



Conceptual Statement of Probable Cost
April 10, 2017
Cumming Project No. 17-00269

Prepared for LPA

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Introduction

Basis of Estimate	- LPA Feasibility Assessment dated 31 March 2017 which includes separate narratives for each building
Cost Mark Ups	The following % mark ups have been included in each design option: <ul style="list-style-type: none">- General Conditions (8.50% on direct costs)- Bonds & Insurance (2.00% on direct costs)- Contractor's Fee (5.00% compound)- Design Contingency (15.00% compound)- Escalation to MOC, 12/30/18 (7.38% compound)
Construction Contingency	It is prudent for all program budgets to include an allowance for change orders which occur during the construction phase. These change orders normally increase the cost of the project. It is recommended that a 10 to 15% construction contingency is carried in this respect. This cost is not included within the estimate.
Construction Schedule	Costs included herein have been based upon a construction period of 12 months. Any costs for excessive overtime to meet accelerated schedule milestone dates are not included in this estimate.
Method of Procurement	The Estimate is based on traditional Design-Bid-Build competitively bid with qualified General Contractors and main subcontractors.
Bid Conditions	This estimate has been based upon competitive bid situations (minimum of 6 bidders) for all items of subcontracted work.
Basis For Quantities	Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with other projects of a similar nature.
Basis for Unit Costs	Unit costs as contained herein are based on current bid prices in Sacramento, California. Sub overheads and profit are included in each line item unit cost. Their overhead and profit covers each sub's cost for labor burden, materials, and equipment, sales taxes, field overhead, home office overhead, and profit. The general contractor's overhead is shown separately on the master summary.
Sources for Pricing	This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database for Sacramento, California
Key Exclusions	The following items have been excluded from our estimate: <ul style="list-style-type: none">- Professional fees, inspections and testing.- Plan check fees and building permit fees.- Furnishings, fixtures and equipment (FF&E), except where noted through the cost estimate.- Premium for PSA Labor Agreements.- Construction contingency costs.- Structural work.- Blasting or excavation of rock.- Major site and building structures demolition unless noted in body of estimate.- Costs of hazardous material surveys, abatements, and disposals unless noted in estimate.

Introduction

- Owner furnished & Installed equipment for Telephone / Data, Clock, Public Announcement, Audio Visual and Security equipment.
- Modification to existing utilities serving other areas of the campus.

Items Affecting Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- Restrictive technical specifications or excessive contract conditions.
- Any specified item of material or product that cannot be obtained from 3 sources.
- Any other non-competitive bid situations.
- Bids delayed beyond the projected schedule.

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This estimate is made on the basis of the experience, qualifications, and best judgement of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Pricing reflects probable construction costs obtainable in the project locality on the target dates specified and is a determination of fair market value for the construction of this project. The estimate is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all sub contractors with a range of 3 - 4 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids. Conversely, an increased number of bidders may result in more competitive bid day responses.

Recommendations

Cumming recommends that the Owner and the Architect carefully review this entire document to ensure it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be assumed that its contents have been reviewed and accepted. If the project is over budget or there are unresolved budget issues, alternate systems / schemes should be evaluated before proceeding into further design phases.

It is recommended that there are preparations of further cost estimates throughout design by Cumming to determine overall cost changes since the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.

SUMMARY

Element	Area	Cost / SF	Total
Building A	13,320 sf	\$239.36	\$3,188,247
Building B	5,600 sf	\$260.20	\$1,457,093
Building C	9,724 sf	\$219.99	\$2,139,175
MPR Small Gym	10,560 sf	\$232.93	\$2,459,789
Music Building	3,066 sf	\$238.87	\$732,372
Gymnasium	12,760 sf	\$224.08	\$2,859,269
Quad Restroom	414 sf	\$445.37	\$184,382
Site	55,000 sf	\$16.12	\$886,807
Total Estimated Construction Cost			\$13,907,134

Key Dates

Construction Documents	Oct-17
DSA Approval	Apr-18
Bid	Jun-18
Start Construction	Jul-18
End Construction	Jun-19

