

PVPUSD Facility Condition Assessment (FAC Scope)

Master Planning Statement of Probable Cost

October 1, 2019



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Credits

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October 1, 2019

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This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. However, Cumming cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

This document reflects fair market value construction costs obtainable in a competitive bidding market in Los Angeles, California. Cumming assumes a minimum of three (3) competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Please note that experience indicates a fewer number of bidders may result in a higher bid amount, thus more bidders may result in a lower bid result.

The Cumming 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.



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Executive Summary

PVPSD Facility Condition Assessment (FAC Scope)

Master Planning Statement of Probable Cost

October 1, 2019

Project Description

This project comprises of Facility Condition Assessment of multiple campuses at the Palos Verdes Peninsula Unified School District. The scope of work includes seismic upgrade, ADA upgrade, insulation, new finishes, HVAC, plumbing, fire protection, lighting, electrical, low voltage. Sitework includes new ADA parking stalls and railing, new interior perimeter fencing, resurfacing existing paving, landscaping and upgrade utilities.

Campus	Area (SF)	Construction Cost \$	Soft costs \$	Total Current Project Cost \$
			30.00%	2019
Miraleste Early Learning	16,710 SF	\$5,938,223	\$1,781,467	\$7,719,690
Valmonte Early Learning	27,015 SF	\$7,789,045	\$2,336,713	\$10,125,758
Cornerstone Elementary	36,349 SF	\$11,229,046	\$3,368,714	\$14,597,760
Dapplegray Elementary	52,966 SF	\$21,981,541	\$6,594,462	\$28,576,004
Lunada Bay Elementary	24,395 SF	\$11,479,957	\$3,443,987	\$14,923,944
Mira Catalina Elementary	20,840 SF	\$9,052,717	\$2,715,815	\$11,768,532
Montemalaga Elementary	24,985 SF	\$9,011,735	\$2,703,521	\$11,715,256
Point Vicente Elementary	32,360 SF	\$11,110,739	\$3,333,222	\$14,443,961
Rancho Vista Elementary	43,130 SF	\$11,759,370	\$3,527,811	\$15,287,181
Silver Spur Elementary	24,290 SF	\$8,874,974	\$2,662,492	\$11,537,466
Soleado Elementary	38,338 SF	\$11,099,794	\$3,329,938	\$14,429,732
Vista Grande Elementary	37,216 SF	\$11,660,111	\$3,498,033	\$15,158,144
Miraleste Intermediate School	84,743 SF	\$27,688,735	\$8,306,621	\$35,995,356
Palos Verdes Intermediate School	78,044 SF	\$26,446,431	\$7,933,929	\$34,380,360
Ridgecrest Intermediate School	85,336 SF	\$27,766,704	\$8,330,011	\$36,096,715
Palos Verdes High School	144,618 SF	\$36,723,492	\$11,017,048	\$47,740,539
Palos Verdes Peninsula High School	143,185 SF	\$75,098,400	\$22,529,520	\$97,627,920
Rancho Del Mar High School	15,526 SF	\$4,480,279	\$1,344,084	\$5,824,363
Malaga Cove (District Office)				NIC
Shared Community Recreation				NIC
Ladera Linda				NIC
Total Cost (All Tiers)	930,046 SF	\$329,191,293	\$98,757,388	\$427,948,681

COST PER TIER

Tier 1 - Bare Bones Must Have Items	242,507,638	\$72,752,291	\$315,259,929
Tier 2 - Should Have Items	59,936,310	\$17,980,893	\$77,917,203
Tier 3 - Good to have items	26,747,345	\$8,024,203	\$34,771,548
			\$427,948,681

Notes:

General Conditions/Requirements, Bonds & Insurance, Fees & Phasing - Included at 25%

Design Contingency is included at 10%

Cost Escalation is **Excluded** (An average of 4.27% per year is anticipated for the next 6 years) - 25.62%

Program Design Contingency is **Excluded**. It is recommended that a 10% Program Design Contingency is carried in the above costs.

