



PROBABLE COSTS

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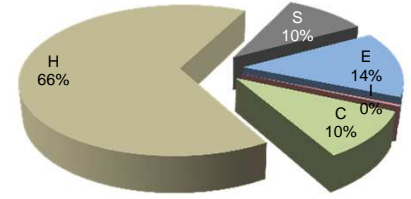
MESA VIEW MIDDLE SCHOOL



17601 AVILLA LANE
HUNTINGTON BEACH, CA 92647

(E) SITE AREA: 12.09 AC
(E) BLDG AREA: 68101 SF
PROP BLDG AREA: 68195 SF

		\$32,531,445
HARD COSTS	H	\$21,351,942
SOFT COSTS	S	\$3,195,752
ESCALATION	E	\$4,607,266
IMMEDIATE	I	\$123,340
CONTINGENCY	C	\$3,253,145



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												
S1	PKG	Reconfigure/expand existing parking and drop-off	39,963 SF	\$18.00 per SF	=	\$719,334	↔	\$ 719,334	✓			
S2	MEF	New entry court	12,230 SF	\$16.00 per SF	=	\$195,680	↔	\$ 195,680	✓			
S3	MEF	Resurface hard courts	162,181 SF	\$6.00 per SF	=	\$973,086	↔	\$ 973,086			✓	
S4	MEF	Additional hard courts	25,897 SF	\$6.00 per SF	=	\$155,382	↔	\$ 155,382			✓	
S5	MEF	New basketball courts	10,097 SF	\$6.00 per SF	=	\$60,582	↔	\$ 60,582			✓	
S6	MEF	Replace turf and irrigation	241,804 SF	\$8.00 per SF	=	\$1,934,432	↔	\$ 1,934,432			✓	
S7	OLE	Outdoor learning courts	15,346 SF	\$82.00 per SF	=	\$1,258,372	↔	\$ 1,258,372				✓
S8	CSS	New fencing and gates	3,118 LF	\$75.00 per LF	=	\$233,850	↔	\$ 233,850	✓			
S9	MEF	Replace existing electrical	1 site	\$100,000.00 per site	=	\$100,000	↔	\$ 100,000			✓	
S10	OLE	All weather track surface	48,280 SF	\$35.00 per SF	=	\$1,689,800	↔	\$ 1,689,800			✓	
S11	MEF	Campus utilities	1 site	\$250,000.00 per site	=	\$250,000	↔	\$ 250,000			✓	
								SITE WORK COSTS	\$ 7,570,518	35.46% hard		23.27% total
NEW CONSTRUCTION												
N1	CIE	Classroom addition	3,797 SF	\$352.00 per SF	=	\$1,336,544	↔	\$ 1,336,544				✓
N2	NMP	Covered gathering space	4,796 SF	\$175.00 per SF	=	\$839,300	↔	\$ 839,300		✓		
N3	IFS	Food service and restrooms	1,888 SF	\$540.00 per SF	=	\$1,019,520	↔	\$ 1,019,520	✓			
N4	SIS	Music lab	1,888 SF	\$362.00 per SF	=	\$683,456	↔	\$ 683,456				✓
								NEW CONSTRUCTION COSTS	\$ 3,878,820	18.17% hard		11.92% total
RECONFIGURATION												
R1	CIE	Convert multi-purpose into outdoor learning, classrooms, and specialized learning	3,810 SF	\$265.00 per SF	=	\$1,009,650	↔	\$ 1,009,650				✓
R2	CSS	Convert classroom to administration	2,004 SF	\$265.00 per SF	=	\$531,060	↔	\$ 531,060	✓			
								RECONFIGURATION COSTS	\$ 1,540,710	7.22% hard		4.74% total
MODERNIZATION												
M1	MEF	Main building to include new finishes, lighting, air-conditioning, electrical, and connection to adjacent classrooms and new outdoor learning courts	41,367 SF	\$192.00 per SF	=	\$7,942,464	↔	\$ 7,942,464			✓	



