

ORDER OF MAGNITUDE COST ESTIMATE
FOR
THE PURPOSE OF PROJECT SCOPING



GRASS VALLEY SCHOOL DISTRICT
10840 GILMORE WAY
GRASS VALLEY CA 95945



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 GRASS VALLEY CA 95945

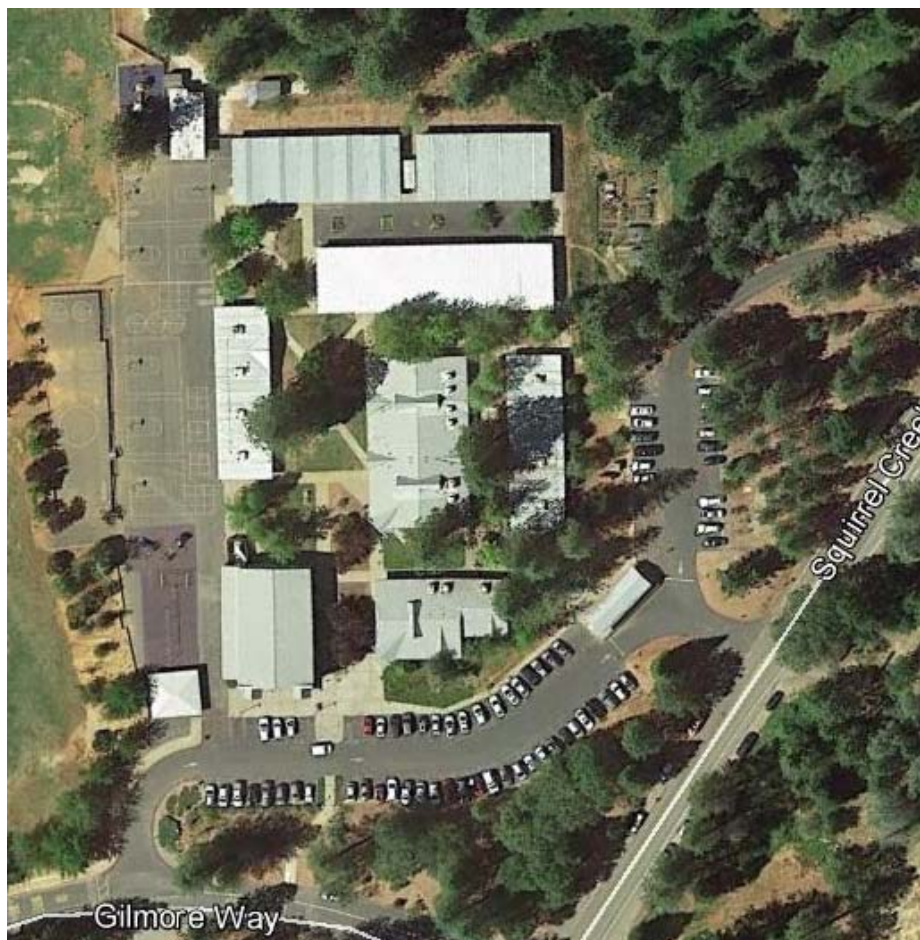
SUMMARY OF PROJECT COSTS	CONSTRUCTION	SOFT COST	CONTINGENCY	PROJECT COST
MARGARET G. SCOTTEN SCHOOL	9,264,022	1,482,243	926,402	11,672,667
LYMAN GILMORE MIDDLE SCHOOL	10,507,097	1,681,136	1,050,710	13,238,943
BELL HILL ACADEMY	3,172,212	507,554	317,221	3,996,987
GRASS VALLEY CHARTER SCHOOL	9,038,937	1,446,230	903,894	11,389,061
TOTAL CONSTRUCTION				\$40,297,658
BELL HILL ACADEMY REPLACEMENT CAMPUS	12,471,690	1,995,470	1,247,169	15,714,329
<i>ASSUMEND SOFT COST</i>				
<i>DSA PERMIT FEE, ARCH/ENGR, INSPECTOR & TESTING</i>	<i>16.00%</i>			
<i>CONSTRUCTION CONTINGENCY</i>	<i>10.00%</i>			
TOTAL SOFT COSTS	26.00%			



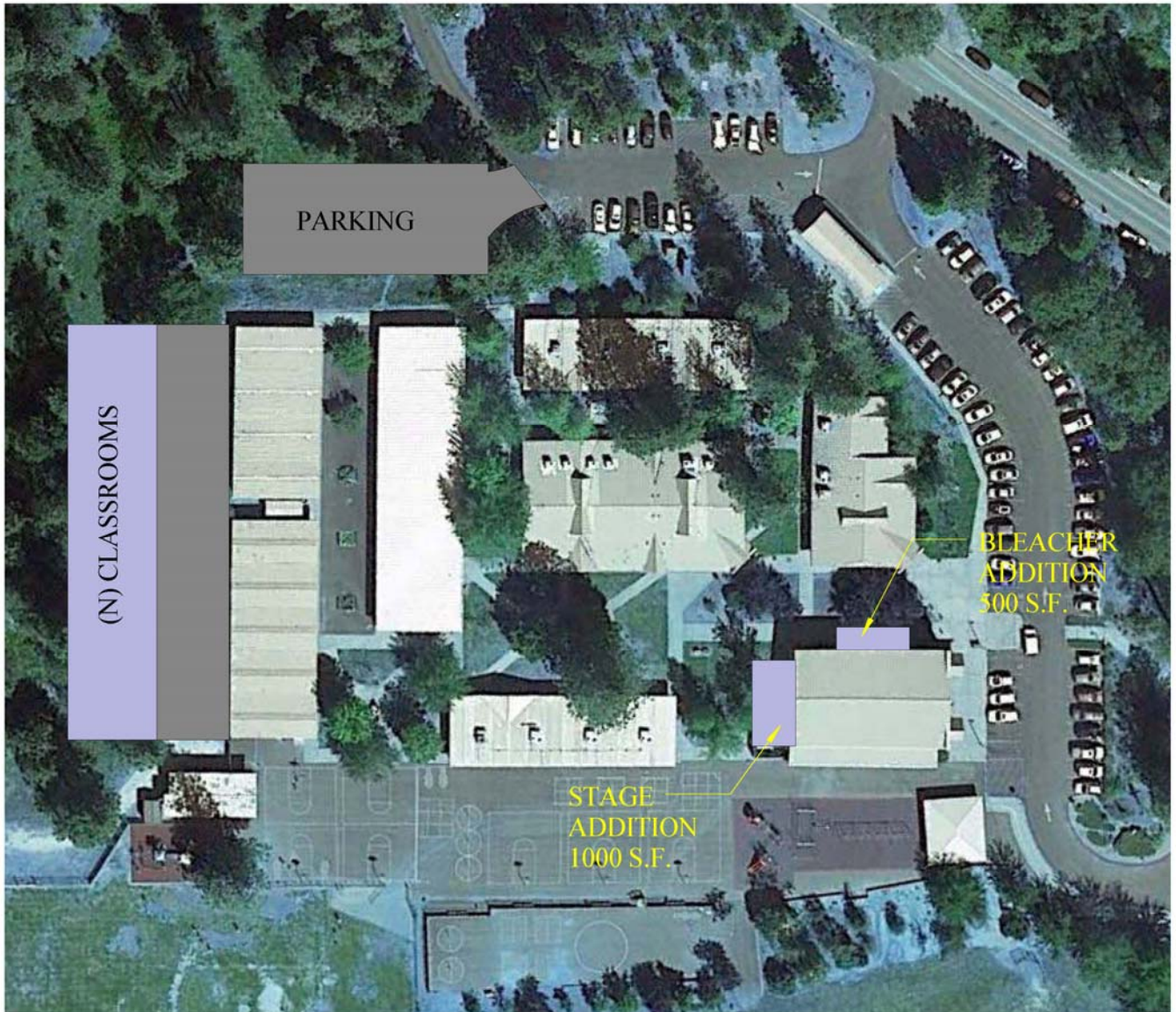
GRASS VALLEY SCHOOL DISTRICT
 10840 GILMORE WAY
 GRASS VALLEY CA 95945

GRAND TOTAL - ALL FACILITIES					
	PROBABLE PROJECT COST BY PRIORITY				
	HEALTH / SAFETY	ADA	FACILITY PRESERVATION	MODERIZATION	NEW IMPROVEMENT
SUBTOTAL	727,402	887,186	7,775,147	5,766,035	16,826,498
SOFT COST	116,384	141,950	1,244,023	922,566	2,692,240
CONTINGENCY	72,740	88,719	777,515	576,604	1,682,650
PROJECT COST	916,526	1,117,854	9,796,685	7,265,205	21,201,388
					40,297,658

MARGARET G. SCOTTEN SCHOOL



MARGARET G. SCOTTEN SCHOOL					
	PROBABLE PROJECT COST BY PRIORITY				
	HEALTH / SAFETY	ADA	FACILITY PRESERVATION	MODERIZATION	NEW IMPROVEMENT
SUBTOTAL	339,568	215,534	2,110,599	1,374,877	5,223,444
SOFT COST	54,331	34,485	337,696	219,980	835,751
CONTINGENCY	33,957	21,553	211,060	137,488	522,344
PROJECT COST	427,856	271,572	2,659,355	1,732,345	6,581,540
					11,672,667



