



PROBABLE COSTS

COLL

COLLEGE VIEW ELEMENTARY SCHOOL

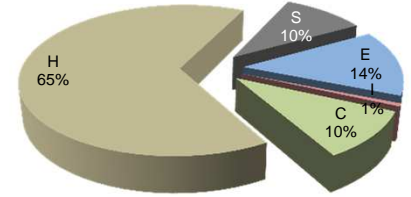


6582 LENNOX DRIVE
HUNTINGTON BEACH, CA 92647

(E) SITE AREA: 13.46 AC
(E) BLDG AREA: 52068 SF
PROP BLDG AREA: 50027 SF

\$28,839,848

HARD COSTS	H	\$18,859,040
SOFT COSTS	S	\$2,841,675
ESCALATION	E	\$4,072,927
IMMEDIATE	I	\$182,221
CONTINGENCY	C	\$2,883,985



SC#	INCL	SCOPE CATEGORY
CSS	Y	Campus Safety and Security
MEF	Y	Modernize Existing Facilities
NMP	Y	New Multi-Purpose Facilities
IFS	Y	Improve Food Service
SIS	Y	Specialized Instruction Spaces
ACR	Y	HVAC Replacement
REL	Y	Relocatable Replacement

SC#	INCL	SCOPE CATEGORY
CIE	Y	Collaborative Instructional Environments
SSD	Y	Sustainability and Daylighting
OLE	Y	Outdoor Learning Environments
SHD	Y	Shading Elements
PKG	Y	Parking and Drop Off
TCH	Y	Technology
OTH	Y	Other

CORE VALUES

Equity and Excellence	Collaboration	Integrity	Innovation
EE	CO	INT	INN

MP#	SC#	Scope Description	Quantity	Unit Cost	=	Cost	INCL	Total Cost	EE	CO	INT	INN
HARD CONSTRUCTION COSTS												
SITE WORK												
S1	PKG	Reconfiguration of existing hard court area for new parking and drop-off	56,983 SF	x \$18.00 per SF	=	\$1,025,694	↔	\$ 1,025,694	✓			
S2	PKG	New parking and drop-off	18,815 SF	x \$18.00 per SF	=	\$338,670	↔	\$ 338,670	✓			
S3	MEF	Reconfigure/expand kindergarten play area	3,422 SF	x \$16.00 per SF	=	\$54,752	↔	\$ 54,752			✓	
S4	MEF	Addition of outdoor learning courts surrounding existing buildings	12,048 SF	x \$82.00 per SF	=	\$987,936	↔	\$ 987,936				✓
S5	CSS	New fencing and gates	2,805 LF	x \$75.00 per LF	=	\$210,375	↔	\$ 210,375	✓			
S6	MEF	Resurface existing hard courts	96,122 SF	x \$6.00 per SF	=	\$576,732	↔	\$ 576,732			✓	
S7	MEF	Repair existing turf and irrigation	296,000 SF	x \$8.00 per SF	=	\$2,368,000	↔	\$ 2,368,000			✓	
S8	MEF	Upgrade electrical service	site	x \$100,000.00 per site	=	\$0	↔	\$ -			✓	
S9	MEF	Campus utilities	site	x \$250,000.00 per site	=	\$0	↔	\$ -			✓	
S10	OTH	Relocate existing kids club portables	2 EA	x \$12,000.00 per EA	=	\$24,000	↔	\$ 24,000			✓	
								SITE WORK COSTS	\$ 5,586,159	29.62% hard		19.37% total
NEW CONSTRUCTION												
N1	IFS	Food service and restrooms	2,200 SF	x \$540.00 per SF	=	\$1,188,000	↔	\$ 1,188,000	✓			
N2	NMP	Covered gathering space	4,000 SF	x \$175.00 per SF	=	\$700,000	↔	\$ 700,000		✓		
N3	SIS	Music Lab	1,200 SF	x \$362.00 per SF	=	\$434,400	↔	\$ 434,400				✓
								NEW CONSTRUCTION COSTS	\$ 2,322,400	12.31% hard		8.05% total
RECONFIGURATION												
R1	CIE	Reconfigure existing classroom spaces into learning suites, specialty classrooms and media center	36,353 SF	x \$265.00 per SF	=	\$9,633,545	↔	\$ 9,633,545		✓		✓
R2	CIE	Reconfigure existing teacher workroom into two kindergarten classrooms	3,422 SF	x \$265.00 per SF	=	\$906,830	↔	\$ 906,830		✓		
								RECONFIGURATION COSTS	\$ 10,540,375	55.89% hard		36.55% total
MODERNIZATION												
		Not Used	SF	x \$0.00 per SF	=	\$0		\$ -				