Qualifications

PVPUSD Facility Condition Assessment (FAC Scope)

Master Planning Statement of Probable Cost

October 1, 2019

1. Project Documents

Facility Condition Assessment Report for the following Campus

Miraleste Early Learning
Valmonte Early Learning
Cornerstone Elementary
Dapplegray Elementary
Lunada Bay Elementary
Mira Catalina Elementary
Montemalaga Elementary
Point Vicente Elementary
Rancho Vista Elementary
Silver Spur Elementary
Soleado Elementary
Vista Grande Elementary
Miraleste Intermediate School
Palos Verdes Intermediate School
Ridgecrest Intermediate School
Palos Verdes High School
Palos Verdes Peninsula High School
Rancho Del Mar High School

2. Specific Inclusions

Modernization includes:

- 1 Seismic Retrofit at Selected Elementary Classrooms (average 4 elementary classroom buildings)
- 2 Miscellaneous structural support as required - minimal
- 3 ADA Upgrade - ramps
- 4 New exterior/interior paint throughout
Allowance for patch/repair existing floor and ceiling finishes affected by new Mechanical, Electrical and Plumbing works
- 5 Plumbing works
- 6 All bathrooms gutted and remodeled
- 7 Replace roofing, substrate, insulation, flashing
- 8 HVAC & plumbing upgrade throughout
- 9 Primarily for secondary distribution upgrade and replacement lighting - cost includes power to added HVAC panels, selected existing panel replacement (where overloaded or weather damaged), addition of secondary circuits where overloaded (assume 10% of building space) LED lighting, half dozen exterior motion detector lights at ES, more at MS and HS)
- 10 Paving and utilities upgrade
- 11 Play Structure at Elementary Campus
- 12 New transformer and main switchgear (Dapplegray, PVHS, MIS)

Qualifications

PVPUSD Facility Condition Assessment (FAC Scope)

Master Planning Statement of Probable Cost

October 1, 2019

3. Specific Exclusions

Items which are not detailed in the backup to this estimate include the following:

- 1 Hazmat abatement
- 2 Methane mitigation
- 3 Marketing studies
- 4 Market escalation
- 5 Construction/Change Order Contingency

4. Items Affecting the Cost Estimate

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

- 1 Modifications to the scope of work included in this estimate
- 2 Restrictive technical specifications or excessive contract conditions
- 3 Any specified item of equipment, material, or product that cannot be obtained from at least three (3) different sources
- 4 Any other non-competitive bid situations
- 5 Acts of God
- 6 Unforeseen soil conditions
- 7 Additional coordination cost for the use of multiple general contractors
- 8 Water table issues which may arise during construction
- 9 Foundation design resulting in special systems such as mat pads, deep piles, etc.
- 10 All utility scope is considered an allowance

Recommended Scope -Tier 1

PVPUUSD Facility Condition Assessment (FAC Scope)

Master Planning Statement of Probable Cost

October 1, 2019 (not listed in order to imply importance)

Tier 1: Bare Bones - Must Have Items

- 1 Renovation of existing MIS prep kitchen - layout OK, plumbing degraded, equipment out of date - cost includes new equipment, new walk-ins, flooring, cart doors/windows, HVAC, electrical.
- 2 Primarily for secondary distribution upgrade and replacement lighting - cost includes power to added HVAC panels, selected existing panel replacement (where overloaded or weather damaged), addition of secondary circuits where overloaded (assume 10% of building space), LED lighting, site lighting (nighttime security lighting all schools - half dozen exterior motion detector lights at ES, more at IS and HS).
- 3 We have confirmed that most schools had site water, gas, and sanitary already replaced - 3-4 schools incomplete, 3 schools {Dapplegray, PVHS and Miraleste} need fire line upgrade; assume 3 sites need transformer/main switchgear replacement or expansion; assume limited storm line repair all sites.
- 4 Most schools now missing air conditioning - add air conditioning where missing - assume use of non-ducted VRF systems (external heat pump rack with coolant in copper lines to room air coil and fan units).
- 5 Assume every bathroom entire District gets gutted and remodeled, all drinking fountains replaced with ADA compliant bottle fill stations, complete plumbing replacement (water, vent and drain) - most bathrooms currently ADA compliant for stall #/width adequately sized - assume new plumbing lines, fixtures, finishes, partitions, doors, ADA assist, ventilation, lighting.
- 6 Flag certain campuses for ADA upgrades - Pen HS, MIS, Dapplegray elevator upgrades; MIS, Dapplegray, Pen HS, PVHS for ramp upgrades.
- 7 Resurface all existing school playgrounds with resilient surfacing/stripping (some schools already done - extra money goes into reserve account); selected schools for replacement of failing pavement (Miraleste and probably 2 ES); selected schools for new equipment/surfacing/fencing at TK playgrounds (only those schools without a TK playground or where playground is getting moved).
- 8 Fencing not for entire site: inner perimeters only - use DLR quantities for estimating only (conservative quantity) - assume half replaced with 6 ft. chain link with gate upgrades, half 6 ft. wrought iron, both with panic hardware.
- 9 Pen HS conversion of grassed area to artificial turf - running track remains as is and will serve as perimeter border, will require new subgrade, new irrigation - replace both grandstands with grandstand/storage.
- 10 Replace Pen HS main H and S classroom buildings - these buildings include laboratories, STEM areas, and the PAC, +/- 60 classrooms - include cost to shift Special Ed to existing STEM modular building (need to add bathrooms module).
- 11 Seismic assessment incomplete - Assume 4 average elementary classroom buildings will require replacement due to seismic - assume 8 classrooms/building plus baths.
- 12 Need updated roof assessment inventory,- assume 100% roof replacement - funds not used go into roof replacement M&O reserve.
- 13 New road connecting front of Dapplegray Elementary School with baseball road suitable for emergency response - critical fire department requirement - assume 1,000 ft. new 2 lane road, 2000 ft. rebuild/widen existing 1 lane road, all asphalt paved.
- 14 New science standards require wet labs, gas, lab furniture at all intermediate schools science classrooms - existing 12 labs mixed dry/wet, lab furniture mixed, emergency showers mixed - do general upgrade whatever required to bring all 12 up to standard.

