



**PROBABLE COSTS**

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**GOLDEN VIEW ELEMENTARY SCHOOL**

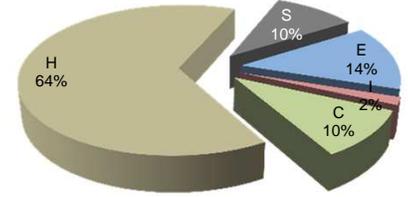


17251 GOLDEN VIEW LANE  
HUNTINGTON BEACH, CA 92647

(E) SITE AREA: 10.28 AC  
(E) BLDG AREA: 36996 SF  
PROP BLDG AREA: 38518 SF

\$23,304,742

|                    |          |              |
|--------------------|----------|--------------|
| <b>HARD COSTS</b>  | <b>H</b> | \$15,042,229 |
| <b>SOFT COSTS</b>  | <b>S</b> | \$2,295,490  |
| <b>ESCALATION</b>  | <b>E</b> | \$3,254,052  |
| <b>IMMEDIATE</b>   | <b>I</b> | \$382,496    |
| <b>CONTINGENCY</b> | <b>C</b> | \$2,330,474  |



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|-----|------|--------------------------------|
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| MEF | Y    | Modernize Existing Facilities  |
| NMP | Y    | New Multi-Purpose Facilities   |
| IFS | Y    | Improve Food Service           |
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| REL | Y    | Relocatable Replacement        |

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| 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>               |     |   |            |                         |   |             |      |                               |                     |             |     |              |
| S1                             | PKG | Reconfigure existing parking and drop-off                   | 39,877 SF  | × \$18.00 per SF        | = | \$717,786   | ⇒    | \$ 717,786                    | ✓                   |             |     |              |
| S2                             | OLE | Outdoor learning  | 9,841 SF   | × \$82.00 per SF        | = | \$806,962   | ⇒    | \$ 806,962                    |                     |             |     | ✓            |
| S3                             | MEF | Reconfigure/expand kindergarten play area                   | 12,243 SF  | × \$16.00 per SF        | = | \$195,888   | ⇒    | \$ 195,888                    |                     |             | ✓   |              |
| S4                             | MEF | Resurface hard courts                                       | 52,245 SF  | × \$6.00 per SF         | = | \$313,470   | ⇒    | \$ 313,470                    |                     |             | ✓   |              |
| S5                             | MEF | Additional hard courts                                      | 8,324 SF   | × \$12.00 per SF        | = | \$99,888    | ⇒    | \$ 99,888                     |                     |             | ✓   |              |
| S6                             | MEF | Replace turf and irrigation                                 | 131,598 SF | × \$8.00 per SF         | = | \$1,052,784 | ⇒    | \$ 1,052,784                  |                     |             | ✓   |              |
| S7                             | CSS | New fencing and gates                                       | 2,230 LF   | × \$75.00 per LF        | = | \$167,250   | ⇒    | \$ 167,250                    | ✓                   |             |     |              |
| 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                            | OTH | Relocate existing kids' club relocatable                    | 1 EA       | × \$12,000.00 per EA    | = | \$12,000    | ⇒    | \$ 12,000                     |                     |             | ✓   |              |
|                                |     |   |            |                         |   |             |      | <b>SITE WORK COSTS</b>        | <b>\$ 3,716,028</b> | 24.70% hard |     | 15.95% total |
| <b>NEW CONSTRUCTION</b>        |     |   |            |                         |   |             |      |                               |                     |             |     |              |
| N1                             | SIS | Music Lab   | 1,200 SF   | × \$362.00 per SF       | = | \$434,400   | ⇒    | \$ 434,400                    |                     |             |     | ✓            |
| N2                             | NMP | Covered gathering space                                     | 4,000 SF   | × \$175.00 per SF       | = | \$700,000   | ⇒    | \$ 700,000                    |                     | ✓           |     |              |
| N3                             | IFS | Food service and restrooms                                  | 1,800 SF   | × \$540.00 per SF       | = | \$972,000   | ⇒    | \$ 972,000                    | ✓                   |             |     |              |
| N4                             | CSS | Administration addition                                     | 1,280 SF   | × \$368.00 per SF       | = | \$471,040   | ⇒    | \$ 471,040                    | ✓                   |             |     |              |
| N5                             | CIE | Kindergarten addition                                       | 2,902 SF   | × \$352.00 per SF       | = | \$1,021,504 | ⇒    | \$ 1,021,504                  |                     | ✓           |     |              |
|                                |     |   |            |                         |   |             |      | <b>NEW CONSTRUCTION COSTS</b> | <b>\$ 3,598,944</b> | 23.93% hard |     | 15.44% total |
| <b>RECONFIGURATION</b>         |     |   |            |                         |   |             |      |                               |                     |             |     |              |
| R1                             | OLE | Convert existing library and classrooms to outdoor learning | 3,064 SF   | × \$265.00 per SF       | = | \$811,960   | ⇒    | \$ 811,960                    |                     |             |     | ✓            |
| R2                             | CIE | Convert multi-purpose to media center                       | 1,941 SF   | × \$265.00 per SF       | = | \$514,365   | ⇒    | \$ 514,365                    |                     |             |     | ✓            |
|                                |     |   |            |                         |   |             |      | <b>RECONFIGURATION COSTS</b>  | <b>\$ 1,326,325</b> | 8.82% hard  |     | 5.69% total  |
| <b>MODERNIZATION</b>           |     |   |            |                         |   |             |      |                               |                     |             |     |              |



