



PROBABLE COSTS

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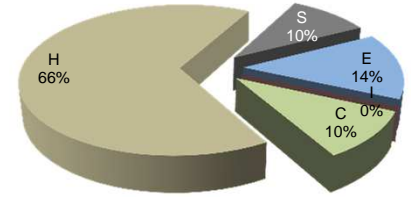
VISTA VIEW MIDDLE SCHOOL



16250 HICKORY STREET
FOUNTAIN VALLEY, CA 92708

(E) SITE AREA: 13.59 AC
(E) BLDG AREA: 71845 SF
PROP BLDG AREA: 69122 SF

		\$34,762,913
HARD COSTS	H	\$22,984,510
SOFT COSTS	S	\$3,357,986
ESCALATION	E	\$4,944,126
IMMEDIATE	I	\$0
CONTINGENCY	C	\$3,476,291



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	34,337 SF	\$18.00 per SF	=	\$618,066	→	\$ 618,066	✓			
S2	PKG	New staff parking	16,154 SF	\$18.00 per SF	=	\$290,772	→	\$ 290,772	✓			
S3	MEF	Resurface hard courts	215,253 SF	\$6.00 per SF	=	\$1,291,518	→	\$ 1,291,518			✓	
S4	MEF	Replace turf and irrigation	236,274 SF	\$8.00 per SF	=	\$1,890,192	→	\$ 1,890,192			✓	
S5	OLE	Addition of outdoor learning courts	3,550 SF	\$82.00 per SF	=	\$291,100	→	\$ 291,100				✓
S6	CSS	New fencing and gates	3,112 LF	\$75.00 per LF	=	\$233,400	→	\$ 233,400	✓			
S7	MEF	New electrical service	1 site	\$100,000.00 per site	=	\$100,000	→	\$ 100,000			✓	
S8	OLE	All-weather track service	50,000 SF	\$35.00 per SF	=	\$1,750,000	→	\$ 1,750,000			✓	
S9	MEF	Campus utilities	1 site	\$250,000.00 per site	=	\$250,000	→	\$ 250,000			✓	
SITE WORK COSTS								\$ 6,715,048	29.22% hard		19.32% total	
NEW CONSTRUCTION												
N1	CIE	Classroom addition to main building	4,800 SF	\$352.00 per SF	=	\$1,689,600	→	\$ 1,689,600				✓
N2	NMP	Covered gathering space	4,800 SF	\$175.00 per SF	=	\$840,000	→	\$ 840,000		✓		
N3	IFS	Food service and restrooms	1,800 SF	\$540.00 per SF	=	\$972,000	→	\$ 972,000	✓			
N4	SIS	Music Lab	1,800 SF	\$362.00 per SF	=	\$651,600	→	\$ 651,600				✓
NEW CONSTRUCTION COSTS								\$ 4,153,200	18.07% hard		11.95% total	
RECONFIGURATION												
R1	CIE	Convert classrooms to media center	2,000 SF	\$265.00 per SF	=	\$530,000	→	\$ 530,000				✓
R2	CSS	Convert classrooms to administration	3,316 SF	\$265.00 per SF	=	\$878,740	→	\$ 878,740	✓			
RECONFIGURATION COSTS								\$ 1,408,740	6.13% hard		4.05% total	
MODERNIZATION												
M1	MEF	Main building to include new finishes, lighting, air-conditioning, and electrical: add connection to adjacent classrooms and new outdoor learning courts	35,427 SF	\$192.00 per SF	=	\$6,801,984	→	\$ 6,801,984			✓	



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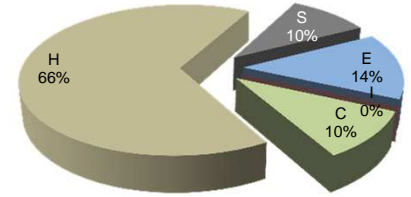
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MP#	SC#	Scope Description	Quantity	Unit Cost	=	Cost	INCL	Total Cost	EE	CO	INT	INN
M2	MEF	Multi-Purpose building to include new finishes, lighting, air-conditioning, and electrical: add connection to new outdoor gathering space	18,006 SF	\$192.00 per SF	=	\$3,457,152	→	\$ 3,457,152			✓	
MODERNIZATION COSTS								\$ 10,259,136	44.63% hard 29.51% total			
DEMOLITION												
D1	OTH	Existing relocatable buildings	11,123 SF	\$18.00 per SF	=	\$200,214	→	\$ 200,214			✓	
DEMOLITION COSTS								\$ 200,214	0.87% hard 0.58% total			
MISCELLANEOUS												
	TCH	Technology Upgrades	41,362 unit	\$6.00 per unit	=	\$248,172	→	\$ 248,172				✓
MISCELLANEOUS COSTS								\$ 248,172	1.08% hard 0.71% total			
HARD CONSTRUCTION COST SUBTOTAL								\$ 22,984,510	66.12% total			
SOFT PROJECT COSTS												
		Architectural Fees	\$22,984,510	5.00%	=	\$1,149,226	→	\$ 1,149,226	34.22% soft	3.31% total		
		Engineering Fees	\$22,984,510	3.00%	=	\$689,535	→	\$ 689,535	20.53% soft	1.98% total		
		Plan Check (DSA & Other Agencies)	\$22,984,510	1.00%	=	\$229,845	→	\$ 229,845	6.84% soft	0.66% total		
		Pre-Con/Legal/Planning/CEQA	\$22,984,510	2.00%	=	\$459,690	→	\$ 459,690	13.69% soft	1.32% total		
		Construction Testing/Inspection	\$22,984,510	2.00%	=	\$459,690	→	\$ 459,690	13.69% soft	1.32% total		
		Topographic Survey & Soils Report	1 site	\$100,000 per site	=	\$100,000	→	\$ 100,000	2.98% soft	0.29% total		
		Interim Housing	CR/yr	\$12,000 per CR/yr	=	\$0		-	0.00% soft	0.00% total		
		Next-Gen Furniture & Equipment	27 CR	\$10,000 per CR	=	\$270,000	→	\$ 270,000	8.04% soft	0.78% total		
SOFT PROJECT COST SUBTOTAL								\$ 3,357,986	9.66% total			
HARD & SOFT COSTS SUBTOTAL								\$ 26,342,496	75.78% total			
ESCALATION (averaged)			5 years	3.50% per years	=	18.77%		\$ 4,944,126	14.22% total			
IMMEDIATE NEEDS												
		From facilities assessment	EA	\$5,500.00 per EA	=	\$0	→	\$ -	0.00% immediate			
			unit	per unit	=	\$0		-	0.00% immediate			
IMMEDIATE NEEDS: DIRECT COSTS								\$ -				
		Soft Cost Allowance	\$0	10.00%	=	\$0	→	\$ -	0.00% immediate			
		Construction/Contractor Costs	\$0	20.00%	=	\$0	→	\$ -	0.00% immediate			



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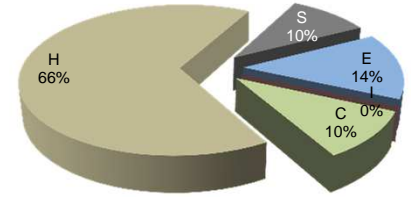
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IMMEDIATE NEEDS: INDIRECT COSTS									\$	-				
IMMEDIATE NEEDS COST SUBTOTAL									\$	-				0.00% total
OVERALL CONTINGENCY					10.00% of total	=	11.11%		\$ 3,476,291				10.00% total	
TOTAL PROJECT COSTS FOR VISTA VIEW MIDDLE SCHOOL									\$	34,762,913	VIST (MS)			