNTINGTON BEACH

## CONCEPT ESTIMATE - ROUGH ORDER OF MAGNITUDE (ROM)



### PROJECT DETAILS

- Piling works
- General contractor preconstruction services
- Architectural, engineering and other professional fees
- Permits, plan review and approval fees
- Statutory authorities' charges, contributions
- Owner contingency
- Land and legal costs
- Security costs (guards, cameras, locks). Assume by owner.
- Furniture, Fixtures, & Equipment (FF&E) for sidewalk dining areas
- Departmental move management costs/temporary offices

#### Documents

This estimate is based upon measured quantities and built-up rates prepared from the following information shown in the Schematic design plans as provided by Studio One Eleven:

- 201024 Huntington Beach Main St - existing - Demo
- Block 1 24x36
- Block 2 24x36
- Block 3 24x36
- Revisions to Block 1-3

**RLB** Rider  
Levett  
Bucknall

## LOCATION SUMMARY

Concept Estimate - Rough Order of Magnitude (ROM)  
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# MAIN STREET HUNTINGTON BEACH

## CONCEPT ESTIMATE - ROUGH ORDER OF MAGNITUDE (ROM)



### LOCATION ELEMENTS ITEM

A Block 1

GFA: 40,737 SF Cost/SF: 92.45  
Rates Current At October 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
<b>F2020</b>	<b>Hazardous Components Abatement</b>				
113	Hazardous materials abatement	LS	1.0		Excl.
	<b>F2020 - Hazardous Components Abatement</b>				<b>Excl.</b>
<b>G1020</b>	<b>Site Demolition and Relocations</b>				
166	Remove and dispose existing sidewalk paving incl curbs, planters, tree grates, etc	SF	21,798.3	12.90	281,198
183	Remove existing street lights and its foundations	EA	9.0	645.00	5,805
230	Remove existing k-rail barriers, bike racks, trash cans and miscellaneous furniture	LS	1.0	12,900.00	12,900
231	Remove existing concrete bollards, brick crosswalks	LS	1.0	6,450.00	6,450
186	Remove existing palm trees and small trees	EA	10.0	1,032.00	10,320
184	Protect existing trees to remain	EA	17.0	258.00	4,386
185	Protect existing hydrant to remain	EA	2.0	258.00	516
204	Relocate and protect storm drain inlet	EA	1.0	2,580.00	2,580
232	Protect existing steel bollards and sleeves to remain	LS	1.0	645.00	645
	<b>G1020 - Site Demolition and Relocations</b>			<b>7.97/SF</b>	<b>324,800</b>
<b>G1030</b>	<b>Site Earthwork</b>				
189	Prepare sidewalk for plaza - fine grading	SF	21,798.3	6.45	140,598
	<b>G1030 - Site Earthwork</b>			<b>3.45/SF</b>	<b>140,598</b>
<b>G2010</b>	<b>Roadways</b>				
201	Remove and dispose existing roadway asphalt and relaying of new asphalt	SF	15,046.0	28.38	427,005
202	Allowance for road surface graphic mural /crosswalk	SF	3,409.1	12.90	43,977
203	New curb and gutter	LF	275.2	45.15	12,425
234	Rolled curb	LF	250.3	38.70	9,687
	<b>G2010 - Roadways</b>			<b>12.10/SF</b>	<b>493,094</b>
<b>G2030</b>	<b>Pedestrian Paving</b>				
168	Concrete pavers 12x24, sand set	SF	21,118.0	45.15	953,478
190	Concrete cobble pavers 6x6	SF	4,136.4	25.80	106,720
191	Allowance for ramps, truncated domes	EA	7.0	1,548.00	10,836
235	Allowance for surfing walk of fame plaques	LS	1.0	129,000.00	129,000
	<b>G2030 - Pedestrian Paving</b>			<b>29.46/SF</b>	<b>1,200,034</b>
<b>G2040</b>	<b>Site Development</b>				
193	Tree grates 6x6 heavy duty	EA	20.0	5,805.00	116,100

# MAIN STREET HUNTINGTON BEACH

## CONCEPT ESTIMATE - ROUGH ORDER OF MAGNITUDE (ROM)



### LOCATION ELEMENTS ITEM

A Block 1 (continued)

