

Cost Model Scenarios

Phase I

Scenario D

1130 students (ECCL: K-12) + Community Services + Public Library

Construction Cost

	Area (sf)	Cost / sf	Cost	Notes
Total Building Area:	155,720			Total program area =155,720sf
New Construction	137,120	\$287.0	\$39,400,000	New construction
Renovated Physical Education facilities	18,600	\$146.0	\$2,700,000	Physical Education facilities renovation
Site work - demo/landscape/civil	319,000	\$38.4	\$12,200,000	Sitework
Underground parking	35,421	\$73.7	\$2,600,000	80 spaces
Existing creek culvert modifications			\$300,000	Assume build-over & re-line culvert option
Sub-Total			\$57,200,000	
Standard GC general conditions - 8%		\$29.5	\$4,600,000	
Standard Pre-Design contingency - 15%		\$53.9	\$8,400,000	
Sub-Total			\$70,200,000	
Bonds - 2%		\$9.0	\$1,400,000	
Contractor's OH&P - 5%		\$22.5	\$3,500,000	
Estimated Construction Cost 2010		\$482.3	\$75,100,000	
Escalation to mid-const. 2014 - 5%		\$24.4	\$3,800,000	
Estimated Construction Cost - August 2014			\$78,900,000	

Other Project Costs

Architecture, Engineering & Specialty Subs	12.0%	\$61.0	\$9,500,000
Construction Management	5.0%	\$25.0	\$3,900,000
City plan check charges	1.0%	\$5.1	\$800,000
DSA plan check fees	0.6%	\$3.2	\$500,000
Testing and DSA Inspection	2.0%	\$10.3	\$1,600,000
Utility connection fees	0.5%	\$2.6	\$400,000
Sub-Total		\$107.2	\$16,700,000

Furnishings & Equipment

Furnishings & Equipment	155,720	\$24.0	\$3,700,000
Sub-Total			\$3,700,000

Contingency

\$8,300,000

Estimated Project Cost

\$691.0 **\$107,600,000**

FEMA Grant Credit			-\$3.9	-\$600,000	FEMA grant credit for seismic work on Gym
Sub-Total			\$687.1	\$107,000,000	

Other Project Cost Adjustments

A/C Transit Parking Garage modifications			\$2,000,000	Allowance
Interim housing & move of high school	2 years @	\$1,500,000	\$3,000,000	Assume lease from OUSD
Sub-Total		\$32.1	\$5,000,000	

Total Estimated Project Cost w/ Adjustments

\$719.2 **\$112,000,000**

Facilities Assessment & Options

Option D: Total Project Costs and Budget as approved by the 10 member City Schools Committee

• General Obligation Bond	\$95M
• City RDA Funds	\$25M
• Committed Funds	<i>-\$2M</i>
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	\$118M
• Option D Projected Total Cost	<i>-\$112M</i>
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• <i>Reserve for unanticipated contingencies</i>	\$6M