**ALAMEIDA
ARCHITECTURE**

555 S. MAIN STREET, SUITE 2
SEBASTOPOL, CA 95472
(707) 824-1219

GRASS VALLEY
UNIFIED SCHOOL
DISTRICT COST
ESTIMATE FOR
FUTURE
IMPROVEMENTS

GYM ADDITION CONCEPT
SCOTTEN SCHOOL

Date	10/5/17
Drawn by	DRA
Checked by	DRA

SK-3

Scale 1" = 80'-0"



MARGARET G. SCOTTEN SCHOOL

	CONSTRUCTION	PROJECT
MODERNIZE MPR ADD STAGE AND BLEACHERS	790,209	995,663
WEATHER PROOF ROOF OF ENTIRE CAMPUS	329,914	415,691
MODERNIZE TECHNOLOGY / TELECOM	186,135	234,530
NEW AND REFURBISHED PLAYSTRUCTURES	238,875	300,983
RESURFACE AND REPAIR BLOCKTOPS	289,380	364,619
PAINT AND UPGRADE ALL CLASSROOMS	944,239	1,189,741
REPLACE OLD HVAC UNITS	518,700	653,562
REPAIR AND REPLACE SIDEWALKS (ADA AND RAISED)	99,918	125,897
REPAIR AND REPLACE SWAMP COOLER IN MPR	47,775	60,197
OUTDOOR EATING WITH TABLES AND COVERED	170,915	215,353
PARKING LOTS EXPANDED	86,788	109,353
ADDITIONAL FENCING	29,484	37,150
SHADE STRUCTURE AND TABLES BETWEEN C&D	170,915	215,353
REPLACE FURNITURE	248,430	313,022
IDENTIFY AND REPAIR UNDERGROUND UTILITIES	96,277	121,309
ADD WING OF PORTABLE CLASSROOMS/WITH RESTROOMS	4,043,269	5,094,519
	8,291,222	10,446,940

PROJECT **FACILITY ASSESSMENT - COST ESTIMATE**
 LOCATION **Grass Valley California**
 CLIENT **Grass Valley Unified School District**
 DESCRIPTION

DATE: **10/06/17**
 PREPARED BY: **DRA**

BUILDING: MARGARET G. SCOTTEN SCHOOL

GSF: 36,694
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	W/ PRORATES
1.01	SITWORK				1,231,813	1,681,425
1.02	ADMINISTRATION BUILDING				228,872	312,411
1.03	MULTIPURPOSE BUILDING				578,908	790,209
1.04	BUILDING A				224,517	306,466
1.05	BUILDING B				224,017	305,783
1.06	BUILDING C - MODULAR CLASSROOMS				346,899	473,517
1.07	BUILDING D				527,533	720,083
1.08	BUILDING L				462,168	630,859
1.09	NEW WING - 9 MOD CLASRMS & RESTROOMS				2,962,102	4,043,269
						-
						-
	SUBTOTAL (SUBCONTRACTOR COST)			184.96	6,786,829	-
	PRORATES (SUM OF PRORATES BELOW)	36.50%		67.51	2,477,193	-
						-
	TOTAL CONSTRUCTION COSTS			252.47	9,264,022	9,264,022
						-
	PRORATES - ITEMS					-
	GENERAL CONDITIONS	12.00%			814,419	-
	DESIGN CONTINGENCY	5.00%			339,341	-
	ESCALATION -18 MONTHS	4.50%			305,407	-
	GEOGRAPHIC FACTOR	5.00%			339,341	-
	OVERHEAD & PROFIT	8.00%			542,946	-
	BONDS	2.00%			135,737	-
						-
	SUBTOTAL 1.01					NONE PRIORITY
1.01	SITWORK					
	INSTALL NEW PLAY APPARTUS	1	L.S.	110,000.00	110,000	N
	MODIFY EXISTING PLAY APPARUTUS	1	L.S.	65,000.00	65,000	HS
	INSTALL NEW SYNTHETIC SOFT FALL AREA	4,500	S.F.	4.75	21,375	HS
	RESURFACE ASPHALT PLAY AREA (OVERLAY)	40,000	S.F.	2.65	106,000	FP
	RESURFACE ASPHALT PARKING LOT (OVERLAY)	40,000	S.F.	2.65	106,000	FP
	EXPAND PARKING LOT - NEW AC PAVING/STRIPING					N
	CLEAR/GRUB	10,000	S.F.	0.18	1,800	N
	CUT AND FILL (ASSUMED BALANCED)	1,667	C.Y	2.70	4,500	N
	TREE REMOVAL	10	EA	950.00	9,500	N
	6" BASE AND 3" ASPHALT SURFACE	10,000	S.F.	4.75	47,500	N
	PARKING LOT STRIPPING	24	Stall	11.70	281	N
	CONCRETE FLAT WORK REPLACEMENT					ADA
	Removal Existing Concrete	2,000	S.F.	0.95	1,900	ADA
	Aggregate base section	2,000	SF	2.65	5,300	ADA
	4" Compacted Under Concrete	2,000	SF	3.00	6,000	ADA
	Form, Pour, Finish	2,000	SF	12.00	24,000	ADA
	ACCESSIBLE SITE HAND RAILS	200	LF.	180.00	36,000	ADA

PRIORITY LEGEND

HS = HEALTH SAFETY ADA = ADA REQUIRED FP = FACILITY PRESERVATION
 M = MODERNIZATION N = NEW IMPROVEMENT

FINAL DRAFT
10/8/17

PROJECT **FACILITY ASSESSMENT - COST ESTIMATE**
 LOCATION **Grass Valley California**
 CLIENT **Grass Valley Unified School District**
 DESCRIPTION

DATE: **10/06/17**
 PREPARED BY: **DRA**

BUILDING: MARGARET G. SCOTTEN SCHOOL

GSF: 36,694
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	NEW SITE FURNISHINGS - TABLE /BENCHES	5	EA	885	4,425	M
	NEW SHADE STRUCTURE BETWEEN BLDGS C & D	1	L.S.	123,000.00	123,000	N
	NEW SHADE STRUCTURE - SECOND LOCATION	1	L.S.	123,000.00	123,000	N
	REPLACE SITE DOMESTIC WATER LINES	460	LF	58.30	26,818	FP
	FERTILIZE AND RESEED SOFTBALL. FIELD	185,000	S.F.	0.48	88,800	FP
	FERTILIZE AND RESEED ATH. FIELD	185,000	S.F.	0.48	88,800	FP
	REPLACE SITE IRRIGATION WATER LINES				-	FP
	Replace irrigation lines laterals up to 2 1/2"		LF	6.82	-	FP
	Replace irrigation lines field 1 1/2 dia (Assume 50% req.)		LF	13.73	-	FP
	Replace irrigation heads at field (50% replacem't)	185,000	S.F.	0.90	166,500	FP
	REPLACE BACK FLOW PREVENTER	1	EA	3,200.00	3,200	HS
	INSTALL/ REPLACE ISOLATION VALVES	12	EA	233.20	2,798	FP
	REPLACE SITE SEWER LINES	600	L.F.	31.43	18,858	FP
	REPLACE SITE GAS DISTRIB	600	L.F.	31.43	18,858	FP
	REPLACE SITE ELEC. DISTRIB				-	FP
	Replace site electrical conduits where believed original		LF	15.50		FP
	Replace site electrical conductors UP TO 350MCM		L.F.	18.00		FP
	Replace site electrical conductors UP TO 2 O		L.F.	8.00		FP
	ORNAMENTAL FENCE W/ CONCRETE FTGS	200	L.F.	96.00	19,200	HS
	ORNAMENTAL GATES	2	EA	1,200.00	2,400	HS
					-	
	SUBTOTAL 1.01				1,231,813	
1.02	ADMINISTRATION BUILDING					
	NEW CLOCK SPEAK PHONE SYSTEM (CAMPUS WIDE)	36,694	S.F.	2.90	106,413	M
	NEW FIRE ALARM SYSTEM / ECC CENTER	1	EA.	12,000.00	12,000	HS
	NEW FIRE ALARM HEAT AN SMOKE DETECTORS	3,858	S.F.	3.70	14,275	HS
	INSTALL WIRELESS HUB CONTROLLER	1	EA.	5,500.00	5,500	M
	INSTALL WIRELESS TECH HUB	1	EA.	1,500.00	1,500	M
	REPLACE STANDING SEAM ROOFING	4,000	S.F.	15.09	60,360	FP
	ADA SIGNAGE	17	EA.	225.00	3,825	ADA
	REPLACE HVAC - PACKAGE UNITS	2	EA.	12,500.00	25,000	FP
					-	
					-	
					-	
	SUBTOTAL 1.02				228,872	
1.03	MULTIPURPOSE BUILDING					
	NEW STAGE - ADDITION				-	
	FOUNDATION	1,000	S.F.	21.36	21,356	N
	CONCRETE SLAB	1,000	S.F.	14.92	14,921	N
	CARENTRY WALLS /ROOFS	1,000	G.S.F.	52.32	52,320	N

