



PROBABLE COSTS

**S
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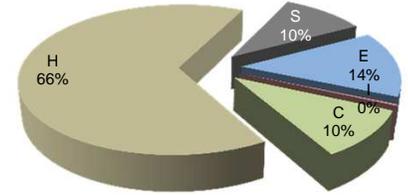
SUN VIEW ELEMENTARY SCHOOL



7721 JULIETTE LOW DRIVE
HUNTINGTON BEACH, CA 92647

(E) SITE AREA: 13.4 AC
(E) BLDG AREA: 33238 SF
PROP BLDG AREA: 30507 SF

| | | |
|--------------------|----------|--------------|
| | | \$21,616,771 |
| HARD COSTS | H | \$14,164,942 |
| SOFT COSTS | S | \$2,161,442 |
| ESCALATION | E | \$3,064,239 |
| IMMEDIATE | I | \$64,471 |
| CONTINGENCY | C | \$2,161,677 |



| 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 |

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|-----|------|--|
| 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 | Reconfiguration of existing parking and drop-off | 32,500 SF | \$18.00 per SF | = | \$585,000 | → | \$ 585,000 | ✓ | | | |
| S2 | MEF | Additional hard courts play area | 4,183 SF | \$12.00 per SF | = | \$50,196 | → | \$ 50,196 | | | ✓ | |
| S3 | MEF | Reconfigure/expand kindergarten play area | 14,531 SF | \$16.00 per SF | = | \$232,496 | → | \$ 232,496 | | | ✓ | |
| S4 | OLE | Addition of outdoor learning courts surrounding existing buildings | 7,200 SF | \$82.00 per SF | = | \$590,400 | → | \$ 590,400 | | | | ✓ |
| S5 | CSS | New fencing and gates | 2,974 LF | \$75.00 per LF | = | \$223,050 | → | \$ 223,050 | ✓ | | | |
| S6 | MEF | Resurface existing hard courts | 77,236 SF | \$6.00 per SF | = | \$463,416 | → | \$ 463,416 | | | ✓ | |
| S7 | MEF | Repair existing turf and irrigation | 378,979 SF | \$8.00 per SF | = | \$3,031,832 | → | \$ 3,031,832 | | | ✓ | |
| S8 | MEF | New electrical service | 1 site | \$100,000.00 per site | = | \$100,000 | → | \$ 100,000 | | | ✓ | |
| S9 | MEF | Campus utilities | 1 site | \$250,000.00 per site | = | \$250,000 | → | \$ 250,000 | | | ✓ | |
| SITE WORK COSTS | | | | | | | | \$ 5,526,390 | 39.01% hard | | 25.57% total | |
| NEW CONSTRUCTION | | | | | | | | | | | | |
| N1 | CIE | Administration, Media Center and classrooms | 6,920 SF | \$368.00 per SF | = | \$2,546,560 | → | \$ 2,546,560 | ✓ | | | ✓ |
| 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 | | | | | | | | \$ 4,868,960 | 34.37% hard | | 22.52% total | |
| RECONFIGURATION | | | | | | | | | | | | |
| R1 | CIE | Reconfigure three (3) standard size classrooms to one (1) kindergarten classroom and one (1) special education classroom | 4,016 SF | \$265.00 per SF | = | \$1,064,240 | → | \$ 1,064,240 | | | | ✓ |
| RECONFIGURATION COSTS | | | | | | | | \$ 1,064,240 | 7.51% hard | | 4.92% total | |
| MODERNIZATION | | | | | | | | | | | | |
| M1 | MEF | Classroom building to include new finishes, lighting, air-conditioning, and electrical: add connection to adjacent classrooms and new outdoor learning courts | 12,030 SF | \$192.00 per SF | = | \$2,309,760 | → | \$ 2,309,760 | | | ✓ | |



