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Compton Unified School District
 Masterplan Assessment
 Compton, California

Opinion of Probable Cost
 September 21, 2015

Prepared for:



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Compton Unified School District
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September 21, 2015

INTRODUCTION

The information provided by the Architect is considered to be budgetary for estimating purposes, and a 10% design/phasing contingency has been included. The following items are excluded from this budget:

- 1 Utility hook-up fees & City connection fees.
- 2 Offsite work and traffic signals.
- 3 Hazardous material surveys, abatement, and disposal.
- 4 Escalation (Costs are in 2015\$).

Each of the unit costs includes the following mark-ups:

1 General Contractor GC, OH&P	13.50%
2 Bonds & Insurance	2.00%
3 Design/Phasing Contingency	10.00%

At the category summary level, soft costs are added to each scope portion. Soft costs include the following:

1 AE Design Fee	10.00%
2 DSA Plan Check Fee	0.75%
3 Printing/Advertising	0.05%
4 Test/Survey	1.25%
5 Inspection	1.25%
6 Project Management Fees	5.00%
7 Project/Construction Contingency	5.00%
8 Relocation Costs	0.80%
9 Labor Compliance	0.25%
10 Builders Risk Insurance	0.80%
11 Legal	0.03%
12 Commissioning	0.08%
13 FF&E	4.00%
14 Other Miscellaneous Consultants	4.00%
Total Soft Cost Multiplier	33.26%

We recommend the client review this statement, and that any interpretations contrary to those intended by the design documents be fully addressed. The statement is based on a detailed measurement of quantities when possible, and reasonable allowance for items not clearly defined in the documents. Program contingency is currently not included.

The statement reflects probable construction costs obtainable in the currently stable bidding market. The present estimate is a based on a design-bid build project delivery scenario with a minimum of four to five competitive bids from general contractors, or a Construction manager scenario bidding to a minimum of four (4) subcontractors per trade. This statement is a determination of current market value for the construction of the project, not a prediction of low bid. Experience indicates that a fewer number of bidders may result in higher bid amount, and more bidders may result in a lower bid result. It is our understanding that projects will be procured through a traditional competitive design-bid-build basis.

Annual escalation beyond beginning of construction June 2015 has been excluded. Cumming recommends using a 4.0% compounded annual escalation rate beyond this date.

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Project Cost Summary (2015\$)

Campus	Total Project Cost (2015\$)
1 Anderson Elementary School	\$21,939,000
2 Bunche Elementary School	\$15,254,000
3 Bursch Elementary School	\$18,652,000
4 Carver Elementary School	\$11,938,000
5 Clinton Elementary School	\$9,614,000
6 Dickison Elementary School	\$24,740,000
7 Emerson Elementary School	\$30,852,000
8 Foster Elementary School	\$24,478,000
9 Jefferson Elementary School	\$31,571,000
10 Kelly Elementary School	\$30,234,000
11 Kennedy Elementary School	\$22,111,000
12 King Elementary School	\$20,094,000
13 Laurel Elementary School	\$18,007,000
14 Lincoln Drew Elementary School	\$13,587,000
15 Longfellow Elementary School	\$28,714,000
16 Mayo Elementary School	\$16,382,000
17 McKinley Elementary School	\$20,879,000
18 McNair Elementary School	\$20,391,000
19 Roosevelt Elementary School	\$44,288,000
20 Rosecrans Elementary School	\$24,303,000
21 Tibby Elementary School	\$22,331,000
22 Washington Elementary School	\$23,476,000
23 Bunche Middle School	\$28,204,000
24 Davis Middle School	\$43,031,000
25 Enterprise Middle School	\$31,686,000
26 Middle College Program	\$22,160,000
27 Roosevelt Middle School	\$34,321,000
28 Vanguard Learning Center	\$29,309,000
29 Walton Middle School	\$26,842,000
30 Whaley Middle School	\$31,001,000
31 Willowbrook Middle School	\$24,949,000
32 Centennial High School	\$54,355,000
33 Compton High School	\$116,276,000
34 Dominguez High School	\$63,269,000
35 Cesar Chavez / Thurgood Alternative School	\$11,167,000
36 Compton Adult School	\$17,078,000
Total Project Cost (2015\$)	<u>\$1,027,483,000</u>

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Anderson Elementary School
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Project Cost Summary (2015\$) - Anderson Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 8,730,000	\$ 11,611,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	50,160	sf	\$ 165.00	\$ 8,276,000		
2 Site Utility Replacement					\$ 2,017,000	\$ 2,683,000
Site Utility Modernization:						
Updated gas service lines	362,855	sf	\$ 0.30	\$ 109,000		
Updated sewer service lines	362,855	sf	\$ 0.60	\$ 218,000		
Updated water service lines	362,855	sf	\$ 0.70	\$ 254,000		
Updated low voltage systems	51,360	sf	\$ 21.60	\$ 1,109,000		
Updated storm drainage	362,855	sf	\$ 0.90	\$ 327,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 468,000	\$ 622,000
Replace Playfields, Including Irrigation	66,895	sf	\$ 7.00	\$ 468,000		
5 Portable Classrooms to Permanent					\$ 4,772,000	\$ 6,347,000
Demolish Existing Building	11,038	sf	\$ 17.00	\$ 188,000		
New General Classroom (2-story)	11,800	sf	\$ 287.00	\$ 3,387,000		Project FROG
New STEM Classroom (2-story)	2,880	sf	\$ 301.00	\$ 867,000		Project FROG
Sitework & Site Improvements	7,340	sf	\$ 45.00	\$ 330,000		
Total Construction/Project Cost (2015\$)				\$ 16,495,000		\$21,939,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

