



**PROBABLE COSTS**

VILLAGE

**VILLAGE VIEW ELEMENTARY SCHOOL**

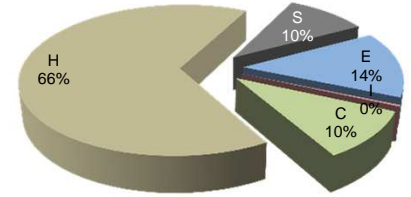


5361 SISSON DRIVE  
HUNTINGTON BEACH, CA 92649

(E) SITE AREA: 12.14 AC  
(E) BLDG AREA: 54393 SF  
PROP BLDG AREA: 59410 SF

\$30,978,446

<b>HARD COSTS</b>	<b>H</b>	\$20,376,860
<b>SOFT COSTS</b>	<b>S</b>	\$3,008,992
<b>ESCALATION</b>	<b>E</b>	\$4,389,204
<b>IMMEDIATE</b>	<b>I</b>	\$105,546
<b>CONTINGENCY</b>	<b>C</b>	\$3,097,845



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
<b>HARD CONSTRUCTION COSTS</b>												
<b>SITE WORK</b>												
S1	PKG	Reconfigure/expand existing parking and drop-off	31,091 SF	\$18.00 per SF	=	\$559,638	→	\$ 559,638	✓			
S2	MEF	New kindergarten play area	16,861 SF	\$16.00 per SF	=	\$269,776	→	\$ 269,776			✓	
S3	MEF	Resurface hard courts	43,079 SF	\$6.00 per SF	=	\$258,474	→	\$ 258,474			✓	
S4	MEF	Replace turf and irrigation	273,352 SF	\$8.00 per SF	=	\$2,186,816	→	\$ 2,186,816			✓	
S5	OLE	Addition of outdoor learning courts surrounding existing buildings	14,729 SF	\$82.00 per SF	=	\$1,207,778	→	\$ 1,207,778				✓
S6	CSS	New fencing and gates	2,367 LF	\$75.00 per LF	=	\$177,525	→	\$ 177,525	✓			
S7	MEF	New electrical service	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			✓	
S9	OTH	Relocate existing library/media center	1 EA	\$12,000.00 per EA	=	\$12,000	→	\$ 12,000			✓	
<b>SITE WORK COSTS</b>								<b>\$ 5,022,007</b>	24.65% hard		16.21% total	
<b>NEW CONSTRUCTION</b>												
N1	CIE	New Library	1,926 SF	\$540.00 per SF	=	\$1,040,040	→	\$ 1,040,040				✓
N2	NMP	Covered gathering space	4,804 SF	\$175.00 per SF	=	\$840,700	→	\$ 840,700		✓		
N3	SIS	Speciality classroom	1,784 SF	\$362.00 per SF	=	\$645,808	→	\$ 645,808				✓
N4	CIE	Addition of four kindergarten classrooms	5,200 SF	\$540.00 per SF	=	\$2,808,000	→	\$ 2,808,000				✓
<b>NEW CONSTRUCTION COSTS</b>								<b>\$ 5,334,548</b>	26.18% hard		17.22% total	
<b>RECONFIGURATION</b>												
R1	CSS	Convert kindergarten building to new administration	2,933 SF	\$265.00 per SF	=	\$777,245	→	\$ 777,245	✓			
R2	SIS	Convert existing administration to music lab	1,212 SF	\$265.00 per SF	=	\$321,180	→	\$ 321,180				✓
<b>RECONFIGURATION COSTS</b>								<b>\$ 1,098,425</b>	5.39% hard		3.55% total	
<b>MODERNIZATION</b>												
M1	MEF	Classroom building to include new finishes, lighting, air-conditioning, and electrical: add connection to adjacent classrooms and new outdoor learning courts	40,564 SF	\$192.00 per SF	=	\$7,788,288	→	\$ 7,788,288			✓	



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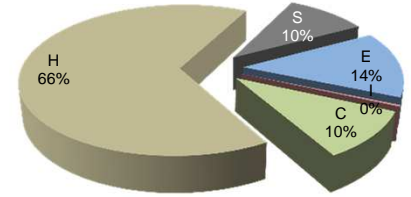