GFA: 40,737 SF Cost/SF: 92.45  
Rates Current At October 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
195	Custom Steel ABC rails to all dining patios; 3' high	LF	67.5	322.50	21,769
200	Sedimentary seat walls; 18"x18"x 6'L with specialty finish - allowance	EA	8.0	9,675.00	77,400
229	Street furniture bench - allowance	EA	6.0	5,805.00	34,830
219	Trash receptacles - Bigbelly HC5/SC5.5 with vinyl wrap (pairs); with software	Set	12.0	10,384.50	124,614
199	Bike racks, custom	EA	30.0	774.00	23,220
207	Bollards, retractable	EA	8.0	1,290.00	10,320
224	Allowance for signage and wayfinding	LS	1.0	193,500.00	193,500
226	Art work and sculptures	LS	1.0	258,000.00	258,000
228	Dining chairs and tables	LS	1.0		Excl.
<b>G2040 - Site Development</b>				<b>21.10/SF</b>	<b>859,753</b>
<b>G2050</b>	<b>Landscaping</b>				
192	Canary Island Date Palms 24'	EA	3.0	15,480.00	46,440
236	Mejool Date Palms 20'	EA	14.0	12,900.00	180,600
210	48" box trees	EA	2.0	3,870.00	7,740
169	Planting and irrigation	SF	1,083.7	15.48	16,775
<b>G2050 - Landscaping</b>				<b>6.18/SF</b>	<b>251,555</b>
<b>G3030</b>	<b>Storm Sewer</b>				
220	Allowance for road utilities and drainage	LF	387.0	322.50	124,807
<b>G3030 - Storm Sewer</b>				<b>3.06/SF</b>	<b>124,807</b>
<b>G4020</b>	<b>Site Lighting</b>				
197	Custom light poles with 14'H fixtures, including footings	EA	20.0	5,805.00	116,100
208	Cantenary lighting attached to poles, incl s/s aircraft cables	LF	441.0	154.80	68,267
237	Steel Tree ring collar for Palms with 3up/3down lights	EA	20.0	4,515.00	90,300
225	Allowance for new electrical junction boxes and panel boards for new street lighting	LS	1.0	96,750.00	96,750
<b>G4020 - Site Lighting</b>				<b>9.12/SF</b>	<b>371,417</b>
<b>BLOCK 1</b>				<b>92.45/SF</b>	<b>3,766,058</b>



# MAIN STREET HUNTINGTON BEACH

## CONCEPT ESTIMATE - ROUGH ORDER OF MAGNITUDE (ROM)



### LOCATION ELEMENTS ITEM

B Block 2

GFA: 40,526 SF Cost/SF: 137.23  
Rates Current At October 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
<b>F2020</b>	<b>Hazardous Components Abatement</b>				
113	Hazardous materials abatement	LS	1.0		Excl.
	<b>F2020 - Hazardous Components Abatement</b>				<b>Excl.</b>
<b>G1020</b>	<b>Site Demolition and Relocations</b>				
166	Remove and dispose existing sidewalk paving incl curbs, planters, tree grates, etc	SF	20,447.6	12.90	263,774
183	Remove existing street lights and its foundations	EA	6.0	645.00	3,870
230	Remove existing k-rail barriers, bike racks, trash cans and miscellaneous furniture	LS	1.0	12,900.00	12,900
231	Remove existing concrete bollards, brick crosswalks	LS	1.0	6,450.00	6,450
187	Remove existing fountain	EA	1.0	1,290.00	1,290
186	Remove existing palm trees and small trees	EA	49.0	1,032.00	50,568
184	Protect existing trees to remain	EA	1.0	258.00	258
204	Relocate and protect storm drain inlet	EA	1.0	2,580.00	2,580
233	Remove existing catch basin and prepare for new linear trench drainage	LS	1.0	1,290.00	1,290
	<b>G1020 - Site Demolition and Relocations</b>			<b>8.46/SF</b>	<b>342,980</b>
<b>G1030</b>	<b>Site Earthwork</b>				
189	Prepare sidewalk for plaza - fine grading	SF	20,447.6	6.45	131,887
	<b>G1030 - Site Earthwork</b>			<b>3.25/SF</b>	<b>131,887</b>
<b>G2010</b>	<b>Roadways</b>				
239	Remove and dispose existing roadway asphalt prepare ready to receive plaza paving/flex street	SF	10,019.0	7.74	77,547
214	Vehicular rated conc pavers in custom design 101.1mm thk	SF	7,237.0	38.70	280,072
213	Concrete ramps with truncated domes	SF	1,295.6	25.80	33,426
202	Allowance for road surface graphic mural /crosswalk	SF	2,813.2	12.90	36,290
203	New curb and gutter	LF	306.7	45.15	13,848
	<b>G2010 - Roadways</b>			<b>10.89/SF</b>	<b>441,183</b>
<b>G2030</b>	<b>Pedestrian Paving</b>				
168	Concrete pavers 12x24, sand set	SF	22,063.5	45.15	996,168
190	Concrete cobble pavers 6x6	SF	6,071.7	25.80	156,650
	<b>G2030 - Pedestrian Paving</b>			<b>28.45/SF</b>	<b>1,152,818</b>
<b>G2040</b>	<b>Site Development</b>				
206	18" wide heavy duty CI trench grate custom pattern	LF	738.0	451.50	333,207
193	Tree grates 6x6 heavy duty	EA	42.0	5,805.00	243,810

