

## **PROBABLE COSTS**



V I S T

# **VISTA VIEW MIDDLE SCHOOL**

Main building to include new finishes, lighting, air-conditioning, and

classrooms and new outdoor learning

35,427 SF

MEF electrical: add connection to adjacent

courts

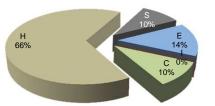
M1



16250 HICKORY STREET FOUNTAIN VALLEY, CA 92708

(E) SITE AREA: 13.59 AC (E) BLDG AREA: 71845 SF

		\$34,762,913
HARD COSTS	Н	\$22,984,510
SOFT COSTS	s	\$3,357,986
ESCALATION	E	\$4,944,126
IMMEDIATE	- 1	\$0
CONTINGENCY	С	\$3,476,291



SCP   INCL   SCOPE CATEGORY   SCP   Carpus Safety and Security   CE   V   Collaborative Instructional Environments   SS   V   Carpus Safety and Security   CE   V   Collaborative Instructional Environments   SS   V   Socializations   SS   V   Socialization Instruction Spaces   PKG   V   Parking and Diracy Off   V   Par			PROPERTY APPA	00400	05		CONTINGENCY		<b>CO 470 004</b>				The second second		100	
Cost   Compute Safety and Security   Cost   Y   Continuous Institutional Environments   Cost   Y   Continuous Institutional Environments   SSD   Y   Sea Main Plugnage Facilities   OLE   Y   Continuous Institutional Environments   SSD   Y   Sea Main Plugnage Facilities   OLE   Y   Continuous Institutional Environments   SSD   Y   Sea Main Plugnage Facilities   SSD   Y   Shading Enteriors   SSD   S			PROP BLDG AREA:	69122	SF		CONTINGENCY	C	\$3,476,291							
Mary	SC#	INCL	SCOPE CATEGORY	SC#	INCL	scc	PE CATEGORY									
Note   Note Mode Purpose Facilities   Service   Servic	CSS	Υ	Campus Safety and Security	CIE	Υ	Colla										
Part	MEF	Υ	Modernize Existing Facilities	SSD	Υ	Sust	Sustainability and Daylighting					ı				
Section   Process			·					ents					CO	RE V	ALUES	
No.   Total Cost   Scope Description   Quantity   X   Unit Cost   =   Cost   No.   Total Cost   EE   Co   INT   INT   NARD CONSTRUCTION COSTS						_								on		l
No.   Total Cost   Scope Description   Quantity   X   Unit Cost   =   Cost   No.   Total Cost   EE   Co   INT   INT   NARD CONSTRUCTION COSTS			·										and	rati	_	.5
No.   Total Cost   Scope Description   Quantity   X   Unit Cost   =   Cost   No.   Total Cost   EE   Co   INT   INT   NARD CONSTRUCTION COSTS		_	·			_							ity a	apc	grity	40
	KEL	T	кеюсакаріе керіасепіені	ОТН	ı	Otric	51				•		Egu	Coll	Inte	2
PKG   Reconfigure/expand existing parking   34,337 SF   x   \$18.00 per SF   = \$518.066   \$\$   \$618,066   \$\$   \$\$   \$\$   \$\$   \$\$   \$\$   \$\$	MP#	SC#	Scope Description	Quan	tity	×	Unit Cost	=	Cost	INCL	Т	otal Cost		СО	INT	IN
PKG   Reconfigure/expand existing parking and drop-off   34,337 SF   x   \$18.00 per SF   = \$618,066   \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	IAR	O CON	STRUCTION COSTS													
Standard   PKG   and drop-off   34,337 shown   34	SITE	WOR	(													