Overall Cost Summary Per Campus (All Tiers)

PVPUSD Facility Condition Assessment (FAC Scope)

Master Planning Statement of Probable Cost

October 1, 2019

Scope Description	Miraleste EL	Valmonte	Cornerstone ES	Dapplegray ES	Lunada Bay ES	Mira Catalina ES	Montmalaga ES	Point Vicente ES	Rancho Vista ES	Silver Spur ES	Soleado ES	Vista Grande ES	Miraleste IS	Palos Verdes IS	Ridgecrest IS	Palos Verdes HS Total	Palos Verdes Peninsula HS Total	Rancho Del Mar HS Total	Total Costs	
	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	
Construction Cost																				
Foundations	\$0	\$0	\$54,874	\$10,313	\$0	\$165,000	\$66,000	\$0	\$0	\$0	\$0	\$0	\$10,313	\$604,313	\$639,513	\$107,559	\$2,527,305	\$0	\$4,185,188	
Superstructure	\$114,881	\$185,728	\$299,599	\$605,605	\$181,699	\$628,121	\$352,014	\$267,589	\$429,743	\$298,925	\$356,036	\$325,951	\$756,971	\$2,166,615	\$2,313,548	\$1,669,775	\$7,991,754	\$167,035	\$19,111,587	
Exterior Façade	\$114,881	\$185,728	\$249,899	\$945,766	\$167,661	\$638,275	\$287,272	\$222,448	\$296,519	\$166,994	\$263,574	\$255,860	\$1,678,144	\$2,346,053	\$2,501,785	\$1,334,464	\$9,111,119	\$106,741	\$20,873,181	
Roofing	\$528,454	\$854,349	\$1,149,537	\$1,673,675	\$771,239	\$650,815.00	\$786,850.63	\$1,023,259	\$1,363,986	\$768,171.25	\$1,212,439.25	\$1,176,956	\$2,607,796	\$2,437,067	\$2,665,916	\$4,461,003	\$4,542,476	\$491,010	\$29,164,999	
Interior Construction	\$404,658	\$646,336	\$1,223,244	\$1,899,111	\$612,992	\$1,191,564	\$1,114,043	\$1,021,882	\$1,660,703	\$1,200,039	\$1,556,563	\$1,373,351	\$4,600,819	\$4,628,037	\$4,857,563	\$5,103,287	\$11,391,950	\$376,153	\$44,862,294	
Plumbing	\$91,905	\$161,697	\$439,704	\$815,642	\$178,318	\$392,902	\$353,803	\$327,037	\$463,816	\$329,735	\$599,199	\$499,069	\$1,081,715	\$1,211,213	\$1,273,654	\$920,923	\$3,299,986	\$103,972	\$12,544,290	
Mechanical	\$987,979	\$1,597,262	\$2,149,135	\$3,058,740	\$1,283,072	\$1,273,415	\$1,477,238	\$1,853,924	\$2,550,061	\$1,436,146	\$2,266,734	\$2,200,396	\$5,191,090	\$4,834,207	\$5,267,636	\$8,351,958	\$8,992,232	\$917,975	\$55,689,198	
Fire Protection	\$114,881	\$185,728	\$249,899	\$364,829	\$149,194	\$151,525	\$171,772	\$215,573	\$296,519	\$166,994	\$263,574	\$255,860	\$583,296	\$566,940	\$618,833	\$994,936	\$1,121,247	\$106,741	\$6,578,340	
