

Chualar Union School District

24285 Lincoln Street, Chualar, CA 93925



Capital Outlay Budget Summary

Facilities Location	Budget
Chualar Elementary School	\$ 20,614,720
Total Facilities Budget	\$ 20,614,720

Adjustments to Base Unit (Subcontractor) Costs			
General Conditions	Percent	Soft Costs	Percent
Labor Productivity Cost Increase	24.00%	Design & Engineering	12.00%
G.C. Overhead and Profit	8.00%	Project Management	4.00%
G.C. General Conditions	6.00%	Testing and Inspections	1.20%
G.C. Bonds and Insurance	3.40%	Interim Housing Costs	0.00%
Construction Contingency	10.00%	Interim Housing Costs	0.00%
Geographic Index	4.00%	Other	2.00%
General Conditions:	55.40%	Soft Costs:	19.20%

General Notes

- (1) This analysis is based on site surveys and information believed to be accurate. The survey included staff interviews and visual inspection only. No destructive investigation or chemical analysis was conducted. No Structural, Mechanical, nor Electrical Engineer's analysis were included in this survey. Testing for hazardous materials was not included in this survey.
- (2) This estimate was compiled from information made available at the time and from sources believed to be accurate. By necessity, the estimate incorporates projections for escalation and future bid climate. This estimate assumes public competitive bidding as the delivery method with 4-5 qualified bidders for the General Contractor and most trades.
- (3) This is an 'Order of Magnitude' Estimate for budgeting purposes only. Costs are based on general descriptions only. Construction Documents were not available for this estimate.
- (4) These estimated costs include BOTH 'hard costs' (costs specifically included in the construction contract) and "soft costs" (including Design and Engineering fees, plan check fees, testing and inspections, construction management fees, interim housing, utility connection fees, and other costs generally not included in the construction contract).

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Prepared by: G. Hughes
 Date: 10/13/2023

Chualar Elementary School	
Budget Summary	

ADA/FLS:	\$ 660,000
Maintenance:	\$ 9,346,000
Modernization/Renovation:	\$ 1,152,000
New Construction / Addition:	\$ 6,857,000
Furniture, Fixtures & Equipment:	\$ 391,000
Site Contingency:	\$ 2,208,720
Site Total:	\$ 20,614,720

Budget Categories

ADA/FLS: Items related to accessibility, fire alarm systems, and site safety.

Maintenance: Items related to repairs and maintenance of existing facilities and equipment.

Modernization/Renovation: Renovations to existing facilities (requires DSA approval).

New Construction / Addition: Construction of new facilities or additions to existing buildings (requires DSA approval).

Furniture, Fixtures & Equipment: Additional items not typically included in construction costs.

I.D.	Description	Line Item	Location/Site Running Total
ADA/FLS Projects			
1	Renovate Toilet Rooms in the Library Building and Classroom Wing to comply with ADA accessibility	\$ 313,000	\$ 313,000
2	New ADA-compliant room and building signage throughout the campus	\$ 24,000	\$ 337,000
3	New ADA-compliant door hardware throughout the campus; include ADA/FLS-compliant closers; include lockdown capable (active shooter) hardware at all classrooms and offices.	\$ 234,000	\$ 571,000
4	Address non-ADA-compliant ramp between classroom wing and Admin Building.	\$ 73,000	\$ 644,000
5	Repair or replace non-functioning ADA lift at stage	\$ 16,000	\$ 660,000