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Compton Unified School District
Bunche Elementary School
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Project Cost Summary (2015\$) - Bunche Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 6,321,000	\$ 8,407,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	35,560	sf	\$ 165.00	\$ 5,867,000		
2 Site Utility Replacement					\$ 1,458,000	\$ 1,939,000
Site Utility Modernization:						
Updated gas service lines	265,716	sf	\$ 0.30	\$ 80,000		
Updated sewer service lines	265,716	sf	\$ 0.60	\$ 159,000		
Updated water service lines	265,716	sf	\$ 0.70	\$ 186,000		
Updated low voltage systems	36,760	sf	\$ 21.60	\$ 794,000		
Updated storm drainage	265,716	sf	\$ 0.90	\$ 239,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 466,000	\$ 620,000
Replace Playfields, Including Irrigation	66,528	sf	\$ 7.00	\$ 466,000		
5 Portable Classrooms to Permanent					\$ 2,716,000	\$ 3,612,000
Demolish Existing Building	6,241	sf	\$ 17.00	\$ 106,000		
New General Classroom (2-story)	5,420	sf	\$ 287.00	\$ 1,556,000		Project FROG
New STEM Classroom (2-story)	2,880	sf	\$ 301.00	\$ 867,000		Project FROG
Sitework & Site Improvements	4,150	sf	\$ 45.00	\$ 187,000		
Total Construction/Project Cost (2015\$)				\$ 11,469,000		\$15,254,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Bursch Elementary School
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Project Cost Summary (2015\$) - Bursch Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 9,060,000	\$ 12,050,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	52,160	sf	\$ 165.00	\$ 8,606,000		
2 Site Utility Replacement					\$ 2,084,000	\$ 2,772,000
Site Utility Modernization:						
Updated gas service lines	372,438	sf	\$ 0.30	\$ 112,000		
Updated sewer service lines	372,438	sf	\$ 0.60	\$ 223,000		
Updated water service lines	372,438	sf	\$ 0.70	\$ 261,000		
Updated low voltage systems	53,360	sf	\$ 21.60	\$ 1,153,000		
Updated storm drainage	372,438	sf	\$ 0.90	\$ 335,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 745,000	\$ 991,000
Replace Playfields, Including Irrigation	106,399	sf	\$ 7.00	\$ 745,000		
5 Portable Classrooms to Permanent					\$ 1,626,000	\$ 2,163,000
Demolish Existing Building	3,835	sf	\$ 17.00	\$ 65,000		
New General Classroom (1-story)	5,100	sf	\$ 261.00	\$ 1,331,000		Project FROG
Sitework & Site Improvements	5,100	sf	\$ 45.00	\$ 230,000		
Total Construction/Project Cost (2015\$)					\$ 14,023,000	\$18,652,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2015\$).

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Compton Unified School District
Carver Elementary School
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Project Cost Summary (2015\$) - Carver Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 4,434,000	\$ 5,897,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	24,120	sf	\$ 165.00	\$ 3,980,000		
2 Site Utility Replacement					\$ 1,080,000	\$ 1,436,000
Site Utility Modernization:						
Updated gas service lines	213,008	sf	\$ 0.30	\$ 64,000		
Updated sewer service lines	213,008	sf	\$ 0.60	\$ 128,000		
Updated water service lines	213,008	sf	\$ 0.70	\$ 149,000		
Updated low voltage systems	25,320	sf	\$ 21.60	\$ 547,000		
Updated storm drainage	213,008	sf	\$ 0.90	\$ 192,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 238,000	\$ 317,000
Replace Playfields, Including Irrigation	34,066	sf	\$ 7.00	\$ 238,000		
5 Portable Classrooms to Permanent					\$ 2,716,000	\$ 3,612,000
Demolish Existing Building	6,241	sf	\$ 17.00	\$ 106,000		
New General Classroom (2-story)	5,420	sf	\$ 287.00	\$ 1,556,000		Project FROG
New STEM Classroom (2-story)	2,880	sf	\$ 301.00	\$ 867,000		Project FROG
Sitework & Site Improvements	4,150	sf	\$ 45.00	\$ 187,000		
Total Construction/Project Cost (2015\$)					\$ 8,976,000	\$11,938,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2015\$).

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Compton Unified School District
Clinton Elementary School
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Project Cost Summary (2015\$) - Clinton Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 4,508,000	\$ 5,996,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Minor Classroom	53,340	sf	\$ 76.00	\$ 4,054,000		
2 Site Utility Replacement					\$ 2,212,000	\$ 2,942,000
Site Utility Modernization:						
Updated gas service lines	413,820	sf	\$ 0.30	\$ 124,000		
Updated sewer service lines	413,820	sf	\$ 0.60	\$ 248,000		
Updated water service lines	413,820	sf	\$ 0.70	\$ 290,000		
Updated low voltage systems	54,540	sf	\$ 21.60	\$ 1,178,000		
Updated storm drainage	413,820	sf	\$ 0.90	\$ 372,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ -	\$ -
5 Portable Classrooms to Permanent					\$ -	\$ -
Total Construction/Project Cost (2015\$)					<u>\$ 7,228,000</u>	<u>\$9,614,000</u>

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

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Compton Unified School District
Dickison Elementary School
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Project Cost Summary (2015\$) - Dickison Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 9,747,000	\$ 12,964,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	56,320	sf	\$ 165.00	\$ 9,293,000		
2 Site Utility Replacement					\$ 1,847,000	\$ 2,457,000
Site Utility Modernization:						
Updated gas service lines	241,758	sf	\$ 0.30	\$ 73,000		
Updated sewer service lines	241,758	sf	\$ 0.60	\$ 145,000		
Updated water service lines	241,758	sf	\$ 0.70	\$ 169,000		
Updated low voltage systems	57,520	sf	\$ 21.60	\$ 1,242,000		
Updated storm drainage	241,758	sf	\$ 0.90	\$ 218,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 120,000	\$ 160,000
Replace Playfields, Including Irrigation	17,183	sf	\$ 7.00	\$ 120,000		
5 Portable Classrooms to Permanent					\$ 6,378,000	\$ 8,483,000
Demolish Existing Building	14,880	sf	\$ 17.00	\$ 253,000		
New General Classroom (2-story)	19,790	sf	\$ 287.00	\$ 5,680,000		Project FROG
Sitework & Site Improvements	9,895	sf	\$ 45.00	\$ 445,000		
Total Construction/Project Cost (2015\$)					<u>\$ 18,600,000</u>	<u>\$24,740,000</u>

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Emerson Elementary School
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Project Cost Summary (2015\$) - Emerson Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 8,622,000	\$ 11,467,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	49,500	sf	\$ 165.00	\$ 8,168,000		
2 Site Utility Replacement					\$ 2,076,000	\$ 2,761,000
Site Utility Modernization:						
Updated gas service lines	392,476	sf	\$ 0.30	\$ 118,000		
Updated sewer service lines	392,476	sf	\$ 0.60	\$ 235,000		
Updated water service lines	392,476	sf	\$ 0.70	\$ 275,000		
Updated low voltage systems	50,700	sf	\$ 21.60	\$ 1,095,000		
Updated storm drainage	392,476	sf	\$ 0.90	\$ 353,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 1,704,000	\$ 2,266,000
Replace Playfields, Including Irrigation	144,562	sf	\$ 7.00	\$ 1,012,000		
New Parking Lot & Access Roads	36,230	sf	\$ 19.10	\$ 692,000		
5 Portable Classrooms to Permanent					\$ 10,287,000	\$ 13,682,000
Demolish Existing Building	24,000	sf	\$ 17.00	\$ 408,000		
New General Classroom (2-story)	31,920	sf	\$ 287.00	\$ 9,161,000		Project FROG
Sitework & Site Improvements	15,960	sf	\$ 45.00	\$ 718,000		
Total Construction/Project Cost (2015\$)				\$ 23,197,000		\$30,852,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Foster Elementary School
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Project Cost Summary (2015\$) - Foster Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 6,958,000	\$ 9,254,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	39,420	sf	\$ 165.00	\$ 6,504,000		
2 Site Utility Replacement					\$ 1,474,000	\$ 1,960,000
Site Utility Modernization:						
Updated gas service lines	238,709	sf	\$ 0.30	\$ 72,000		
Updated sewer service lines	238,709	sf	\$ 0.60	\$ 143,000		
Updated water service lines	238,709	sf	\$ 0.70	\$ 167,000		
Updated low voltage systems	40,620	sf	\$ 21.60	\$ 877,000		
Updated storm drainage	238,709	sf	\$ 0.90	\$ 215,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ -	\$ -
5 Portable Classrooms to Permanent					\$ 9,465,000	\$ 12,588,000
Demolish Existing Building	22,083	sf	\$ 17.00	\$ 375,000		
New General Classroom (2-story)	29,370	sf	\$ 287.00	\$ 8,429,000		Project FROG
Sitework & Site Improvements	14,685	sf	\$ 45.00	\$ 661,000		
Total Construction/Project Cost (2015\$)				\$ 18,405,000		\$24,478,000