Electrical	\$669,288	\$1,035,719	\$1,427,075	\$1,961,550	\$805,650	\$1,048,011	\$1,006,540	\$1,221,292	\$1,735,951	\$936,829	\$1,423,298	\$1,381,644	\$3,435,399	\$4,017,569	\$4,343,415	\$6,019,420	\$10,095,280	\$622,850	\$43,186,780	
ADA Upgrade	\$114,881	\$179,171	\$234,376	\$863,954	\$149,194	\$98,310	\$155,272	\$204,133	\$296,519	\$159,981	\$263,574	\$255,860	\$472,677	\$343,756	\$401,793	\$1,311,155	\$383,496	\$97,452	\$5,985,551	
Restroom Upgrade	\$558,225	\$545,798	\$791,413	\$826,175	\$1,571,998	\$556,354	\$556,354	\$937,150	\$559,025	\$559,025	\$634,103	\$634,103	\$1,051,632	\$1,051,632	\$1,051,632	\$1,122,101	\$1,727,609	\$312,475	\$15,046,806	
Seismic Retrofit & Related Scope	\$1,258,703	\$1,269,956	\$1,618,073	\$2,000,493	\$1,784,054	\$691,061	\$1,011,863	\$1,146,173	\$376,794	\$1,741,493	\$1,006,327	\$1,635,406	\$0	\$0	\$0	\$0	\$0	\$0	\$15,540,393	
Building Demolition					\$119,295		\$82,500	\$71,775	\$165,000			\$220,000		\$343,750	\$315,219	\$618,750	\$1,547,339		\$3,483,628	
Sitework	\$979,487	\$941,573	\$1,342,219	\$6,955,690	\$3,705,591	\$1,567,364	\$1,590,215	\$2,598,508	\$1,564,734	\$1,110,643	\$1,254,374	\$1,445,656	\$6,218,885	\$1,895,281	\$1,516,199	\$4,708,161	\$12,366,608	\$1,177,875	\$52,939,059	
TOTAL CONSTRUCTION COST	\$5,938,223	\$7,789,045	\$11,229,046	\$21,981,541	\$11,479,957	\$9,052,717	\$9,011,735	\$11,110,739	\$11,759,370	\$8,874,974	\$11,099,794	\$11,660,111	\$27,688,735	\$26,446,431	\$27,766,704	\$36,723,492	\$75,098,400	\$4,480,279	\$329,191,293	
Soft Costs	30.00%	\$1,781,467	\$2,336,713	\$3,368,714	\$6,594,462	\$3,443,987	\$2,715,815	\$2,703,521	\$3,333,222	\$3,527,811	\$2,662,492	\$3,329,938	\$3,498,033	\$8,306,621	\$7,933,929	\$8,330,011	\$11,017,048	\$22,529,520	\$1,344,084	\$98,757,388
TOTAL - PROJECT COSTS	\$7,719,690	\$10,125,758	\$14,597,760	\$28,576,004	\$14,923,944	\$11,768,532	\$11,715,256	\$14,443,961	\$15,287,181	\$11,537,466	\$14,429,732	\$15,158,144	\$35,995,356	\$34,380,360	\$36,096,715	\$47,740,539	\$97,627,920	\$5,824,363	\$427,948,681	

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Overall Cost Summary Per Campus - Tier 1

PVPUSD Facility Condition Assessment (FAC Scope)

