

Executive Summary - Comparison

PVPUSD Facility Condition

Assessment Master Planning SOPC

August 16, 2019

Campus	Area (SF)	Construction Cost \$	Soft costs \$	Total Current Project Cost \$	Area (SF)	Construction Cost \$	Soft costs \$	Total Current Project Cost \$
			30.00%	2019			30.00%	2019
		DLR SCOPE					FAC SCOPE	
Miraleste Early Learning	16,710 SF	\$6,783,347	\$2,035,004	\$8,818,352	16,710 SF	\$6,783,347	\$2,035,004	\$8,818,352
Valmonte Early Learning	27,015 SF	\$10,387,959	\$3,116,388	\$13,504,347	27,015 SF	\$10,387,959	\$3,116,388	\$13,504,347
Cornerstone Elementary	40,766 SF	\$21,529,085	\$6,458,726	\$27,987,811	36,349 SF	\$17,299,727	\$5,189,918	\$22,489,645
Dapplegray Elementary	48,761 SF	\$26,259,789	\$7,877,937	\$34,137,726	52,966 SF	\$22,954,418	\$6,886,325	\$29,840,743
Lunada Bay Elementary	44,670 SF	\$23,534,312	\$7,060,294	\$30,594,605	24,395 SF	\$14,223,669	\$4,267,101	\$18,490,770
Mira Catalina Elementary	28,953 SF	\$19,471,043	\$5,841,313	\$25,312,355	22,341 SF	\$14,469,043	\$4,340,713	\$18,809,756
Montmalaga Elementary	31,886 SF	\$17,478,090	\$5,243,427	\$22,721,518	24,986 SF	\$12,725,639	\$3,817,692	\$16,543,330
Point Vicente Elementary	29,238 SF	\$18,083,907	\$5,425,172	\$23,509,079	27,799 SF	\$14,419,585	\$4,325,876	\$18,745,461
Rancho Vista Elementary	45,735 SF	\$25,713,012	\$7,713,903	\$33,426,915	49,917 SF	\$23,712,015	\$7,113,605	\$30,825,620
Silver Spur Elementary	40,543 SF	\$23,349,877	\$7,004,963	\$30,354,840	33,462 SF	\$16,774,891	\$5,032,467	\$21,807,358
Soleado Elementary	48,875 SF	\$24,663,582	\$7,399,074	\$32,062,656	38,338 SF	\$15,651,824	\$4,695,547	\$20,347,371
Vista Grande Elementary	43,625 SF	\$23,896,494	\$7,168,948	\$31,065,442	37,216 SF	\$17,303,204	\$5,190,961	\$22,494,166
Miraleste Intermediate School	115,727 SF	\$49,206,063	\$14,761,819	\$63,967,882	89,345 SF	\$39,520,164	\$11,856,049	\$51,376,214
Palos Verdes Intermediate School	93,558 SF	\$48,712,147	\$14,613,644	\$63,325,791	82,044 SF	\$42,011,270	\$12,603,381	\$54,614,652
Ridgecrest Intermediate School	84,836 SF	\$42,316,632	\$12,694,990	\$55,011,621	84,836 SF	\$42,025,208	\$12,607,562	\$54,632,771
Palos Verdes High School	190,936 SF	\$92,560,542	\$27,768,163	\$120,328,705	144,118 SF	\$62,212,474	\$18,663,742	\$80,876,216
Palos Verdes Peninsula High School	169,365 SF	\$77,419,635	\$23,225,890	\$100,645,525	157,353 SF	\$70,583,071	\$21,174,921	\$91,757,993
Rancho Del Mar High School	15,526 SF	\$6,276,839	\$1,883,052	\$8,159,891	15,526 SF	\$6,450,846	\$1,935,254	\$8,386,099
Malaga Cove (District Office)	9,817 SF	\$6,882,254	\$2,064,676	\$8,946,930	18,817 SF	\$5,293,356	\$1,588,007	\$6,881,363
Shared Community Recreation		\$1,090,858	\$327,257	\$1,418,115		\$2,912,250	\$873,675	\$3,785,925
Ladera Linda		\$10,823,846	\$3,247,154	\$14,071,000	No scope			
Total Cost \$	1,126,542 SF	\$576,439,311	\$172,931,793	\$749,371,105	983,533 SF	\$457,713,962	\$137,314,189	\$595,028,151
COST VARIANCE					143,009 SF	\$118,725,349	\$35,617,605	<u>\$154,342,954</u>

Note:

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

Design Contingency is included at 10%

Cost Escalation is **Excluded** (An average of 4.4% per year is anticipated for the next 5 years) - 22%