



**PROBABLE COSTS**

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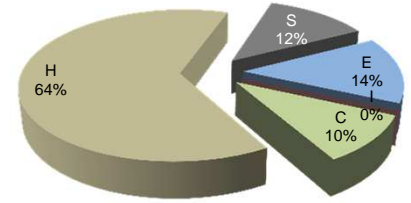
**LAKE VIEW ELEMENTARY SCHOOL**



17451 ZEIDER LANE  
HUNTINGTON BEACH, CA 92647

(E) SITE AREA: 13.77 AC  
(E) BLDG AREA: 42894 SF  
PROP BLDG AREA: 49894 SF

		\$8,555,125
<b>HARD COSTS</b>	<b>H</b>	\$5,427,316
<b>SOFT COSTS</b>	<b>S</b>	\$1,055,551
<b>ESCALATION</b>	<b>E</b>	\$1,216,745
<b>IMMEDIATE</b>	<b>I</b>	\$0
<b>CONTINGENCY</b>	<b>C</b>	\$855,512



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>												
S1	PKG	Reconfigure/expand existing parking and drop-off	27,433 SF	\$18.00 per SF	=	\$493,794	⇒	\$ 493,794	✓			
S2	MEF	Resurface hard courts	60,080 SF	\$6.00 per SF	=	\$360,480	⇒	\$ 360,480			✓	
S3	MEF	Replace turf and irrigation	58,917 SF	\$8.00 per SF	=	\$471,336	⇒	\$ 471,336			✓	
S4	OLE	Addition of outdoor learning courts	3,495 SF	\$82.00 per SF	=	\$286,590	⇒	\$ 286,590				✓
S5	OTH	Relocate existing Kids Club relocatable	1 EA	\$12,000.00 per EA	=	\$12,000	⇒	\$ 12,000			✓	
<b>SITE WORK COSTS</b>								<b>\$ 1,624,200</b>	29.93% hard		18.99% total	
<b>NEW CONSTRUCTION</b>												
N1	IFS	Food service and restrooms	2,200 SF	\$540.00 per SF	=	\$1,188,000	⇒	\$ 1,188,000	✓			
N2	NMP	Covered gathering space	4,000 SF	\$175.00 per SF	=	\$700,000	⇒	\$ 700,000		✓		
N3	CIE	Classroom additions to main building	4,800 SF	\$352.00 per SF	=	\$1,689,600	⇒	\$ 1,689,600				✓
<b>NEW CONSTRUCTION COSTS</b>								<b>\$ 3,577,600</b>	65.92% hard		41.82% total	
<b>RECONFIGURATION</b>												
		Not Used	SF	\$0.00 per SF	=	\$0						
<b>RECONFIGURATION COSTS</b>								<b>\$ -</b>	0.00% hard		0.00% total	
<b>MODERNIZATION</b>												
		Not Used	SF	\$0.00 per SF	=	\$0						
<b>MODERNIZATION COSTS</b>								<b>\$ -</b>	0.00% hard		0.00% total	
<b>DEMOLITION</b>												
		Not Used	SF	\$12.00 per SF	=	\$0						
<b>DEMOLITION COSTS</b>								<b>\$ -</b>	0.00% hard		0.00% total	
<b>MISCELLANEOUS</b>												
	TCH	Technology Upgrades	37,586 unit	\$6.00 per unit	=	\$225,516	⇒	\$ 225,516				✓
<b>MISCELLANEOUS COSTS</b>								<b>\$ 225,516</b>	4.16% hard		2.64% total	
<b>HARD CONSTRUCTION COST SUBTOTAL</b>								<b>\$ 5,427,316</b>	63.44% total			
<b>SOFT PROJECT COSTS</b>												
		Architectural Fees	\$5,427,316	5.00%	=	\$271,366	⇒	\$ 271,366	25.71% soft		3.17% total	



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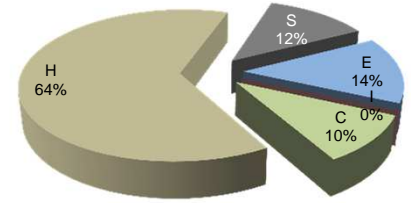
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MP#	SC#	Scope Description	Quantity	x	Unit Cost	=	Cost	INCL	Total Cost	EE	CO	INT	INN	
		Engineering Fees	\$5,427,316	x	3.00%	=	\$162,819	→	\$ 162,819	15.43% soft			1.90% total	
		Plan Check (DSA & Other Agencies)	\$5,427,316	x	1.00%	=	\$54,273	→	\$ 54,273	5.14% soft			0.63% total	
		Pre-Con/Legal/Planning/CEQA	\$5,427,316	x	2.00%	=	\$108,546	→	\$ 108,546	10.28% soft			1.27% total	
		Construction Testing/Inspection	\$5,427,316	x	2.00%	=	\$108,546	→	\$ 108,546	10.28% soft			1.27% total	
		Topographic Survey & Soils Report	1 site	x	\$100,000 per site	=	\$100,000	→	\$ 100,000	9.47% soft			1.17% total	
		Interim Housing	CR/yr	x	\$12,000 per CR/yr	=	\$0		-	0.00% soft			0.00% total	
		Next-Gen Furniture & Equipment	25 CR	x	\$10,000 per CR	=	\$250,000	→	\$ 250,000	23.68% soft			2.92% total	
<b>SOFT PROJECT COST SUBTOTAL</b>									<b>\$ 1,055,551</b>				12.34% total	
<b>HARD &amp; SOFT COSTS SUBTOTAL</b>									<b>\$ 6,482,867</b>				75.78% total	
<b>ESCALATION (averaged)</b>			5 years	x	3.50% per years	=	18.77%		\$ 1,216,745				14.22% total	
<b>IMMEDIATE NEEDS</b>														
		From facilities assessment	EA	x	\$5,500.00 per EA	=	\$0	→	\$ -				0.00% immediate	
			unit	x	per unit	=	\$0		\$ -				0.00% immediate	
<b>IMMEDIATE NEEDS: DIRECT COSTS</b>									<b>\$ -</b>					
		Soft Cost Allowance	\$0	x	10.00%	=	\$0	→	\$ -				0.00% immediate	
		Construction/Contractor Costs	\$0	x	20.00%	=	\$0	→	\$ -				0.00% immediate	
<b>IMMEDIATE NEEDS: INDIRECT COSTS</b>									<b>\$ -</b>					
<b>IMMEDIATE NEEDS COST SUBTOTAL</b>									<b>\$ -</b>				0.00% total	
<b>OVERALL CONTINGENCY</b>			10.00% of total				=	11.11%		\$ 855,512				10.00% total
<b>TOTAL PROJECT COSTS FOR LAKE VIEW ELEMENTARY SCHOOL</b>									<b>\$ 8,555,125</b>				<b>LAKE (ES)</b>	