The following items are excluded from this budget:
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Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Jefferson Elementary School
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Project Cost Summary (2015\$) - Jefferson Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 1,378,000	\$ 1,833,000
Building Modernization - Minor Classroom	18,135	sf	\$ 76.00	\$ 1,378,000		
2 Site Utility Replacement					\$ 462,000	\$ 614,000
Site Utility Modernization:						
Updated gas service lines	109,775	sf	\$ 0.30	\$ 33,000		
Updated sewer service lines	109,775	sf	\$ 0.60	\$ 66,000		
Updated water service lines	109,775	sf	\$ 0.70	\$ 77,000		
Updated electrical mains and distribution	109,775	sf	\$ 1.70	\$ 187,000		
Updated storm drainage	109,775	sf	\$ 0.90	\$ 99,000		
Not anticipated						
3 Food Service Upgrades					\$ 559,000	\$ 743,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Trash Enclosure	1	ea	\$ 51,000.00	\$ 51,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 2,135,000	\$ 2,840,000
Replace Playfields, Including Irrigation	41,975	sf	\$ 7.00	\$ 294,000		
Replace Hardcourts	21,650	sf	\$ 9.80	\$ 212,000		
New Parking Lot & Access Roads	5,700	sf	\$ 19.10	\$ 109,000		
Learning Court / Entry Plaza / Quad	12,600	sf	\$ 38.00	\$ 479,000		
Promenade	27,850	sf	\$ 32.00	\$ 891,000		
New Rubberized Play Area	6,000	sf	\$ 25.00	\$ 150,000		
5 Portable Classrooms to Permanent					\$ 19,204,000	\$ 25,541,000
Demolish Existing Building	49,985	sf	\$ 17.00	\$ 850,000		
New General Classroom (2-story)	59,304	sf	\$ 287.00	\$ 17,020,000		Project FROG
New STEM Classroom (2-story)		sf	\$ 301.00	\$ -		Project FROG
Sitework & Site Improvements	29,652	sf	\$ 45.00	\$ 1,334,000		
Not anticipated						
Total Construction/Project Cost (2015\$)					\$ 23,738,000	\$31,571,000

The following items are excluded from this budget:
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Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