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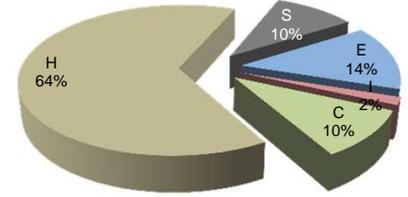


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|-----------------------|---------------|-----------|------------|
|                       |               |           |            |

| MP#                                    | SC# | Scope Description  | Quantity     | Unit Cost          | = | Cost        | INCL | Total Cost           | EE               | CO | INT          | INN |
|--|-----|--|--------------|--------------------|---|-------------|------|----------------------|------------------|----|--------------|-----|
| M1                                     | MEF | Main building to include new finishes, lighting, air-conditioning, and electrical: add connection to adjacent classrooms and new outdoor learning courts | 31,884 SF    | \$192.00 per SF    | = | \$6,121,728 | →    | \$ 6,121,728         |                  |    | ✓            |     |
| <b>MODERNIZATION COSTS</b>             |     |  |              |                    |   |             |      | <b>\$ 6,121,728</b>  | 40.70% hard      |    | 26.27% total |     |
| <b>DEMOLITION</b>                      |     |  |              |                    |   |             |      |                      |                  |    |              |     |
| D1                                     | OTH | Existing relocatable buildings   | 3,860 SF     | \$18.00 per SF     | = | \$69,480    | →    | \$ 69,480            |                  |    | ✓            |     |
| <b>DEMOLITION COSTS</b>                |     |  |              |                    |   |             |      | <b>\$ 69,480</b>     | 0.46% hard       |    | 0.30% total  |     |
| <b>MISCELLANEOUS</b>                   |     |  |              |                    |   |             |      |                      |                  |    |              |     |
|  | TCH | Technology Upgrades  | 34,954 unit  | \$6.00 per unit    | = | \$209,724   | →    | \$ 209,724           |                  |    |              | ✓   |
| <b>MISCELLANEOUS COSTS</b>             |     |  |              |                    |   |             |      | <b>\$ 209,724</b>    | 1.39% hard       |    | 0.90% total  |     |
| <b>HARD CONSTRUCTION COST SUBTOTAL</b> |     |  |              |                    |   |             |      | <b>\$ 15,042,229</b> | 64.55% total     |    |              |     |
| <b>SOFT PROJECT COSTS</b>              |     |  |              |                    |   |             |      |                      |                  |    |              |     |
|  |     | Architectural Fees   | \$15,042,229 | 5.00%              | = | \$752,111   | →    | \$ 752,111           | 32.76% soft      |    | 3.23% total  |     |
|  |     | Engineering Fees   | \$15,042,229 | 3.00%              | = | \$451,267   | →    | \$ 451,267           | 19.66% soft      |    | 1.94% total  |     |
|  |     | Plan Check (DSA & Other Agencies)  | \$15,042,229 | 1.00%              | = | \$150,422   | →    | \$ 150,422           | 6.55% soft       |    | 0.65% total  |     |
|  |     | Pre-Con/Legal/Planning/CEQA  | \$15,042,229 | 2.00%              | = | \$300,845   | →    | \$ 300,845           | 13.11% soft      |    | 1.29% total  |     |
