

302 W. Foothill Blvd.
 Monrovia, CA 91016
 (626) 357-9880

WILLARD ELEMENTARY - Modernization

PRELIMINARY ESTIMATE

A. PLANS		
1. A/E Fees	Summer 2009 Projects	\$95,000
	Modernization	\$527,390
2. DSA Plancheck Fee	Summer 2009 Projects	\$29,794
	Modernization	\$3,150
3. CDE Plancheck Fee		\$2,499
4. Soils Investigation		\$8,250
5. Survey		\$10,000
6. CEQA		\$10,000
7. Advertising / Printing		\$15,000
8. City Fees		\$0
9. Misc. Fire Dept. Fees		\$7,550
8. TOTAL - PLANS		\$738,429
B. CONSTRUCTION		
1. Summer 2009 Work - Bid w/ constr conting		\$1,162,956
2. Separate Projects		
a. Separate water/fire/irrig meters		\$78,500
b. Kitchen upgrades		\$100,000
c. Auditorium upgrades		\$228,000
Subtotal		\$406,500
3. New Building		
a. New Kinder / Pre-K Complex & yard		\$2,262,375
Subtotal		\$2,262,375
4. Modernization Work		
a. HVAC at Aud - 10,200 sf		\$360,699
b. Arch Upgrades for HVAC		\$342,313
c. Power for HVAC		\$26,500
d. Fire Alarm Upgrades		\$229,363
e. Power Upgrades - Main bldg		\$253,750
f. New Lunch Shelter		\$150,000
g. Replace Paving - Hardcourt, Parking		\$315,375
Subtotal		\$1,677,999
Design Contingency - 15% for 2-4 only		\$652,031
2. Total		\$6,161,861
C. TESTS (CONSTRUCTION)		
	Turf Field	\$2,500
	Band Relo	\$10,000
	Abatement & Monitoring	\$40,000
	Modernization	\$50,000
		\$102,500

estimate, if new building
 assumes neg dec for new bldg
 for all 3 bids - windows, relo, modern
 for new hydrant for relo project

per FMP estimate
 placeholder; scope unknown
 per Aud. Assessment report

includes sitework

placeholder; scope unknown

D. INSPECTION		
Turf Field	\$0	
Band Relo	\$10,000	
Windows & Painting	\$0	for windows & painting
Modernization	\$150,000	if new building
		\$160,000
E. FURNITURE AND EQUIPMENT TOTAL		
		\$0
TOTAL ITEMS A-E		\$7,162,790
F. CONTINGENCIES		
Construction Contingency at 5% of	\$5,000,000	\$250,000
Project Contingency at approx. 5% of	\$5,000,000	\$250,000
G. TOTAL ESTIMATED COST (ITEMS A THRU F)		
		\$7,662,790

Budget Per S. Brinkman	\$5,695,607	Per FMP
	\$185,000	Augment from Def. Maint, Williams, Etc.
	\$350,000	Augment from Def. Maint, Williams, Etc.
	(\$22,782.43)	less 4/10% for District Wide Bogen Install
	\$6,207,825	Total REVISED Project Budget

(\$1,454,965) difference, estimate vs budget

WILLARD ELEMENTARY - Modernization PRELIMINARY ESTIMATE

A. PLANS			
1a. ARCHITECT'S FEE FOR PLANS - Summer 2009 Projects			
Fee for Relo	fixed, NTE	\$45,000.00	
Fee for Windows & Painting	fixed, NTE	\$50,000.00	
Fee for Landscape Architect for Field		\$0.00	
TOTAL - ARCH. / ENG. FEE			\$95,000
1b. ARCHITECT'S FEE FOR PLANS - Last Phase Modernization			
Construction Cost	\$4,998,905		
12% of First \$500,000		\$60,000	
11 1/2% of Next \$500,000		\$57,500	
11% of Next \$1,000,000		\$110,000	
10% of Next \$4,000,000		\$299,890	
9% of Next \$4,000,000		\$0	
8% of Excess of \$10,000,000		\$0	
TOTAL - ARCH. / ENG. FEE			\$527,390
2a. DSA PLAN CHECK FEE - Band Relo			
TOTAL CONSTRUCTION COST =	\$350,000		
a. Structural Safety Section (SSS)			
0.7% of First \$1,000,000		\$2,450	
0.5% of Excess of \$1,000,000		\$0	
Subtotal-SSS			\$2,450
b. Access Compliance Section (ACS)			
0.2% of First \$500,000		\$700	
0.1% of Next \$1,500,000		\$0	
0.01% of Excess of \$2,000,000		\$0	
Subtotal-ACS			\$700
2b. DSA PLAN CHECK FEE - Last Phase Modernization			
TOTAL CONSTRUCTION COST =	\$4,998,905		
a. Structural Safety Section (SSS)			
0.7% of First \$1,000,000		\$7,000	
0.5% of Excess of \$1,000,000		\$19,995	
Subtotal-SSS			\$26,995
b. Access Compliance Section (ACS)			
0.2% of First \$500,000		\$1,000	
0.1% of Next \$1,500,000		\$1,500	
0.01% of Excess of \$2,000,000		\$300	
Subtotal-ACS			\$2,800
3. CDE PLAN CHECK FEE - Last Phase Modernization			
a. School Planning (CDE)			
0.05% of Total Construction Cost			\$2,499
TOTAL - CDE PLAN CHECK			\$2,499