Sample   S	S1	PKG		34,337	SF	×	\$18.00 per SF	=	\$618,066	Ŷ	\$	618,066	✓			
Section   Sect	S2	PKG	New staff parking	16,154	SF	×	\$18.00 per SF	=	\$290,772	Û	\$	290,772	✓			
S5 OLE Addition of outdoor learning courts  3.550 SF	S3	MEF	Resurface hard courts	215,253	SF	×	\$6.00 per SF	=	\$1,291,518	飠	\$	1,291,518			✓	
S6 CSS New fencing and gates  3.112 LF × \$75.00 per LF = \$233.400	S4	MEF	Replace turf and irrigation	236,274	SF	×	\$8.00 per SF	=	\$1,890,192	Û	\$	1,890,192			✓	
ST   MEF   New electrical service   1   site   x   \$100,000   per site   = \$100,000   ⇒ \$   100,000   √	S5	OLE	Addition of outdoor learning courts	3,550	SF	×	\$82.00 per SF	=	\$291,100	⇧	\$	291,100				<b>~</b>
S8 OLE All-weather track service	S6	CSS	New fencing and gates	3,112	LF	×	\$75.00 per LF	=	\$233,400	₽	\$	233,400	✓			
Size   Mest   Campus utilities   1 site   x   \$250,000,00 per site   = \$250,000   ⇒ \$   250,000   ✓	S7	MEF	New electrical service	1	site	×	\$100,000.00 per site	=	\$100,000	₽	\$	100,000			✓	
SITE WORK COSTS \$ 6,715,048 29.22% hard 19.32% to SITE WORK COSTS \$ 6,715,048 29.22% hard 19.32% to SITE WORK COSTS \$ 6,715,048 29.22% hard 19.32% to SITE WORK COSTS \$ 6,715,048 29.22% hard 19.32% to SITE WORK COSTS \$ 6,715,048 29.22% hard 19.32% to SITE WORK COSTS \$ 1,689,600	S8	OLE	All-weather track service	50,000	SF	×	\$35.00 per SF	=	\$1,750,000	₽	\$	1,750,000			✓	
N1   CIE   Classroom addition to main building   4,800 SF   x   \$352.00 per SF   = \$1,689,600   ⇒ \$ 1,689,600   ✓     N2   NMP   Covered gathering space   4,800 SF   x   \$175.00 per SF   = \$840,000   ⇒ \$ 840,000   ✓     N3   IFS   Food service and restrooms   1,800 SF   x   \$540.00 per SF   = \$972,000   ⇒ \$ 972,000   ✓     N4   SIS   Music Lab   1,800 SF   x   \$362.00 per SF   = \$651,600   ⇒ \$ 651,600   ✓     NEW CONSTRUCTION COSTS   4,153,200   18.07% hard   11.95% to the service and restrooms to media center   2,000 SF   x   \$265.00 per SF   = \$530,000   ⇒ \$ 530,000   ✓     R2   CSS   Convert classrooms to administration   3,316 SF   x   \$265.00 per SF   = \$878,740   ⇒ \$ 878,740   ✓     RECONFIGURATION COSTS   1,408,740   6.13% hard   4.05% to the service and restrooms addition to main building   4,800 SF   x   \$362.00 per SF   = \$878,740   ⇒ \$ 878,740   ✓     RECONFIGURATION COSTS   1,408,740   6.13% hard   4.05% to the service and restrooms addition to main building   4,800 SF   x   \$362.00 per SF   = \$878,740   ⇒ \$ 878,740   ✓	S9	MEF	Campus utilities	1	site	×	\$250,000.00 per site	=	\$250,000	⇒	\$	250,000			✓	
N1   CIE   Classroom addition to main building   4,800 SF   x   \$352.00 per SF   = \$1,689,600								SITE	WORK C	osts	\$	6,715,048	29.2	2% hard	19.3	2% to
NMP Covered gathering space 4,800 SF × \$175.00 per SF = \$840,000	IEW	CONS	TRUCTION													