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Compton Unified School District
Kelly Elementary School
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Project Cost Summary (2015\$) - Kelly Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 9,859,000	\$ 13,112,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	57,000	sf	\$ 165.00	\$ 9,405,000		
2 Site Utility Replacement					\$ 2,038,000	\$ 2,711,000
Site Utility Modernization:						
Updated gas service lines	312,325	sf	\$ 0.30	\$ 94,000		
Updated sewer service lines	312,325	sf	\$ 0.60	\$ 187,000		
Updated water service lines	312,325	sf	\$ 0.70	\$ 219,000		
Updated low voltage systems	58,200	sf	\$ 21.60	\$ 1,257,000		
Updated storm drainage	312,325	sf	\$ 0.90	\$ 281,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ -	\$ -
5 Portable Classrooms to Permanent					\$ 10,327,000	\$ 13,735,000
Demolish Existing Building	24,000	sf	\$ 17.00	\$ 408,000		
New General Classroom (2-story)	29,040	sf	\$ 287.00	\$ 8,334,000		Project FROG
New STEM Classroom (2-story)	2,880	sf	\$ 301.00	\$ 867,000		Project FROG
Sitework & Site Improvements	15,960	sf	\$ 45.00	\$ 718,000		
Total Construction/Project Cost (2015\$)					\$ 22,732,000	\$30,234,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Kennedy Elementary School
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Project Cost Summary (2015\$) - Kennedy Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 9,595,000	\$ 12,761,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	55,400	sf	\$ 165.00	\$ 9,141,000		
2 Site Utility Replacement					\$ 1,787,000	\$ 2,377,000
Site Utility Modernization:						
Updated gas service lines	225,641	sf	\$ 0.30	\$ 68,000		
Updated sewer service lines	225,641	sf	\$ 0.60	\$ 135,000		
Updated water service lines	225,641	sf	\$ 0.70	\$ 158,000		
Updated low voltage systems	56,600	sf	\$ 21.60	\$ 1,223,000		
Updated storm drainage	225,641	sf	\$ 0.90	\$ 203,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 170,000	\$ 226,000
Replace Playfields, Including Irrigation	24,297	sf	\$ 7.00	\$ 170,000		
5 Portable Classrooms to Permanent					\$ 4,565,000	\$ 6,071,000
Demolish Existing Building	10,556	sf	\$ 17.00	\$ 179,000		
New General Classroom (2-story)	11,160	sf	\$ 287.00	\$ 3,203,000		Project FROG
New STEM Classroom (2-story)	2,880	sf	\$ 301.00	\$ 867,000		Project FROG
Sitework & Site Improvements	7,020	sf	\$ 45.00	\$ 316,000		
Total Construction/Project Cost (2015\$)					\$ 16,625,000	\$22,111,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
King Elementary School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - King Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 5,859,000	\$ 7,792,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	32,760	sf	\$ 165.00	\$ 5,405,000		
2 Site Utility Replacement					\$ 1,439,000	\$ 1,914,000
Site Utility Modernization:						
Updated gas service lines	281,833	sf	\$ 0.30	\$ 85,000		
Updated sewer service lines	281,833	sf	\$ 0.60	\$ 169,000		
Updated water service lines	281,833	sf	\$ 0.70	\$ 197,000		
Updated low voltage systems	33,960	sf	\$ 21.60	\$ 734,000		
Updated storm drainage	281,833	sf	\$ 0.90	\$ 254,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 512,000	\$ 681,000
Replace Playfields, Including Irrigation	73,191	sf	\$ 7.00	\$ 512,000		
5 Portable Classrooms to Permanent					\$ 6,790,000	\$ 9,031,000
Demolish Existing Building	15,842	sf	\$ 17.00	\$ 269,000		
New General Classroom (2-story)	21,070	sf	\$ 287.00	\$ 6,047,000		Project FROG
Sitework & Site Improvements	10,535	sf	\$ 45.00	\$ 474,000		
Total Construction/Project Cost (2015\$)					\$ 15,108,000	\$20,094,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Laurel Elementary School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Laurel Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 4,282,000	\$ 5,695,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	23,200	sf	\$ 165.00	\$ 3,828,000		
2 Site Utility Replacement					\$ 1,386,000	\$ 1,843,000
Site Utility Modernization:						
Updated gas service lines	343,688	sf	\$ 0.30	\$ 103,000		
Updated sewer service lines	343,688	sf	\$ 0.60	\$ 206,000		
Updated water service lines	343,688	sf	\$ 0.70	\$ 241,000		
Updated low voltage systems	24,400	sf	\$ 21.60	\$ 527,000		
Updated storm drainage	343,688	sf	\$ 0.90	\$ 309,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 738,000	\$ 982,000
Replace Playfields, Including Irrigation	105,391	sf	\$ 7.00	\$ 738,000		
5 Portable Classrooms to Permanent					\$ 6,625,000	\$ 8,811,000
Demolish Existing Building	15,361	sf	\$ 17.00	\$ 261,000		
New General Classroom (2-story)	17,550	sf	\$ 287.00	\$ 5,037,000		Project FROG
New STEM Classroom (2-story)	2,880	sf	\$ 301.00	\$ 867,000		Project FROG
Sitework & Site Improvements	10,215	sf	\$ 45.00	\$ 460,000		
Total Construction/Project Cost (2015\$)					\$ 13,539,000	\$18,007,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Lincoln Drew Elementary School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Lincoln Drew Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 7,512,000	\$ 9,991,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
STEM Classroom	2,880	sf	\$ 322.00	\$ 927,000		
Building Modernization - Moderate Classroom	37,160	sf	\$ 165.00	\$ 6,131,000		
2 Site Utility Replacement					\$ 1,811,000	\$ 2,409,000
Site Utility Modernization:						
Updated gas service lines	368,082	sf	\$ 0.30	\$ 110,000		
Updated sewer service lines	368,082	sf	\$ 0.60	\$ 221,000		
Updated water service lines	368,082	sf	\$ 0.70	\$ 258,000		
Updated low voltage systems	41,240	sf	\$ 21.60	\$ 891,000		
Updated storm drainage	368,082	sf	\$ 0.90	\$ 331,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 384,000	\$ 511,000
Replace Playfields, Including Irrigation	54,871	sf	\$ 7.00	\$ 384,000		
5 Portable Classrooms to Permanent					\$ -	\$ -
Total Construction/Project Cost (2015\$)					\$ 10,215,000	\$13,587,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Longfellow Elementary School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Longfellow Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 9,113,000	\$ 12,120,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	52,480	sf	\$ 165.00	\$ 8,659,000		
2 Site Utility Replacement					\$ 2,409,000	\$ 3,204,000
Site Utility Modernization:						
Updated gas service lines	499,633	sf	\$ 0.30	\$ 150,000		
Updated sewer service lines	499,633	sf	\$ 0.60	\$ 300,000		
Updated water service lines	499,633	sf	\$ 0.70	\$ 350,000		
Updated low voltage systems	53,680	sf	\$ 21.60	\$ 1,159,000		
Updated storm drainage	499,633	sf	\$ 0.90	\$ 450,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 1,535,000	\$ 2,042,000
Replace Playfields, including Irrigation	219,311	sf	\$ 7.00	\$ 1,535,000		
5 Portable Classrooms to Permanent					\$ 8,024,000	\$ 10,672,000
Demolish Existing Building	18,722	sf	\$ 17.00	\$ 318,000		
New General Classroom (2-story)	24,900	sf	\$ 287.00	\$ 7,146,000		Project FROG
Sitework & Site Improvements	12,450	sf	\$ 45.00	\$ 560,000		
Total Construction/Project Cost (2015\$)					\$ 21,589,000	\$28,714,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Mayo Elementary School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Mayo Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 5,619,000	\$ 7,473,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	31,300	sf	\$ 165.00	\$ 5,165,000		
2 Site Utility Replacement					\$ 1,046,000	\$ 1,391,000
Site Utility Modernization:						
Updated gas service lines	137,650	sf	\$ 0.30	\$ 41,000		
Updated sewer service lines	137,650	sf	\$ 0.60	\$ 83,000		
Updated water service lines	137,650	sf	\$ 0.70	\$ 96,000		
Updated low voltage systems	32,500	sf	\$ 21.60	\$ 702,000		
Updated storm drainage	137,650	sf	\$ 0.90	\$ 124,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ -	\$ -
5 Portable Classrooms to Permanent					\$ 5,144,000	\$ 6,842,000
Demolish Existing Building	12,000	sf	\$ 17.00	\$ 204,000		
New General Classroom (2-story)	15,960	sf	\$ 287.00	\$ 4,581,000		Project FROG
Sitework & Site Improvements	7,980	sf	\$ 45.00	\$ 359,000		
Total Construction/Project Cost (2015\$)					\$ 12,317,000	\$16,382,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
McKinley Elementary School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - McKinley Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 9,268,000	\$ 12,326,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	53,420	sf	\$ 165.00	\$ 8,814,000		
2 Site Utility Replacement					\$ 2,166,000	\$ 2,881,000
Site Utility Modernization:						
Updated gas service lines	394,218	sf	\$ 0.30	\$ 118,000		
Updated sewer service lines	394,218	sf	\$ 0.60	\$ 237,000		
Updated water service lines	394,218	sf	\$ 0.70	\$ 276,000		
Updated low voltage systems	54,620	sf	\$ 21.60	\$ 1,180,000		
Updated storm drainage	394,218	sf	\$ 0.90	\$ 355,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 469,000	\$ 624,000
Replace Playfields, Including Irrigation	66,959	sf	\$ 7.00	\$ 469,000		
5 Portable Classrooms to Permanent					\$ 3,287,000	\$ 4,372,000
Demolish Existing Building	7,669	sf	\$ 17.00	\$ 130,000		
New General Classroom (2-story)	10,200	sf	\$ 287.00	\$ 2,927,000		Project FROG
Sitework & Site Improvements	5,100	sf	\$ 45.00	\$ 230,000		
Total Construction/Project Cost (2015\$)					\$ 15,698,000	\$20,879,000