CARMICHAEL-KEMP, ARCHITECTS
 302 W. Foothill Blvd.
 Monrovia, CA 91016
 (626) 357-9880

September 29, 2009

WILLARD ELEMENTARY - Modernization

PRELIMINARY ESTIMATE

SUMMER 2009 PROJECT BIDS

ITEM NO.	DESCRIPTION	UNIT	UNIT COST	TOTAL COST
1	Create New Turf Field			
	Create turf field - Bid Amount - Marina Landscape	1	ls	\$160,000.00
	Demo band building - Univeral Abatement	1	ls	\$25,000.00
			TOTAL	\$185,000
2	New Band Relo			
	American Modular Cost	1	ls	\$167,320.00
	Sitework & Hookup Bid amount - Nazerian Group	1	ls	\$164,450.00
	Contingency - construction CO's	1	ls	\$5,000.00
			TOTAL	\$336,770
3	Windows & Painting			
	District Work - Painting	1	ls	\$0.00
	Bid amount - Limosol Construction	1	ls	\$621,186.00
	Contingency - construction CO's	1	ls	\$20,000.00
			TOTAL	\$641,186

TOTAL	\$1,162,956
--------------	--------------------

WILLARD ELEMENTARY - Modernization

PRELIMINARY ESTIMATE

ELECTRICAL UPGRADES

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
1	Fire Alarm System Upgrades				
	Smoke & heat detectors and wiring	295	ea	\$400.00	\$118,000
	Ceiling strobes at classrooms	53	ea	\$330.00	\$17,490
	Replace Existing Main Panel	1	ls	\$10,000.00	\$10,000
	Ceiling Access, cut and patch	1	ls	\$35,000.00	\$35,000
	Misc	1	ls	\$3,000.00	\$3,000
					Subtotal
				15% OH & P, 2% Bonds, 8% GC's	\$45,873
				TOTAL	\$229,363
2	Power Upgrade				
	Replace 240v, 3 ph switchboard	1	ea	\$15,000.00	\$15,000
	Replace (2) 120/240v 1 ph switchboard w/ (1) 3 ph	1	ea	\$25,000.00	\$25,000
	Replace (2) 1 ph Xfmr and switchboard	1	ea	\$16,000.00	\$16,000
	C/B and feeder to (N) Xfmr and switchboard	1	ea	\$8,000.00	\$8,000
	Retrofit old 1phase panelboards	8	ea	\$3,500.00	\$28,000
	Replace feeders to retrofitted panelboards	8	ea	\$4,000.00	\$32,000
	Add panelboards to increase circuit capacity	2	ea	\$7,000.00	\$14,000
	Replace old wiring to old outlets	1	ea	\$35,000.00	\$35,000
	Add power and data outlets in offices	1	ea	\$30,000.00	\$30,000
				Subtotal	\$203,000
				15% OH & P, 2% Bonds, 8% GC's	\$50,750
				TOTAL	\$253,750
3	Power Upgrade for HVAC at Auditorium				
	Breaker in switchboard DS for Cond. Unit	1	ea	\$3,500.00	\$3,500
	Breaker for fan unit	1	ea	\$1,500.00	\$1,500
	Disc switch for Cond. Unit	1	ea	\$2,200.00	\$2,200
	Disc switch for fan unit	1	ea	\$1,000.00	\$1,000
	Feeders	1	ea	\$10,000.00	\$10,000
	Controls & Misc	1	ea	\$3,000.00	\$3,000
				Subtotal	\$21,200
				15% OH & P, 2% Bonds, 8% GC's	\$5,300
				TOTAL	\$26,500
4	Auditorium Upgrades				
	General Lighting	6,200	sf	\$8.80	\$54,560
	Theatrical Lighting	1	ea	\$18,000.00	\$18,000
	Dimming System	1	ea	\$17,000.00	\$17,000
	Sound System	1	ea	\$28,000.00	\$28,000
				Subtotal	\$117,560
				15% OH & P, 2% Bonds, 8% GC's	\$29,390
				TOTAL	\$146,950