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TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	DRYWALL	1,000	G.S.F.	18.46	18,460	N
	INTERIOR ELECTRICAL	1,000	S.F.	33.55	33,550	N
	STAGE/UDERSTAGE FRAMING	1,000	S.F.	11.55	11,546	N
	MAPLE FLOORING	1,000	S.F.	15.21	15,213	N
	STANDING SEAM ROOF	1,000	S.F.	15.09	15,090	N
	STAGE EQUIPMENT (LIGHTING RIGGING ETC)	880	G.S.F.	129.33	113,810	N
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	5,170	S.F.	3.70	19,129	HS
	REPLACE M.P. FLOORING W/ SPORT SURFACE	4,200	S.F.	9.63	40,448	M
	REPAIR / REFINISH STANDING SEAM ROOFING	5,170	S.F.	4.20	21,714	FP
	INSTALL WIRELESS TECH HUB	1	EA.	1,500.00	1,500	M
	REPLACE HVAC - 300 MBTU 1200 CFM	1	EA.	35,000.00	35,000	FP
	ADDITION FOR SMALL BLEACHERS	500	S.F.	225.00	112,500	N
	BLEACHERS	125	SEAT	290.00	36,250	N
	INTERIOR PAINTING	5,270	G.S.F.	2.50	13,175	FP
	ADA SIGNAGE	13	EA.	225.00	2,925	ADA
	SUBTOTAL 1.03				578,908	
1.04	BUILDING A					
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	3,856	S.F.	3.70	14,267	HS
	REPAIR / REFINISH STANDING SEAM ROOFING	4,000	S.F.	4.20	16,800	FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200	M
	PAINT/TACKWALL CLASSROOMS	4	EA.	15,700.00	62,800	FP
	NEW CASEWORK & COUNTERS CLASSROOM	88	L.F.	550.00	48,400	M
	REPLACE HVAC - PACKAGE UNITS	4	EA.	12,500.00	50,000	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	4	CLSRM	6,500.00	26,000	M
	ADA SIGNAGE	18	EA.	225.00	4,050	ADA
	SUBTOTAL 1.04				224,517	
1.05	BUILDING B					
	REPAIR / REFINISH STANDING SEAM ROOFING	4,000	S.F.	4.20	16,800	FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200	M
	PAINT/TACKWALL CLASSROOMS	4	EA.	15,700.00	62,800	FP
	NEW CASEWORK & COUNTERS CLASSROOM	88	L.F.	550.00	48,400	M
	INSTALL THERMOSTAT / DOOR INTERFACE	4	EA.	550.00	2,200	M
	REPLACE HVAC - PACKAGE UNITS	4	EA.	12,500.00	50,000	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	4	CLSRM	6,500.00	26,000	M
	ADA SIGNAGE	6	EA.	225.00	1,350	ADA
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	3,856	S.F.	3.70	14,267	HS
	SUBTOTAL 1.05				224,017	
1.06	BUILDING C - MODULAR CLASSROOMS					

PRIORITY LEGEND

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FINAL DRAFT
10/8/17

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 LOCATION **Grass Valley California**
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DATE: **10/06/17**
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BUILDING: MARGARET G. SCOTTEN SCHOOL

GSF: 36,694
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	6,720	S.F.	3.70	24,864	HS
	REPAIR / REFINISH STANDING SEAM ROOFING	6,800	S.F.	3.20	21,760	FP
	INSTALL WIRELESS TECH HUB	7	EA.	550.00	3,850	M
	PAINT/TACKWALL/FLOORING CLASSROOMS	4	EA.	15,700.00	62,800	FP
	NEW CASEWORK & COUNTERS CLASSROOM	189	L.F.	550.00	103,950	M
	INSTALL THERMOSTAT / DOOR INTERFACE	7	EA.	550.00	3,850	M
	REPLACE HVAC - PACKAGE UNITS	7	EA	11,250.00	78,750	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	7	CLSRM	6,500.00	45,500	M
	ADA SIGNAGE	7	EA.	225.00	1,575	ADA
SUBTOTAL 1.06					346,899	
1.07	BUILDING D					
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	3,840	S.F.	3.70	14,208	HS
	REPAIR / REFINISH STANDING SEAM ROOFING	4,000	S.F.	3.20	12,800	FP
	INSTALL WIRELESS TECH HUB	9	EA.	550.00	4,950	M
	PAINT/TACKWALL/FLOORING CLASSROOMS	9	EA.	15,700.00	141,300	FP
	NEW CASEWORK & COUNTERS CLASSROOM	341	L.F..	550.00	187,550	M
	INSTALL THERMOSTAT / DOOR INTERFACE	9	EA.	550.00	4,950	M
	REPLACE HVAC - PACKAGE UNITS	9	EA	11,250.00	101,250	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	9	CLSRM	6,500.00	58,500	M
	ADA SIGNAGE	9	EA.	225.00	2,025	ADA
SUBTOTAL 1.07					527,533	
1.08	BUILDING L					
	REPLACE STANDING SEAM ROOFING	6,500	S.F.	15.09	98,085	FP
	INSTALL WIRELESS TECH HUB	6	EA.	550.00	3,300	M
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	6,644	S.F.	3.70	24,583	HS
	PAINT/TACKWALL/FLOORING CLASSROOMS	6	EA.	15,700.00	94,200	FP
	NEW CASEWORK & COUNTERS CLASSROOM	122	L.F.	550.00	67,100	M
	INSTALL THERMOSTAT / DOOR INTERFACE	9	EA.	550.00	4,950	M
	ADA / FINISHES UPDATE STUDENT RESTROOMS	2	L.S.	20,000.00	40,000	ADA
	ADA / FINISHES UPDATE STAFF RESTROOMS	2	L.S.	12,000.00	24,000	ADA
	REPLACE HVAC - PACKAGE UNITS	6	EA	12,500.00	75,000	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	4	CLSRM	6,500.00	26,000	M
	ADA SIGNAGE	22	EA.	225.00	4,950	ADA

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BUILDING: MARGARET G. SCOTTEN SCHOOL

GSF: 36,694
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
SUBTOTAL 1.08					462,168	
1.09	NEW WING - 9 MOD CLSRMS & RESTROOMS					
	CLEAR/GRUB	17,500	S.F.	0.18	3,150	N
	CUT AND FILL (ASSUMED BALANCED)	8,750	C.Y.	2.70	23,625	N
	TREE REMOVAL	15	EA	950.00	14,250	N
	CONSTRUCT PERMANENT FOUNDATIONS 9	9	EA	38,500.00	346,500	N
	PURCHASE INSTALL 9 MODULAR CLASSROOMS	9	EA	235,000.00	2,115,000	N
	CONSTRUCT PERMANENT FOUNDATIONS RESTRMS	1	EA	38,500.00	38,500	N
	PURCHASE INSTALL MODULAR RESTROOM BLDG	1	EA	264,000.00	264,000	N
	NEW CLASSROOM FURNITURE (DESKS /CHAIRS)	9	CLSRM	6,500.00	58,500	N
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	6,644	S.F.	3.70	24,583	N
	INSTALL THERMOSTAT / DOOR INTERFACE	9	EA	550.00	4,950	N
	SITE ELECTRICAL INFRASTRUCTURE		L.F.	24.33	-	N
	NEW GAS INFRASTRUCTURE	350	L.F.	45.42	15,897	N
	EXTEND SEWER	400	L.F.	31.43	12,572	N
	EXTEND HARDSCAPE - ASPHALT	7,500	S.F.	4.75	35,625	N
	ADA SIGNAGE	22	EA.	225.00	4,950	N
SUBTOTAL 1.09					2,962,102	

LYMAN GILMORE MIDDLE SCHOOL



LYMAN GILMORE MIDDLE SCHOOL					
	PROBABLE PROJECT COST BY PRIORITY				
	HEALTH / SAFETY	ADA	FACILITY PRESERVATION	MODERIZATION	NEW IMPROVEMENT
SUBTOTAL	245,925	462,582	2,013,417	2,812,771	4,972,403
SOFT COST	39,348	74,013	322,147	450,043	795,584
CONTINGENCY	24,593	46,258	201,342	281,277	497,240
PROJECT COST	309,866	582,853	2,536,905	3,544,091	6,265,227
					13,238,943



**ALAMEDA
ARCHITECTURE**

555 S. MAIN STREET, SUITE 2
SEBA STOPOL, CA 95472
(707)824-1219

GRASS VALLEY
UNIFIED SCHOOL
DISTRICT COST
ESTIMATE FOR
FUTURE
IMPROVEMENTS

GILMORE MIDDLE SCHOOL
MULTI-PURPOSE BLDG CONCEPT

Date	10/5/17
Drawn by	DRA
Checked by	DRA

SK-4

Scale 1" = 80'-0"



LYMAN GILMORE MIDDLE SCHOOL

	CONSTRUCTI ON	PROJECT
Install new play apparatus	204,750	257,985
Weatherproof roof of entire campus	201,653	254,083
Modernize technology	26,822	33,796
Modernize telecom system	232,843	293,382
Modernize GYM to include: floor, modernize stage, kitchen, sound system, add storage	1,571,340	1,979,889
Close all open legacy DSA projects - Gym ramp	90,326	113,810
Build a new MPR in addition to existing	4,344,609	5,474,207
Fix sidewalks for ADA compliance and deterioration	136,773	172,334
Resurface and repair blacktops	307,014	386,838
Beautify courtyards between wings	116,025	146,192
New drop ceilings in not standard locations and LED flat panels.	423,940	534,165
Replace swamp coolers with HVAC (NEW SPLITS & BARDS)	869,874	1,096,041
Paint and update all classrooms	957,435	1,206,368
Replace Furniture	266,175	335,381
Identify and repair underground utilities	76,975	96,989
Shade structure for eating area	167,895	211,548
		12,593,006

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 LOCATION **Grass Valley California**
 CLIENT **Grass Valley Unified School District**
 DESCRIPTION