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Maintenance Projects			
A	Remediate storm water flooding and drainage issues at permanent and portable buildings, including rooms 4, 5, 6, 7, 18, 19, 20, 26, 27, 28, and 29; improve site drainage; mitigate water run-off from agriculture field. Include cost of survey.	\$ 1,130,000	\$ 1,790,000
B	Remediate water intrusion at soccer field ; repair damage to field underlayment; divert future storm water run-off.	\$ 1,154,000	\$ 2,944,000
C	Replace all single pane windows campuswide	\$ 744,000	\$ 3,688,000
D	Replace all HVAC systems; provide campuswide EMS.	\$ 1,787,000	\$ 5,475,000
E	Replace 43,400 sf roofing at buildings A, B, C, D, E, F, and G1/G2/G3; infill all internal soffit gutters; repair all dry rot and water damage; provide new gutters and downspouts connected to new storm drain system.	\$ 752,000	\$ 6,227,000
F	Replace water, sewer and natural gas infrastructure campuswide.	\$ 1,379,000	\$ 7,606,000
G	Replace existing soft surface at volleyball court with new concrete paving.	\$ 29,000	\$ 7,635,000
H	Repair roof leak at Multi-purpose Bldg ; repair water damage at entrance and concession area.	\$ 24,000	\$ 7,659,000
J	New a.c. topping at existing hardcourt.	\$ 209,000	\$ 7,868,000
K	Replace all Fire Alarm, clock, intercom, Public Address System (PA), and internet systems campuswide.	\$ 1,103,000	\$ 8,971,000
L	Restore Nurses Station in Admin Building.	\$ 5,000	\$ 8,976,000
M	Electrical System Upgrade.	\$ 893,000	\$ 9,869,000
N	Repair dry rot and flooding damage at portable buildings (Rms. 26, 27, 28, and 29).	\$ 137,000	\$ 10,006,000
Modernization/Renovation Projects			
1	Classroom Modernization: interior finishes; new casework and storage cabinets (where needed); tv wall mounts with power and data; replace white boards with smartboards; conceal HVAC equipment, electrical equipment, and data servers.	\$ 1,045,000	\$ 11,051,000
2	Convert Room 15 to accommodate after school care.	\$ 65,000	\$ 11,116,000
3	Replace full size toilets in kindergartens with child size toilets.	\$ 18,000	\$ 11,134,000
4	Remodel existing relocatable 29 to accommodate two offices; add office furniture workstations at open space.	\$ 24,000	\$ 11,158,000