TOTAL **\$656,563**

WILLARD ELEMENTARY - Modernization

PRELIMINARY ESTIMATE

NEW BUILDING

ITEM NO.	DESCRIPTION		UNIT	UNIT COST	TOTAL COST
	New Modular Kindergarten Complex				
	Demolition - yard areas	1	ls	\$20,000.00	\$20,000
	Remove existing PreK Relo	1	ea	\$7,500.00	\$7,500
	New Kindergarten Relos (inlcudes roofing)	6,720	sf	\$170.00	\$1,142,400
	New PreK Relo (includes roofing)	1,440	sf	\$135.00	\$194,400
	New shade shelter for Kindergartens	0	ls	\$50,000.00	\$0
	New shade shelter for PreK	0	ls	\$25,000.00	\$0
	Extend utilities and hookup; devices in bldgs.	5	ls	\$50,000.00	\$250,000
	New sitework paving	15,000	sf	\$3.00	\$45,000
1	New play apparatus pit	1	ls	\$50,000.00	\$50,000
	New play apparatus equipment	1	ls	\$50,000.00	\$50,000
	New fencing	530	lf	\$20.00	\$10,600
	New fencing at property line	350	lf	\$20.00	\$7,000
	Storm drainage	1	ls	\$15,000.00	\$15,000
	Landscape and irrigation	1	ls	\$15,000.00	\$15,000
	Misc	1	ls	\$3,000.00	\$3,000
				Subtotal	\$1,809,900
				15% OH & P, 2% Bonds, 8% GC's	\$452,475
				TOTAL	\$2,262,375

TOTAL **\$2,262,375**

CARMICHAEL-KEMP, ARCHITECTS
 302 W. Foothill Blvd.
 Monrovia, CA 91016
 (626) 357-9880

September 29, 2009

WILLARD ELEMENTARY - Modernization

PRELIMINARY ESTIMATE

REPLACE HEAT & AIR CONDITIONING (HVAC)

ITEM NO.	DESCRIPTION		UNIT	UNIT COST	TOTAL COST
	DEMOLITION	1	LS	\$7,000.00	\$7,000
	40 TON CHILLER	1	EA	\$49,900.00	\$49,900
	CHW PUMP W/ VFD	1	EA	\$4,890.00	\$4,890
	CHW STORAGE TANK	1		\$7,085.00	\$7,085
	AH UNIT	2		\$26,442.00	\$52,884
	DUCTWORK	10000	LB	\$10.28	\$102,800
AUD.	CONTROLS	1	LS	\$8,000.00	\$8,000
	AIR BALANCE	1	LS	\$5,000.00	\$5,000
	PIPING & ACC	1	LS	\$25,000.00	\$25,000
	PIPING SPECIALITIES	1	LS	\$8,000.00	\$8,000
	SA DIFF	20	EA	\$400.00	\$8,000
	RA REGISTERS	20	EA	\$300.00	\$6,000
	AFSD	4	EA	\$1,000.00	\$4,000

Subtotal \$288,559
 25% OH & P, Bonds, GC's \$72,140

TOTAL **\$360,699**

WILLARD ELEMENTARY - Modernization

PRELIMINARY ESTIMATE

ARCHITECTURAL UPGRADES RELATED TO HVAC

ITEM NO.	DESCRIPTION	UNIT	UNIT COST	TOTAL COST
	New Equipment Yard			
	Demolish paving & existing stair & areaways	1 ls	\$5,000.00	\$5,000
	Excavate for new stair and landing	1 ls	\$5,000.00	\$5,000
	New retaining wall - 5 ft high	50 lf	\$175.00	\$8,750
	New stair with rails & guardrail	1 ls	\$10,000.00	\$10,000
	New drainage at stair level	1 ls	\$5,000.00	\$5,000
	New yard wall - 8 ft. high block	480 sf	\$30.00	\$14,400
	New slab on grade at yard	500 sf	\$6.00	\$3,000
	New yard gates - 10 ft wide pair	1 pr	\$5,000.00	\$5,000
	Patch paving back	500 sf	\$3.00	\$1,500
			Subtotal	\$57,650
	Enlarge Basement Mech Room			
	Demo slab floor	320 sf	\$10.00	\$3,200
	Demo wall	200 sf	\$10.00	\$2,000
	Excavate crawl area to enlarge room	1 ls	\$5,000.00	\$5,000
	New retaining wall - 5 ft high	20 lf	\$250.00	\$5,000
	New stud wall - 5 ft high on top of ret wall	100 sf	\$20.00	\$2,000
	New posts and beam at old wall location	1 ls	\$1,500.00	\$1,500
	New doors, frame, hardware	1 pr	\$3,000.00	\$3,000
AUD	Enlarge existing door opening	1 ls	\$2,500.00	\$2,500
	New conc slab floor with pads for equipment	500 sf	\$10.00	\$5,000
	Misc patch walls	1 ls	\$2,500.00	\$2,500
	Paint	100 sf	\$2.00	\$200
	Misc	1 ls	\$5,000.00	\$5,000
			Subtotal	\$31,900
	New Ductwork Pilasters & Soffits inside Aud			
	New Pilasters for Return Air	6 each	\$1,500.00	\$9,000
	Soffit to conceal ductwork - 8 ft. high	114 lf	\$300.00	\$34,200
	Misc soffit under balcony, paint	1 ls	\$7,500.00	\$7,500
	New interior paint of Auditorium	1 ls	\$35,000.00	\$35,000
	New flooring	6,000 sf	\$10.00	\$60,000
			Subtotal	\$145,700