DATE: **10/01/17**
 PREPARED BY: **DRA**

BUILDING: LYMAN GILMORE MIDDLE SCHOOL

GSF: 58,821
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
						W/ PRORATES
2.01	SITWORK				816,729	1,114,836
2.02	UNIT A-1				334,779	456,974
2.03	UNIT A-2				569,743	777,700
2.04	UNIT A-3 (MULTIPURPOSE BUILDING)				1,151,165	1,571,340
2.05	UNIT A-4 (LOCKER RESTROOMS)				33,803	46,141
2.06	UNIT B-1				348,367	475,520
2.07	UNIT B-2				142,650	194,717
2.08	UNIT C				286,353	390,872
2.09	UNIT D				497,771	679,457
2.10	UNIT E (MODULAR WING)				296,943	405,327
2.11	MISC. AREAS				36,340	49,604
2.11	NEW MULTIPURPOSE BUILDING				3,182,863	4,344,609
	SUBTOTAL (SUBCONTRACTOR COST)			130.86	7,697,507	-
	PRORATES (SUM OF PRORATES BELOW)	36.50%		47.77	2,809,590	
	TOTAL CONSTRUCTION COSTS			178.63	10,507,097	
	PRORATES - ITEMS					
	GENERAL CONDITIONS	12.00%			923,701	
	DESIGN CONTINGENCY	5.00%			384,875	
	ESCALATION -18 MONTHS	4.50%			346,388	
	GEOGRAPHIC FACTOR	5.00%			384,875	
	OVERHEAD & PROFIT	8.00%			615,801	
	BONDS	2.00%			153,950	
	SUBTOTAL 1.01				NONE	PRIORITY
2.01	SITWORK					
	INSTALL NEW PLAY APPARTUS W/ FIBER SOFT FALL	1	L.S.	150,000.00	150,000	N
	RESURFACE ASPHALT PLAY AREA (OVERLAY)	53,250	S.F.	2.65	141,113	N
	RESURFACE ASPHALT PARKING LOT (OVERLAY)	31,625	S.F.	2.65	83,806	FP
	CONCRETE FLAT WORK REPLACEMENT - ADA				-	ADA
	PARTIAL DEMOLISH (E) NON CONFORMING RAMP	800	S.F.	7.17	5,736	ADA
	MODIFY ACCESSIBLE RAMP AT M..P. ENTRY				-	ADA
	Removal Existing Concrete/ bush down curbs	650	S.F.	0.95	618	ADA
	Aggregate base section	650	S.F.	2.65	1,723	ADA
	4" Compacted Under Concrete	650	S.F.	3.00	1,950	ADA
	Form, Pour, Finish	650	S.F.	12.00	7,800	ADA
	new retaining wall	15	CY	1,205.51	18,083	ADA
	new handrails	200	L.F.	180.00	36,000	ADA

PRIORITY LEGEND

HS = HEALTH SAFETY ADA = ADA REQUIRED FP = FACILITY PRESERVATION
 M = MODERNIZATION N = NEW IMPROVEMENT

PROJECT **FACILITY ASSESSMENT - COST ESTIMATE**
 LOCATION **Grass Valley California**
 CLIENT **Grass Valley Unified School District**
 DESCRIPTION

DATE: **10/01/17**
 PREPARED BY: **DRA**

BUILDING: LYMAN GILMORE MIDDLE SCHOOL

GSF: 58,821
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	NEW ACCESSIBLE RAMP SOUTH OF M.P.				-	ADA
	Removal Existing Concrete and steps	2,000	S.F.	0.95	1,900	ADA
	Aggregate base section	2,000	S.F.	2.65	5,300	ADA
	4" Compacted Under Concrete	2,000	S.F.	3.00	6,000	ADA
	Form, Pour, Finish	2,000	S.F.	12.00	24,000	ADA
	new handrails	350	L.F.	180.00	63,000	ADA
	NEW SITE FURNISHINGS - TABLE /BENCHES	6	EA	885	5,310	N
	NEW SHADE STRUCTURE	1	L.S.	123,000.00	123,000	N
	DROUGHT RESISANT LANDSCAPING BTWN WINGS	1	L.S.	85,000.00	85,000	M
	REPLACE SITE DOMESTIC WATER LINES	400	LF	58.30	23,320	FP
	REPLACE SITE IRRIGATION WATER LINES				-	FP
	INSTALL/ REPLACE ISOLATION VALVES	10	EA	233.20	2,332	FP
	REPLACE SITE SEWER LINES	400	L.F.	31.43	12,572	FP
	REPLACE SITE GAS DISTRIB	400	L.F.	45.42	18,168	FP
	REPLACE SITE ELEC. DISTRIB				-	FP
	SUBTOTAL 2.01				816,729	
2.02	UNIT A-1				-	
	REPLACE BUILT UP ROOFING	45	SQ.	225.00	10,080	FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200	M
	PAINT/TACKWALL/FLOORS CLASSROOMS	4	EA.	15,700.00	62,800	FP
	NEW SUSPENDED CEILING	4,480	S.F.	1.82	8,167	M
	REPLACE LIGHTS WITH LED LIGHTS / DAYLIGHT SENSORS	48	EA	777.00	37,296	M
	NEW CASEWORK & COUNTERS CLASSROOM	60	L.F..	550.00	33,000	M
	REPLACE HVAC - SPLIT SYSTEMS	6	EA.	16,235.00	97,410	FP
	ELECTRICAL MODS FOR NEW SPLIT SYSTEMS	6	EA.	1,500.00	9,000	M
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	4	CLSRM	6,500.00	26,000	FP
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	4,480	S.F.	3.70	16,576	HS
	ADA SIGNAGE	10	EA.	225.00	2,250	FP
	ADA UPGRADE TO RESTROOMS	2	EA.	15,000.00	30,000	FP
	SUBTOTAL 2.02				334,779	
2.03	UNIT A-2					
	REPLACE BUILT UP ROOFING	48	SQ.	225.00	10,879	FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200	M
	PAINT/TACKWALL/FLOORING CLASSROOMS	3	EA.	15,700.00	47,100	FP
	PAINT/TACKWALL FLOORING LPAD RM	1	EA.	7,850.00	7,850	FP
	PAINT/TACKWALL FLOORING MAIN OFFICE	1	EA.	15,700.00	15,700	FP
	NEW SUSPENDED CEILING	4,835	S.F.	1.82	8,815	M
	REPLACE LIGHTS WITH LED LIGHTS / DAYLIGHT SENSORS	54	EA	777.00	41,958	M
	NEW CASEWORK & COUNTERS CLASSROOM/OFFICES	165	L.F..	550.00	90,750	M
	REPLACE HVAC - SPLIT SYSTEMS	6	EA.	16,235.00	97,410	FP

PRIORITY LEGEND

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PROJECT **FACILITY ASSESSMENT - COST ESTIMATE**
 LOCATION **Grass Valley California**
 CLIENT **Grass Valley Unified School District**
 DESCRIPTION

DATE: **10/01/17**
 PREPARED BY: **DRA**

BUILDING: LYMAN GILMORE MIDDLE SCHOOL

GSF: 58,821
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	ELECTRICAL MODS FOR NEW SPLIT SYSTEMS	6	EA.	1,500.00	9,000	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	4	CLSRM	6,500.00	26,000	M
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	4,480	S.F.	3.70	16,576	HS
	ADA SIGNAGE	13	EA.	225.00	2,925	ADA
	ADA UP GRADE TO RESTROOMS	2	EA.	5,000.00	10,000	ADA
	NEW CLOCK SPEAK PHONE SYSTEM (CAMPUS WIDE)	58,821	S.F.	2.90	170,581	M
	NEW FIRE ALARM SYSTEM / ECC CENTER	1	EA.	12,000.00	12,000	HS
SUBTOTAL 2.03					569,743	
2.04	UNIT A-3 (MULTIPURPOSE BUILDING)					
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	9,938	S.F.	3.70	36,771	HS
	REPLACE M.P. FLOORING W/ SPORT SURFACE	8,520	S.F.	9.63	82,052	M
	REPLACE BUILT UP ROOFING	99	SQ.	225.00	22,361	FP
	REPLACE COPING AT BAND/CHORUS ROOF	260	L.F.	3.12	811	FP
	REPLACE GUTTER AT BAND/CHORUS ROOF	50	L.F.	1.09	55	FP
	INSTALL WIRELESS TECH HUB	1	EA.	1,500.00	1,500	M
	INTERIOR PAINTING	9,938	G.S.F.	2.50	24,845	FP
	STAGE EQUIPMENT (LIGHTING/SOUND RIGGING MODS)	1,200	G.S.F.	129.33	155,196	M
	MODERNIZE KITCHEN / FOOD SERVICE AREA WARM UP ONLY	1	L.S.	50,000.00	50,000	M
	ADD STORAGE	270	S.F.	150.00	40,500	N
	BAND ROOM & CHORUS (IN SCOPE?)	3,740	S.F.	187.00	699,380	M
	ADA SIGNAGE	15	EA.	225.00	3,375	ADA
	REPLACE HVAC UNITS	2	EA.	15,000.00	30,000	FP
	ADA HANDRAIL MOD REAR RAMP	24	L.F.	180.00	4,320	ADA
SUBTOTAL 2.04					1,151,165	
2.05	UNIT A-4 (LOCKER RESTROOMS)					
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	3,298	S.F.	3.70	12,203	HS
	REFINISH FLOORING W.C. AREA	400	S.F.	3.70	1,480	FP
	INSTALL ACC SHOWER STALL	2	EA.	5,000.00	10,000	ADA
	ADA SIGNAGE	12	EA.	225.00	2,700	ADA
	REPLACE BUILT UP ROOFING	33	SQ.	225.00	7,421	FP
SUBTOTAL 2.05					33,803	
2.06	UNIT B-1					
	REPLACE BUILT UP ROOFING	67	SQ.	225.00	15,037	FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200	M
	PAINT/TACKWALL/FLOORING CLASSROOMS	3	EA.	15,700.00	47,100	FP
	NEW SUSPENDED CEILING	6,683	S.F.	1.82	12,184	M