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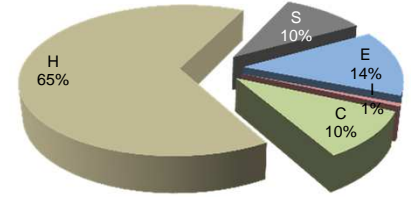


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MP#	SC#	Scope Description	Quantity	Unit Cost	=	Cost	INCL	Total Cost	EE	CO	INT	INN	
MODERNIZATION COSTS									\$ - 0.00% hard 0.00% total				
DEMOLITION													
D1	OTH	Existing relocatable buildings	5,441 SF	x \$18.00 per SF	=	\$97,938	→	\$ 97,938			✓		
DEMOLITION COSTS									\$ 97,938 0.52% hard 0.34% total				
MISCELLANEOUS													
	TCH	Technology Upgrades	52,028 unit	x \$6.00 per unit	=	\$312,168	→	\$ 312,168				✓	
MISCELLANEOUS COSTS									\$ 312,168 1.66% hard 1.08% total				
HARD CONSTRUCTION COST SUBTOTAL									\$ 18,859,040 65.39% total				
SOFT PROJECT COSTS													
		Architectural Fees	\$18,859,040	x 5.00%	=	\$942,952	→	\$ 942,952	33.18% soft	3.27% total			
		Engineering Fees	\$18,859,040	x 3.00%	=	\$565,771	→	\$ 565,771	19.91% soft	1.96% total			
		Plan Check (DSA & Other Agencies)	\$18,859,040	x 1.00%	=	\$188,590	→	\$ 188,590	6.64% soft	0.65% total			
		Pre-Con/Legal/Planning/CEQA	\$18,859,040	x 2.00%	=	\$377,181	→	\$ 377,181	13.27% soft	1.31% total			
		Construction Testing/Inspection	\$18,859,040	x 2.00%	=	\$377,181	→	\$ 377,181	13.27% soft	1.31% total			
		Topographic Survey & Soils Report	1 site	x \$100,000 per site	=	\$100,000	→	\$ 100,000	3.52% soft	0.35% total			
		Interim Housing	CR/yr	x \$12,000 per CR/yr	=	\$0		-	0.00% soft	0.00% total			
		Next-Gen Furniture & Equipment	29 CR	x \$10,000 per CR	=	\$290,000	→	\$ 290,000	10.21% soft	1.01% total			
SOFT PROJECT COST SUBTOTAL									\$ 2,841,675 9.85% total				
HARD & SOFT COSTS SUBTOTAL									\$ 21,700,715 75.25% total				
ESCALATION (averaged)			5 years	x 3.50% per years	=	18.77%		\$ 4,072,927	14.12% total				
IMMEDIATE NEEDS													
		From facilities assessment	1 EA	x \$140,170.00 per EA	=	\$140,170	→	\$ 140,170	76.92% immediate				
			unit	x per unit	=	\$0		-	0.00% immediate				
IMMEDIATE NEEDS: DIRECT COSTS									\$ 140,170				
		Soft Cost Allowance	\$140,170	x 10.00%	=	\$14,017	→	\$ 14,017	7.69% immediate				
		Construction/Contractor Costs	\$140,170	x 20.00%	=	\$28,034	→	\$ 28,034	15.38% immediate				
IMMEDIATE NEEDS: INDIRECT COSTS									\$ 42,051				
IMMEDIATE NEEDS COST SUBTOTAL									\$ 182,221 0.63% total				
OVERALL CONTINGENCY			10.00% of total			=	11.11%		\$ 2,883,985	10.00% total			



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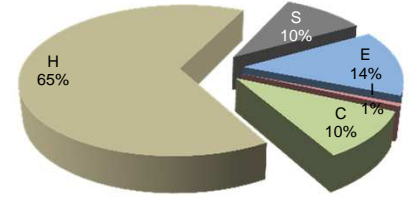
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TOTAL PROJECT COSTS FOR COLLEGE VIEW ELEMENTARY SCHOOL										\$	28,839,848	COLL (ES)	