

**Monsenor Oscar Romero Charter School - YPI Charter Schools - Development Budget**

<b>Project Information</b>	Date of last budget revision:	10/19/2016
Building Sq. Ft.: 54,000		
Gym Sq. Ft.: 0		
Grade Configuration: 6-8		
Maximum Capacity: 405		
School Occupancy: August 2018		

		Approved Budget	Notes
<b>Acquisition Costs</b>			
AC1.2	Acquisition Price: Land plus Improvements	\$ -	
AC-OTH	Other Acquisition Costs	\$ -	
<b>Acquisition Cost Subtotal</b>		<b>\$ -</b>	
<b>Hard Costs</b>			
HC1.3	New Construction: DSA - Traditional	\$ 21,701,200	<i>GC low bid, not incl retaining wall reimbursed by LAUSD</i>
HC4	Sitework	\$ -	<i>included in GC bid</i>
HC5	Offsite Construction	\$ -	<i>A-permit work included in GC bid</i>
HC6	Utilities Installation (AT&T, DWP, Edison, etc.)	\$ 450,000	
HC7	Environmental Remediation	\$ 55,000	<i>Soil removal</i>
HC8	Furniture, Equipment, Low-voltage, school start up costs	\$ 1,500,000	<i>Confirming if low voltage wiring is included in GC scope</i>
HC9	Payment and Performance Bond	\$ -	<i>included in construction estimate under bonds</i>
HC-OTH	LAUSD portable removal and site restoration	\$ 400,000	<i>Disconnect, abate, demo bungalows by LAUSD</i>
<b>Hard Cost Subtotal</b>		<b>\$ 24,106,200</b>	
<b>Soft Costs</b>			
SC1.3	Due Diligence: ALTA/Topographic	\$ 14,869	<i>ALTA/topo, geophysical, legal description</i>
SC1-OTH	Due Diligence: Other	\$ 5,635	<i>PTR &amp; sewer potholing</i>
SC2	Legal Costs	\$ 70,000	<i>Dev't and Lease agreement, construction</i>
SC3	Architecture & Engineering	\$ 1,050,145	<i>GKK contract + amendments 1-3+retaining wall</i>
SC3.1	Cost Estimating	\$ 20,700	<i>Third party cost estimates</i>
SC4.5	Outreach & Notification	\$ 1,200	<i>Pre-construction public meeting etc.</i>
SC5.1	Environmental: CEQA Consultant (EIR, MND, etc.)	\$ 41,180	<i>ISMND consultant</i>
SC5.6	Environmental: Lead & Asbestos (ACM/LBP) Report	\$ -	<i>included in LAUSD portable removal</i>
SC5.8	Environmental: Phase I Site Assessment	\$ 4,777	
SC5.9	Environmental: Phase II Site Assessment	\$ 57,098	<i>Phase I Addendum</i>
SC5.12	Environmental: Traffic Study/Assessment	\$ -	<i>included in CEQA</i>
SC5.13	Environmental: Soils/Geotechnical Report	\$ 15,749	
SC5-OTH	Environmental: Other	\$ 10,703	<i>CEQA and DTSC noticing and meetings</i>
SC6.1	State Fees: Plan Check (DSA)	\$ 161,350	<i>Based on construction and change order estimate</i>
SC6.2	State Fees: DTSC	\$ 40,000	<i>Updated based on actuals and remaining oversight</i>
SC6.3	State Fees: CGS	\$ 3,600	
SC6.4	State Fees: Labor Compliance Monitoring (e.g. DIR)	\$ -	
SC6-OTH	State Fees: Other	\$ 5,000	<i>CHPS, CEQA notification, SWPPP</i>
SC7.1	Local Fees: Plan Check (e.g. LADBS)	\$ 15,000	<i>B-permit and LADOT reviews</i>
SC7.2	Local Fees: Permits	\$ 10,000	
SC7.3	Local Fees: Offsite Permits (e.g. "B" Permit)	\$ 10,000	<i>A-permit</i>
SC7.4	Local Fees: Bonds	\$ 30,000	<i>For excavation/sidewalk replacement</i>
SC7.5	Local Fees: Covenants	\$ -	
SC7-OTH	Local Fees: Other	\$ -	
SC8.1	Inspections: Local	\$ 20,000	
SC8.2	Inspections: State (IOR)	\$ -	
SC8.3	Inspections: Special (Deputy, Geotech Observation, Testing Labs, etc.)	\$ 225,000	
SC9.1	LEED: LEED/CHPS Commissioning Agent	\$ 39,040	<i>alliancePROJECT</i>
SC10.1	Insurance: Builder's Risk	\$ 128,000	
SC10.2	Insurance: Hazard	\$ -	
SC11	Site Security (pre-occupancy)	\$ -	<i>included in GC contract</i>
SC12	Taxes - Real Property (pre-occupancy)	\$ -	
SC13	Utilities (pre-occupancy)	\$ 50,000	<i>Confirm if in GC expenses</i>
SC-REIM	Reimburseables (Printing, Delivery, Mileage, etc.)	\$ 1,500	
SC-OTH	Other Soft Costs	\$ 10,000	
<b>Soft Cost Subtotal</b>		<b>\$ 2,040,546</b>	
<b>Financing Costs</b>			
<b>Financing Cost Subtotal</b>		<b>\$ -</b>	
<b>Management Costs</b>			
SC-MGMT.2	Project Management Fee	\$ 602,000	
SC-MGMT.3	Construction Management Fee	\$ 775,452	<i>CM during pre-construction and construction</i>
<b>Management Cost Subtotal</b>		<b>\$ 1,377,452</b>	
<b>Project Cost Subtotal</b>		<b>\$ 27,524,198</b>	
<b>Contingencies</b>			
HC-CONT	Contingency - Hard Costs	\$ 2,405,620	<i>10% of hard costs</i>
SC-CONT	Contingency - Soft Costs	\$ 150,000	
<b>Total Budget Contingencies</b>		<b>\$ 2,555,620</b>	

Budget Summary	
Acquisition Cost Subtotal	\$ -
Hard Costs Subtotal	\$ 24,106,200
Soft Costs Subtotal	\$ 2,040,546
Financing Costs Subtotal	\$ -
Management Costs Subtotal	\$ 1,377,452
<b>Subtotal Project Costs</b>	<b>\$ 27,524,198</b>
<i>Budget Contingencies</i>	<i>\$ 2,555,620</i>
<b>Total Project Budget</b>	<b>\$ 30,079,818</b>