



PROBABLE COSTS

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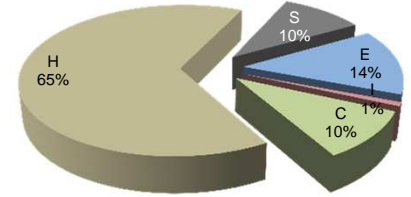
STAR VIEW ELEMENTARY SCHOOL



8411 WORTHY DRIVE
MIDWAY CITY, CA 92655

(E) SITE AREA: 5 AC
(E) BLDG AREA: 40069 SF
PROP BLDG AREA: 41144 SF

		\$27,064,044
HARD COSTS	H	\$17,642,780
SOFT COSTS	S	\$2,673,561
ESCALATION	E	\$3,813,099
IMMEDIATE	I	\$228,199
CONTINGENCY	C	\$2,706,404



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	x	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	46,924 SF	x	\$18.00 per SF	=	\$844,632	↔	\$ 844,632	✓			
S2	MEF	Additional hard courts play area	23,643 SF	x	\$12.00 per SF	=	\$283,716	↔	\$ 283,716			✓	
S3	MEF	Resurface existing hard courts	47,536 SF	x	\$6.00 per SF	=	\$285,216	↔	\$ 285,216			✓	
S4	MEF	Reconfigure/expand kindergarten play area	41,130 SF	x	\$16.00 per SF	=	\$658,080	↔	\$ 658,080			✓	
S5	OLE	Addition of outdoor learning courts adjacent to existing buildings	11,520 SF	x	\$82.00 per SF	=	\$944,640	↔	\$ 944,640				✓
S6	CSS	New fencing and gates	2,482 LF	x	\$75.00 per LF	=	\$186,150	↔	\$ 186,150	✓			
S7	MEF	Replace turf and irrigation	329,826 SF	x	\$8.00 per SF	=	\$2,638,608	↔	\$ 2,638,608			✓	
S8	MEF	New electrical service	1 site	x	\$100,000.00 per site	=	\$100,000	↔	\$ 100,000			✓	
S9	MEF	Campus utilities	1 site	x	\$250,000.00 per site	=	\$250,000	↔	\$ 250,000			✓	
S10	OTH	Relocate existing Kids Club portable	1 EA	x	\$12,000.00 per EA	=	\$12,000	↔	\$ 12,000			✓	
									SITE WORK COSTS	\$ 6,203,042	35.16% hard		22.92% total
NEW CONSTRUCTION													
N1	CSS	Administration and Media Center	4,387 SF	x	\$368.00 per SF	=	\$1,614,416	↔	\$ 1,614,416	✓			
N2	NMP	Covered gathering space	4,000 SF	x	\$175.00 per SF	=	\$700,000	↔	\$ 700,000		✓		
N3	SIS	Music Lab	1,196 SF	x	\$362.00 per SF	=	\$432,952	↔	\$ 432,952				✓
N4	IFS	Food service and restrooms	2,200 SF	x	\$540.00 per SF	=	\$1,188,000	↔	\$ 1,188,000	✓			
N5	CIE	Classroom building with auxiliary space	6,752 SF	x	\$352.00 per SF	=	\$2,376,704	↔	\$ 2,376,704				✓
N6	CIE	Kindergarten building	3,123 SF	x	\$352.00 per SF	=	\$1,099,296	↔	\$ 1,099,296				✓
									NEW CONSTRUCTION COSTS	\$ 7,411,368	42.01% hard		27.38% total
RECONFIGURATION													
		Not Used	SF	x	\$0.00 per SF	=	\$0						
									RECONFIGURATION COSTS	\$ -	0.00% hard		0.00% total
MODERNIZATION													



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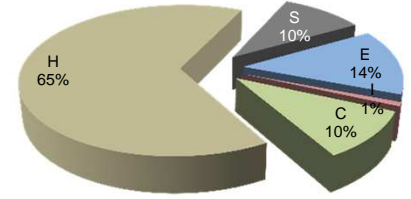
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M1	MEF	Classroom building to include new finishes, lighting, air-conditioning, electrical: add connection to adjacent classrooms and new outdoor learning courts	18,460 SF	\$192.00 per SF	=	\$3,544,320	→	\$ 3,544,320			✓	
MODERNIZATION COSTS								\$ 3,544,320	20.09% hard		13.10% total	
DEMOLITION												
D1	OTH	Existing relocatable buildings	13,323 SF	\$18.00 per SF	=	\$239,814	→	\$ 239,814			✓	
D2	OTH	Existing administration	3,200 SF	\$18.00 per SF	=	\$57,600	→	\$ 57,600	✓			
DEMOLITION COSTS								\$ 297,414	1.69% hard		1.10% total	
MISCELLANEOUS												
	TCH	Technology Upgrades	31,106 unit	\$6.00 per unit	=	\$186,636	→	\$ 186,636				✓
MISCELLANEOUS COSTS								\$ 186,636	1.06% hard		0.69% total	
HARD CONSTRUCTION COST SUBTOTAL								\$ 17,642,780	65.19% total			
SOFT PROJECT COSTS												
		Architectural Fees	\$17,642,780	5.00%	=	\$882,139	→	\$ 882,139	32.99% soft		3.26% total	
		Engineering Fees	\$17,642,780	3.00%	=	\$529,283	→	\$ 529,283	19.80% soft		1.96% total	
		Plan Check (DSA & Other Agencies)	\$17,642,780	1.00%	=	\$176,428	→	\$ 176,428	6.60% soft		0.65% total	
		Pre-Con/Legal/Planning/CEQA	\$17,642,780	2.00%	=	\$352,856	→	\$ 352,856	13.20% soft		1.30% total	
		Construction Testing/Inspection	\$17,642,780	2.00%	=	\$352,856	→	\$ 352,856	13.20% soft		1.30% total	
		Topographic Survey & Soils Report	1 site	\$100,000 per site	=	\$100,000	→	\$ 100,000	3.74% soft		0.37% 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	10.47% soft		1.03% total	
SOFT PROJECT COST SUBTOTAL								\$ 2,673,561	9.88% total			
HARD & SOFT COSTS SUBTOTAL								\$ 20,316,341	75.07% total			
ESCALATION (averaged)			5 years	3.50% per years	=	18.77%		\$ 3,813,099	14.09% total			
IMMEDIATE NEEDS												
		From facilities assessment	1 EA	\$175,538.00 per EA	=	\$175,538	→	\$ 175,538	76.92% immediate			
			unit	per unit	=	\$0		-	0.00% immediate			
IMMEDIATE NEEDS: DIRECT COSTS								\$ 175,538				
		Soft Cost Allowance	\$175,538	10.00%	=	\$17,554	→	\$ 17,554	7.69% immediate			



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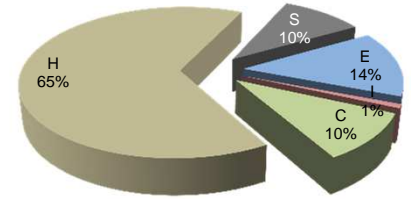
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		Construction/Contractor Costs	\$175,538	×	20.00%	=	\$35,108	⇒	\$ 35,108	15.38% immediate			
IMMEDIATE NEEDS: INDIRECT COSTS									\$ 52,661				
IMMEDIATE NEEDS COST SUBTOTAL									\$ 228,199	0.84% total			
OVERALL CONTINGENCY			10.00% of total		=	11.11%	\$ 2,706,404			10.00% total			
TOTAL PROJECT COSTS FOR STAR VIEW ELEMENTARY SCHOOL									\$ 27,064,044	STAR (ES)			