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Scope Description	Miraleste EL	Valmonte	Cornerstone ES	Dapplegray ES	Lunada Bay ES	Mira Catalina ES	Montmalaga ES	Point Vicente ES	Rancho Vista ES	Silver Spur ES	Soleado ES	Vista Grande ES	Miraleste IS	Palos Verdes IS	Ridgecrest IS	Palos Verdes HS Total	Palos Verdes Peninsula HS Total	Rancho Del Mar HS Total	Total Costs	
	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	
Construction Cost																				
Foundations	\$0	\$0	\$54,874	\$0	\$0	\$165,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,475,743	\$0	\$2,695,616
Superstructure	\$114,881	\$185,728	\$200,200	\$605,605	\$153,622	\$565,929	\$143,688	\$204,875	\$347,504	\$212,204	\$315,996	\$247,782	\$535,802	\$384,615	\$425,948	\$1,475,282	\$7,591,409	\$167,035	\$13,878,103	
Exterior Façade	\$0	\$0	\$0	\$0	\$0	\$536,250	\$0	\$0	\$0	\$0	\$0	\$0	\$497,053	\$0	\$0	-\$388,988	\$7,553,762	\$0	\$8,198,078	
Roofing	\$528,454	\$854,349	\$1,149,537	\$1,659,237	\$771,239	\$650,815	\$714,251	\$1,023,259	\$1,363,986	\$768,171	\$1,212,439	\$1,176,956	\$2,084,671	\$1,769,229	\$1,959,359	\$3,999,230	\$4,048,604	\$491,010	\$26,224,795	
Interior Construction	\$208,211	\$328,741	\$276,557	\$696,018	\$179,587	\$692,152	\$235,223	\$313,817	\$723,959	\$461,361	\$896,642	\$527,399	\$3,039,264	\$1,504,008	\$1,518,535	\$1,433,125	\$9,226,867	\$193,626	\$22,455,092	
Plumbing	\$91,905	\$161,697	\$191,208	\$460,548	\$108,125	\$237,424	\$93,687	\$170,253	\$258,220	\$112,932	\$499,099	\$303,647	\$726,938	\$498,138	\$523,619	\$714,852	\$2,916,389	\$103,972	\$8,172,649	
Mechanical	\$987,979	\$1,597,262	\$1,721,720	\$2,591,391	\$1,162,338	\$1,005,993	\$1,007,135	\$1,584,254	\$2,196,435	\$1,063,245	\$2,094,562	\$1,864,270	\$4,229,752	\$3,398,295	\$3,747,244	\$7,505,322	\$7,983,702	\$917,975	\$46,658,873	
Fire Protection	\$114,881	\$185,728	\$200,200	\$307,560	\$135,156	\$120,429	\$117,109	\$184,216	\$255,399	\$123,633	\$243,554	\$216,776	\$468,586	\$384,615	\$425,948	\$893,564	\$966,449	\$106,741	\$5,450,544	
Electrical	\$669,288	\$1,035,719	\$1,158,699	\$1,660,824	\$729,840	\$880,095	\$668,459	\$1,051,964	\$1,513,907	\$702,681	\$1,315,190	\$1,170,588	\$2,758,143	\$2,281,219	\$2,504,985	\$5,227,695	\$8,636,224	\$622,850	\$34,588,370	
ADA Upgrade	\$114,881	\$179,171	\$184,676	\$810,810	\$135,156	\$67,214	\$117,109	\$172,776	\$255,399	\$116,621	\$243,554	\$216,776	\$362,093	\$343,756	\$401,793	\$1,019,414	\$187,338	\$97,452	\$5,025,987	
Restroom Upgrade	\$558,225	\$545,798	\$791,413	\$826,175	\$1,571,998	\$556,354	\$556,354	\$937,150	\$559,025	\$559,025	\$634,103	\$634,103	\$850,838	\$1,051,632	\$1,051,632	\$1,122,101	\$1,508,307	\$312,475	\$14,626,710	
Seismic Retrofit & Related Scope	\$1,258,703	\$1,269,956	\$1,618,073	\$2,000,493	\$1,784,054	\$691,061	\$1,011,863	\$1,146,173	\$376,794	\$1,169,132	\$1,006,327	\$1,635,406	\$0	\$0	\$0	\$0	\$0	\$0	\$14,968,033	
Building Demolition	\$0	\$0	\$0	\$0	\$119,295	\$0	\$82,500	\$71,775	\$165,000	\$0	\$0	\$220,000	\$0	\$343,750	\$315,219	\$618,750	\$1,547,339	\$0	\$3,483,628	
Sitework	\$628,875	\$659,093	\$1,059,739	\$6,604,460	\$1,378,816	\$1,293,134	\$1,233,485	\$1,290,003	\$1,125,504	\$836,413	\$980,144	\$951,426	\$3,964,848	\$1,277,301	\$1,063,219	\$4,508,181	\$6,151,003	\$1,075,520	\$36,081,160	
TOTAL CONSTRUCTION COST	\$5,276,283	\$7,003,241	\$8,606,895	\$18,223,121	\$8,229,226	\$7,461,850	\$5,980,862	\$8,150,514	\$9,141,131	\$6,125,418	\$9,441,610	\$9,165,128	\$19,517,986	\$13,236,557	\$13,937,498	\$28,128,527	\$60,793,136	\$4,088,655	\$242,507,638	
Soft Costs	30.00%	\$1,582,885	\$2,100,972	\$2,582,068	\$5,466,936	\$2,468,768	\$2,238,555	\$1,794,259	\$2,445,154	\$2,742,339	\$1,837,625	\$2,832,483	\$2,749,538	\$5,855,396	\$3,970,967	\$4,181,250	\$8,438,558	\$18,237,941	\$1,226,597	\$72,752,291
TOTAL PROJECT COSTS - TIER 1	\$6,859,168	\$9,104,214	\$11,188,963	\$23,690,057	\$10,697,993	\$9,700,406	\$7,775,121	\$10,595,668	\$11,883,470	\$7,963,043	\$12,274,093	\$11,914,666	\$25,373,382	\$17,207,524	\$18,118,748	\$36,567,085	\$79,031,077	\$5,315,252	\$315,259,929	