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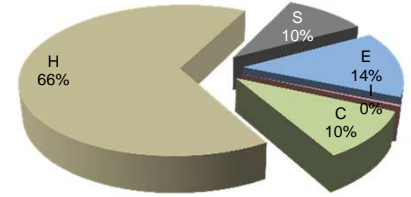
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CORE VALUES

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	
MODERNIZATION COSTS													
									\$ 7,942,464				
									37.20% hard		24.41% total		
DEMOLITION													
D1	OTH	Existing relocatable buildings	7,479 SF	x \$18.00 per SF	=	\$134,622	→	\$ 134,622			✓		
DEMOLITION COSTS													
									\$ 134,622				
									0.63% hard		0.41% total		
MISCELLANEOUS													
	TCH	Technology Upgrades	47,468 unit	x \$6.00 per unit	=	\$284,808	→	\$ 284,808				✓	
MISCELLANEOUS COSTS													
									\$ 284,808				
									1.33% hard		0.88% total		
HARD CONSTRUCTION COST SUBTOTAL													
									\$ 21,351,942				
									65.63% total				
SOFT PROJECT COSTS													
		Architectural Fees	\$21,351,942	x 5.00%	=	\$1,067,597	→	\$ 1,067,597	33.41% soft	3.28% total			
		Engineering Fees	\$21,351,942	x 3.00%	=	\$640,558	→	\$ 640,558	20.04% soft	1.97% total			
		Plan Check (DSA & Other Agencies)	\$21,351,942	x 1.00%	=	\$213,519	→	\$ 213,519	6.68% soft	0.66% total			
		Pre-Con/Legal/Planning/CEQA	\$21,351,942	x 2.00%	=	\$427,039	→	\$ 427,039	13.36% soft	1.31% total			
		Construction Testing/Inspection	\$21,351,942	x 2.00%	=	\$427,039	→	\$ 427,039	13.36% soft	1.31% total			
		Topographic Survey & Soils Report	1 site	x \$100,000 per site	=	\$100,000	→	\$ 100,000	3.13% soft	0.31% total			
		Interim Housing	CR/yr	x \$12,000 per CR/yr	=	\$0		-	0.00% soft	0.00% total			
		Next-Gen Furniture & Equipment	32 CR	x \$10,000 per CR	=	\$320,000	→	\$ 320,000	10.01% soft	0.98% total			
SOFT PROJECT COST SUBTOTAL													
									\$ 3,195,752				
									9.82% total				
HARD & SOFT COSTS SUBTOTAL													
									\$ 24,547,694				
									75.46% total				
ESCALATION (averaged)													
			5 years	x 3.50% per years	=	18.77%		\$ 4,607,266	14.16% total				
IMMEDIATE NEEDS													
		From facilities assessment	1 EA	x \$94,877.00 per EA	=	\$94,877	→	\$ 94,877	76.92% immediate				
			unit	x per unit	=	\$0		-	0.00% immediate				
IMMEDIATE NEEDS: DIRECT COSTS													
									\$ 94,877				
		Soft Cost Allowance	\$94,877	x 10.00%	=	\$9,488	→	\$ 9,488	7.69% immediate				
		Construction/Contractor Costs	\$94,877	x 20.00%	=	\$18,975	→	\$ 18,975	15.38% immediate				
IMMEDIATE NEEDS: INDIRECT COSTS													
									\$ 28,463				
IMMEDIATE NEEDS COST SUBTOTAL													
									\$ 123,340				
									0.38% total				
OVERALL CONTINGENCY													
					10.00% of total	=	11.11%		\$ 3,253,145	10.00% total			



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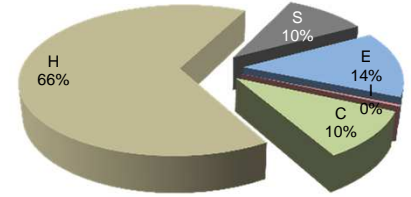
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TOTAL PROJECT COSTS FOR MESA VIEW MIDDLE SCHOOL										\$	32,531,445	MESA (MS)		