The following items are excluded from this budget:
 Utility hook-up fees & City connection fees.
 Offsite work and traffic signals.
 Hazardous material surveys, abatement, and disposal.
 Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
McNair Elementary School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - McNair Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 7,005,000	\$ 9,317,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	39,700	sf	\$ 165.00	\$ 6,551,000		
2 Site Utility Replacement					\$ 2,058,000	\$ 2,737,000
Site Utility Modernization:						
Updated gas service lines	470,012	sf	\$ 0.30	\$ 141,000		
Updated sewer service lines	470,012	sf	\$ 0.60	\$ 282,000		
Updated water service lines	470,012	sf	\$ 0.70	\$ 329,000		
Updated low voltage systems	40,900	sf	\$ 21.60	\$ 883,000		
Updated storm drainage	470,012	sf	\$ 0.90	\$ 423,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 1,236,000	\$ 1,644,000
Replace Playfields, Including Irrigation	176,618	sf	\$ 7.00	\$ 1,236,000		
5 Portable Classrooms to Permanent					\$ 4,524,000	\$ 6,017,000
Demolish Existing Building	10,556	sf	\$ 17.00	\$ 179,000		
New General Classroom (2-story)	14,040	sf	\$ 287.00	\$ 4,029,000		Project FROG
Sitework & Site Improvements	7,020	sf	\$ 45.00	\$ 316,000		
Total Construction/Project Cost (2015\$)					\$ 15,331,000	\$20,391,000

The following items are excluded from this budget:
 Utility hook-up fees & City connection fees.
 Offsite work and traffic signals.
 Hazardous material surveys, abatement, and disposal.
 Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Roosevelt Elementary School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Roosevelt Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization				\$ -		\$ -
2 Site Utility Replacement				\$ 1,105,000		\$ 1,470,000
Site Utility Modernization:						
Updated gas service lines	263,040	sf	\$ 0.30	\$ 79,000		
Updated sewer service lines	263,040	sf	\$ 0.60	\$ 158,000		
Updated water service lines	263,040	sf	\$ 0.70	\$ 184,000		
Updated electrical mains and distribution	263,040	sf	\$ 1.70	\$ 447,000		
Updated storm drainage	263,040	sf	\$ 0.90	\$ 237,000		
3 Food Service Upgrades				\$ 559,000		\$ 743,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Trash Enclosure	1	ea	\$ 51,000.00	\$ 51,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement				\$ 4,169,000		\$ 5,545,000
Replace Playfields, Including Irrigation	157,060	sf	\$ 7.00	\$ 1,099,000		
Replace Hardcourts	31,060	sf	\$ 9.80	\$ 304,000		
New Parking Lot & Access Roads	43,830	sf	\$ 19.10	\$ 837,000		
Learning Court / Entry Plaza / Quad	46,810	sf	\$ 38.00	\$ 1,779,000		
New Rubberized Play Area	6,000	sf	\$ 25.00	\$ 150,000		
5 Portable Classrooms to Permanent				\$ 27,466,000		\$ 36,530,000
Demolish Existing Building	90,075	sf	\$ 17.00	\$ 1,531,000		
New General Classroom (2-story)	79,902	sf	\$ 287.00	\$ 22,932,000		Project FROG
New STEM Classroom (2-story)	3,724	sf	\$ 301.00	\$ 1,121,000		Project FROG
Sitework & Site Improvements	41,813	sf	\$ 45.00	\$ 1,882,000		
Total Construction/Project Cost (2015\$)				\$ 33,299,000		\$44,288,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Rosecrans Elementary School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Rosecrans Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization				\$ 8,975,000		\$ 11,937,000
Building Reconfiguration: MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	51,640	sf	\$ 165.00	\$ 8,521,000		
2 Site Utility Replacement				\$ 1,844,000		\$ 2,453,000
Site Utility Modernization:						
Updated gas service lines	281,398	sf	\$ 0.30	\$ 84,000		
Updated sewer service lines	281,398	sf	\$ 0.60	\$ 169,000		
Updated water service lines	281,398	sf	\$ 0.70	\$ 197,000		
Updated low voltage systems	52,840	sf	\$ 21.60	\$ 1,141,000		
Updated storm drainage	281,398	sf	\$ 0.90	\$ 253,000		
3 Food Service Upgrades				\$ 508,000		\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement				\$ 361,000		\$ 480,000
Replace Playfields, Including Irrigation	51,556	sf	\$ 7.00	\$ 361,000		
5 Portable Classrooms to Permanent				\$ 6,584,000		\$ 8,757,000
Demolish Existing Building	15,361	sf	\$ 17.00	\$ 261,000		
New General Classroom (2-story)	20,430	sf	\$ 287.00	\$ 5,863,000		Project FROG
Sitework & Site Improvements	10,215	sf	\$ 45.00	\$ 460,000		
Not anticipated						
Total Construction/Project Cost (2015\$)				\$ 18,272,000		\$24,303,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Tibby Elementary School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Tibby Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 12,934,000	\$ 17,202,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
STEM Classroom	2,880	sf	\$ 322.00	\$ 927,000		
Building Modernization - Moderate Classroom	70,020	sf	\$ 165.00	\$ 11,553,000		
2 Site Utility Replacement					\$ 2,666,000	\$ 3,546,000
Site Utility Modernization:						
Updated gas service lines	426,017	sf	\$ 0.30	\$ 128,000		
Updated sewer service lines	426,017	sf	\$ 0.60	\$ 256,000		
Updated water service lines	426,017	sf	\$ 0.70	\$ 298,000		
Updated low voltage systems	74,100	sf	\$ 21.60	\$ 1,601,000		
Updated storm drainage	426,017	sf	\$ 0.90	\$ 383,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 682,000	\$ 907,000
Replace Playfields, Including Irrigation	97,435	sf	\$ 7.00	\$ 682,000		
5 Portable Classrooms to Permanent					\$ -	\$ -
Total Construction/Project Cost (2015\$)					<u>\$ 16,790,000</u>	<u>\$22,331,000</u>

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Washington Elementary School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Washington Elementary School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 11,433,000	\$ 15,206,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	66,540	sf	\$ 165.00	\$ 10,979,000		
2 Site Utility Replacement					\$ 2,213,000	\$ 2,943,000
Site Utility Modernization:						
Updated gas service lines	300,128	sf	\$ 0.30	\$ 90,000		
Updated sewer service lines	300,128	sf	\$ 0.60	\$ 180,000		
Updated water service lines	300,128	sf	\$ 0.70	\$ 210,000		
Updated low voltage systems	67,740	sf	\$ 21.60	\$ 1,463,000		
Updated storm drainage	300,128	sf	\$ 0.90	\$ 270,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ -	\$ -
5 Portable Classrooms to Permanent					\$ 3,497,000	\$ 4,651,000
Demolish Existing Building	8,158	sf	\$ 17.00	\$ 139,000		
New General Classroom (2-story)	10,850	sf	\$ 287.00	\$ 3,114,000		Project FROG
Sitework & Site Improvements	5,425	sf	\$ 45.00	\$ 244,000		
Total Construction/Project Cost (2015\$)					<u>\$ 17,651,000</u>	<u>\$23,476,000</u>