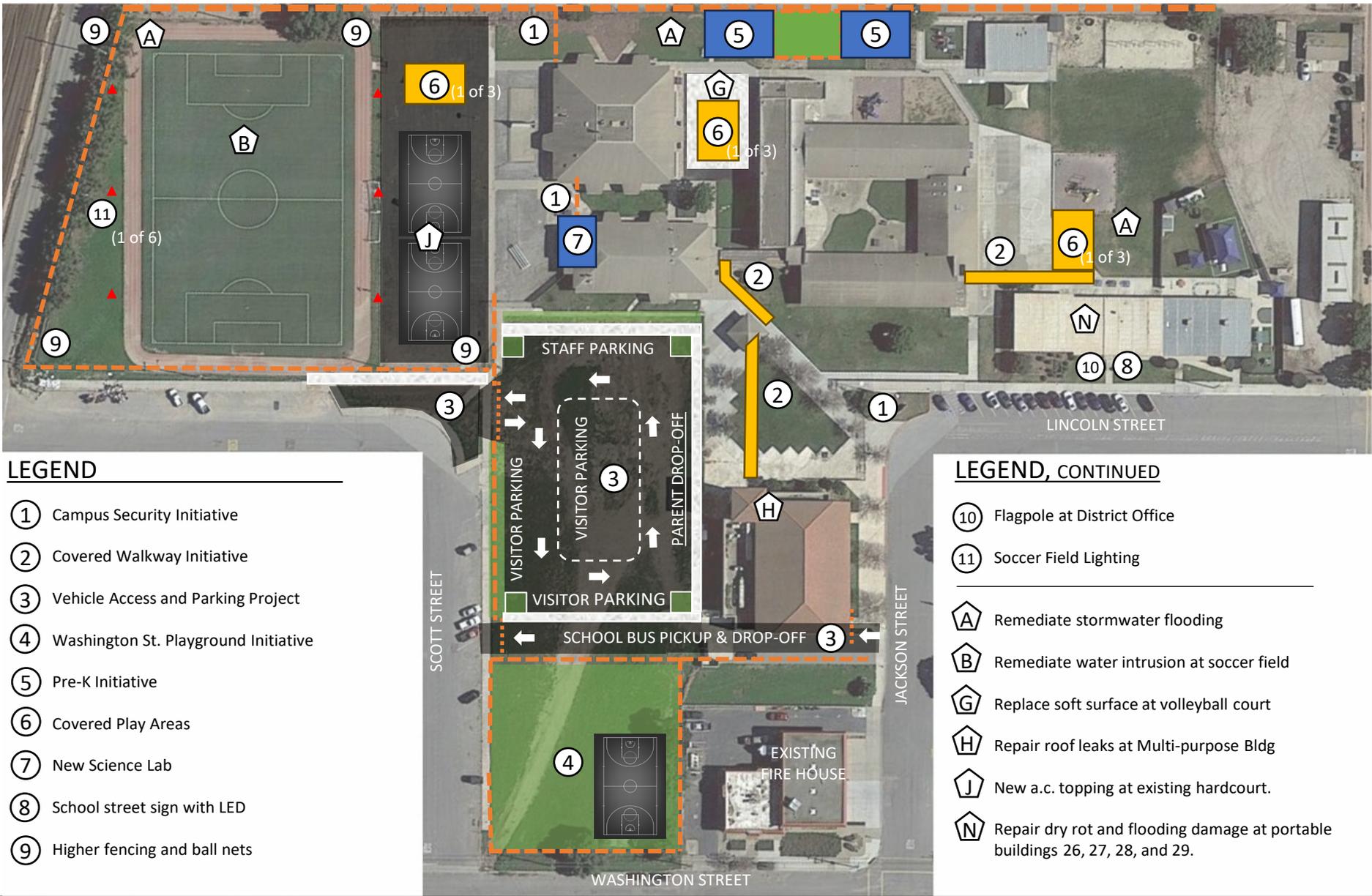
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New Construction/Expansion Projects			
1	Campus Security Initiative: higher perimeter fencing; electronic gates with keycard access; security cameras and monitoring equipment; campuswide security lighting; interior fencing to separate soccer field and basketball courts from classroom buildings and campus interior. Provide access to Restrooms in Library Building.	\$ 743,000	\$ 11,901,000
2	Covered Walkway Initiative: provide new 600 sf walkway cover from Rooms 27/28 to existing covered walkway at Rooms 10/11; provide new 600 sf walkway cover walkway from existing covered walkway at Support Offices entrance (bottom of ramp) to existing (covered) Waiting Area; provide new 1,000 sf covered walkway from existing (covered) Waiting Area to Multi-purpose Building Entrance.	\$ 465,000	\$ 12,366,000
3	Vehicle Access and Parking Project: includes 70,000 sf new a.c. paving to develop new vehicle entrance/egress at Scott St and new bus drop-off at Multi-purpose Building with access at Jackson St.; includes security fencing, traffic gates, parent drop-off, visitor parking, and staff parking.	\$ 1,334,000	\$ 13,700,000
4	Washington St. Playground Initiative: Includes 5,000 sf a.c. paving; new basketball standards; turf area with picnic tables; safety/ball fencing along Washington St, Scott St. and Firehouse parking	\$ 191,000	\$ 13,891,000
5	Pre-K Initiative: develop new pre-K "campus" with (2) new 1,280 sf relocatable Kindergarten classrooms with play area and fencing.	\$ 1,575,000	\$ 15,466,000
6	Covered Play Areas: add 20ft x 40ft shade coverings at Upper Grade, Lower Grade, and Mid-campus play areas (Total area: 2,400 sf).	\$ 513,000	\$ 15,979,000
7	New Science Lab: convert the Old Kitchen, office, and storage areas at Board Room Building to new 1,400 sf Science Lab.	\$ 970,000	\$ 16,949,000
8	School street sign: with LED calendar and announcement board	\$ 57,000	\$ 17,006,000
9	Higher fencing and ball nets (to keep balls from leaving campus)	\$ 98,000	\$ 17,104,000
10	Flagpole at District Office	\$ 18,000	\$ 17,122,000
11	Soccer Field Lighting	\$ 306,000	\$ 17,428,000
12	Photovoltaic Array Expansion: add an additional 36Kw photovoltaic modules at enhanced playground shade structures (2,400 sf).	\$ 587,000	\$ 18,015,000
Furniture, Fixtures & Equipment			
1	New desks and chairs all classrooms.	\$ 391,000	\$ 18,406,000
		\$ -	\$ 18,406,000
	Subtotal:		\$ 18,406,000
1	Design Contingency (12%)	\$ 2,208,720	\$ 20,614,720
	Total:		\$ 20,614,720



LEGEND

- ① Campus Security Initiative
- ② Covered Walkway Initiative
- ③ Vehicle Access and Parking Project
- ④ Washington St. Playground Initiative
- ⑤ Pre-K Initiative
- ⑥ Covered Play Areas
- ⑦ New Science Lab
- ⑧ School street sign with LED
- ⑨ Higher fencing and ball nets

LEGEND, CONTINUED

- ⑩ Flagpole at District Office
- ⑪ Soccer Field Lighting
- Ⓐ Remediate stormwater flooding
- Ⓑ Remediate water intrusion at soccer field
- Ⓒ Replace soft surface at volleyball court
- Ⓓ Repair roof leaks at Multi-purpose Bldg
- Ⓔ New a.c. topping at existing hardcourt.
- Ⓕ Repair dry rot and flooding damage at portable buildings 26, 27, 28, and 29.