Building/Room	Sq Ft		Patch & repair exterior façade	Paint exterior façade	Replace glazing	Patch & repair roof	Patch & repair walls	Paint walls	Replace flooring & base	Replace ceiling	Replace casework	New window blinds	Projector/Screens	Specialties	Door hardware	Signage	Remove ramp and replace with lift	Abatement	Mechanical	Electrical	Total
Building B	5600	sf	\$11,200.00	\$8,400.00	\$69,552.00	\$50,400.00									\$11,200.00	\$2,800.00		\$28,000.00			\$181,552.00
Classroom 24	528	sf					\$1,840.00	\$1,840.00	\$4,224.00	\$5,280.00	\$7,920.00	\$2,875.00	\$1,100.00	\$1,056.00				\$2,640.00			\$28,775.00
Classroom 25	528	sf					\$1,840.00	\$1,840.00	\$4,224.00	\$5,280.00	\$7,920.00	\$2,875.00	\$1,100.00	\$1,056.00				\$2,640.00			\$28,775.00
Classroom 26	528	sf					\$1,840.00	\$1,840.00	\$4,224.00	\$5,280.00	\$7,920.00	\$2,875.00	\$1,100.00	\$1,056.00				\$2,640.00			\$28,775.00
Classroom 27	528	sf					\$1,840.00	\$1,840.00	\$4,224.00	\$5,280.00	\$7,920.00	\$2,875.00	\$1,100.00	\$1,056.00				\$2,640.00			\$28,775.00
Classroom 28	462	sf					\$1,720.00	\$1,720.00	\$3,696.00	\$4,620.00	\$6,930.00	\$2,687.50	\$1,100.00	\$924.00				\$2,310.00			\$25,707.50
Classroom 29	462	sf					\$1,720.00	\$1,720.00	\$3,696.00	\$4,620.00	\$6,930.00	\$2,687.50	\$1,100.00	\$924.00				\$2,310.00			\$25,707.50
Boys Restrooms 7	104	sf					\$840.00	\$840.00	\$832.00	\$1,040.00				\$1,404.00				\$520.00			\$5,476.00
Girls Restrooms 8	104	sf					\$840.00	\$840.00	\$832.00	\$1,040.00				\$1,404.00				\$520.00			\$5,476.00
Mens Restrooms 9	78	sf					\$760.00	\$760.00	\$624.00	\$780.00				\$1,053.00				\$390.00			\$4,367.00
Womens Restrooms 10	78	sf					\$760.00	\$760.00	\$624.00	\$780.00				\$1,053.00				\$390.00			\$4,367.00
Corridor	2200	sf					\$7,502.86	\$7,502.86	\$17,600.07	\$22,000.09								\$11,000.05			\$65,605.93
External	5600	sf															\$28,000.00				\$28,000.00
Replace plumbing	5600	sf																	\$84,000.00		\$84,000.00
Replace HVAC	5600	sf																	\$246,400.00		\$246,400.00
Replace electrical power distribution	5600	sf																		\$50,064.00	\$50,064.00
Replace lighting and lighting controls	5600	sf																		\$112,000.00	\$112,000.00
Replace fire alarm	5600	sf																		\$25,200.00	\$25,200.00
Replace low voltage systems	5600	sf																		\$36,400.00	\$36,400.00

Total **\$1,015,423**

General Conditions 8.50% \$86,311
Bonds & Insurance 2.00% \$22,035
Contractor's Fee 5.00% \$56,188
Design Contingency 15.00% \$176,994
Escalation to MOC, 12/30/18 7.38% \$100,143

