



**PROBABLE COSTS**

**DIST**

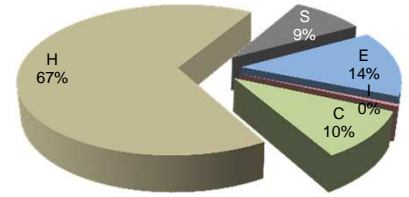
**DISTRICT OFFICES**



17200 PINEHURST LANE  
HUNTINGTON BEACH, CA 92647

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

		\$11,280,021
<b>HARD COSTS</b>	<b>H</b>	\$7,522,176
<b>SOFT COSTS</b>	<b>S</b>	\$977,883
<b>ESCALATION</b>	<b>E</b>	\$1,595,345
<b>IMMEDIATE</b>	<b>I</b>	\$56,615
<b>CONTINGENCY</b>	<b>C</b>	\$1,128,002



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
<b>HARD CONSTRUCTION COSTS</b>												
<b>SITE WORK</b>												
		Not Used	EA	\$12,000.00 per EA	=	\$0						
								<b>SITE WORK COSTS</b>	\$		0.00% hard	0.00% total
<b>NEW CONSTRUCTION</b>												
		Not Used	0 SF	\$175.00 per SF	=	\$0						
								<b>NEW CONSTRUCTION COSTS</b>	\$		0.00% hard	0.00% total
<b>RECONFIGURATION</b>												
		Not Used	SF	\$175.00 per SF	=	\$0						
								<b>RECONFIGURATION COSTS</b>	\$		0.00% hard	0.00% total
<b>MODERNIZATION</b>												
M1	MEF	Modernize Existing Facilities	39,178 SF	\$192.00 per SF	=	\$7,522,176	→	\$ 7,522,176			✓	
								<b>MODERNIZATION COSTS</b>	\$ 7,522,176	100.00% hard	66.69% total	
<b>DEMOLITION</b>												
		Not Used	SF	\$0.00 per SF	=	\$0						
								<b>DEMOLITION COSTS</b>	\$		0.00% hard	0.00% total
<b>MISCELLANEOUS</b>												
		Not Used	unit	per unit	=	\$0						
								<b>MISCELLANEOUS COSTS</b>	\$		0.00% hard	0.00% total
								<b>HARD CONSTRUCTION COST SUBTOTAL</b>	\$ 7,522,176			66.69% total
<b>SOFT PROJECT COSTS</b>												
		Architectural Fees	\$7,522,176	× 5.00%	=	\$376,109	→	\$ 376,109	38.46% soft		3.33% total	
		Engineering Fees	\$7,522,176	× 3.00%	=	\$225,665	→	\$ 225,665	23.08% soft		2.00% total	
		Plan Check (DSA & Other Agencies)	\$7,522,176	× 1.00%	=	\$75,222	→	\$ 75,222	7.69% soft		0.67% total	
		Pre-Con/Legal/Planning/CEQA	\$7,522,176	× 2.00%	=	\$150,444	→	\$ 150,444	15.38% soft		1.33% total	
		Construction Testing/Inspection	\$7,522,176	× 2.00%	=	\$150,444	→	\$ 150,444	15.38% soft		1.33% 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	



**PROBABLE COSTS**

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**DISTRICT OFFICES**

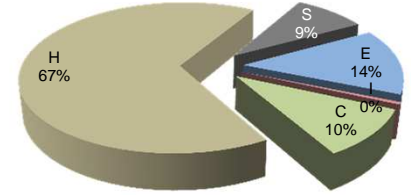


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MP#	SC#	Scope Description	Quantity	x	Unit Cost	=	Cost	INCL	Total Cost	EE	CO	INT	INN	
<b>SOFT PROJECT COST SUBTOTAL</b>									<b>\$ 977,883</b>	8.67% total				
<b>HARD &amp; SOFT COSTS SUBTOTAL</b>									<b>\$ 8,500,059</b>	75.35% total				
<b>ESCALATION (averaged)</b>			5 years	x	3.50% per years	=	18.77%		<b>\$ 1,595,345</b>	14.14% total				
<b>IMMEDIATE NEEDS</b>														
		From facilities assessment	1 EA	x	\$43,550.00 per EA	=	\$43,550	→	<b>\$ 43,550</b>	76.92% immediate				
			unit	x	per unit	=	\$0		-	0.00% immediate				
<b>IMMEDIATE NEEDS: DIRECT COSTS</b>									<b>\$ 43,550</b>					
		Soft Cost Allowance	\$43,550	x	10.00%	=	\$4,355	→	<b>\$ 4,355</b>	7.69% immediate				
		Construction/Contractor Costs	\$43,550	x	20.00%	=	\$8,710	→	<b>\$ 8,710</b>	15.38% immediate				
<b>IMMEDIATE NEEDS: INDIRECT COSTS</b>									<b>\$ 13,065</b>					
<b>IMMEDIATE NEEDS COST SUBTOTAL</b>									<b>\$ 56,615</b>	0.50% total				
<b>OVERALL CONTINGENCY</b>			10.00% of total				=	11.11%		<b>\$ 1,128,002</b>	10.00% total			
<b>TOTAL PROJECT COSTS FOR DISTRICT OFFICES</b>									<b>\$ 11,280,021</b>	<b>DIST (DO)</b>				