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MP#	SC#	Scope Description	Quantity	Unit Cost	=	Cost	INCL	Total Cost	EE	CO	INT	INN
M2	MEF	Multi-Purpose building to include new finishes, lighting, air-conditioning, and electrical: add connection to new outdoor gathering space	4,185 SF	\$192.00 per SF	=	\$803,520	→	\$ 803,520			✓	
<b>MODERNIZATION COSTS</b>								<b>\$ 8,591,808</b>	42.16% hard   27.73% total			
<b>DEMOLITION</b>												
D1	OTH	Existing relocatable buildings	3,893 SF	\$18.00 per SF	=	\$70,074	→	\$ 70,074			✓	
<b>DEMOLITION COSTS</b>								<b>\$ 70,074</b>	0.34% hard   0.23% total			
<b>MISCELLANEOUS</b>												
	TCH	Technology Upgrades	43,333 unit	\$6.00 per unit	=	\$259,998	→	\$ 259,998				✓
<b>MISCELLANEOUS COSTS</b>								<b>\$ 259,998</b>	1.28% hard   0.84% total			
<b>HARD CONSTRUCTION COST SUBTOTAL</b>								<b>\$ 20,376,860</b>	65.78% total			
<b>SOFT PROJECT COSTS</b>												
		Architectural Fees	\$20,376,860	5.00%	=	\$1,018,843	→	\$ 1,018,843	33.86% soft	3.29% total		
		Engineering Fees	\$20,376,860	3.00%	=	\$611,306	→	\$ 611,306	20.32% soft	1.97% total		
		Plan Check (DSA & Other Agencies)	\$20,376,860	1.00%	=	\$203,769	→	\$ 203,769	6.77% soft	0.66% total		
		Pre-Con/Legal/Planning/CEQA	\$20,376,860	2.00%	=	\$407,537	→	\$ 407,537	13.54% soft	1.32% total		
		Construction Testing/Inspection	\$20,376,860	2.00%	=	\$407,537	→	\$ 407,537	13.54% soft	1.32% total		
		Topographic Survey & Soils Report	1 site	\$100,000 per site	=	\$100,000	→	\$ 100,000	3.32% soft	0.32% total		
		Interim Housing	CR/yr	\$12,000 per CR/yr	=	\$0		-	0.00% soft	0.00% total		
		Next-Gen Furniture & Equipment	26 CR	\$10,000 per CR	=	\$260,000	→	\$ 260,000	8.64% soft	0.84% total		
<b>SOFT PROJECT COST SUBTOTAL</b>								<b>\$ 3,008,992</b>	9.71% total			
<b>HARD &amp; SOFT COSTS SUBTOTAL</b>								<b>\$ 23,385,852</b>	75.49% total			
<b>ESCALATION (averaged)</b>			5 years	3.50% per years	=	18.77%		\$ 4,389,204	14.17% total			
<b>IMMEDIATE NEEDS</b>												
		From facilities assessment	1 EA	\$81,189.00 per EA	=	\$81,189	→	\$ 81,189	76.92% immediate			
			unit	per unit	=	\$0		-	0.00% immediate			
<b>IMMEDIATE NEEDS: DIRECT COSTS</b>								<b>\$ 81,189</b>				
		Soft Cost Allowance	\$81,189	10.00%	=	\$8,119	→	\$ 8,119	7.69% immediate			
		Construction/Contractor Costs	\$81,189	20.00%	=	\$16,238	→	\$ 16,238	15.38% immediate			



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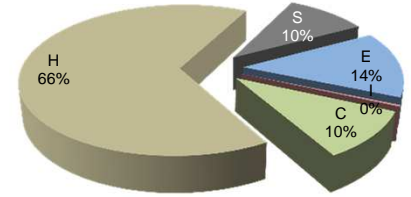


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IMMEDIATE NEEDS: INDIRECT COSTS									\$ 24,357					
IMMEDIATE NEEDS COST SUBTOTAL									\$ 105,546				0.34% total	
OVERALL CONTINGENCY									10.00% of total = 11.11%	\$ 3,097,845				10.00% total
<b>TOTAL PROJECT COSTS FOR VILLAGE VIEW ELEMENTARY SCHOOL</b>									<b>\$ 30,978,446</b>				<b>VILL (ES)</b>	