



PROBABLE COSTS

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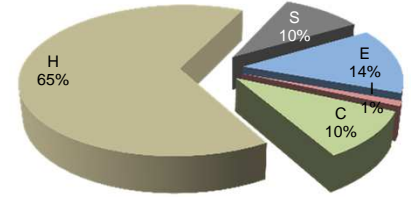
SPRING VIEW MIDDLE SCHOOL



16662 TRUDY LANE
HUNTINGTON BEACH, CA 92647

(E) SITE AREA: 14 AC
(E) BLDG AREA: 75775 SF
PROP BLDG AREA: 78733 SF

		\$35,266,106
HARD COSTS	H	\$23,030,596
SOFT COSTS	S	\$3,373,977
ESCALATION	E	\$4,955,777
IMMEDIATE	I	\$379,145
CONTINGENCY	C	\$3,526,611



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	Reconfigure existing parking and drop-off	59,279 SF	\$18.00 per SF	=	\$1,067,022	→	\$ 1,067,022	✓			
S2	OLE	Outdoor learning/performance space	7,349 SF	\$82.00 per SF	=	\$602,618	→	\$ 602,618			✓	
S3	MEF	Resurface hard courts	132,998 SF	\$6.00 per SF	=	\$797,988	→	\$ 797,988			✓	
S4	MEF	Additional hard courts	13,265 SF	\$12.00 per SF	=	\$159,180	→	\$ 159,180			✓	
S5	MEF	Replace turf and irrigation	302,000 SF	\$8.00 per SF	=	\$2,416,000	→	\$ 2,416,000			✓	
S6	OLE	Addition of outdoor learning courts	13,179 SF	\$82.00 per SF	=	\$1,080,678	→	\$ 1,080,678				✓
S7	CSS	New fencing and gates	3,387 LF	\$75.00 per LF	=	\$254,025	→	\$ 254,025	✓			
S8	MEF	New electrical service	1 site	\$100,000.00 per site	=	\$100,000	→	\$ 100,000			✓	
S9	MEF	Campus utilities	1 site	\$250,000.00 per site	=	\$250,000	→	\$ 250,000			✓	
S10	OLE	All-weather track	41,569 SF	\$35.00 per SF	=	\$1,454,915	→	\$ 1,454,915			✓	
SITE WORK COSTS								\$ 8,182,426	35.53% hard		23.20% total	
NEW CONSTRUCTION												
N1	CIE	Classroom additions to main building	10,758 SF	\$352.00 per SF	=	\$3,786,816	→	\$ 3,786,816				✓
N2	NMP	Covered gathering space	5,000 SF	\$175.00 per SF	=	\$875,000	→	\$ 875,000		✓		
N3	IFS	Food service and restrooms	2,200 SF	\$540.00 per SF	=	\$1,188,000	→	\$ 1,188,000	✓			
NEW CONSTRUCTION COSTS								\$ 5,849,816	25.40% hard		16.59% total	
RECONFIGURATION												
R1	SIS	Convert existing library to music lab	2,832 SF	\$265.00 per SF	=	\$750,480	→	\$ 750,480				✓
R2	OLE	Convert existing classrooms to outdoor learning	5,830 SF	\$265.00 per SF	=	\$1,544,950	→	\$ 1,544,950				✓
RECONFIGURATION COSTS								\$ 2,295,430	9.97% hard		6.51% total	
MODERNIZATION												
M1	MEF	Main building to include new finishes, lighting, air-conditioning, and electrical: add connection to adjacent classrooms and new outdoor learning courts	32,448 SF	\$192.00 per SF	=	\$6,230,016	→	\$ 6,230,016			✓	
MODERNIZATION COSTS								\$ 6,230,016	27.05% hard		17.67% total	
DEMOLITION												



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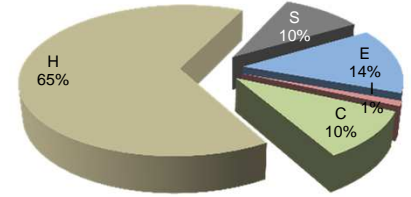
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MP#	SC#	Scope Description	Quantity	Unit Cost	=	Cost	INCL	Total Cost	EE	CO	INT	INN	
D1	OTH	Existing relocatable buildings	10,000 SF	\$18.00 per SF	=	\$180,000	⇒	\$ 180,000			✓		
DEMOLITION COSTS								\$ 180,000	0.78% hard		0.51% total		
MISCELLANEOUS													
	TCH	Technology Upgrades	48,818 unit	\$6.00 per unit	=	\$292,908	⇒	\$ 292,908				✓	
MISCELLANEOUS COSTS								\$ 292,908	1.27% hard		0.83% total		
HARD CONSTRUCTION COST SUBTOTAL								\$ 23,030,596	65.31% total				
SOFT PROJECT COSTS													
		Architectural Fees	\$23,030,596	5.00%	=	\$1,151,530	⇒	\$ 1,151,530	34.13% soft	3.27% total			
		Engineering Fees	\$23,030,596	3.00%	=	\$690,918	⇒	\$ 690,918	20.48% soft	1.96% total			
		Plan Check (DSA & Other Agencies)	\$23,030,596	1.00%	=	\$230,306	⇒	\$ 230,306	6.83% soft	0.65% total			
		Pre-Con/Legal/Planning/CEQA	\$23,030,596	2.00%	=	\$460,612	⇒	\$ 460,612	13.65% soft	1.31% total			
		Construction Testing/Inspection	\$23,030,596	2.00%	=	\$460,612	⇒	\$ 460,612	13.65% soft	1.31% total			
		Topographic Survey & Soils Report	1 site	\$100,000 per site	=	\$100,000	⇒	\$ 100,000	2.96% soft	0.28% total			
		Interim Housing	CR/yr	\$12,000 per CR/yr	=	\$0		-	0.00% soft	0.00% total			
		Next-Gen Furniture & Equipment	28 CR	\$10,000 per CR	=	\$280,000	⇒	\$ 280,000	8.30% soft	0.79% total			
SOFT PROJECT COST SUBTOTAL								\$ 3,373,977	9.57% total				
HARD & SOFT COSTS SUBTOTAL								\$ 26,404,573	74.87% total				
ESCALATION (averaged)			5 years	3.50% per years	=	18.77%		\$ 4,955,777	14.05% total				
IMMEDIATE NEEDS													
		From facilities assessment	1 EA	\$291,650.00 per EA	=	\$291,650	⇒	\$ 291,650	76.92% immediate				
			unit	per unit	=	\$0		-	0.00% immediate				
IMMEDIATE NEEDS: DIRECT COSTS								\$ 291,650					
		Soft Cost Allowance	\$291,650	10.00%	=	\$29,165	⇒	\$ 29,165	7.69% immediate				
		Construction/Contractor Costs	\$291,650	20.00%	=	\$58,330	⇒	\$ 58,330	15.38% immediate				
IMMEDIATE NEEDS: INDIRECT COSTS								\$ 87,495					
IMMEDIATE NEEDS COST SUBTOTAL								\$ 379,145	1.08% total				
OVERALL CONTINGENCY					10.00% of total	=	11.11%		\$ 3,526,611	10.00% total			
TOTAL PROJECT COSTS FOR SPRING VIEW MIDDLE SCHOOL								\$ 35,266,106	SPRI (MS)				