# MAIN STREET HUNTINGTON BEACH

## CONCEPT ESTIMATE - ROUGH ORDER OF MAGNITUDE (ROM)



### LOCATION ELEMENTS ITEM

B Block 2 (continued)

GFA: 40,526 SF Cost/SF: 137.23  
Rates Current At October 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
195	Custom Steel ABC rails to all dining patios; 3' high	LF	486.8	322.50	156,993
200	Sedimentary seat walls; 18"x18"x 6'L with specialty finish - allowance	EA	16.0	9,675.00	154,800
229	Street furniture bench - allowance	EA	8.0	5,805.00	46,440
219	Trash receptacles - Bigbelly HC5/SC5.5 with vinyl wrap (pairs); with software	Set	14.0	10,384.50	145,383
199	Bike racks, custom	EA	30.0	774.00	23,220
207	Bollards, retractable	EA	38.0	1,290.00	49,020
209	Tensile shade attached to the poles; with custom graphics	EA	20.0	6,450.00	129,000
218	Allowance for modular wooden stage (stage only)	EA	1.0	19,350.00	19,350
215	Shipping Container 8'x20'- as storage pod with decorative cladding	EA	1.0	12,900.00	12,900
216	Exeloo toilet 2cubicle ADA - self-cleaning with decorative cladding - allowance	EA	1.0	354,750.00	354,750
217	Glass enclosed bike storage system with charging for e-bikes - allowance	EA	1.0	51,600.00	51,600
222	Gateway overhead signage, custom design; 32'	EA	1.0	64,500.00	64,500
223	Allowance for loose furniture ie chairs and tables for the plaza only	LS	1.0	154,800.00	154,800
224	Allowance for signage and wayfinding	LS	1.0	193,500.00	193,500
226	Art work and sculptures	LS	1.0	258,000.00	258,000
227	Audio and video equipment	LS	1.0		Excl.
228	Dining chairs and tables	LS	1.0		Excl.
<b>G2040 - Site Development</b>				<b>59.01/SF</b>	<b>2,391,273</b>
<b>G2050</b>	<b>Landscaping</b>				
236	Mejool Date Palms 20'	EA	28.0	12,900.00	361,200
210	48" box trees	EA	19.0	3,870.00	73,530
211	72" box trees	EA	2.0	23,220.00	46,440
169	Planting and irrigation	SF	1,077.9	15.48	16,686
<b>G2050 - Landscaping</b>				<b>12.28/SF</b>	<b>497,856</b>
<b>G3030</b>	<b>Storm Sewer</b>				
220	Allowance for road utilities and drainage	LF	404.0	322.50	130,290
240	Allowance for BMP catch basins	EA	2.0	12,900.00	25,800
<b>G3030 - Storm Sewer</b>				<b>3.85/SF</b>	<b>156,090</b>

# MAIN STREET HUNTINGTON BEACH

## CONCEPT ESTIMATE - ROUGH ORDER OF MAGNITUDE (ROM)



### LOCATION ELEMENTS ITEM

B Block 2 (continued)

GFA: 40,526 SF Cost/SF: 137.23  
Rates Current At October 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
<b>G4020</b>	<b>Site Lighting</b>				
197	Custom light poles with 14'H fixtures, including footings	EA	22.0	5,805.00	127,710
208	Cantenary lighting attached to poles, incl s/s aircraft cables	LF	622.0	154.80	96,286
237	Steel Tree ring collar for Palms with 3up/3down lights	EA	28.0	4,515.00	126,420
225	Allowance for new electrical junction boxes and panel boards for new street lighting	LS	1.0	96,750.00	96,750
<b>G4020 - Site Lighting</b>				<b>11.03/SF</b>	<b>447,166</b>
<b>BLOCK 2</b>				<b>137.23/SF</b>	<b>5,561,253</b>