N3 IFS Food service and restrooms  1,800 SF × \$540.00 per SF = \$972,000   N4 SIS Music Lab  1,800 SF × \$362.00 per SF = \$651,600   NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  11.95% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  11.95% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  11.95% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  11.95% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  1.805% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  1.805% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  1.805% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  1.805% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to the service and restrooms  NEW CONSTRUCTION COSTS  4,153,200  18.07% hard  4.05% to t	N1	CIE	Classroom addition to main building	4,800	SF	×	\$352.00 per SF	=	\$1,689,600	₽	\$	1,689,600				<b>~</b>
N4 SIS Music Lab 1,800 SF × \$362.00 per SF = \$651,600	N2	NMP	Covered gathering space	4,800	SF	×	\$175.00 per SF	=	\$840,000	⇧	\$	840,000		✓		
NEW CONSTRUCTION COSTS \$ 4,153,200       18.07% hard       11.95% to 11.95% to 12.000 SF         ECONFIGURATION         R1 CIE Convert classrooms to media center       2,000 SF × \$265.00 per SF = \$530,000 ⇒ \$ 530,000        ▼         R2 CSS Convert classrooms to administration       3,316 SF × \$265.00 per SF = \$878,740 ⇒ \$ 878,740 ✓       \$ 878,740 ✓         RECONFIGURATION COSTS \$ 1,408,740       6.13% hard       4.05% to 12.000 per SF = \$1,408,740	N3	IFS	Food service and restrooms	1,800	SF	×	\$540.00 per SF	=	\$972,000	₽	\$	972,000	✓			
ECONFIGURATION  R1 CIE Convert classrooms to media center 2,000 SF × \$265.00 per SF = \$530,000   R2 CSS Convert classrooms to administration 3,316 SF × \$265.00 per SF = \$878,740   RECONFIGURATION COSTS \$ 1,408,740 6.13% hard 4.05% t	N4	SIS	Music Lab	1,800	SF	×	\$362.00 per SF	=	\$651,600	⇒	\$	651,600				<b>~</b>
R1 CIE Convert classrooms to media center 2,000 SF × \$265.00 per SF = \$530,000   R2 CSS Convert classrooms to administration 3,316 SF × \$265.00 per SF = \$878,740   RECONFIGURATION COSTS \$ 1,408,740 6.13% hard 4.05% t							NEW CO	NSTR	UCTION C	osts	\$	4,153,200	18.0	7% hard	11.9	5% t
R2 CSS Convert classrooms to administration 3,316 SF × \$265.00 per SF = \$878,740 → \$ 878,740 ✓  RECONFIGURATION COSTS \$ 1,408,740 6.13% hard 4.05% t	RECO	ONFIG	URATION													
RECONFIGURATION COSTS         \$ 1,408,740         6.13% hard         4.05% t	R1	CIE	Convert classrooms to media center	2,000	SF	×	\$265.00 per SF	=	\$530,000	⇒	\$	530,000				~
	R2	css	Convert classrooms to administration	3,316	SF	×	\$265.00 per SF	=	\$878,740	₽	\$	878,740	✓			
							RECON	IFIGU	RATION C	osts	\$	1,408,740	6.1	3% hard	4.0	5% t
	IOD	ERNIZ	ATION													