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Recommended Scope - Tier 2

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Tier 2: Should Have Items

- 1 District has 50 portables, many at end of life - Pen HS new classroom will require +25 temporary classrooms - plan to buy new portables for Pen HS, then swap out oldest portables when Pen HS new building complete - assume 1/3 require new pads and services, rest can just be relocated.
- 2 Assume new gymnasium at PVIS - single court w/ seating, double court with seating retracted - seating for 600, locker rooms, 2 dance/PE rooms, restrooms - placement will require relocating 6 portables.
- 3 Assume new gymnasium at RIS - single court w/ seating, double court with seating retracted - seating for 600, locker rooms, 2 dance/PE rooms, offices - assume placement without moving other buildings.
- 4 Existing Olympic pool to be renovated at MIS - same configuration, same footprint, all new pool equipment, all new piping and surrounding concrete work.
- 5 Elementary schools only - looking at the FAC revised scope to see which schools need reconfiguration - goal is to reconfigure classrooms to consolidate TK - assume reconfigured space needs 4 kindergarten + 1 transitional classrooms, small student bathrooms, staff bathroom, segregated playground (fence, surface, equipment) - assume adequate numbers of classrooms available, just get reconfigured, assume have to add new TK bathrooms in additional space. Assume add new TK playground with equipment everywhere.
- 6 Renovation and conversion of existing MPR space at PVHS into Performing Arts Center (PAC) - work within existing footprint: add theater seating, add stage with support stuff, recondition space, reconfigure walls.
- 7 Performing Arts Center Pen HS currently in Building H (former cafeteria) - will either go into the new replacement classroom building or become freestanding PAC.
- 8 Shade structures are needed at all elementary and intermediate schools - permanent shade structures (no fabric) large enough to double as rainy weather lunch/emergency gathering locations - assume open sided, hard roofed metal structures - assume PV (photovoltaic) parking shelter as default configuration.

Overall Cost Summary Per Campus - Tier 2

PVPUSD Facility Condition Assessment (FAC Scope)