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PROJECT **FACILITY ASSESSMENT - COST ESTIMATE**
 LOCATION **Grass Valley California**
 CLIENT **Grass Valley Unified School District**
 DESCRIPTION

DATE: **10/01/17**
 PREPARED BY: **DRA**

BUILDING: LYMAN GILMORE MIDDLE SCHOOL

GSF: 58,821
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	REPLACE LIGHTS WITH LED LIGHTS / DAYLIGHT SENSORS	67	EA	777.00	52,059	M
	NEW CASEWORK & COUNTERS CLASSROOM	63	L.F..	550.00	34,650	M
	REPLACE HVAC - SPLIT SYSTEMS	6	EA.	16,235.00	97,410	FP
	ELECTRICAL MODS FOR NEW SPLIT SYSTEMS	6	EA.	1,500.00	9,000	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	3	CLSRM	6,500.00	19,500	M
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	6,683	S.F.	3.70	24,727	HS
	ADA SIGNAGE	20	EA.	225.00	4,500	ADA
	ADA UP GRADE TO RESTROOMS	2	EA.	15,000.00	30,000	ADA
	SUBTOTAL 2.06				348,367	
2.07	UNIT B-2					
	REPLACE BUILT UP ROOFING	35	SQ.	225.00	7,954	FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200	M
	PAINT/TACKWALL/FLOORS LIBRARY	1	EA.	15,700.00	15,700	FP
	NEW SUSPENDED CEILING	3,535	S.F.	1.82	6,445	M
	REPLACE LIGHTS WITH LED LIGHTS / DAYLIGHT SENSORS	16	EA	777.00	12,432	M
	NEW CASEWORK & COUNTERS CLASSROOM	22	L.F..	550.00	12,100	M
	REPLACE HVAC - SPLIT SYSTEMS	4	EA.	16,235.00	64,940	FP
	ELECTRICAL MODS FOR NEW SPLIT SYSTEMS	4	EA.	1,500.00	6,000	FP
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	3,535	S.F.	3.70	13,080	HS
	ADA SIGNAGE	8	EA.	225.00	1,800	ADA
					-	
	SUBTOTAL 2.07				142,650	
2.08	UNIT C					
	REPLACE BUILT UP ROOFING	130	SQ.	225.00	29,286	FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200	M
	PAINT/TACKWALL CLASSROOMS	1	EA.	15,700.00	15,700	FP
	NEW CASEWORK & COUNTERS CLASSROOM	66	L.F..	550.00	36,300	M
	NEW SUSPENDED CEILING	8,978	S.F.	1.82	16,368	M
	REPLACE LIGHTS WITH LED LIGHTS / DAYLIGHT SENSORS	70	EA	777.00	54,390	M
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	6	CLSRM	6,500.00	39,000	M
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	13,016	S.F.	3.70	48,159	ADA
	ADA SIGNAGE	22	EA.	225.00	4,950	ADA
	ADA UP GRADE TO RESTROOMS	2	EA.	15,000.00	30,000	ADA
	ADA UP GRADE TO RESTROOMS - STAFF	2	EA.	5,000.00	10,000	ADA
	SUBTOTAL 2.08				286,353	

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PROJECT **FACILITY ASSESSMENT - COST ESTIMATE**
 LOCATION **Grass Valley California**
 CLIENT **Grass Valley Unified School District**
 DESCRIPTION

DATE: **10/01/17**
 PREPARED BY: **DRA**

BUILDING: LYMAN GILMORE MIDDLE SCHOOL
GSF: 58,821
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
2.09	UNIT D					
	REPLACE BUILT UP ROOFING	63	SQ.	225.00	14,211	FP
	INSTALL WIRELESS TECH HUB	6	EA.	550.00	3,300	M
	PAINT/TACKWALL CLASSROOMS	6	EA.	15,700.00	94,200	FP
	NEW CASEWORK & COUNTERS CLASSROOM	168	L.F..	550.00	92,400	M
	NEW SUSPENDED CEILING	6,316	S.F.	1.82	11,515	M
	REPLACE LIGHTS WITH LED LIGHTS / DAYLIGHT SENSORS	63	EA	777.00	48,951	M
	REPLACE HVAC - SPLIT SYSTEMS	10	EA.	16,235.00	162,350	FP
	ELECTRICAL MODS FOR NEW SPLIT SYSTEMS	4	EA.	1,500.00	6,000	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	6	CLSRM	6,500.00	39,000	M
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	6,316	S.F.	3.70	23,369	HS
	ADA SIGNAGE	11	EA.	225.00	2,475	ADA
	SUBTOTAL 2.09				497,771	
2.10	UNIT E (MODULAR WING)					
	REPAIR / REFINISH METAL MODULAR ROOFING	6,720	S.F.	3.20	21,504	FP
	INSTALL WIRELESS TECH HUB	7	EA.	550.00	3,850	M
	PAINT/TACKWALL CLASSROOMS	7	EA.	15,700.00	109,900	FP
	NEW CASEWORK & COUNTERS CLASSROOM	20	L.F..	550.00	11,000	M
	REPLACE HVAC - BARDS	7	EA.	11,250.00	78,750	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	7	CLSRM	6,500.00	45,500	M
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	6,720	S.F.	3.70	24,864	HS
	ADA SIGNAGE	7	EA.	225.00	1,575	ADA
	SUBTOTAL 2.10				296,943	
2.11	MISC. AREAS					
	REPLACE BU ROOFING COVERED WALKS	40	SQ.	225.00	9,000	FP
	NEW CONDUIT BLOCKS/SUPPORTS	50	EA.	185.00	9,250	FP
	PUMP BLDG BYPASS AND REMOVE DECOMMISIONED PUMP(S)	1	L.S	14,060.00	14,060	FP
	REMOVE PUMPS/ TANK & PIPING	1	L.S	4,030.00	4,030	FP
					-	
	SUBTOTAL 2.11				36,340	
2.11	NEW MULTIPURPOSE BUILDING					
	CONSTRUCT NEW M.P. BUILDING	10,000	L.S.	318.29	3,182,863	N
	SUBTOTAL 2.11				3,182,863	

BELL HILL ACADEMY



BELL HILL ACADEMY					
	PROBABLE PROJECT COST BY PRIORITY				
	HEALTH / SAFETY	ADA	FACILITY PRESERVATION	MODERIZATION	NEW IMPROVEMENT
SUBTOTAL	137,541	105,173	767,670	232,051	1,929,778
SOFT COST	22,006	16,828	122,827	37,128	308,764
CONTINGENCY	13,754	10,517	76,767	23,205	192,978
PROJECT COST	173,301	132,518	967,264	292,384	2,431,520
					3,996,987

**BELL HILL ACADEMY
REPLACEMENT CAMPUS**

16,000,000

**FINAL DRAFT
10/8/17**



**MULTIPURPOSE
BUILDING
2 STORY - 3400 S.F.
TOTAL**

**ALAMEIDA
ARCHITECTURE**

555 S. MAIN STREET, SUITE 2
SEBASTOPOL, CA 95472
(707) 824-1219

GRASS VALLEY
UNIFIED SCHOOL
DISTRICT
COST
ESTIMATE FOR
FUTURE
IMPROVEMENTS

BELL HILL ACADEMY
MULTIPURPOSE BUILDING
CONCEPT PLAN

Date	10/5/17
Drawn by	Author
Checked by	Checker

SK-1

Scale 1" = 60'-0"

**FINAL DRAFT
10/8/17**



BELL HILL ACADEMY

	CONSTRUCTION	PROJECT
Construct MPR	1,653,468	2,083,369
Weatherproof roof of entire campus	106,757	134,513
Modernize technology	24,570	30,958
Modernize telecom system	47,200	59,473
Construct shaded outdoor patio area in courtyard	173,935	219,158
Repair or replace front retaining wall	15,627	19,691
Repair or replace side retaining wall by office	59,728	75,257
Designate and make improvements to empty lot next to administration building	SEE CONSTRUCT MPR	
Resurface and repair blacktops	66,847	84,227
Remove unused boiler system	5,943	7,488
Finish retro-fit of all lights to LED		0
Install fencing as needed		0
Paint and update all classrooms	329,238	414,840
Replace old HVAC Units	225,102	283,629
Close all open legacy DSA projects		0
Underground Utilities Replacement (Water, Sewer, Gas)	71,730	90,380
Replace Furniture	88,725	111,794
		3,614,777

PROJECT **FACILITY ASSESSMENT - COST ESTIMATE**
 LOCATION **Grass Valley California**
 CLIENT **Grass Valley Unified School District**
 DESCRIPTION

