



## BUDGET DEVELOPMENT

The following comments are intended to lend understanding to the development of the budgets included in the Facilities Master Plan, and what steps should be taken beyond this study as the District continues planning for future facilities.

Project budgets have been developed for each Elementary, Academy, Magnet, Middle, Alternative, and Support Site based on program and campus needs identified by District and school site stakeholders during the Facilities Master Plan process. Each budget contains a breakdown based on the (18) scope categories, with associated areas, unit costs, construction costs, and soft costs which result in a total project cost for each campus.

The total project cost includes the total costs to construct the project with the following markups and soft costs applied to the construction unit costs. It should be noted that all total project costs outlined in the Facilities Master Plan are in 2021 dollars. Upon inception of each proposed facilities modernization or new construction project the cost for each scope of work should be escalated to the anticipated mid-point of construction as a project scope and schedule are identified in consultation with District staff and the Board of Education.

## MASTER PLAN COST SUMMARY

The following pages outline the master plan and school site costs for each of the educational and district facilities in the Orange Unified School District. These total costs represent the entire need identified for each school site based on input during the master planning process from the Executive Steering Committee, the Facilities Master Plan Committee and the individual School Site Committees.

## EXCLUSIONS

The budgets developed for this Facilities Master Plan include construction costs and soft costs for the scope of work identified in this study, based on information known by the District, LPA and our cost estimating consultant HL Construction Management at this time. The following costs are not included:

- Utility and City Connection Fees, off-site improvements, traffic signals or re-striping is not included in these budgets. These requirements and costs are subject to change regularly by the City or utility companies, and are best identified early in project development.
- No land acquisition costs have been included in these budgets, and should be considered separately.
- No hazardous materials surveys, asbestos or lead paint abatement or monitoring costs are included in these budgets for renovation work on existing buildings. Also not included are any surveys or removal of contaminated or unsuitable soils on existing or new sites.
- Phasing and interim housing/facility costs are not included in these budgets. These costs should be determined once an implementation plan is developed, including a project schedule and phasing plan for the individual projects.

Construction Cost Mark-ups:	% Mark-Up
General Contractor, Overhead & Profit	15.00%
Escalation	0.00%
Bonds & Insurance	2.00%
Design/Phasing Contingency	10.00%
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Subtotal Mark-ups (Compound)	27.00%

Soft Cost Mark-ups:	% Mark-Up
Architect/Engineer Design Fee	10.00%
DSA Plan Check Fee	0.75%
Printing/Advertising	0.05%
Test/Survey	1.25%
Inspection	1.25%
Project Management Fees	5.00%
Project / Construction Contingency	5.00%
Relocation Costs	0.80%
Labor Compliance	0.25%
Builders Risk Insurance	0.80%
Legal	0.03%
Commissioning	0.08%
FF&E (Other than Classroom)	4.00%
Other Miscellaneous Consultants	4.00%
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Subtotal Soft Costs (Additive) (75% Construction/25% Soft Cost Scenario)	33.26%