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Bunche Middle School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Bunche Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 13,890,000	\$ 18,474,000
Building Reconfiguration:						
MPR/Food Service	2,000	sf	\$ 378.00	\$ 756,000		
Building Modernization - Moderate Classroom	79,600	sf	\$ 165.00	\$ 13,134,000		
2 Site Utility Replacement					\$ 3,431,000	\$ 4,563,000
Site Utility Modernization:						
Updated gas service lines	889,931	sf	\$ 0.23	\$ 200,000		
Updated sewer service lines	889,931	sf	\$ 0.45	\$ 400,000		
Updated water service lines	889,931	sf	\$ 0.53	\$ 467,000		
Updated low voltage systems	81,600	sf	\$ 21.60	\$ 1,763,000		
Updated storm drainage	889,931	sf	\$ 0.68	\$ 601,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 3,377,000	\$ 4,491,000
Replace Playfields, Including Irrigation	482,435	sf	\$ 7.00	\$ 3,377,000		
5 Portable Classrooms to Permanent					\$ -	\$ -
Total Construction/Project Cost (2015\$)					<u>\$ 21,206,000</u>	<u>\$28,204,000</u>

The following items are excluded from this budget:
 Utility hook-up fees & City connection fees.
 Offsite work and traffic signals.
 Hazardous material surveys, abatement, and disposal.
 Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Davis Middle School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Davis Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 22,965,000	\$ 30,543,000
Building Reconfiguration:						
MPR/Food Service	2,000	sf	\$ 378.00	\$ 756,000		
Building Modernization - Moderate Classroom	134,600	sf	\$ 165.00	\$ 22,209,000		
2 Site Utility Replacement					\$ 4,743,000	\$ 6,308,000
Site Utility Modernization:						
Updated gas service lines	956,142	sf	\$ 0.23	\$ 215,000		
Updated sewer service lines	956,142	sf	\$ 0.45	\$ 430,000		
Updated water service lines	956,142	sf	\$ 0.53	\$ 502,000		
Updated low voltage systems	136,600	sf	\$ 21.60	\$ 2,951,000		
Updated storm drainage	956,142	sf	\$ 0.68	\$ 645,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 4,138,000	\$ 5,504,000
Replace Playfields, Including Irrigation	591,154	sf	\$ 7.00	\$ 4,138,000		
5 Portable Classrooms to Permanent					\$ -	\$ -
Total Construction/Project Cost (2015\$)					<u>\$ 32,354,000</u>	<u>\$43,031,000</u>

The following items are excluded from this budget:
 Utility hook-up fees & City connection fees.
 Offsite work and traffic signals.
 Hazardous material surveys, abatement, and disposal.
 Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Enterprise Middle School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Enterprise Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 14,708,000	\$ 19,562,000
Building Reconfiguration:						
MPR/Food Service	2,000	sf	\$ 378.00	\$ 756,000		
Building Modernization - Moderate Classroom	84,560	sf	\$ 165.00	\$ 13,952,000		
2 Site Utility Replacement					\$ 3,419,000	\$ 4,547,000
Site Utility Modernization:						
Updated gas service lines	825,898	sf	\$ 0.23	\$ 186,000		
Updated sewer service lines	825,898	sf	\$ 0.45	\$ 372,000		
Updated water service lines	825,898	sf	\$ 0.53	\$ 434,000		
Updated low voltage systems	86,560	sf	\$ 21.60	\$ 1,870,000		
Updated storm drainage	825,898	sf	\$ 0.68	\$ 557,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 3,298,000	\$ 4,386,000
Replace Playfields, Including Irrigation	471,109	sf	\$ 7.00	\$ 3,298,000		
5 Portable Classrooms to Permanent					\$ 1,891,000	\$ 2,515,000
Demolish Existing Building	4,797	sf	\$ 17.00	\$ 82,000		
New General Classroom (1-story)	6,380	sf	\$ 261.00	\$ 1,665,000		Project FROG
Sitework & Site Improvements	3,190	sf	\$ 45.00	\$ 144,000		
Total Construction/Project Cost (2015\$)					\$ 23,824,000	\$31,686,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Middle College Program
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Middle College Program

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ -	\$ -
2 Site Utility Replacement					\$ 1,454,000	\$ 1,934,000
Site Utility Modernization:						
Updated gas service lines	461,530	sf	\$ 0.23	\$ 104,000		
Updated sewer service lines	461,530	sf	\$ 0.45	\$ 208,000		
Updated water service lines	461,530	sf	\$ 0.53	\$ 242,000		
Updated electrical mains and distribution	461,530	sf	\$ 1.28	\$ 588,000		
Updated storm drainage	461,530	sf	\$ 0.68	\$ 312,000		
3 Food Service Upgrades					\$ 559,000	\$ 743,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Trash Enclosure	1	ea	\$ 51,000.00	\$ 51,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 4,498,000	\$ 5,982,000
Replace Playfields, Including Irrigation	169,444	sf	\$ 7.00	\$ 1,186,000		
Replace Hardcourts	5,950	sf	\$ 9.80	\$ 58,000		
New Parking Lot & Access Roads	44,410	sf	\$ 19.10	\$ 848,000		
Learning Court / Entry Plaza / Quad	10,176	sf	\$ 38.00	\$ 387,000		
Soccer fields (overlaid) including accessories	1	ea	\$ 31,837.00	\$ 32,000		
Fields and track	1	ea	\$ 1,986,613.20	\$ 1,987,000		
5 Portable Classrooms to Permanent					\$ 10,151,000	\$ 13,501,000
New General Classroom (2-story)	26,963	sf	\$ 287.00	\$ 7,738,000		Project FROG
New STEM Classroom (2-story)	5,586	sf	\$ 301.00	\$ 1,681,000		Project FROG
Sitework & Site Improvements	16,274.50	sf	\$ 45.00	\$ 732,000		
Total Construction/Project Cost (2015\$)					\$ 16,662,000	\$22,160,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Roosevelt Middle School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Roosevelt Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 14,873,000	\$ 19,781,000
Building Reconfiguration:						
MPR/Food Service	2,000	sf	\$ 378.00	\$ 756,000		
Building Modernization - Moderate Classroom	85,560	sf	\$ 165.00	\$ 14,117,000		
2 Site Utility Replacement					\$ 3,299,000	\$ 4,388,000
Site Utility Modernization:						
Updated gas service lines	751,410	sf	\$ 0.23	\$ 169,000		
Updated sewer service lines	751,410	sf	\$ 0.45	\$ 338,000		
Updated water service lines	751,410	sf	\$ 0.53	\$ 394,000		
Updated low voltage systems	87,560	sf	\$ 21.60	\$ 1,891,000		
Updated storm drainage	751,410	sf	\$ 0.68	\$ 507,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 3,006,000	\$ 3,998,000
Replace Playfields, Including Irrigation	429,396	sf	\$ 7.00	\$ 3,006,000		
5 Portable Classrooms to Permanent					\$ 4,119,000	\$ 5,478,000
Demolish Existing Building	9,609	sf	\$ 17.00	\$ 163,000		
New General Classroom (2-story)	12,780	sf	\$ 287.00	\$ 3,668,000		Project FROG
Sitework & Site Improvements	6,390	sf	\$ 45.00	\$ 288,000		
Total Construction/Project Cost (2015\$)				\$ 25,805,000		\$34,321,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Vanguard Learning Center
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Vanguard Learning Center