DATE: **10/01/17**
 PREPARED BY: **DRA**

BUILDING: BELL HILL ACADEMY

GSF: 16,276
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
						W/ PRORATES
3.01	SITWORK				422,281	576,413
3.02	UNIT A				230,396	314,491
3.03	UNIT B				188,991	257,973
3.04	UNIT C				82,670	112,845
3.05	UNIT D				79,220	108,135
3.06	UNIT E				88,190	120,379
3.07	UNIT F (RESTROOMS)				18,685	25,505
3.08	UNIT G				2,200	3,003
3.09	NON CONFORMING MODULAR				NONE	NONE
3.10	NEW MULTI-PURPOSE BUILDING				1,211,332	1,653,468
SUBTOTAL (SUBCONTRACTOR COST)				142.78	2,323,965	
PRORATES (SUM OF PRORATES BELOW)		36.50%		52.12	848,247	
TOTAL CONSTRUCTION COSTS				194.90	3,172,212	
PRORATES - ITEMS						
	GENERAL CONDITIONS	12.00%			278,876	
	DESIGN CONTINGENCY	5.00%			116,198	
	ESCALATION -18 MONTHS	4.50%			104,578	
	GEOGRAPHIC FACTOR	5.00%			116,198	
	OVERHEAD & PROFIT	8.00%			185,917	
	BONDS	2.00%			46,479	
					-	
					-	
SUBTOTAL 1.01					NONE	PRIORITY
3.01	SITWORK					
	INSTALL NEW PLAY APPARTUS W/ FIBER SOFT FALL	1	L.S.	75,000.00	75,000	N
	RESURFACE ASPHALT PLAY AREA (OVERLAY)	18,480	S.F.	2.65	48,972	FP
	CONCRETE FLAT WORK REPLACEMENT / RAMP				-	ADA
	Removal Existing Concrete	750	S.F.	0.95	713	ADA
	Aggregate base section	750	SF	2.65	1,988	ADA
	4" Compacted Under Concrete	750	SF	3.00	2,250	ADA
	Form, Pour, Finish	750	SF	12.00	9,000	ADA
	ACCESSIBLE SITE HAND RAILS	250	LF.	180.00	45,000	ADA
	NEW SITE FURNISHINGS - TABLE /BENCHES	5	EA	885	4,425	N
	NEW SHADE STRUCTURE	1	L.S.	123,000.00	123,000	N
	REPLACE SITE DOMESTIC WATER LINES	400	LF	58.30	23,320	FP
	REPLACE SITE IRRIGATION WATER LINES				-	FP
	INSTALL/ REPLACE ISOLATION VALVES	7	EA	233.20	1,632	FP
	REPLACE SITE SEWER LINES	300	L.F.	31.43	9,429	FP
	REPLACE SITE GAS DISTRIB	400	L.F.	45.42	18,168	FP
	REPLACE SITE ELEC. DISTRIB				-	FP

PRIORITY LEGEND

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PROJECT **FACILITY ASSESSMENT - COST ESTIMATE**
 LOCATION **Grass Valley California**
 CLIENT **Grass Valley Unified School District**
 DESCRIPTION

DATE: **10/01/17**
 PREPARED BY: **DRA**

BUILDING: BELL HILL ACADEMY

GSF: 16,276
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	REPLACE RETAINING WALL NORTH EAST	9	CY	1,808.27	15,627	HS
	REPLACE RETAINING WALL SOUTH EAST	12	CY	1,808.27	21,878	HS
	REPLACE RETAINING WALL NORTH WEST	12	CY	1,808.27	21,878	HS
	ORNAMENTAL FENCING				-	N
					-	
	SUBTOTAL 3.01				422,281	
3.02	UNIT A					
	REPLACE BUILT UP ROOFING	67	SQ.	225.00	14,985	FP
	INSTALL WIRELESS TECH HUB	4	EA.	550.00	2,200	M
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	6,660	S.F.	3.70	24,642	HS
	REMOVE DECOMISSIONED BOILER	1	L.S.	4,354	4,354	FP
	PAINT/TACKWALL CLASSROOMS	4	EA.	15,700.00	62,800	FP
	NEW CASEWORK & COUNTERS CLASSROOM	40	L.F..	550.00	22,000	M
	REPLACE HVAC - SPLIT SYSTEMS	4	EA.	16,235.00	64,940	FP
	ELECTRICAL MODS FOR NEW SPLIT SYSTEMS	4	EA.	1,500.00	6,000	FP
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	4	CLSRM	6,500.00	26,000	M
	ADA SIGNAGE	11	EA.	225.00	2,475	ADA
					-	
					-	
	SUBTOTAL 3.02				230,396	
3.03	UNIT B					
	REPLACE BUILT UP ROOFING	67	SQ.	225.00	14,985	FP
	NEW CLOCK SPEAK PHONE SYSTEM (CAMPUS WIDE)	16,276	S.F.	2.90	47,200	M
	INSTALL WIRELESS HUB CONTROLLER	1	EA.	5,500.00	5,500	M
	INSTALL WIRELESS TECH HUB	1	EA.	1,500.00	1,500	M
	NEW FIRE ALARM SYSTEM / ECC CENTER	1	EA.	12,000.00	12,000	HS
	NEW FIRE ALARM HEAT AND SMOKE DETECTORS	1,280	S.F.	3.70	4,736	HS
	REPLACE HVAC - SPLIT SYSTEMS	2	EA.	16,235.00	32,470	FP
	ELECTRICAL MODS FOR NEW SPLIT SYSTEMS	4	EA.	1,500.00	6,000	FP
	PAINT/TACKWALL CLASSROOMS	4	EA.	15,700.00	62,800	FP
	ADA SIGNAGE	8	EA.	225.00	1,800	ADA
					-	
	SUBTOTAL 3.03				188,991	
3.04	UNIT C					
	REPLACE BUILT UP ROOFING	19	SQ.	225.00	4,320	FP
	INSTALL WIRELESS TECH HUB	2	EA.	550.00	2,200	M
	NEW CASEWORK & COUNTERS CLASSROOM	16	L.F..	550.00	8,800	M
	REPLACE HVAC - BARDS	2	EA.	11,250.00	22,500	FP

PRIORITY LEGEND

HS = HEALTH SAFETY ADA = ADA REQUIRED FP = FACILITY PRESERVATION
 M = MODERNIZATION N = NEW IMPROVEMENT

PROJECT **FACILITY ASSESSMENT - COST ESTIMATE**
 LOCATION **Grass Valley California**
 CLIENT **Grass Valley Unified School District**
 DESCRIPTION

DATE: **10/01/17**
 PREPARED BY: **DRA**

BUILDING: BELL HILL ACADEMY				GSF:	16,276		
				OCCUPANCY:	E		
				TYPE CONSTRUCTION:	V-N		
				SPRINKLERED:	NO		
ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL		
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	2	CLSRM	6,500.00	13,000	FP	
	PAINT/TACKWALL CLASSROOMS	2	EA.	15,700.00	31,400	FP	
	ADA SIGNAGE	2	EA.	225.00	450	ADA	
					-		
	SUBTOTAL 3.04				82,670		
3.05	UNIT D						
	REPLACE BUILT UP ROOFING	27	SQ.	225.00	6,120	FP	
	NEW CASEWORK & COUNTERS CLASSROOM	4	L.F..	550.00	2,200	M	
	REPLACE HVAC - BARDS	2	EA.	11,250.00	22,500	FP	
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	2	CLSRM	6,500.00	13,000	M	
	PAINT/TACKWALL CLASSROOMS	2	EA.	15,700.00	31,400	FP	
	INSTALL WIRELESS TECH HUB	2	EA.	550.00	2,200	M	
	ADA SIGNAGE	8	EA.	225.00	1,800	ADA	
					-		
					-		
	SUBTOTAL 3.05				79,220		
3.06	UNIT E						
	REPLACE W/ SINGLE PLY ROOFING	1,920	S.F.	15.75	30,240	FP	
	NEW CASEWORK & COUNTERS CLASSROOM	36	L.F..	550.00	19,800	M	
	INSTALL WIRELESS TECH HUB	2	EA.	550.00	2,200	M	
	REPLACE HVAC - BARDS	2	EA.	11,250.00	22,500	FP	
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS)	2	CLSRM	6,500.00	13,000	M	
	ADA SIGNAGE	2	EA.	225.00	450	ADA	
					-		
	SUBTOTAL 3.06				88,190		
3.07	UNIT F (RESTROOMS)						
	REPLACE W/ SINGLE PLY ROOFING	480	S.F.	15.75	7,560	FP	
	ADA UP GRADE TO RESTROOMS	2	EA.	5,000.00	10,000	ADA	
	ADA SIGNAGE	5	EA.	225.00	1,125	ADA	
					-		
	SUBTOTAL 3.07				18,685		
3.08	UNIT G						
	INSTALL WIRELESS TECH HUB	2	EA.	550.00	2,200	M	
	SUBTOTAL 3.08				2,200		

PROJECT **FACILITY ASSESSMENT - COST ESTIMATE**
 LOCATION **Grass Valley California**
 CLIENT **Grass Valley Unified School District**
 DESCRIPTION