Total **\$1,457,093**

Building/Room	Sq Ft		Patch & repair exterior façade	Paint exterior façade	Replace glazing	Patch & repair roof	Patch & repair walls	Refinish walls	Replace flooring & base	Replace ceiling	Replace casewrok	New window blinds	Projector/Srceens	Specialties	Door hardware	Signage	Abatement	Mechanical	Electrical	Total
Building C	9724	sf	\$8,440.00	\$6,330.00	\$59,080.00	\$87,516.00									\$19,448.00	\$4,862.00	\$48,620.00			\$234,296.00
Restrooms	370	sf					\$1,540.00	\$19,250.00	\$9,250.00	\$1,850.00				\$4,995.00			\$1,850.00			\$38,735.00
Classroom	382.5	sf					\$3,825.00	\$1,620.00	\$3,060.00	\$3,825.00		\$2,531.25	\$1,100.00				\$1,912.50			\$17,873.75
Classroom	382.5	sf					\$3,825.00	\$1,620.00	\$3,060.00	\$3,825.00		\$2,531.25	\$1,100.00				\$1,912.50			\$17,873.75
Classroom	382.5	sf					\$3,825.00	\$1,620.00	\$3,060.00	\$3,825.00		\$2,531.25	\$1,100.00				\$1,912.50			\$17,873.75
Classroom	548.25	sf					\$5,482.50	\$1,880.00	\$4,386.00	\$5,482.50		\$2,937.50	\$1,100.00				\$2,741.25			\$24,009.75
Workroom	105	sf					\$880.00	\$880.00	\$840.00	\$1,050.00				\$210.00			\$525.00			\$4,385.00
Custodial	40	sf					\$520.00	\$520.00	\$320.00	\$400.00				\$80.00			\$200.00			\$2,040.00
Workroom	42	sf					\$520.00	\$520.00	\$336.00	\$420.00	\$630.00	\$812.50					\$210.00			\$3,448.50
Workroom	120	sf					\$880.00	\$880.00	\$960.00	\$1,200.00	\$1,800.00	\$1,375.00					\$600.00			\$7,695.00
Classroom	624	sf					\$2,000.00	\$2,000.00	\$4,992.00	\$6,240.00	\$9,360.00	\$3,125.00	\$1,100.00				\$3,120.00			\$31,937.00
Classroom	624	sf					\$2,000.00	\$2,000.00	\$4,992.00	\$6,240.00	\$9,360.00	\$3,125.00	\$1,100.00				\$3,120.00			\$31,937.00
Computer lab	796.5	sf					\$2,260.00	\$2,260.00	\$6,372.00	\$7,965.00	\$11,947.50	\$3,531.25	\$1,100.00				\$3,982.50			\$39,418.25
Computer lab	517	sf					\$1,820.00	\$1,820.00	\$4,136.00	\$5,170.00	\$7,755.00	\$2,843.75	\$1,100.00				\$2,585.00			\$27,229.75
Computer lab	462	sf					\$1,720.00	\$1,720.00	\$3,696.00	\$4,620.00	\$6,930.00	\$2,687.50	\$1,100.00				\$2,310.00			\$24,783.50
Library	1623	sf					\$16,225.00	\$3,380.00	\$12,980.00	\$16,225.00	\$24,337.50	\$5,281.25	\$1,100.00				\$8,112.50			\$87,641.25
Book drop	120	sf					\$880.00	\$880.00	\$960.00	\$1,200.00	\$1,800.00	\$1,375.00		\$240.00			\$600.00			\$7,935.00
Filing	72	sf					\$720.00	\$720.00	\$576.00	\$720.00	\$1,080.00	\$1,125.00		\$144.00			\$360.00			\$5,445.00
Storage	48	sf					\$640.00	\$640.00	\$384.00	\$480.00	\$720.00	\$1,000.00		\$96.00			\$240.00			\$4,200.00
MDF	96	sf					\$800.00	\$800.00	\$768.00	\$960.00	\$1,440.00	\$1,250.00		\$192.00			\$480.00			\$6,690.00
Class prep	98	sf					\$840.00	\$840.00	\$784.00	\$980.00	\$1,470.00	\$1,312.50		\$196.00			\$490.00			\$6,912.50
Class prep	91	sf					\$800.00	\$800.00	\$728.00	\$910.00	\$1,365.00	\$1,250.00		\$182.00			\$455.00			\$6,490.00
Replace plumbing	9724	sf																\$106,964.00		\$106,964.00
Replace HVAC	9724	sf																\$359,788.00		\$359,788.00
Replace electrical power distribution	9724	sf																	\$83,431.92	\$83,431.92
Replace lighting and lighting controls	9724	sf																	\$184,756.00	\$184,756.00
Replace fire alarm	9724	sf																	\$43,758.00	\$43,758.00
Replace low voltage systems	9724	sf																	\$63,206.00	\$63,206.00

Total **\$1,490,754**

General Conditions	8.50%	\$126,714
Bonds & Insurance	2.00%	\$32,349
Contractor's Fee	5.00%	\$82,491
Design Contingency	15.00%	\$259,846
Escalation to MOC, 12/30/18	7.38%	\$147,021

Total **\$2,139,175**

Building/Room	Sq Ft		Patch & repair exterior façade	Paint exterior façade	Replace glazing	Patch & repair roof	Repair walls	Paint walls	Replace flooring & base	Replace ceiling	Replace casework	New window blinds	Projector/Screens	Specialties	Door hardware	Signage	Abatement	Mechanical	Electrical	Total
MPR/Small Gym	10560	sf	\$14,160.00	\$10,620.00	\$99,120.00	\$95,040.00	\$14,160.00	\$14,160.00	\$84,480.00	\$105,600.00	\$158,400.00	\$30,975.00			\$21,120.00	\$5,280.00	\$52,800.00			\$705,915.00
Replace plumbing	10560	sf																\$179,520.00		\$179,520.00
Replace HVAC	10560	sf																\$422,400.00		\$422,400.00
Replace electrical power distribution	10560	sf																	\$89,548.80	\$89,548.80
Replace lighting and lighting controls	10560	sf																	\$200,640.00	\$200,640.00
Replace fire alarm	10560	sf																	\$47,520.00	\$47,520.00
Replace low voltage systems	10560	sf																	\$68,640.00	\$68,640.00

