



PROBABLE COSTS

DFMO

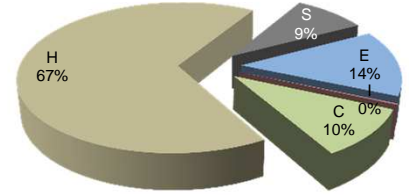
FACILITIES MAINTENANCE & OPERATIONS



8291 WARNER AVENUE
HUNTINGTON BEACH, CA 92647

(E) SITE AREA: AC
(E) BLDG AREA: SF
PROP BLDG AREA: SF

		\$9,164,336
HARD COSTS	H	\$6,132,096
SOFT COSTS	S	\$797,172
ESCALATION	E	\$1,300,529
IMMEDIATE	I	\$18,105
CONTINGENCY	C	\$916,434



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												
		Not Used	EA	\$12,000.00 per EA	=	\$0						
								SITE WORK COSTS	\$		0.00% hard	0.00% total
NEW CONSTRUCTION												
		Not Used	0 SF	\$175.00 per SF	=	\$0						
								NEW CONSTRUCTION COSTS	\$		0.00% hard	0.00% total
RECONFIGURATION												
		Not Used	SF	\$175.00 per SF	=	\$0						
								RECONFIGURATION COSTS	\$		0.00% hard	0.00% total
MODERNIZATION												
M1	MEF	Modernize Existing Facilities	31,938 SF	\$192.00 per SF	=	\$6,132,096	→	\$ 6,132,096			✓	
								MODERNIZATION COSTS	\$ 6,132,096	100.00% hard	66.91% total	
DEMOLITION												
		Not Used	SF	\$82.00 per SF	=	\$0						
								DEMOLITION COSTS	\$		0.00% hard	0.00% total
MISCELLANEOUS												
		Not Used	unit	per unit	=	\$0						
								MISCELLANEOUS COSTS	\$		0.00% hard	0.00% total
								HARD CONSTRUCTION COST SUBTOTAL	\$ 6,132,096			66.91% total
SOFT PROJECT COSTS												
		Architectural Fees	\$6,132,096	× 5.00%	=	\$306,605	→	\$ 306,605	38.46% soft		3.35% total	
		Engineering Fees	\$6,132,096	× 3.00%	=	\$183,963	→	\$ 183,963	23.08% soft		2.01% total	
		Plan Check (DSA & Other Agencies)	\$6,132,096	× 1.00%	=	\$61,321	→	\$ 61,321	7.69% soft		0.67% total	
		Pre-Con/Legal/Planning/CEQA	\$6,132,096	× 2.00%	=	\$122,642	→	\$ 122,642	15.38% soft		1.34% total	
		Construction Testing/Inspection	\$6,132,096	× 2.00%	=	\$122,642	→	\$ 122,642	15.38% soft		1.34% total	
		Topographic Survey & Soils Report	site	× \$100,000 per site	=	\$0	→	\$ -	0.00% soft		0.00% total	
		Interim Housing	CR/yr	× \$12,000 per CR/yr	=	\$0		\$ -	0.00% soft		0.00% total	
		Next-Gen Furniture & Equipment	CR	× \$10,000 per CR	=	\$0	→	\$ -	0.00% soft		0.00% total	



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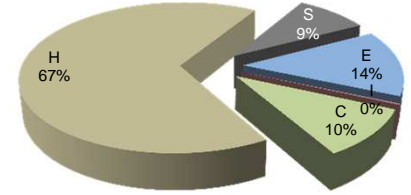
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MP#	SC#	Scope Description	Quantity	x	Unit Cost	=	Cost	INCL	Total Cost	EE	CO	INT	INN	
SOFT PROJECT COST SUBTOTAL									\$ 797,172	8.70% total				
HARD & SOFT COSTS SUBTOTAL									\$ 6,929,268	75.61% total				
ESCALATION (averaged)			5 years	x	3.50% per years	=	18.77%		\$ 1,300,529	14.19% total				
IMMEDIATE NEEDS														
		From facilities assessment	1 EA	x	\$13,927.00 per EA	=	\$13,927	→	\$ 13,927	76.92% immediate				
			unit	x	per unit	=	\$0		-	0.00% immediate				
IMMEDIATE NEEDS: DIRECT COSTS									\$ 13,927					
		Soft Cost Allowance	\$13,927	x	10.00%	=	\$1,393	→	\$ 1,393	7.69% immediate				
		Construction/Contractor Costs	\$13,927	x	20.00%	=	\$2,785	→	\$ 2,785	15.38% immediate				
IMMEDIATE NEEDS: INDIRECT COSTS									\$ 4,178					
IMMEDIATE NEEDS COST SUBTOTAL									\$ 18,105	0.20% total				
OVERALL CONTINGENCY							10.00% of total	=	11.11%	\$ 916,434	10.00% total			
TOTAL PROJECT COSTS FOR FACILITIES MAINTENANCE & OPERATIONS									\$ 9,164,336	DFMO (DO)				