DATE: **10/01/17**
 PREPARED BY: **DRA**

BUILDING: BELL HILL ACADEMY

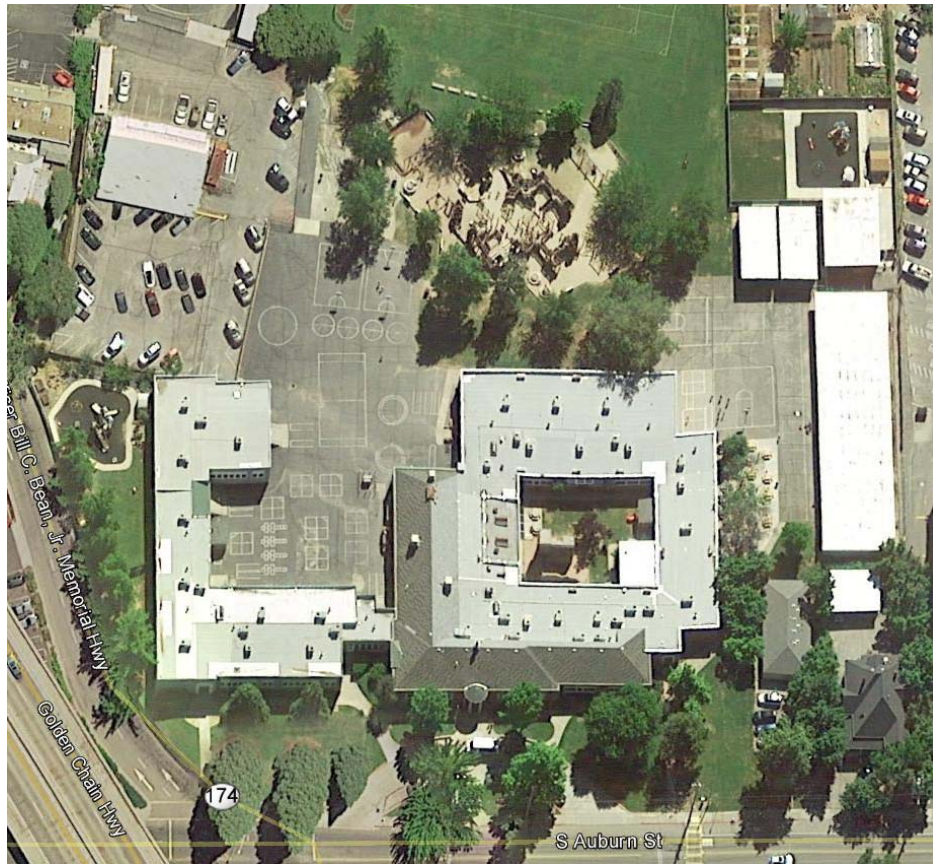
GSF: 16,276
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
3.09	NON CONFORMING MODULAR					
	REPLACE W/ SINGLE PLY ROOFING NO OTHER WORK		S.F.	15.75	-	FP
	SUBTOTAL 3.09				NONE	
3.10	NEW MULTI-PURPOSE BUILDING					
	EXCAVATE / REMOVE MAT'L SITE PREP CLEAR/GRUB	10,000	S.F.	0.18	-	N
	CUT AND FILL (ASSUMED OFF HAUL 1 MILE)	296	C.Y	25.62	7,591	N
	ADDITIONAL RETAINING WALL	12	CY	1,808.27	21,767	N
	CONSTRUCTION OF TWO STORY M.P. BLD'G	3,400	S.F.	318.29	1,082,174	N
	ELEVATOR	1	EA	98,000.00	98,000	N
					-	
					-	
	SUBTOTAL 3.10				1,211,332	

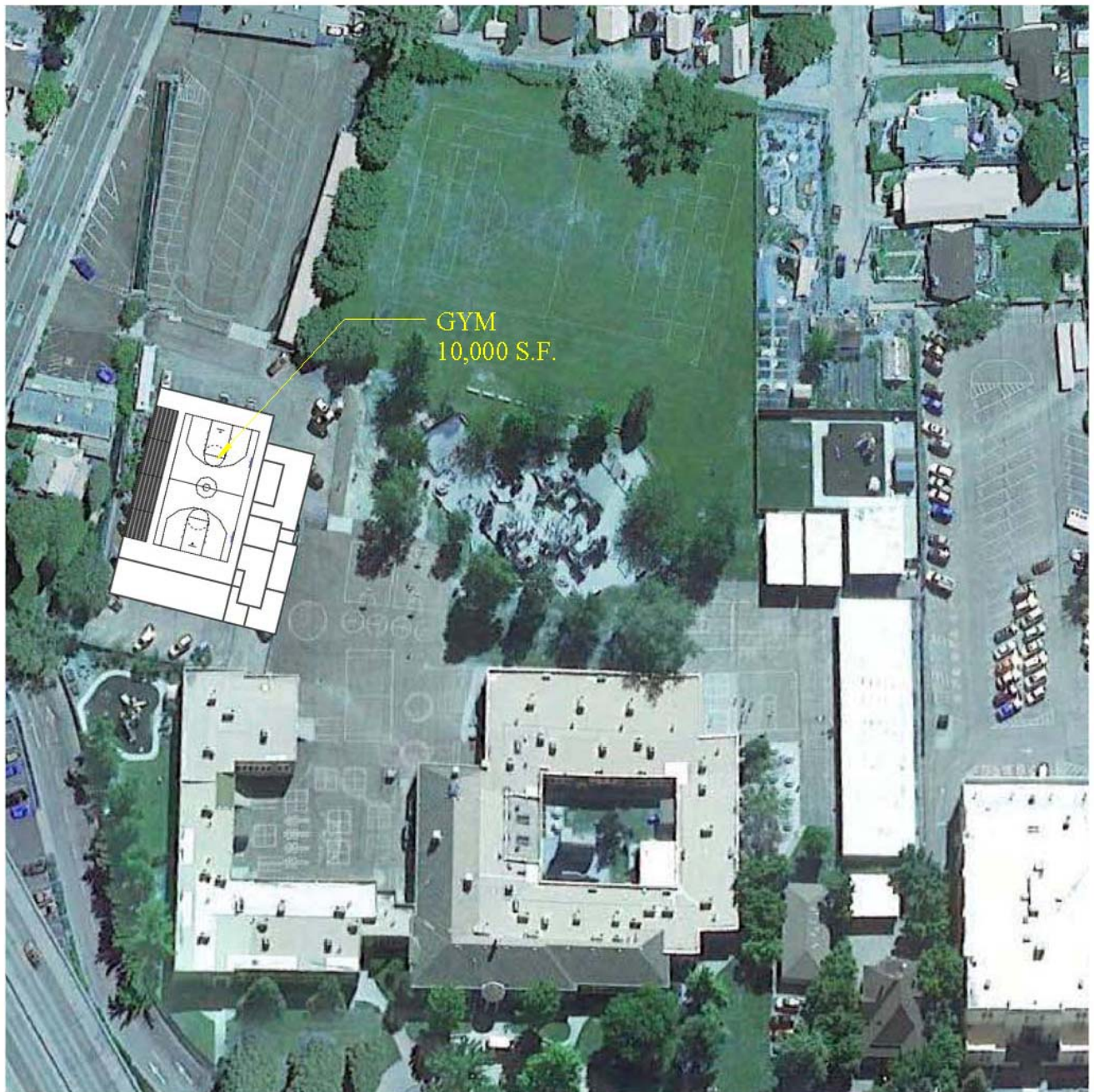
PRIORITY LEGEND

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GRASS VALLEY CHARTER SCHOOL



GRASS VALLEY CHARTER SCHOOL					
	PROBABLE PROJECT COST BY PRIORITY				
	HEALTH / SAFETY	ADA	FACILITY PRESERVATION	MODERIZATION	NEW IMPROVEMENT
SUBTOTAL	4,368	103,897	2,883,461	1,118,914	4,700,874
SOFT COST	699	16,624	461,354	179,026	752,140
CONTINGENCY	437	10,390	288,346	111,891	470,087
PROJECT COST	5,504	130,910	3,633,161	1,409,831	5,923,101
					11,102,507



**ALAMEIDA
ARCHITECTURE**

555 S. MAIN STREET, SUITE 2
SEBASTOPOL, CA 95472
(707) 824-1219

GRASS VALLEY
UNIFIED SCHOOL
DISTRICT COST
ESTIMATE FOR
FUTURE
IMPROVEMENTS

GRASS VALLEY CHARTER GYM
CONCEPT

Date	10/5/17
Drawn by	DRA
Checked by	DRA

SK-2

Scale 1" = 80'-0"

**FINAL DRAFT
10/8/17**



GRASS VALLEY CHARTER SCHOOL

	CONSTRUCTION	PROJECT
Construct Gym	4,532,979	5,711,553
Weatherproof roof of entire campus	147,252	185,538
Modernize technology	39,790	50,135
Modernize telecom system	227,424	286,554
Construct shaded outdoor patio area in courtyard	182,391	229,813
Modernize library	88,725	111,794
Repair or replace play structure (including curbs & softfall)	404,586	509,778
Close all open legacy DSA projects		
Resurface and repair blacktops	164,585	207,377
Remove unused boiler system	10,255	12,921
Finish retro-fit of all lights to LED		
Paint and update all classrooms	1,030,575	1,298,525
Upgrade windows to energy efficient solar attenuating dual panes	281,456	354,634
Replace old HVAC units (South & North Wings and modulars)	1,017,254	1,281,740
Fencing/Security (near garden)		
Underground Utilities Replacement (Water, Sewer, Gas)	170,780	215,183
Replace Furniture	266,175	335,381
		10,790,924

PROJECT **FACILITY ASSESSMENT - COST ESTIMATE**
 LOCATION **Grass Valley California**
 CLIENT **Grass Valley Unified School District**
 DESCRIPTION