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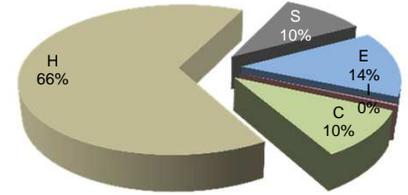
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| MP# | SC# | Scope Description | Quantity | Unit Cost | = | Cost | INCL | Total Cost | EE | CO | INT | INN | |
|--|-----|-----------------------------------|-----------------|----------------------|---|-----------|--------|--------------|----------------------|--------------|-----|-----|--|
| MODERNIZATION COSTS | | | | | | | | | \$ 2,309,760 | | | | |
| DEMOLITION | | | | | | | | | | | | | |
| D1 | OTH | Existing relocatable buildings | 12,451 SF | x \$18.00 per SF | = | \$224,118 | → | \$ 224,118 | | | ✓ | | |
| DEMOLITION COSTS | | | | | | | | | \$ 224,118 | | | | |
| MISCELLANEOUS | | | | | | | | | | | | | |
| | TCH | Technology Upgrades | 28,579 unit | x \$6.00 per unit | = | \$171,474 | → | \$ 171,474 | | | | ✓ | |
| MISCELLANEOUS COSTS | | | | | | | | | \$ 171,474 | | | | |
| HARD CONSTRUCTION COST SUBTOTAL | | | | | | | | | \$ 14,164,942 | | | | |
| SOFT PROJECT COSTS | | | | | | | | | | | | | |
| | | Architectural Fees | \$14,164,942 | x 5.00% | = | \$708,247 | → | \$ 708,247 | 32.77% soft | 3.28% total | | | |
| | | Engineering Fees | \$14,164,942 | x 3.00% | = | \$424,948 | → | \$ 424,948 | 19.66% soft | 1.97% total | | | |
| | | Plan Check (DSA & Other Agencies) | \$14,164,942 | x 1.00% | = | \$141,649 | → | \$ 141,649 | 6.55% soft | 0.66% total | | | |
| | | Pre-Con/Legal/Planning/CEQA | \$14,164,942 | x 2.00% | = | \$283,299 | → | \$ 283,299 | 13.11% soft | 1.31% total | | | |
| | | Construction Testing/Inspection | \$14,164,942 | x 2.00% | = | \$283,299 | → | \$ 283,299 | 13.11% soft | 1.31% total | | | |
| | | Topographic Survey & Soils Report | 1 site | x \$100,000 per site | = | \$100,000 | → | \$ 100,000 | 4.63% soft | 0.46% total | | | |
| | | Interim Housing | CR/yr | x \$12,000 per CR/yr | = | \$0 | | - | 0.00% soft | 0.00% total | | | |
| | | Next-Gen Furniture & Equipment | 22 CR | x \$10,000 per CR | = | \$220,000 | → | \$ 220,000 | 10.18% soft | 1.02% total | | | |
| SOFT PROJECT COST SUBTOTAL | | | | | | | | | \$ 2,161,442 | | | | |
| HARD & SOFT COSTS SUBTOTAL | | | | | | | | | \$ 16,326,384 | | | | |
| ESCALATION (averaged) | | | 5 years | x 3.50% per years | = | 18.77% | | \$ 3,064,239 | 14.18% total | | | | |
| IMMEDIATE NEEDS | | | | | | | | | | | | | |
| | | From facilities assessment | 1 EA | x \$49,593.00 per EA | = | \$49,593 | → | \$ 49,593 | 76.92% immediate | | | | |
| | | | unit | x per unit | = | \$0 | | - | 0.00% immediate | | | | |
| IMMEDIATE NEEDS: DIRECT COSTS | | | | | | | | | \$ 49,593 | | | | |
| | | Soft Cost Allowance | \$49,593 | x 10.00% | = | \$4,959 | → | \$ 4,959 | 7.69% immediate | | | | |
| | | Construction/Contractor Costs | \$49,593 | x 20.00% | = | \$9,919 | → | \$ 9,919 | 15.38% immediate | | | | |
| IMMEDIATE NEEDS: INDIRECT COSTS | | | | | | | | | \$ 14,878 | | | | |
| IMMEDIATE NEEDS COST SUBTOTAL | | | | | | | | | \$ 64,471 | | | | |
| OVERALL CONTINGENCY | | | 10.00% of total | | | = | 11.11% | | \$ 2,161,677 | 10.00% total | | | |



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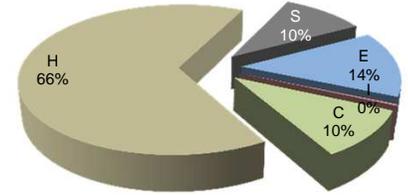
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|---|-----|-------------------|----------|---|-----------|---|------|------|------------|-----------|-------------------|------------------|-----|
| TOTAL PROJECT COSTS FOR SUN VIEW ELEMENTARY SCHOOL | | | | | | | | | | \$ | 21,616,771 | SUNE (ES) | |