Master Planning Statement of Probable Cost

October 1, 2019



Scope Description	Miraleste EL	Valmonte	Cornerstone ES	Dapplegray ES	Lunada Bay ES	Mira Catalina ES	Montmalaga ES	Point Vicente ES	Rancho Vista ES	Silver Spur ES	Soleado ES	Vista Grande ES	Miraleste IS	Palos Verdes IS	Ridgecrest IS	Palos Verdes HS Total	Palos Verdes Peninsula HS Total	Rancho Del Mar HS Total	Total Costs	
	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	
Construction Cost																				
Foundations			\$0	\$0	\$0	\$0	\$66,000	\$0	\$0	\$0	\$0	\$0		\$594,000	\$629,200	\$97,247	\$41,250		\$1,427,697	
Superstructure			\$99,399	\$0	\$28,078	\$62,191	\$208,326	\$62,714	\$82,239	\$86,721	\$40,040	\$78,169		\$1,782,000	\$1,887,600	\$194,494	\$239,470		\$4,851,440	
Exterior Façade			\$0	\$0	\$0	\$0	\$132,000	\$0	\$0	\$0	\$0	\$0		\$1,930,500	\$2,044,900	\$388,988	\$587,276		\$5,083,663	
Roofing			\$0	\$0	\$0	\$0	\$72,600	\$0	\$0	\$0	\$0	\$0		\$653,400	\$692,120	\$447,336	\$109,423		\$1,974,878	
Interior Construction			\$519,358	\$555,352	\$146,705	\$324,949	\$613,305	\$327,679	\$429,697	\$453,119	\$209,209	\$408,432		\$2,435,400	\$2,579,720	\$1,944,938	\$791,148		\$11,739,011	
Plumbing			\$248,497	\$265,719	\$70,194	\$155,478	\$260,116	\$156,784	\$205,597	\$216,803	\$100,100	\$195,422		\$623,700	\$660,660	\$116,696	\$101,173		\$3,376,938	
Mechanical			\$427,415	\$457,036	\$120,733	\$267,422	\$470,103	\$269,669	\$353,627	\$372,901	\$172,172	\$336,126		\$1,425,600	\$1,510,080	\$836,323	\$515,592		\$7,534,799	
Fire Protection			\$49,699	\$53,144	\$14,039	\$31,096	\$54,663	\$31,357	\$41,119	\$43,361	\$20,020	\$39,084		\$178,200	\$188,760	\$97,247	\$70,235		\$912,024	
Electrical			\$268,377	\$286,976	\$75,809	\$167,916	\$338,081	\$169,327	\$222,045	\$234,147	\$108,108	\$211,056		\$1,722,600	\$1,824,680	\$777,975	\$721,369		\$7,128,466	
ADA Upgrade			\$49,699	\$53,144	\$14,039	\$31,096	\$38,163	\$31,357	\$41,119	\$43,361	\$20,020	\$39,084				\$291,741	\$115,720		\$768,543	
Restroom Upgrade			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0	\$138,864		\$138,864	
Seismic Retrofit & Related Scope			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$572,360	\$0	\$0				\$0	\$0		\$572,360	
Building Demolition																			\$0	
Sitework	\$171,875	\$171,875	\$171,875	\$171,875	\$2,216,170	\$171,875	\$254,375	\$1,206,150	\$336,875	\$171,875	\$171,875	\$391,875	\$2,074,683	\$446,875	\$281,875	\$0	\$6,015,625		\$14,427,628	
TOTAL CONSTRUCTION COST	\$171,875	\$171,875	\$1,834,319	\$1,843,246	\$2,685,766	\$1,212,024	\$2,507,732	\$2,255,037	\$1,712,318	\$2,194,648	\$841,544	\$1,699,247	\$2,074,683	\$11,792,275	\$12,299,595	\$5,192,983	\$9,447,143	\$0	\$59,936,310	
Soft Costs	30.00%	\$51,563	\$51,563	\$550,296	\$552,974	\$805,730	\$363,607	\$752,319	\$676,511	\$513,695	\$658,394	\$252,463	\$509,774	\$622,405	\$3,537,683	\$3,689,879	\$1,557,895	\$2,834,143	\$0	\$17,980,893
TOTAL PROJECT COSTS - TIER 2	\$223,438	\$223,438	\$2,384,615	\$2,396,220	\$3,491,496	\$1,575,631	\$3,260,051	\$2,931,549	\$2,226,014	\$2,853,043	\$1,094,007	\$2,209,022	\$2,697,087	\$15,329,958	\$15,989,474	\$6,750,878	\$12,281,286	\$0	\$77,917,203	

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Recommended Scope - Tier 3

PVPUSD Facility Condition Assessment (FAC Scope)

Master Planning Statement of Probable Cost

October 1, 2019 (not listed in order to imply importance)

Tier 3: Good to have items

- 1 MIS shop/art/culinary classroom building - too many code violations - needs renovation (besides lighting/HVAC upgrades, needs finishes, doors/windows, equipment upgrades, ADA issues).
- 2 Need wayfinding gate structure at PVHS.
- 3 Traffic problem almost everywhere - allocate block of money to do traffic study and work with local governments, then incremental improvements (small reconfiguration, restriping, better curb cuts, signage) for drop off and pickup zones - no building reconfigurations to allow bigger parking lots/driveways).
- 4 Assume complete re-painting of District building exteriors.
- 5 Assume complete re-painting of District interiors.
- 6 Assume 100% window coverings across District classrooms and offices, for security and temperature control.
- 7 Add/upgrade modular restrooms at high use/remote fields/playgrounds - especially problematic at Pen HS, PVIS, MIS, Ridgecrest, Dapplegray - will require utility extension to sites.
- 8 Allowance to replace outdated Furniture, Fixtures & Equipment at all sites.

