



PROBABLE COSTS

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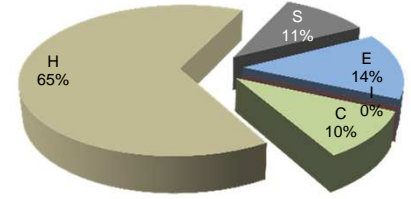
OAK VIEW PRESCHOOL



17131 EMERALD LANE
HUNTINGTON BEACH, CA 92647

(E) SITE AREA: 1.89 AC
(E) BLDG AREA: 12400 SF
PROP BLDG AREA: 11986 SF

		\$9,461,157
HARD COSTS	H	\$6,176,127
SOFT COSTS	S	\$992,897
ESCALATION	E	\$1,345,528
IMMEDIATE	I	\$490
CONTINGENCY	C	\$946,116



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	x	Unit Cost	=	Cost	INCL	Total Cost	EE	CO	INT	INN	
HARD CONSTRUCTION COSTS														
SITE WORK														
S1	PKG	Reconfigure/expand existing parking and drop-off	16,595 SF	x	\$18.00 per SF	=	\$298,710	→	\$ 298,710	✓				
S2	MEF	Replace turf and irrigation	23,924 SF	x	\$8.00 per SF	=	\$191,392	→	\$ 191,392			✓		
S3	MEF	Resurface hard courts	22,957 SF	x	\$6.00 per SF	=	\$137,742	→	\$ 137,742			✓		
S4	CSS	New fencing and gates	681 LF	x	\$75.00 per LF	=	\$51,075	→	\$ 51,075	✓				
S5	MEF	New electrical service	1 site	x	\$100,000.00 per site	=	\$100,000	→	\$ 100,000			✓		
S6	MEF	Campus utilities	1 site	x	\$250,000.00 per site	=	\$250,000	→	\$ 250,000			✓		
									SITE WORK COSTS	\$ 1,028,919	16.66% hard		10.88% total	
NEW CONSTRUCTION														
N1	NMP	Covered gathering space	3,000 SF	x	\$175.00 per SF	=	\$525,000	→	\$ 525,000		✓			
N2	IFS	Food service and restrooms	1,600 SF	x	\$540.00 per SF	=	\$864,000	→	\$ 864,000	✓				
N3	CIE	New classroom buildings	8,640 SF	x	\$352.00 per SF	=	\$3,041,280	→	\$ 3,041,280				✓	
N4	CSS	New administration	1,746 SF	x	\$368.00 per SF	=	\$642,528	→	\$ 642,528	✓				
									NEW CONSTRUCTION COSTS	\$ 5,072,808	82.14% hard		53.62% total	
RECONFIGURATION														
		Not used	SF	x	per SF	=	\$0							
		Not used	SF	x	per SF	=	\$0							
									RECONFIGURATION COSTS	\$ -	0.00% hard		0.00% total	
MODERNIZATION														
		Not used	SF	x	per SF	=	\$0							
									MODERNIZATION COSTS	\$ -	0.00% hard		0.00% total	
DEMOLITION														
D1	OTH	Remove relocatables	12,000 SF	x	\$18.00 per SF	=	\$216,000	→	\$ 216,000			✓		
									DEMOLITION COSTS	\$ -	0.00% hard		0.00% total	
MISCELLANEOUS														
	TCH	Technology Upgrades	12,400 unit	x	\$6.00 per unit	=	\$74,400	→	\$ 74,400				✓	
									MISCELLANEOUS COSTS	\$ 74,400	1.20% hard		0.79% total	
									HARD CONSTRUCTION COST SUBTOTAL	\$ 6,176,127				65.28% total



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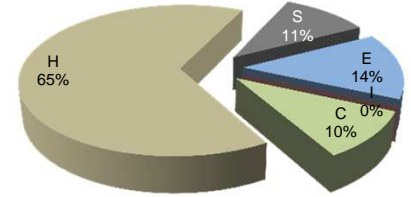
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MP#	SC#	Scope Description	Quantity	x	Unit Cost	=	Cost	INCL	Total Cost	EE	CO	INT	INN
SOFT PROJECT COSTS													
		Architectural Fees	\$6,176,127	x	5.00%	=	\$308,806	↔	\$ 308,806	31.10% soft			3.26% total
		Engineering Fees	\$6,176,127	x	3.00%	=	\$185,284	↔	\$ 185,284	18.66% soft			1.96% total
		Plan Check (DSA & Other Agencies)	\$6,176,127	x	1.00%	=	\$61,761	↔	\$ 61,761	6.22% soft			0.65% total
		Pre-Con/Legal/Planning/CEQA	\$6,176,127	x	2.00%	=	\$123,523	↔	\$ 123,523	12.44% soft			1.31% total
		Construction Testing/Inspection	\$6,176,127	x	2.00%	=	\$123,523	↔	\$ 123,523	12.44% soft			1.31% total
		Topographic Survey & Soils Report	1 site	x	\$100,000 per site	=	\$100,000	↔	\$ 100,000	10.07% soft			1.06% total
		Interim Housing	CR/yr	x	\$12,000 per CR/yr	=	\$0		-	0.00% soft			0.00% total
		Next-Gen Furniture & Equipment	9 CR	x	\$10,000 per CR	=	\$90,000	↔	\$ 90,000	9.06% soft			0.95% total
SOFT PROJECT COST SUBTOTAL									\$ 992,897	10.49% total			
HARD & SOFT COSTS SUBTOTAL									\$ 7,169,024	75.77% total			
ESCALATION (averaged)			5 years	x	3.50% per years	=	18.77%		\$ 1,345,528	14.22% total			
IMMEDIATE NEEDS													
		From facilities assessment	1 EA	x	\$377.00 per EA	=	\$377	↔	\$ 377	76.92% immediate			
			unit	x	per unit	=	\$0		-	0.00% immediate			
IMMEDIATE NEEDS: DIRECT COSTS									\$ 377				
		Soft Cost Allowance	\$377	x	10.00%	=	\$38	↔	\$ 38	7.69% immediate			
		Construction/Contractor Costs	\$377	x	20.00%	=	\$75	↔	\$ 75	15.38% immediate			
IMMEDIATE NEEDS: INDIRECT COSTS									\$ 113				
IMMEDIATE NEEDS COST SUBTOTAL									\$ 490	0.01% total			
OVERALL CONTINGENCY					10.00% of total	=	11.11%		\$ 946,116	10.00% total			
TOTAL PROJECT COSTS FOR OAK VIEW PRESCHOOL									\$ 9,461,157	OAKP (PS)			