Total **\$1,714,184**

General Conditions 8.50% \$145,706
 Bonds & Insurance 2.00% \$37,198
 Contractor's Fee 5.00% \$94,854
 Design Contingency 15.00% \$298,791
 Escalation to MOC, 12/30/18 7.38% \$169,056

Total **\$2,459,789**

Building/Room	Sq Ft		Patch & repair exterior façade	Paint exterior façade	Replace glazing	Patch & repair roof	Patch & repair walls	Paint walls	Replace flooring & base	Replace ceiling	Replace casework	New window blinds	Projector/Screens	Specialties	Door hardware	Signage	Abatement	Mechanical	Electrical	Total
Music Building	3066	sf	\$5,520.00	\$4,140.00	\$38,640.00	\$27,594.00									\$6,132.00	\$1,533.00	\$15,330.00			\$98,889.00
Weight room	520	sf					\$1,840.00	\$1,840.00	\$4,160.00	\$5,200.00		\$2,875.00					\$2,600.00	\$525.00		\$19,040.00
Restroom	30	sf					\$440.00	\$440.00	\$240.00	\$300.00				\$405.00			\$150.00			\$1,975.00
Break room	70	sf					\$680.00	\$680.00	\$560.00	\$700.00							\$350.00			\$2,970.00
Workroom	70	sf					\$680.00	\$680.00	\$560.00	\$700.00							\$350.00			\$2,970.00
Hall	130	sf					\$1,240.00	\$1,240.00	\$1,040.00	\$1,300.00							\$650.00			\$5,470.00
Practice room	25	sf					\$400.00	\$400.00	\$200.00	\$250.00	\$375.00	\$625.00					\$125.00			\$2,375.00
Music room	1800	sf					\$3,400.00	\$3,400.00	\$14,400.00	\$18,000.00	\$27,000.00	\$5,312.50					\$9,000.00			\$80,512.50
Replace plumbing	3066	sf																\$58,254.00		\$58,254.00
Replace HVAC	3066	sf																\$110,376.00		\$110,376.00
Replace electrical power distribution	3066	sf																	\$29,433.60	\$29,433.60
Replace lighting and lighting controls	3066	sf																	\$64,386.00	\$64,386.00
Replace fire alarm	3066	sf																	\$13,797.00	\$13,797.00
Replace low voltage systems	3066	sf																	\$19,929.00	\$19,929.00

Total		\$510,377
General Conditions	8.50%	\$43,382
Bonds & Insurance	2.00%	\$11,075
Contractor's Fee	5.00%	\$28,242
Design Contingency	15.00%	\$88,961
Escalation to MOC, 12/30/18	7.38%	\$50,334
Total		\$732,372