WILLARD ELEMENTARY - Modernization PRELIMINARY ESTIMATE

ARCHITECTURAL UPGRADES RELATED TO HVAC

ITEM NO.	DESCRIPTION	UNIT	UNIT COST	TOTAL COST
	New Equipment Yard			
	Demolish paving & existing stair & areaways	1 ls	\$5,000.00	\$5,000
	Excavate for new stair and landing	1 ls	\$5,000.00	\$5,000
	New retaining wall - 5 ft high	50 lf	\$175.00	\$8,750
	New stair with rails & guardrail	1 ls	\$10,000.00	\$10,000
	New drainage at stair level	1 ls	\$5,000.00	\$5,000
	New yard wall - 8 ft. high block	480 sf	\$30.00	\$14,400
	New slab on grade at yard	500 sf	\$6.00	\$3,000
	New yard gates - 10 ft wide pair	1 pr	\$5,000.00	\$5,000
	Patch paving back	500 sf	\$3.00	\$1,500
	Subtotal			\$57,650
	Enlarge Basement Mech Room			
	Demo slab floor	320 sf	\$10.00	\$3,200
	Demo wall	200 sf	\$10.00	\$2,000
	Excavate crawl area to enlarge room	1 ls	\$5,000.00	\$5,000
	New retaining wall - 5 ft high	20 lf	\$250.00	\$5,000
	New stud wall - 5 ft high on top of ret wall	100 sf	\$20.00	\$2,000
	New posts and beam at old wall location	1 ls	\$1,500.00	\$1,500
	New doors, frame, hardware	1 pr	\$3,000.00	\$3,000
AUD	Enlarge existing door opening	1 ls	\$2,500.00	\$2,500
	New conc slab floor with pads for equipment	500 sf	\$10.00	\$5,000
	Misc patch walls	1 ls	\$2,500.00	\$2,500
	Paint	100 sf	\$2.00	\$200
	Misc	1 ls	\$5,000.00	\$5,000
	Subtotal			\$31,900
	New Ductwork Pilasters & Soffits inside Aud			
	New Pilasters for Return Air	6 each	\$1,500.00	\$9,000
	Soffit to conceal ductwork - 8 ft. high	114 lf	\$300.00	\$34,200
	Misc soffit under balcony, paint	1 ls	\$7,500.00	\$7,500
	New interior paint of Auditorium	1 ls	\$35,000.00	\$35,000
	New flooring	6,000 sf	\$10.00	\$60,000
	Subtotal			\$145,700
	New wall, ceiling in CR's behind Stage			
	New ceiling & lights	880 sf	\$12.00	\$10,560
	New wall, ceiling in CR's behind Stage	300 sf	\$20.00	\$6,000
	Paint	2 ls	\$2,500.00	\$5,000
	Flooring	880 sf	\$8.00	\$7,040
	Misc elect. modifications	1 ls	\$10,000.00	\$10,000
	Subtotal			\$38,600

Subtotal \$273,850
 25% OH & P, Bonds, GC's \$68,463

TOTAL **\$342,313**

CARMICHAEL-KEMP, ARCHITECTS
 302 W. Foothill Blvd.
 Monrovia, CA 91016
 (626) 357-9880

September 29, 2009

WILLARD ELEMENTARY - Modernization

PRELIMINARY ESTIMATE

NEW BUILDING

ITEM NO.	DESCRIPTION	UNIT	UNIT COST	TOTAL COST	
1	Parking lot paving replacement	26,150	sf	\$2.00	\$52,300
	Hardcourt Paving Replacement	100,000	sf	\$2.00	\$200,000
	Kindergarten Yard Paving Replacement	included in new bldg.			\$0
				Subtotal	\$252,300
				15% OH & P, 2% Bonds, 8% GC's	\$63,075
			TOTAL	\$315,375	

TOTAL

\$315,375