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 14,765,000	\$ 19,637,000
Building Reconfiguration:						
MPR/Food Service	2,000	sf	\$ 378.00	\$ 756,000		
Building Modernization - Moderate Classroom	84,900	sf	\$ 165.00	\$ 14,009,000		
2 Site Utility Replacement					\$ 3,322,000	\$ 4,418,000
Site Utility Modernization:						
Updated gas service lines	771,012	sf	\$ 0.23	\$ 173,000		
Updated sewer service lines	771,012	sf	\$ 0.45	\$ 347,000		
Updated water service lines	771,012	sf	\$ 0.53	\$ 405,000		
Updated low voltage systems	86,900	sf	\$ 21.60	\$ 1,877,000		
Updated storm drainage	771,012	sf	\$ 0.68	\$ 520,000		
Not anticipated						
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 3,442,000	\$ 4,578,000
Replace Playfields, Including Irrigation	491,644	sf	\$ 7.00	\$ 3,442,000		
5 Portable Classrooms to Permanent					\$ -	\$ -
Total Construction/Project Cost (2015\$)				\$ 22,037,000		\$29,309,000

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Walton Middle School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Walton Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 11,118,000	\$ 14,787,000
Building Reconfiguration:						
MPR/Food Service	2,000	sf	\$ 378.00	\$ 756,000		
Building Modernization - Moderate Classroom	62,800	sf	\$ 165.00	\$ 10,362,000		
2 Site Utility Replacement					\$ 3,014,000	\$ 4,009,000
Site Utility Modernization:						
Updated gas service lines	860,310	sf	\$ 0.23	\$ 194,000		
Updated sewer service lines	860,310	sf	\$ 0.45	\$ 387,000		
Updated water service lines	860,310	sf	\$ 0.53	\$ 452,000		
Updated low voltage systems	64,800	sf	\$ 21.60	\$ 1,400,000		
Updated storm drainage	860,310	sf	\$ 0.68	\$ 581,000		
Not anticipated						
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 3,074,000	\$ 4,088,000
Replace Playfields, Including Irrigation	439,162	sf	\$ 7.00	\$ 3,074,000		
5 Portable Classrooms to Permanent					\$ 2,468,000	\$ 3,282,000
Demolish Existing Building	5,759	sf	\$ 17.00	\$ 98,000		
New General Classroom (2-story)	7,660	sf	\$ 287.00	\$ 2,198,000		Project FROG
Sitework & Site Improvements	3,830	sf	\$ 45.00	\$ 172,000		
Total Construction/Project Cost (2015\$)					\$ 20,182,000	\$26,842,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Whaley Middle School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Whaley Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 14,286,000	\$ 19,000,000
Building Reconfiguration:						
MPR/Food Service	2,000	sf	\$ 378.00	\$ 756,000		
Building Modernization - Moderate Classroom	82,000	sf	\$ 165.00	\$ 13,530,000		
2 Site Utility Replacement					\$ 3,230,000	\$ 4,296,000
Site Utility Modernization:						
Updated gas service lines	754,895	sf	\$ 0.23	\$ 170,000		
Updated sewer service lines	754,895	sf	\$ 0.45	\$ 340,000		
Updated water service lines	754,895	sf	\$ 0.53	\$ 396,000		
Updated low voltage systems	84,000	sf	\$ 21.60	\$ 1,814,000		
Updated storm drainage	754,895	sf	\$ 0.68	\$ 510,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 2,817,000	\$ 3,747,000
Replace Playfields, Including Irrigation	402,432	sf	\$ 7.00	\$ 2,817,000		
5 Portable Classrooms to Permanent					\$ 2,468,000	\$ 3,282,000
Demolish Existing Building	5,759	sf	\$ 17.00	\$ 98,000		
New General Classroom (2-story)	7,660	sf	\$ 287.00	\$ 2,198,000		Project FROG
Sitework & Site Improvements	3,830	sf	\$ 45.00	\$ 172,000		
Total Construction/Project Cost (2015\$)					\$ 23,309,000	\$31,001,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Willowbrook Middle School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Willowbrook Middle School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 13,814,000	\$ 18,373,000
Building Reconfiguration:						
MPR/Food Service	2,000	sf	\$ 378.00	\$ 756,000		
Building Modernization - Moderate Classroom	79,140	sf	\$ 165.00	\$ 13,058,000		
2 Site Utility Replacement					\$ 2,597,000	\$ 3,454,000
Site Utility Modernization:						
Updated gas service lines	450,410	sf	\$ 0.23	\$ 101,000		
Updated sewer service lines	450,410	sf	\$ 0.45	\$ 203,000		
Updated water service lines	450,410	sf	\$ 0.53	\$ 236,000		
Updated low voltage systems	81,140	sf	\$ 21.60	\$ 1,753,000		
Updated storm drainage	450,410	sf	\$ 0.68	\$ 304,000		
Not anticipated						
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 1,839,000	\$ 2,446,000
Replace Playfields, Including Irrigation	262,705	sf	\$ 7.00	\$ 1,839,000		
5 Portable Classrooms to Permanent					\$ -	\$ -
Total Construction/Project Cost (2015\$)					<u>\$ 18,758,000</u>	<u>\$24,949,000</u>

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Centennial High School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Centennial High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 25,182,000	\$ 33,492,000
Building Modernization - Moderate Classroom	152,620	sf	\$ 165.00	\$ 25,182,000		
2 Site Utility Replacement					\$ 5,419,000	\$ 7,207,000
Site Utility Modernization:						
Updated gas service lines	1,414,393	sf	\$ 0.18	\$ 255,000		
Updated sewer service lines	1,414,393	sf	\$ 0.36	\$ 509,000		
Updated water service lines	1,414,393	sf	\$ 0.42	\$ 594,000		
Updated low voltage systems	152,620	sf	\$ 21.60	\$ 3,297,000		
Updated storm drainage	1,414,393	sf	\$ 0.54	\$ 764,000		
3 Food Service Upgrades					\$ -	\$ -
4 Playfield Replacement					\$ 4,717,000	\$ 6,274,000
Replace Playfields, Including Irrigation	673,825	sf	\$ 7.00	\$ 4,717,000		Not including track or baseball infields
5 Portable Classrooms to Permanent					\$ 5,550,000	\$ 7,382,000
Demolish Existing Building	12,481	sf	\$ 17.00	\$ 212,000		
New General Classroom (2-story)	16,600	sf	\$ 287.00	\$ 4,764,000		Project FROG
Sitework & Site Improvements	8,300	sf	\$ 45.00	\$ 374,000		
Common / Quad improvements, allow	1	ls	\$ 200,000.00	\$ 200,000		
Total Construction/Project Cost (2015\$)					<u>\$ 40,868,000</u>	<u>\$54,355,000</u>