|  |     | Construction Testing/Inspection  | \$15,042,229 | 2.00%              | = | \$300,845   | →    | \$ 300,845           | 13.11% soft      |    | 1.29% total  |     |
|  |     | Topographic Survey & Soils Report  | 1 site       | \$100,000 per site | = | \$100,000   | →    | \$ 100,000           | 4.36% soft       |    | 0.43% total  |     |
|  |     | Interim Housing  | CR/yr        | \$12,000 per CR/yr | = | \$0         |      | -                    | 0.00% soft       |    | 0.00% total  |     |
|  |     | Next-Gen Furniture & Equipment   | 24 CR        | \$10,000 per CR    | = | \$240,000   | →    | \$ 240,000           | 10.46% soft      |    | 1.03% total  |     |
| <b>SOFT PROJECT COST SUBTOTAL</b>      |     |  |              |                    |   |             |      | <b>\$ 2,295,490</b>  | 9.85% total      |    |              |     |
| <b>HARD &amp; SOFT COSTS SUBTOTAL</b>  |     |  |              |                    |   |             |      | <b>\$ 17,337,719</b> | 74.40% total     |    |              |     |
| <b>ESCALATION (averaged)</b>           |     |  | 5 years      | 3.50% per years    | = | 18.77%      |      | \$ 3,254,052         | 13.96% total     |    |              |     |
| <b>IMMEDIATE NEEDS</b>                 |     |  |              |                    |   |             |      |                      |                  |    |              |     |
|  |     | From facilities assessment   | 1 EA         | \$294,228 per EA   | = | \$294,228   | →    | \$ 294,228           | 76.92% immediate |    |              |     |
|  |     |  | unit         | per unit           | = | \$0         |      | -                    | 0.00% immediate  |    |              |     |
| <b>IMMEDIATE NEEDS: DIRECT COSTS</b>   |     |  |              |                    |   |             |      | <b>\$ 294,228</b>    |                  |    |              |     |
|  |     | Soft Cost Allowance  | \$294,228    | 10.00%             | = | \$29,423    | →    | \$ 29,423            | 7.69% immediate  |    |              |     |
|  |     | Construction/Contractor Costs  | \$294,228    | 20.00%             | = | \$58,846    | →    | \$ 58,846            | 15.38% immediate |    |              |     |



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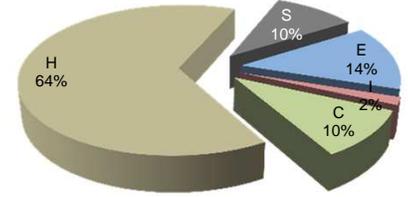


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|--|-----|-------------------|-----------------|---|-----------|--------|--------------|--------------|----------------------|------------------|----|-----|-----|
| IMMEDIATE NEEDS: INDIRECT COSTS                              |     |                   |                 |   |           |        |              |              | \$ 88,268            |                  |    |     |     |
| IMMEDIATE NEEDS COST SUBTOTAL                                |     |                   |                 |   |           |        |              |              | \$ 382,496           | 1.64% total      |    |     |     |
| OVERALL CONTINGENCY  |     |                   | 10.00% of total |   | =         | 11.11% | \$ 2,330,474 | 10.00% total |                      |                  |    |     |     |
| <b>TOTAL PROJECT COSTS FOR GOLDEN VIEW ELEMENTARY SCHOOL</b> |     |                   |                 |   |           |        |              |              | <b>\$ 23,304,742</b> | <b>GOLD (ES)</b> |    |     |     |