



PROBABLE COSTS

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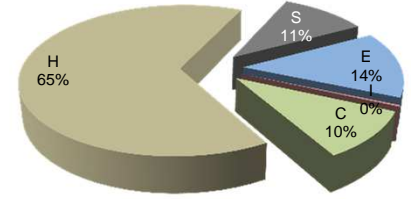
OAK VIEW ELEMENTARY SCHOOL



17241 OAK LANE
HUNTINGTON BEACH, CA 92647

(E) SITE AREA: 11 AC
(E) BLDG AREA: 55493 SF
PROP BLDG AREA: 49741 SF

		\$22,884,602
HARD COSTS	H	\$14,905,245
SOFT COSTS	S	\$2,377,682
ESCALATION	E	\$3,243,769
IMMEDIATE	I	\$69,446
CONTINGENCY	C	\$2,288,460



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	50,870 SF	\$18.00 per SF	=	\$915,660	→	\$ 915,660	✓			
S2	PKG	New staff parking	32,165 SF	\$18.00 per SF	=	\$578,970	→	\$ 578,970	✓			
S3	MEF	Reconfigure/expand kindergarten play area	20,460 SF	\$16.00 per SF	=	\$327,360	→	\$ 327,360			✓	
S4	MEF	Resurface hard courts	85,395 SF	\$6.00 per SF	=	\$512,370	→	\$ 512,370			✓	
S5	MEF	Replace turf and irrigation	23,040 SF	\$8.00 per SF	=	\$184,320	→	\$ 184,320			✓	
S6	OLE	Addition of outdoor learning courts	11,678 SF	\$82.00 per SF	=	\$957,596	→	\$ 957,596				✓
S7	CSS	New fencing and gates	3,015 LF	\$75.00 per LF	=	\$226,125	→	\$ 226,125	✓			
S8	MEF	Replace existing electrical	site	\$100,000.00 per site	=	\$0	→	\$ -			✓	
S9	OTH	Relocate existing public branch library	1 EA	\$12,000.00 per EA	=	\$12,000	→	\$ 12,000			✓	
S10	MEF	Campus utilities	site	\$250,000.00 per site	=	\$0	→	\$ -			✓	
								SITE WORK COSTS	\$ 3,714,401	24.92% hard		16.23% total
NEW CONSTRUCTION												
N1	CIE	Classroom additions to main building	19,096 SF	\$352.00 per SF	=	\$6,721,792	→	\$ 6,721,792				✓
N2	NMP	Covered gathering space	4,000 SF	\$175.00 per SF	=	\$700,000	→	\$ 700,000		✓		
N3	IFS	Food service and restrooms	2,200 SF	\$540.00 per SF	=	\$1,188,000	→	\$ 1,188,000	✓			
N4	SIS	Music lab	1,200 SF	\$362.00 per SF	=	\$434,400	→	\$ 434,400				✓
								NEW CONSTRUCTION COSTS	\$ 9,044,192	60.68% hard		39.52% total
RECONFIGURATION												
R1	CIE	Convert classrooms to media center	1,950 SF	\$265.00 per SF	=	\$516,750	→	\$ 516,750				✓
R2	CSS	Convert classrooms to administration	1,400 SF	\$265.00 per SF	=	\$371,000	→	\$ 371,000	✓			
R3	OLE	Convert classrooms to outdoor learning	1,980 SF	\$265.00 per SF	=	\$524,700	→	\$ 524,700				✓
								RECONFIGURATION COSTS	\$ 1,412,450	9.48% hard		6.17% total
MODERNIZATION												
		Not Used	SF	\$0.00 per SF	=	\$0		\$ -				
								MODERNIZATION COSTS	\$ -	0.00% hard		0.00% total
DEMOLITION												



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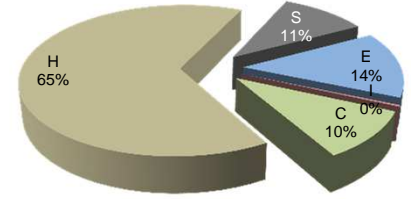
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MP#	SC#	Scope Description	Quantity	x	Unit Cost	=	Cost	INCL	Total Cost	EE	CO	INT	INN
D1	OTH	Existing relocatable buildings	28,248 SF	x	\$18.00 per SF	=	\$508,464	⇒	\$ 508,464			✓	
DEMOLITION COSTS									\$ 508,464	3.41% hard 2.22% total			
MISCELLANEOUS													
	TCH	Technology Upgrades	37,623 unit	x	\$6.00 per unit	=	\$225,738	⇒	\$ 225,738				✓
MISCELLANEOUS COSTS									\$ 225,738	1.51% hard 0.99% total			
HARD CONSTRUCTION COST SUBTOTAL									\$ 14,905,245	65.13% total			
SOFT PROJECT COSTS													
		Architectural Fees	\$14,905,245	x	5.00%	=	\$745,262	⇒	\$ 745,262	31.34% soft	3.26% total		
		Engineering Fees	\$14,905,245	x	3.00%	=	\$447,157	⇒	\$ 447,157	18.81% soft	1.95% total		
		Plan Check (DSA & Other Agencies)	\$14,905,245	x	1.00%	=	\$149,052	⇒	\$ 149,052	6.27% soft	0.65% total		
		Pre-Con/Legal/Planning/CEQA	\$14,905,245	x	2.00%	=	\$298,105	⇒	\$ 298,105	12.54% soft	1.30% total		
		Construction Testing/Inspection	\$14,905,245	x	2.00%	=	\$298,105	⇒	\$ 298,105	12.54% soft	1.30% total		
		Topographic Survey & Soils Report	1 site	x	\$100,000 per site	=	\$100,000	⇒	\$ 100,000	4.21% soft	0.44% total		
		Interim Housing	CR/yr	x	\$12,000 per CR/yr	=	\$0		-	0.00% soft	0.00% total		
		Next-Gen Furniture & Equipment	34 CR	x	\$10,000 per CR	=	\$340,000	⇒	\$ 340,000	14.30% soft	1.49% total		
SOFT PROJECT COST SUBTOTAL									\$ 2,377,682	10.39% total			
HARD & SOFT COSTS SUBTOTAL									\$ 17,282,927	75.52% total			
ESCALATION (averaged)			5 years	x	3.50% per years	=	18.77%		\$ 3,243,769	14.17% total			
IMMEDIATE NEEDS													
		From facilities assessment	1 EA	x	\$53,420.00 per EA	=	\$53,420	⇒	\$ 53,420	76.92% immediate			
		Duct furnace (no AC), roof-mounted	unit	x	per unit	=	\$0		-	0.00% immediate			
IMMEDIATE NEEDS: DIRECT COSTS									\$ 53,420				
		Soft Cost Allowance	\$53,420	x	10.00%	=	\$5,342	⇒	\$ 5,342	7.69% immediate			
		Construction/Contractor Costs	\$53,420	x	20.00%	=	\$10,684	⇒	\$ 10,684	15.38% immediate			
IMMEDIATE NEEDS: INDIRECT COSTS									\$ 16,026				
IMMEDIATE NEEDS COST SUBTOTAL									\$ 69,446	0.30% total			
OVERALL CONTINGENCY			10.00% of total			=	11.11%		\$ 2,288,460	10.00% total			
TOTAL PROJECT COSTS FOR OAK VIEW ELEMENTARY SCHOOL									\$ 22,884,602	OAKE (ES)			