The following items are excluded from this budget:

- Utility hook-up fees & City connection fees.
- Offsite work and traffic signals.
- Hazardous material surveys, abatement, and disposal.
- Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Compton High School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Compton High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization				\$ -		\$ -
2 Site Utility Replacement				\$ 2,998,000		\$ 3,987,000
Site Utility Modernization:						
Updated gas service lines	1,275,017	sf	\$ 0.18	\$ 230,000		
Updated sewer service lines	1,275,017	sf	\$ 0.36	\$ 459,000		
Updated water service lines	1,275,017	sf	\$ 0.42	\$ 536,000		
Updated electrical mains and distribution	1,275,017	sf	\$ 0.85	\$ 1,084,000		
Updated storm drainage	1,275,017	sf	\$ 0.54	\$ 689,000		
3 Food Service Upgrades				\$ 1,066,000		\$ 1,418,000
Lunch Shelter	7,200	sf	\$ 96.00	\$ 691,000		
Trash Enclosure	1	ea	\$ 51,000.00	\$ 51,000		
Sitework & Site Improvements	7,200	sf	\$ 45.00	\$ 324,000		
4 Playfield Replacement				\$ 4,071,000		\$ 5,414,000
Replace Playfields, Including Irrigation	93,500	sf	\$ 7.00	\$ 655,000		
New Parking Lot & Access Roads	100,500	sf	\$ 19.10	\$ 1,920,000		
Promenade	46,750	sf	\$ 32.00	\$ 1,496,000		
5 Portable Classrooms to Permanent				\$ 79,291,000		\$ 105,457,000
Demolish Existing Building	235,020	sf	\$ 17.00	\$ 3,995,000		
New General Classroom (multi-story)	148,966	sf	\$ 350.00	\$ 52,138,000		
New STEM Classroom (multi-story)	46,332	sf	\$ 405.00	\$ 18,764,000		
Sitework & Site Improvements	97,649	sf	\$ 45.00	\$ 4,394,000		
Total Construction/Project Cost (2015\$)				\$ 87,426,000		\$116,276,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Dominguez High School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Dominguez High School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization				\$ 23,163,000		\$ 30,807,000
Building Modernization - Moderate Classroom	140,380	sf	\$ 165.00	\$ 23,163,000		
2 Site Utility Replacement				\$ 5,354,000		\$ 7,121,000
Site Utility Modernization:						
Updated gas service lines	1,547,251	sf	\$ 0.18	\$ 279,000		
Updated sewer service lines	1,547,251	sf	\$ 0.36	\$ 557,000		
Updated water service lines	1,547,251	sf	\$ 0.42	\$ 650,000		
Updated low voltage systems	140,380	sf	\$ 21.60	\$ 3,032,000		
Updated storm drainage	1,547,251	sf	\$ 0.54	\$ 836,000		
3 Food Service Upgrades				\$ -		\$ -
4 Playfield Replacement				\$ 4,241,000		\$ 5,641,000
Replace Playfields, Including Irrigation	605,857	sf	\$ 7.00	\$ 4,241,000		Not including track or baseball infields
5 Portable Classrooms to Permanent				\$ 14,812,000		\$ 19,700,000
Demolish Existing Building	34,556	sf	\$ 17.00	\$ 587,000		
New General Classroom (2-story)	45,960	sf	\$ 287.00	\$ 13,191,000		Project FROG
Sitework & Site Improvements	22,980	sf	\$ 45.00	\$ 1,034,000		
Total Construction/Project Cost (2015\$)				\$ 47,570,000		\$63,269,000

The following items are excluded from this budget:
Utility hook-up fees & City connection fees.
Offsite work and traffic signals.
Hazardous material surveys, abatement, and disposal.
Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Cesar Chavez / Thurgood Alternative School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Cesar Chavez / Thurgood Alternative School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 6,259,000	\$ 8,324,000
Building Reconfiguration:						
MPR/Food Service	1,200	sf	\$ 378.00	\$ 454,000		
Building Modernization - Moderate Classroom	35,182	sf	\$ 165.00	\$ 5,805,000		
2 Site Utility Replacement					\$ 1,400,000	\$ 1,862,000
Site Utility Modernization:						
Updated gas service lines	245,678	sf	\$ 0.30	\$ 74,000		
Updated sewer service lines	245,678	sf	\$ 0.60	\$ 147,000		
Updated water service lines	245,678	sf	\$ 0.70	\$ 172,000		
Updated low voltage systems	36,382	sf	\$ 21.60	\$ 786,000		
Updated storm drainage	245,678	sf	\$ 0.90	\$ 221,000		
3 Food Service Upgrades					\$ 508,000	\$ 676,000
Lunch Shelter	3,600	sf	\$ 96.00	\$ 346,000		
Sitework & Site Improvements	3,600	sf	\$ 45.00	\$ 162,000		
4 Playfield Replacement					\$ 229,000	\$ 305,000
Replace Playfields, Including Irrigation	32,676	sf	\$ 7.00	\$ 229,000		
Total Construction/Project Cost (2015\$)					\$ 8,396,000	\$11,167,000

The following items are excluded from this budget:
 Utility hook-up fees & City connection fees.
 Offsite work and traffic signals.
 Hazardous material surveys, abatement, and disposal.
 Escalation (Costs are in 2015\$).

Prepared by: Cumming

Compton Unified School District
Compton Adult School
Masterplan Assessment
Opinion of Probable Cost

21-Sep-15

Project Cost Summary (2015\$) - Compton Adult School

Item	Quantity	Unit	Unit Cost	Construction Costs		Total Project Cost 25% (x 1.33)
				Subtotal	Total	
1 Permanent Building Modernization					\$ 10,735,000	\$ 14,278,000
Building Modernization - Moderate Classroom	65,063	sf	\$ 165.00	\$ 10,735,000		
2 Site Utility Replacement					\$ 2,105,000	\$ 2,800,000
Site Utility Modernization:						
Updated gas service lines	280,526	sf	\$ 0.30	\$ 84,000		
Updated sewer service lines	280,526	sf	\$ 0.60	\$ 168,000		
Updated water service lines	280,526	sf	\$ 0.70	\$ 196,000		
Updated low voltage systems	65,063	sf	\$ 21.60	\$ 1,405,000		
Updated storm drainage	280,526	sf	\$ 0.90	\$ 252,000		
3 Food Service Upgrades					\$ -	\$ -
4 Playfield Replacement					\$ -	\$ -
5 Portable Classrooms to Permanent					\$ -	\$ -
Total Construction/Project Cost (2015\$)					\$ 12,840,000	\$17,078,000

The following items are excluded from this budget:
 Utility hook-up fees & City connection fees.
 Offsite work and traffic signals.
 Hazardous material surveys, abatement, and disposal.
 Escalation (Costs are in 2015\$).

Prepared by: Cumming