# MAIN STREET HUNTINGTON BEACH

## CONCEPT ESTIMATE - ROUGH ORDER OF MAGNITUDE (ROM)



### LOCATION ELEMENTS ITEM

C Block 3

GFA: 38,802 SF Cost/SF: 89.27  
Rates Current At October 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
<b>F2020</b>	<b>Hazardous Components Abatement</b>				
113	Hazardous materials abatement	LS	1.0		Excl.
	<b>F2020 - Hazardous Components Abatement</b>				<b>Excl.</b>
<b>G1020</b>	<b>Site Demolition and Relocations</b>				
166	Remove and dispose existing sidewalk paving incl curbs, planters, tree grates, etc	SF	20,845.1	12.90	268,902
183	Remove existing street lights and its foundations	EA	9.0	645.00	5,805
230	Remove existing k-rail barriers, bike racks, trash cans and miscellaneous furniture	LS	1.0	12,900.00	12,900
231	Remove existing concrete bollards, brick crosswalks	LS	1.0	6,450.00	6,450
186	Remove existing palm trees and small trees	EA	22.0	1,032.00	22,704
184	Protect existing trees to remain	EA	17.0	258.00	4,386
188	Relocate existing Palm trees	EA	2.0	1,548.00	3,096
204	Relocate and protect storm drain inlet	EA	1.0	2,580.00	2,580
205	Protect existing flagpole and planter area	SF	357.0	12.90	4,605
232	Protect existing steel bollards and sleeves to remain	LS	1.0	645.00	645
	<b>G1020 - Site Demolition and Relocations</b>			<b>8.56/SF</b>	<b>332,073</b>
<b>G1030</b>	<b>Site Earthwork</b>				
189	Prepare sidewalk for plaza - fine grading	SF	20,845.1	6.45	134,451
	<b>G1030 - Site Earthwork</b>			<b>3.47/SF</b>	<b>134,451</b>
<b>G2010</b>	<b>Roadways</b>				
241	Asphalt roadway	SF	16,933.0	23.22	393,185
213	Concrete ramps with truncated domes	SF	727.4	25.80	18,767
202	Allowance for road surface graphic mural /crosswalk	SF	5,878.7	12.90	75,835
203	New curb and gutter	LF	594.1	45.15	26,823
234	Rolled curb	LF	655.7	38.70	25,375
	<b>G2010 - Roadways</b>			<b>13.92/SF</b>	<b>539,985</b>
<b>G2030</b>	<b>Pedestrian Paving</b>				
168	Concrete pavers 12x24, sand set	SF	16,405.5	45.15	740,709
190	Concrete cobble pavers 6x6	SF	3,771.9	25.80	97,315
	<b>G2030 - Pedestrian Paving</b>			<b>21.60/SF</b>	<b>838,024</b>
<b>G2040</b>	<b>Site Development</b>				
193	Tree grates 6x6 heavy duty	EA	14.0	5,805.00	81,270
195	Custom Steel ABC rails to all dining patios; 3' high	LF	146.7	322.50	47,311

# MAIN STREET HUNTINGTON BEACH

## CONCEPT ESTIMATE - ROUGH ORDER OF MAGNITUDE (ROM)



### LOCATION ELEMENTS ITEM

C Block 3 (continued)

GFA: 38,802 SF Cost/SF: 89.27  
Rates Current At October 2022

Ref	Description	Unit	Qty	Rate USD	Total Cost USD
200	Sedimentary seat walls; 18"x18"x 6'L with specialty finish - allowance	EA	8.0	9,675.00	77,400
229	Street furniture bench - allowance	EA	8.0	5,805.00	46,440
219	Trash receptacles - Bigbelly HC5/SC5.5 with vinyl wrap (pairs); with software	Set	12.0	10,384.50	124,614
199	Bike racks, custom	EA	30.0	774.00	23,220
222	Gateway overhead signage, custom design; 32'	EA	1.0	64,500.00	64,500
224	Allowance for signage and wayfinding	LS	1.0	193,500.00	193,500
226	Art work and sculptures	LS	1.0	258,000.00	258,000
228	Dining chairs and tables	LS	1.0		Excl.
<b>G2040 - Site Development</b>				<b>23.61/SF</b>	<b>916,255</b>
<b>G2050</b>	<b>Landscaping</b>				
236	Mejool Date Palms 20'	EA	12.0	12,900.00	154,800
221	60" box trees	EA	2.0	12,900.00	25,800
169	Planting and irrigation	SF	1,692.4	15.48	26,199
<b>G2050 - Landscaping</b>				<b>5.33/SF</b>	<b>206,799</b>
<b>G3030</b>	<b>Storm Sewer</b>				
220	Allowance for road utilities and drainage	LF	418.0	322.50	134,805
<b>G3030 - Storm Sewer</b>				<b>3.47/SF</b>	<b>134,805</b>
<b>G4020</b>	<b>Site Lighting</b>				
197	Custom light poles with 14'H fixtures, including footings	EA	20.0	5,805.00	116,100
208	Cantenary lighting attached to poles, incl s/s aircraft cables	LF	405.0	154.80	62,694
237	Steel Tree ring collar for Palms with 3up/3down lights	EA	19.0	4,515.00	85,785
225	Allowance for new electrical junction boxes and panel boards for new street lighting	LS	1.0	96,750.00	96,750
<b>G4020 - Site Lighting</b>				<b>9.31/SF</b>	<b>361,329</b>
<b>BLOCK 3</b>				<b>89.27/SF</b>	<b>3,463,721</b>