Overall Cost Summary Per Campus - Tier 3

PVPUSD Facility Condition Assessment (FAC Scope)

Master Planning Statement of Probable Cost

October 1, 2019



Scope Description	Miraleste EL	Valmonte	Cornerstone ES	Dapplegray ES	Lunada Bay ES	Mira Catalina ES	Montmalaga ES	Point Vicente ES	Rancho Vista ES	Silver Spur ES	Soleado ES	Vista Grande ES	Miraleste IS	Palos Verdes IS	Ridgecrest IS	Palos Verdes HS Total	Palos Verdes Peninsula HS Total	Rancho Del Mar HS Total	Total Costs	
	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	Total	
Construction Cost																				
Foundations	\$0			\$10,313	\$0	\$0							\$10,313	\$10,313	\$10,313	\$10,313	\$10,313	\$10,313	\$61,875	
Superstructure	\$0			\$0	\$0	\$0							\$221,169	\$0	\$0	\$0	\$160,875		\$382,044	
Exterior Façade	\$114,881	\$185,728	\$249,899	\$945,766	\$167,661	\$102,025	\$155,272	\$222,448	\$296,519	\$166,994	\$263,574	\$255,860	\$1,181,091	\$415,553	\$456,885	\$1,334,464	\$970,080	\$106,741	\$7,591,440	
Roofing	\$0			\$14,438	\$0	\$0.00							\$523,126	\$14,438	\$14,438	\$14,438	\$384,450		\$965,326	
Interior Construction	\$196,447	\$317,595	\$427,328	\$647,741	\$286,700	\$174,463	\$265,515	\$380,385	\$507,047	\$285,559	\$450,711	\$437,521	\$1,561,555	\$688,629	\$759,308	\$1,725,225	\$1,373,936	\$182,528	\$10,668,191	
Plumbing	\$0			\$89,375									\$354,778	\$89,375	\$89,375	\$89,375	\$282,425		\$994,703	
Mechanical	\$0			\$10,313									\$961,338	\$10,313	\$10,313	\$10,313	\$492,938		\$1,495,526	
Fire Protection	\$0			\$4,125									\$114,709	\$4,125	\$4,125	\$4,125	\$84,563		\$215,772	
Electrical	\$0			\$13,750									\$677,256	\$13,750	\$13,750	\$13,750	\$737,688		\$1,469,944	
ADA Upgrade	\$0			\$0									\$110,584	\$0	\$0	\$0	\$80,438		\$191,022	
Restroom Upgrade	\$0			\$0									\$200,794	\$0	\$0	\$0	\$80,438		\$281,232	
Seismic Retrofit & Related Scope	\$0			\$0									\$0	\$0	\$0	\$0	\$0		\$0	
Building Demolition																			\$0	
Sitework	\$178,737	\$110,605	\$110,605	\$179,355	\$110,605	\$102,355	\$102,355	\$102,355	\$102,355	\$102,355	\$102,355	\$102,355	\$179,355	\$171,105	\$171,105	\$199,980	\$199,980	\$102,355	\$2,430,272	
TOTAL CONSTRUCTION COST	\$490,065	\$613,928	\$787,832	\$1,915,175	\$564,965	\$378,843	\$523,142	\$705,188	\$905,921	\$554,908	\$816,640	\$795,736	\$6,096,067	\$1,417,599	\$1,529,610	\$3,401,982	\$4,858,121	\$391,624	\$26,747,345	
Soft Costs	30.00%	\$147,020	\$184,178	\$236,350	\$574,552	\$169,490	\$113,653	\$156,943	\$211,556	\$271,776	\$166,472	\$244,992	\$238,721	\$1,828,820	\$425,280	\$458,883	\$1,020,594	\$1,457,436	\$117,487	\$8,024,203
TOTAL PROJECT COSTS - TIER 3	\$637,085	\$798,107	\$1,024,182	\$2,489,727	\$734,455	\$492,496	\$680,084	\$916,744	\$1,177,697	\$721,380	\$1,061,632	\$1,034,456	\$7,924,887	\$1,842,879	\$1,988,493	\$4,422,576	\$6,315,557	\$509,111	\$34,771,548	

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