Building/Room	Sq Ft		Patch & repair exterior façade	Paint exterior façade	Replace glazing	Patch & repair roof	Patch and repair walls	Paint walls	Replace flooring & base	Replace ceiling	Replace casework	New window blinds	Projector/Screens	Specialties	Door hardware	Signage	New roll up grill	Replace Bleachers	Abatement	Mechanical	Electrical	Total
Gymnasium Building	12760	sf	\$9,040.00	\$6,780.00	\$63,280.00	\$114,840.00									\$25,520.00	\$6,380.00			\$63,800.00			\$289,640.00
Lobby	306	sf					\$8,600.00	\$1,720.00	\$2,448.00	\$3,060.00	\$4,590.00			\$4,131.00					\$1,530.00			\$26,079.00
Ticket	24	sf					\$2,000.00	\$400.00	\$192.00	\$240.00	\$360.00			\$48.00					\$120.00			\$3,360.00
Concessions	60	sf					\$3,200.00	\$640.00	\$480.00	\$600.00	\$900.00			\$120.00			\$0.00		\$300.00			\$6,240.00
Mens Restroom	112.5	sf					\$4,300.00	\$860.00	\$2,812.50	\$1,125.00				\$225.00					\$562.50			\$9,885.00
Womens Restroom	135	sf					\$4,800.00	\$960.00	\$3,375.00	\$1,350.00				\$270.00					\$675.00			\$11,430.00
Boys Lockers	667	sf					\$2,080.00	\$2,080.00	\$5,336.00	\$6,670.00				\$1,334.00					\$3,335.00			\$20,835.00
Boys Lockers	253	sf					\$1,360.00	\$1,360.00	\$2,024.00	\$2,530.00				\$506.00					\$1,265.00			\$9,045.00
Equipment Lockers	120	sf					\$880.00	\$880.00	\$960.00	\$1,200.00				\$240.00					\$600.00			\$4,760.00
Locker toilet stall	72	sf					\$3,600.00	\$720.00	\$1,800.00	\$720.00				\$144.00					\$360.00			\$7,344.00
Locker toilet stall	28	sf					\$2,200.00	\$440.00	\$700.00	\$280.00				\$56.00					\$140.00			\$3,816.00
Storage	35	sf					\$2,400.00	\$480.00	\$875.00	\$350.00				\$70.00					\$175.00			\$4,350.00
Showers	272	sf					\$6,600.00	\$1,320.00	\$6,800.00	\$2,720.00				\$544.00					\$1,360.00			\$19,344.00
Office	182	sf					\$5,400.00	\$13,500.00	\$4,550.00	\$910.00									\$910.00			\$25,270.00
Restroom	19.25	sf					\$1,800.00	\$4,500.00	\$481.25	\$96.25									\$96.25			\$6,973.75
Locker	14	sf					\$1,500.00	\$3,750.00	\$350.00	\$70.00									\$70.00			\$5,740.00
Girls Lockers	1015	sf					\$2,624.00	\$2,624.00	\$8,120.00	\$10,150.00				\$2,030.00					\$5,075.00			\$30,623.00
Gymnasium Building	7007	sf					\$14,014.00	\$6,720.00	\$56,056.00	\$70,070.00				\$14,014.00				\$70,000.00	\$35,035.00			\$265,909.00
Replace plumbing	12760	sf																		\$216,920.00		\$216,920.00
Replace HVAC	12760	sf																		\$535,920.00		\$535,920.00
Replace electrical power distribution	12760	sf																			\$106,290.80	\$106,290.80
Replace lighting and lighting controls	12760	sf																			\$242,440.00	\$242,440.00
Replace fire alarm	12760	sf																			\$57,420.00	\$57,420.00
Replace low voltage systems	12760	sf																			\$82,940.00	\$82,940.00

Total **\$1,992,575**

General Conditions	8.50%	\$169,369
Bonds & Insurance	2.00%	\$43,239
Contractor's Fee	5.00%	\$110,259
Design Contingency	15.00%	\$347,316
Escalation to MOC, 12/30/18	7.38%	\$196,512

Total **\$2,859,269**

Building/Room	Sq Ft	Patch & repair exterior façade	Paint exterior façade	Refurbish windows	Patch & repair roof	Patch & repair walls	Paint walls	Replace flooring & base	Replace ceiling	Replace casework	New window blinds	Projector/Screens	Specialties	Door hardware	Signage	Abatement	Mechanical	Electrical	Total
Quad Restroom	414	\$2,176.03	\$1,632.02	\$15,232.22	\$3,724.14									\$827.59	\$206.90	\$2,068.96			\$25,867.86
Girls	154					\$1,000.00	\$1,000.00	\$3,850.00	\$1,540.00	\$2,310.00			\$2,079.00			\$770.00			\$12,549.00
Boys	154					\$5,000.00	\$1,000.00	\$3,850.00	\$1,540.00	\$2,310.00			\$2,079.00			\$770.00			\$16,549.00
Replace plumbing	414																\$44,689.63		\$44,689.63
Replace HVAC	414																\$12,413.79		\$12,413.79
Replace electrical power distribution	414																	\$4,423.45	\$4,423.45
Replace lighting and lighting controls	414																	\$7,448.27	\$7,448.27
Replace fire alarm	414																	\$1,862.07	\$1,862.07
Replace low voltage systems	414																	\$2,689.65	\$2,689.65

Total		\$128,493
General Conditions	8.50%	\$10,922
Bonds & Insurance	2.00%	\$2,788
Contractor's Fee	5.00%	\$7,110
Design Contingency	15.00%	\$22,397
Escalation to MOC, 12/30/18	7.38%	\$12,672
Total		\$184,382

Building/Room	Sq Ft			Sitework	Electrical	Total
Site	55000	sf		\$550,000.00	\$68,000.00	\$618,000.00

Total **\$618,000**

General Conditions 8.50% \$52,530
 Bonds & Insurance 2.00% \$13,411
 Contractor's Fee 5.00% \$34,197
 Design Contingency 15.00% \$107,721
 Escalation to MOC, 12/30/18 7.38% \$60,948

Total **\$886,807**