



PROBABLE COSTS

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OCEAN VIEW PREPARATORY PRESCHOOL

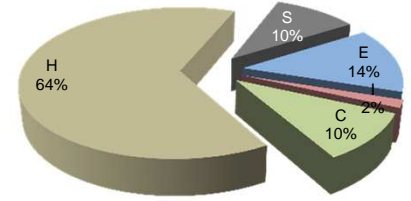


16692 LANDAU LANE
HUNTINGTON BEACH, CA 92647

(E) SITE AREA: 10.9 AC
(E) BLDG AREA: 22464 SF
PROP BLDG AREA: 23664 SF

\$12,660,590

HARD COSTS	H	\$8,139,369
SOFT COSTS	S	\$1,278,118
ESCALATION	E	\$1,767,533
IMMEDIATE	I	\$209,511
CONTINGENCY	C	\$1,266,059



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	31,452 SF	\$18.00 per SF	=	\$566,136	↔	\$ 566,136	✓			
S2	MEF	Reconfigure/expand play area	12,470 SF	\$8.00 per SF	=	\$99,760	↔	\$ 99,760			✓	
S3	MEF	Resurface hard courts	53,633 SF	\$6.00 per SF	=	\$321,798	↔	\$ 321,798			✓	
S4	MEF	Replace turf and irrigation	195,468 SF	\$8.00 per SF	=	\$1,563,744	↔	\$ 1,563,744			✓	
S5	OLE	Addition of outdoor learning courts between existing buildings	8,922 SF	\$82.00 per SF	=	\$731,604	↔	\$ 731,604				✓
S6	CSS	New fencing and gates	2,790 LF	\$75.00 per LF	=	\$209,250	↔	\$ 209,250	✓			
S7	MEF	Replace existing electrical	1 site	\$100,000.00 per site	=	\$100,000	↔	\$ 100,000			✓	
S8	MEF	Campus Utilities	1 site	\$250,000.00 per site	=	\$250,000	↔	\$ 250,000			✓	
								SITE WORK COSTS	\$ 3,842,292	47.21% hard		30.35% total
NEW CONSTRUCTION												
N1	IFS	Food service and restrooms	1,200 SF	\$540.00 per SF	=	\$648,000	↔	\$ 648,000	✓			
N2	NMP	Covered gathering space	4,000 SF	\$175.00 per SF	=	\$700,000	↔	\$ 700,000		✓		
								NEW CONSTRUCTION COSTS	\$ 1,348,000	16.56% hard		10.65% total
RECONFIGURATION												
R1	SIS	Convert classroom to auxiliary space	2,000 SF	\$265.00 per SF	=	\$530,000	↔	\$ 530,000			✓	
R2	SIS	Convert existing classroom building to specialized learning	2,765 SF	\$265.00 per SF	=	\$732,725	↔	\$ 732,725				✓
R3	SIS	Convert existing classrooms to larger instructional space	4,000 SF	\$265.00 per SF	=	\$1,060,000	↔	\$ 1,060,000				✓
								RECONFIGURATION COSTS	\$ 2,322,725	28.54% hard		18.35% total
MODERNIZATION												
M1	MEF	Administration building to include new finishes, lighting, air-conditioning, electrical, and connection to adjacent classrooms and new outdoor learning courts	2,701 SF	\$192.00 per SF	=	\$518,592	↔	\$ 518,592			✓	
								MODERNIZATION COSTS	\$ 518,592	6.37% hard		4.10% total
DEMOLITION												
		Not Used	SF	\$0.00 per SF	=	\$0						



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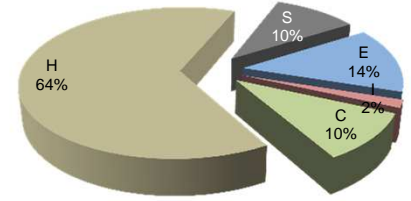
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EE	CO	INT	INN	

MP#	SC#	Scope Description	Quantity	x	Unit Cost	=	Cost	INCL	Total Cost	EE	CO	INT	INN
DEMOLITION COSTS										\$ -		0.00% hard 0.00% total	
MISCELLANEOUS													
	TCH	Technology Upgrades	17,960 unit	x	\$6.00 per unit	=	\$107,760	⇒	\$ 107,760				✓
MISCELLANEOUS COSTS										\$ 107,760		1.32% hard 0.85% total	
HARD CONSTRUCTION COST SUBTOTAL										\$ 8,139,369		64.29% total	
SOFT PROJECT COSTS													
		Architectural Fees	\$8,139,369	x	5.00%	=	\$406,968	⇒	\$ 406,968	31.84% soft		3.21% total	
		Engineering Fees	\$8,139,369	x	3.00%	=	\$244,181	⇒	\$ 244,181	19.10% soft		1.93% total	
		Plan Check (DSA & Other Agencies)	\$8,139,369	x	1.00%	=	\$81,394	⇒	\$ 81,394	6.37% soft		0.64% total	
		Pre-Con/Legal/Planning/CEQA	\$8,139,369	x	2.00%	=	\$162,787	⇒	\$ 162,787	12.74% soft		1.29% total	
		Construction Testing/Inspection	\$8,139,369	x	2.00%	=	\$162,787	⇒	\$ 162,787	12.74% soft		1.29% total	
		Topographic Survey & Soils Report	1 site	x	\$100,000 per site	=	\$100,000	⇒	\$ 100,000	7.82% soft		0.79% total	
		Interim Housing	CR/yr	x	\$12,000 per CR/yr	=	\$0		\$ -	0.00% soft		0.00% total	
		Next-Gen Furniture & Equipment	12 CR	x	\$10,000 per CR	=	\$120,000	⇒	\$ 120,000	9.39% soft		0.95% total	
SOFT PROJECT COST SUBTOTAL										\$ 1,278,118		10.10% total	
HARD & SOFT COSTS SUBTOTAL										\$ 9,417,487		74.38% total	
ESCALATION (averaged)			5 years	x	3.50% per years	=	18.77%		\$ 1,767,533	13.96% total			
IMMEDIATE NEEDS													
		From facilities assessment	1 EA	x	\$161,162.00 per EA	=	\$161,162	⇒	\$ 161,162	76.92% immediate			
			unit	x	per unit	=	\$0		\$ -	0.00% immediate			
IMMEDIATE NEEDS: DIRECT COSTS										\$ 161,162			
		Soft Cost Allowance	\$161,162	x	10.00%	=	\$16,116	⇒	\$ 16,116	7.69% immediate			
		Construction/Contractor Costs	\$161,162	x	20.00%	=	\$32,232	⇒	\$ 32,232	15.38% immediate			
IMMEDIATE NEEDS: INDIRECT COSTS										\$ 48,349			
IMMEDIATE NEEDS COST SUBTOTAL										\$ 209,511		1.65% total	
OVERALL CONTINGENCY			10.00% of total = 11.11%					\$ 1,266,059	10.00% total				
TOTAL PROJECT COSTS FOR OCEAN VIEW PREPARATORY PRESCHOOL										\$ 12,660,590		OVPP (PS)	