DATE: **10/01/17**
 PREPARED BY: **DRA**

BUILDING: GRASS VALLEY CHARTER SCHOOL

GSF: 57,452
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
						W/ PRORATES
4.01	SITWORK				743,949	1,015,490
4.02	SOUTH WING				1,605,242	2,191,155
4.03	NORTH WING				591,129	806,890
4.04	PORTABLES 24 & 25				97,850	133,565
4.05	PORTABLES 26-32				223,725	305,385
4.06	PRESCHOOL				39,175	53,474
4.07	FAMILY RESOURCE CENER					-
4.08	NEW GYMNASIUM				3,320,863	4,532,979
SUBTOTAL (SUBCONTRACTOR COST)				115.26	6,621,932	
	PRORATES (SUM OF PRORATES BELOW)	36.50%		42.07	2,417,005	
TOTAL CONSTRUCTION COSTS				157.33	9,038,937	
	PRORATES - ITEMS					
	GENERAL CONDITIONS	12.00%			794,632	
	DESIGN CONTINGENCY	5.00%			331,097	
	ESCALATION -18 MONTHS	4.50%			297,987	
	GEOGRAPHIC FACTOR	5.00%			331,097	
	OVERHEAD & PROFIT	8.00%			529,755	
	BONDS	2.00%			132,439	
					-	
SUBTOTAL 1.01						NONE PRIORITY
4.01	SITWORK					
	DEMOLISH (E) / CONSTRUCT (N) PLAYS STRUCTURE	1	L.S.	296,400	296,400	FP
	RESURFACE ASPHALT PLAY AREA (OVERLAY)	45,500	S.F.	2.65	120,575	FP
	RESURFACE ASPHALT PARKING LOT (OVERLAY)				-	FP
	CONCRETE RAMP AT SOUTH ENTRY W/ RAILING	16	L.F.	940.00	15,040	ADA
	CONCRETE RAMP AT AUDITORIUM W/ RAILING	30	L.F.	940.00	28,200	ADA
	NEW ACCESSIBLE LIFT TO STAGE W/ CARPENTRY	1	L.S.	25,000.00	25,000	ADA
	NEW SITE FURNISHINGS - TABLE /BENCHES	12	EA	885	10,620	M
	NEW SHADE STRUCTURE IN COURTYARD	1	L.S.	123,000.00	123,000	N
	REPLACE SITE DOMESTIC WATER LINES	300	LF	58.30	17,490	FP
	FERTILIZE AND RESEED ATH. FIELD	90,000	S.F.	0.48	43,200	FP
	REPLACE SITE IRRIGATION WATER LINES				-	FP
	Replace irrigation lines laterals up to 2 1/2"		LF	6.82	-	FP
	Replace irrigation lines field 1 1/2 dia (Assume 25% req.)		LF	13.73	-	FP
	Replace irrigation heads at field 50% replacement	45,000	S.F.	0.90	40,500	FP
	REPLACE BACK FLOW PREVENTER	1	EA	3,200.00	3,200	HS
	INSTALL/ REPLACE ISOLATION VALVES	8	EA	233.20	1,866	FP
	REPLACE SITE SEWER LINES	300	L.F.	31.43	9,429	FP
	REPLACE SITE GAS DISTRIB	300	L.F.	31.43	9,429	FP
	REPLACE SITE ELEC. DISTRIB		L.F.	45.42	-	FP

PRIORITY LEGEND

HS = HEALTH SAFETY ADA = ADA REQUIRED FP = FACILITY PRESERVATION 30
 M = MODERNIZATION N = NEW IMPROVEMENT

FINAL DRAFT
10/8/17
 10/9/2017

PROJECT **FACILITY ASSESSMENT - COST ESTIMATE**
 LOCATION **Grass Valley California**
 CLIENT **Grass Valley Unified School District**
 DESCRIPTION

DATE: **10/01/17**
 PREPARED BY: **DRA**

BUILDING: GRASS VALLEY CHARTER SCHOOL

GSF: 57,452
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	ORNAMENTAL FENCE		L.F.	46.12	-	N
SUBTOTAL 4.01					743,949	
4.02	SOUTH WING				-	
	MODERNIZE LIBRARY ROOMS	1,331	S.F.	187.00	248,897	M
	REPLACE BUILT UP ROOFING	359	SQ.	225.00	80,703	FP
	REPLACE SHINGLE ROOF	102	SQ.	396.00	40,249	FP
	DRYROT ALLOWANCE	80,703	ROOF %	15%	12,105	FP
	REMOVE DECOMMISSIONED BOILER	1	L.S.	7,512.52	7,513	FP
	REPOINT BRICK EXTERIOR	9,120	S.F.	1.52	13,862	FP
	MASONRY WATERPROOFING FLOOD COAT	9,120	S.F.	0.87	7,934	FP
	REPLACE WINDOWS	1,454	S.F.	111.00	161,421	FP
	REPLACE SKYLIGHTS	128	S.F.	95.00	12,160	FP
	NEW CASEWORK & COUNTERS CLASSROOM	165	L.F.	550.00	90,750	M
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS,+ TEACHER DESK CHAIR)	10	CLSRM	6,500.00	65,000	M
	REPLACE PACKAGE HVAC - 60 KBTU	1	EA.	15,720.92	15,721	FP
	REPLACE PACKAGE HVAC - 80 KBTU	14	EA.	15,720.92	220,093	FP
	PAINT/TACKWALL CLASSROOMS	10	EA.	15,000.00	150,000	FP
	PAINT/TACKWALL LIBRARY	1	EA.	30,000.00	30,000	FP
	NEW CASEWORK & COUNTERS LIBRARY	1	EA.	35,000.00	35,000	FP
	REPLACE PACKAGE HVAC - 100 KBTU	11	EA.	20,363.37	223,997	FP
	INSTALL WIRELESS HUB CONTROLLER	1	EA.	5,500.00	5,500	M
	INSTALL WIRELESS TECH HUB	13	EA.	550.00	7,150	M
	NEW CLOCK SPEAK PHONE SYSTEM (CAMPUS WIDE)	57,452	S.F.	2.90	166,611	M
	ADA SIGNAGE	47	EA.	225.00	10,575	FP
					-	
SUBTOTAL 4.02					1,605,242	
4.03	NORTH WING					
	REPLACE BUILT UP ROOFING	102	SQ.	225.00	22,869	FP
	DRYROT ALLOWANCE	22,869	S.F.	15%	3,430	FP
	REPLACE WINDOWS	403	S.F.	111.00	44,774	FP
	NEW CASEWORK & COUNTERS CLASSROOM	220	L.F.	550.00	121,000	M
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS,+ TEACHER DESK CHAIR)	10	CLSRM	6,500.00	65,000	M
	REPLACE PACKAGE HVAC - 75 KBTU	6	EA.	15,720.92	94,326	FP
	REPLACE PACKAGE HVAC - 40 KBTU	5	EA.	15,720.92	78,605	FP
	ADA SIGNAGE	25	EA.	225.00	5,625	ADA
	PAINT/TACKWALL CLASSROOMS	10	EA.	15,000.00	150,000	FP
	INSTALL WIRELESS TECH HUB	10	EA.	550.00	5,500	M
SUBTOTAL 4.03					591,129	
4.04	PORTABLES 24 & 25					

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PROJECT **FACILITY ASSESSMENT - COST ESTIMATE**
 LOCATION **Grass Valley California**
 CLIENT **Grass Valley Unified School District**
 DESCRIPTION

DATE: **10/01/17**
 PREPARED BY: **DRA**

BUILDING: GRASS VALLEY CHARTER SCHOOL

GSF: 57,452
OCCUPANCY: E
TYPE CONSTRUCTION: V-N
SPRINKLERED: NO

ITEM #	DESCRIPTION	QUANTITY	UNIT	COST	SUBTOTAL	
	PAINT/TACKWALL CLASSROOMS	2	EA.	15,000.00	30,000	FP
	NEW CASEWORK & COUNTERS CLASSROOM	48	L.F.	550.00	26,400	M
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS,+ TEACHER DESK CHAIR)	2	CLSRM	6,500.00	13,000	M
	ADA SIGNAGE	2	EA.	225.00	450	ADA
	REPLACE BARD UNITS	2	EA	11,250.00	22,500	FP
	INSTALL WIRELESS TECH HUB	2	EA.	550.00	5,500	M
	SUBTOTAL 4.04				97,850	
4.05	PORTABLES 26-32					
	NEW CASEWORK & COUNTERS CLASSROOM	168	L.F.	550.00	92,400	M
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS,+ TEACHER DESK CHAIR)	7	CLSRM	6,500.00	45,500	M
	INSTALL WIRELESS TECH HUB	7	EA.	550.00	5,500	M
	ADA SIGNAGE	7	EA.	225.00	1,575	ADA
	REPLACE BARD UNITS	7	EA	11,250.00	78,750	FP
					-	
					-	
	SUBTOTAL 4.05				223,725	
4.06	PRESCHOOL					
	PAINT/TACKWALL CLASSROOMS	1	EA.	15,700.00	15,700	FP
	NEW CASEWORK & COUNTERS CLASSROOM				-	M
	REPLACE CLASSROOM FURNITURE (DESKS /CHAIRS,+ TEACHER DESK CHAIR)	1	CLSRM	6,500.00	6,500	M
	ADA SIGNAGE	1	EA.	225.00	225	ADA
	REPLACE BARD UNITS	1	EA	11,250.00	11,250	FP
	INSTALL WIRELESS TECH HUB	1	EA.	550.00	5,500	M
	SUBTOTAL 4.06				39,175	
4.07	FAMILY RESOURCE CENER					
	SUBTOTAL 4.07				NONE	
4.08	NEW GYMNASIUM					
	CONSTRUCT NEW GYMNASIUM	10,000	L.S.	318.29	3,182,863	N
	PARKING LOT OVERLAY	40,000	S.F.	2.65	106,000	N
	PARKING LOT LIGHTING	40,000	S.F.	0.80	32,000	N
	SUBTOTAL 4.08				3,320,863	

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FINAL DRAFT
10/8/17
 10/9/2017