\$192.00 per SF

\$6,801,984

⇨

6,801,984



#### **PROBABLE COSTS**



V S T

**ESCALATION** (averaged)

From facilities assessment

Construction/Contractor Costs

Soft Cost Allowance

**IMMEDIATE NEEDS** 

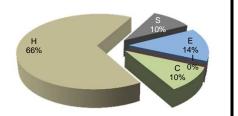
# **VISTA VIEW MIDDLE SCHOOL**



16250 HICKORY STREET FOUNTAIN VALLEY, CA 92708

(E) SITE AREA: 13.59 AC
(E) BLDG AREA: 71845 SF
PROP BLDG AREA: 69122 SF

		\$34,762,913
HARD COSTS	Н	\$22,984,510
SOFT COSTS	s	\$3,357,986
ESCALATION	E	\$4,944,126
IMMEDIATE	- 1	\$0
CONTINGENCY	С	\$3,476,291



SC#	INCL	SCOPE CATEGORY	SC#	INCL	sco	PE CATEGORY									
css	Υ	Campus Safety and Security	CIE	Υ	Colla	Collaborative Instructional Environments									
MEF	Υ	Modernize Existing Facilities	SSD	Υ	Sust	Sustainability and Daylighting					•				
NMP	Υ	New Multi-Purpose Facilities	OLE		_	Outdoor Learning Environments					СО	RE V	ALU	JES	
IFS	Υ	Improve Food Service	SHD	Υ	-	ding Elements						-	on		
SIS	Y	Specialized Instruction Spaces	PKG	Y		ing and Drop Off						and	rati	_	ion
ACR REL	Y	HVAC Replacement  Relocatable Replacement	тсн отн		Othe	nology						ity a	abc	Integrity	vat
···	•	Notice de la control de la con	0111	•								Equity and Excellence	Collaboration	Inte	Innovation
MP#	SC#	Scope Description	Quan	tity	×	Unit Cost	=	Cost	INCL	7	Total Cost	EE	СО	INT	INN
M2	MEF	Multi-Purpose building to include new finishes, lighting, air-conditioning, and electrical: add connection to new outdoor gathering space	18,006	SF	×	\$192.00 per SF	=	\$3,457,152	₽	\$	3,457,152			<b>√</b>	
	MODERNIZATION COSTS \$ 10,259,136								44.63% hard		29.51% total				
EMC	DLITIC	ON .													
D1	OTH	Existing relocatable buildings	11,123	SF	×	\$18.00 per SF	=	\$200,214	⇒	\$	200,214			✓	
	DEMOLITION COSTS \$ 200,214							0.87% hard 0.5		8% tota					
/IISC	ELLAI	NEOUS													
	TCH	Technology Upgrades	41,362	unit	×	\$6.00 per unit	=	\$248,172	Ŷ	\$	248,172				<b>✓</b>
						MISC	ELL/	ANEOUS C	osts	\$	248,172	1.0	8% hard	0.7	1% tota
					HAR	D CONSTRUCTIO	N C	OST SUBT	OTAL	\$	22,984,510			66.1	2% tota
OFT	PRO	JECT COSTS													
		Architectural Fees	\$22,	984,510	) ×	5.00%	=	\$1,149,226	₽	\$	1,149,226	34.2	22% soft	3.3	1% tota
		Engineering Fees	\$22,	984,510	) ×	3.00%	=	\$689,535	⇒	\$	689,535	20.5	53% soft	1.9	8% tota
		Plan Check (DSA & Other Agencies)	\$22,	984,510	) ×	1.00%	=	\$229,845	⇧	\$	229,845	6.8	34% soft	0.6	6% tota
		Pre-Con/Legal/Planning/CEQA	\$22,	984,510	) ×	2.00%	=	\$459,690	₽	\$	459,690	13.6	69% soft	1.3	2% tota
		Construction Testing/Inspection	\$22,	984,510	) ×	2.00%	=	\$459,690	⇧	\$	459,690	13.6	69% soft	1.3	2% tota
		Topographic Survey & Soils Report	1	site	×	\$100,000 per site	=	\$100,000	⇧	\$	100,000	2.9	98% soft	0.2	9% tota
		Interim Housing		CR/yr	×	\$12,000 per CR/yr	=	\$0			-	0.0	00% soft	0.0	0% tota
		Next-Gen Furniture & Equipment	27	CR	×	\$10,000 per CR	=	\$270,000	₽	\$	270,000	8.0	04% soft	0.7	8% tota

5 years

EΑ

unit

×

\$0 x

SOFT PROJECT COST SUBTOTAL

HARD & SOFT COSTS SUBTOTAL

IMMEDIATE NEEDS: DIRECT COSTS

3.50% per years

per unit

\$5,500.00 per EA

10.00%

20.00%

18.77%

\$0 ⇒

\$0

\$

\$

\$

\$

\$

\$

⇒ \$

3,357,986

26,342,496

4,944,126

0.00% immediate

0.00% immediate

0.00% immediate

0.00% immediate

75.78% total

14.22% tota



## **PROBABLE COSTS**

