



Contra Costa County-
Public Works
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TO: Board of Supervisors & Office of the Auditor-Controller
FROM: Paul Hundal, Division Manager, Capital Projects Management Division
DATE: June 16, 2026
SUBJECT: Financial Reconciliation for Attached Truebeck GMP Executive Summary
PROJECT: Contra Costa Regional Medical Center Cafeteria Building Upgrades Project (CBU)

PURPOSE OF ATTACHMENT The attached "Total Project Cost Executive Summary" provided by Truebeck Construction, Inc. outlines the contractor's exact cost breakdown for the Phase 1 (pre-construction) and Phase 2 Guaranteed Maximum Price (GMP). This cover sheet is provided by the Public Works Department to reconcile the contractor-specific totals in the attachment with the overall County project budget outlined in the Board Report.

FINANCIAL RECONCILIATION Please note that the "Total Project Cost" line item in the attached Truebeck summary reflects only the contractor's direct contractual values. It does not encompass the County's complete financial authorization, which includes items such as project management soft costs, specialized third-party testing, state permitting fees, etc.

1. Phase 1 (Preconstruction) Reconciliation:

- Truebeck Summary Value: \$6,868,636
- Board Report Value: \$7,266,080
- Clarification: \$397,444 in County-held owner allowances

2. Phase 2 (Construction GMP) Reconciliation:

- Truebeck Summary Value: \$105,113,697
- Board Report Value: \$105,113,697
- Clarification: *No discrepancy.* The attached GMP executive summary exactly matches the Phase 2 Construction Contract authorization requested in the Board Report. This figure explicitly includes the 3% Owner-Controlled Contingency Allowance of \$3,066,936.

3. Total Authorized Project Budget Reconciliation:

- Truebeck Summary "Total Project Cost": \$111,982,334
- Board Report "Total Authorized Project Budget": \$142,000,000
- Clarification: To arrive at the County's total project budget of \$142,000,000, the Public Works Department carries a balance of \$29,620,223 in County Soft Costs. These funds are dedicated to essential project delivery requirements outside of the Truebeck contract, including HCAI permitting fees, engineering services, and County management.

CCRMC - CBU
TOTAL PROJECT COST EXECUTIVE SUMMARY

Description	Previously Released		100% SD Revision		50% DD Revision		IGMP / 90% DD Revision		Total Project Cost	
	GSF:	SF	SF	SF	SF	SF	SF	SF	SF	SF
PHASE 1 - Design / Preconstruction	TOTAL COST	\$/ SF	TOTAL COST	\$/ SF	TOTAL COST	\$/ SF	TOTAL COST	\$/ SF	TOTAL COST	\$/ SF
Early Release							\$ 184,425	\$ 5.45	\$ 184,425	\$ 5.45
Design Services	\$ 3,297,975	\$ 92.27	\$ 2,298,930	\$ 64.32	\$ (256,639)	\$ (7.58)	\$ 66,249	\$ 1.96	\$ 5,406,515	\$ 159.64
Preconstruction Services	\$ 603,116	\$ 16.87	\$ 285,837	\$ 8.00	\$ 77,779	\$ 2.30	\$ -	\$ -	\$ 966,732	\$ 28.55
LI Insurance	1.2% \$ 46,813	\$ 1.31	\$ 31,017	\$ 0.87	\$ (2,146)	\$ (0.06)	\$ 3,008	\$ 0.09	\$ 78,692	\$ 2.32
Fee	3.5% \$ 138,177	\$ 3.87	\$ 91,552	\$ 2.56	\$ (6,335)	\$ (0.19)	\$ 8,879	\$ 0.26	\$ 232,273	\$ 6.86
Subtotal Phase 1 Design / PreConstruction	\$ 4,086,081	\$ 120.65	\$ 2,707,337	\$ 79.94	\$ (187,342)	\$ (5.53)	\$ 262,561	\$ 7.75	\$ 6,868,636	\$ 202.82
PHASE 2 - Construction										
Early Release							\$ (184,425)	\$ (5.45)	\$ (184,425)	\$ (5.45)
Construction Cost Estimate	\$ -	\$ -	\$ 84,923,665	\$ 2,375.95	\$ 2,149,799	\$ 63.48	\$ 11,563,248	\$ 341.44	\$ 98,636,712	\$ 2,912.56
Design Construction Administration Fees	\$ -	\$ -	\$ 2,298,930	\$ 64.32	\$ (169,095)	\$ (4.99)	\$ 1,288,695	\$ 38.05	\$ 3,418,530	\$ 100.94
LI Insurance	1.2% \$ -	\$ -	\$ 27,587	\$ 0.77	\$ (2,029)	\$ (0.06)	\$ 15,464	\$ 0.46	\$ 41,022	\$ 1.21
Fee	3.9% \$ -	\$ -	\$ 90,734	\$ 2.54	\$ (6,674)	\$ (0.20)	\$ 50,862	\$ 1.50	\$ 134,923	\$ 3.98
Owner's Allowance	3.0% \$ -	\$ -	\$ 2,620,227	\$ 73.31	\$ 59,160	\$ 1.75	\$ 382,015	\$ 11.28	\$ 3,066,936	\$ 90.56
Subtotal Phase 2 Construction	\$ -	\$ -	\$ 89,961,144	\$ 2,656.39	\$ 2,031,161	\$ 59.98	\$ 13,115,860	\$ 387.29	\$ 105,113,697	\$ 3,103.81
Total Project Cost	\$ 4,086,081	\$ 114.32	\$ 92,668,480	\$ 2,592.63	\$ 1,843,820	\$ 54.44	\$ 13,378,420	\$ 395.04	\$ 111,982,334	\$ 3,306.63

Breakouts	TOTAL COST	Notes
Phase 1 - Current Approved Contract Value	\$ 6,615,654	
Phase 1 - Contract Additions	\$ 252,982	
Early Release Part I (PCO 5008) Additional Value	\$ -	Captured Above
Early Release Part II (PCO 5009) Additional Value	\$ -	Captured Above
Phase 1 - Total	\$ 6,868,636	
Phase 2 - Fixed Amount (Increment #1)	\$ 18,495,593	
Phase 2 - Reduced Remaining Value from PCO 5008	\$ (33,681)	
Phase 2 - Reduced Remaining Value from PCO 5009	\$ (150,744)	
Phase 2 - Non-Fixed Amount (Increment #2)	\$ 86,802,529	
Phase 2 - Total	\$ 105,113,697	
Total Project Cost	\$ 111,982,334	