

r School - YPI Charter Schools, Inc. - Budget and Invoice Summary

Date of last budget revision: 8/30/2017

YPI Charter Schools, Inc.	Budget Summary			Invoice Summary		
	Approved Budget	Tracking Budget	Variance	Invoices received to Date	Left-to-Pay	% Left
Acquisition Price: Land Only	\$ -	\$ -	\$ -	\$ -	\$ -	-
Acquisition Price: Land plus Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	-
Acquisition Price: Capitalized Lease Payments	\$ -	\$ -	\$ -	\$ -	\$ -	-
Escrow Closing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
Insurance: Title	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Acquisition Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
Acquisition Cost Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	-
New Construction: Traditional	\$ -	\$ -	\$ -	\$ -	\$ -	-
New Construction: Pre-fabricated	\$ -	\$ -	\$ -	\$ -	\$ -	-
New Construction: DSA - Traditional	\$ 22,342,000	\$ 22,836,363	\$ 494,363	\$ 13,836,726	\$ 8,999,637	39%
New Construction: DSA - Pre-fabricated	\$ -	\$ -	\$ -	\$ -	\$ -	-
Tenant Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stand-alone Structures: Traditional	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stand-alone Structures: Pre-fabricated	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stand-alone Structures: DSA - Traditional	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stand-alone Structures: DSA - Pre-fabricated	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sitework	\$ -	\$ -	\$ -	\$ -	\$ -	-
Offsite Construction	\$ -	\$ -	\$ -	\$ -	\$ -	-
Utilities Installation (AT&T, DWP, Edison, etc.)	\$ 400,000	\$ 400,000	\$ -	\$ 95,236	\$ 304,764	76%
Environmental Remediation	\$ 55,000	\$ 55,000	\$ -	\$ 5,463	\$ 49,537	90%
Furniture, Equipment, Low-voltage, school start up costs	\$ 1,500,000	\$ 1,500,000	\$ -	\$ 35,000	\$ 1,465,000	98%
Payment and Performance Bond	\$ -	\$ -	\$ -	\$ -	\$ -	-
LAUSD portable removal and site restoration	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ 400,000	100%
Hard Cost Subtotal	\$ 24,697,000	\$ 25,191,363	\$ 494,363	\$ 13,972,425	\$ 11,218,938	45%
Due Diligence: Appraisal - As-Is	\$ -	\$ -	\$ -	\$ -	\$ -	-
Due Diligence: Appraisal: As-Improved (Post-Construction)	\$ -	\$ -	\$ -	\$ -	\$ -	-
Due Diligence: ALTA/Topographic	\$ 14,869	\$ 15,964	\$ 1,095	\$ 15,964	\$ -	0%
Due Diligence: Property Condition Report	\$ -	\$ -	\$ -	\$ -	\$ -	-
Due Diligence: Seismic Probable Maximum Loss Report	\$ -	\$ -	\$ -	\$ -	\$ -	-
Due Diligence: Parcel Map	\$ -	\$ -	\$ -	\$ -	\$ -	-
Due Diligence: Other	\$ 5,635	\$ 5,635	\$ -	\$ 5,635	\$ -	0%
Legal Costs	\$ 70,000	\$ 70,000	\$ -	\$ 50,855	\$ 19,145	27%
Architecture & Engineering	\$ 1,050,145	\$ 1,107,046	\$ 56,902	\$ 953,731	\$ 153,315	14%
Cost estimating	\$ 20,700	\$ 20,700	\$ -	\$ 20,700	\$ -	0%
Entitlements: Filing Fees - Initial Approval (e.g. CUP)	\$ -	\$ -	\$ -	\$ -	\$ -	-
Entitlements: Filing Fees - Compliance Reviews (e.g. Yr1 Plan Approval)	\$ -	\$ -	\$ -	\$ -	\$ -	-
Entitlements: Filing Fees - Expedited	\$ -	\$ -	\$ -	\$ -	\$ -	-
Entitlements: Outreach & Notification	\$ 1,200	\$ 2,725	\$ 1,525	\$ 2,725	\$ -	0%
Entitlements: Other	\$ -	\$ -	\$ -	\$ -	\$ -	-
Environmental: CEQA Consultant (EIR, MND, etc.)	\$ 41,180	\$ 44,310	\$ 3,130	\$ 43,672	\$ 638	1%
Environmental: 1/4 Mile Chemical Hazard Study	\$ -	\$ -	\$ -	\$ -	\$ -	-
Environmental: Air Quality Study	\$ -	\$ -	\$ -	\$ -	\$ -	-
Environmental: GeoHazard Report	\$ -	\$ -	\$ -	\$ -	\$ -	-
Environmental: Health Risk Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	-
Environmental: Lead & Asbestos (ACM/LBP) Report	\$ -	\$ -	\$ -	\$ -	\$ -	-
Environmental: Noise Study	\$ -	\$ -	\$ -	\$ -	\$ -	-
Environmental: Phase I Site Assessment	\$ 4,777	\$ 4,777	\$ -	\$ 4,777	\$ -	0%
Environmental: Phase II Site Assessment	\$ 57,098	\$ 72,263	\$ 15,165	\$ 71,156	\$ 1,107	2%
Environmental: Pipeline Risk Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	-
Environmental: Rail Derailment Study	\$ -	\$ -	\$ -	\$ -	\$ -	-
Environmental: Traffic Study/Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	-
Environmental: Soils/Geotechnical Report	\$ 15,749	\$ 15,749	\$ -	\$ 15,749	\$ -	0%
Environmental: Other	\$ 10,703	\$ 10,703	\$ -	\$ 10,703	\$ -	0%
State Fees: Plan Check (DSA)	\$ 161,350	\$ 161,350	\$ -	\$ 118,150	\$ 43,200	27%
State Fees: DTSC	\$ 40,000	\$ 40,000	\$ -	\$ 28,514	\$ 11,486	29%
State Fees: CGS	\$ 3,600	\$ 3,600	\$ -	\$ 3,600	\$ -	0%
State Fees: Labor Compliance Monitoring (e.g. DIR)	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 50,000	100%
State Fees: Other	\$ 5,000	\$ 5,000	\$ -	\$ 4,332	\$ 668	13%
Local Fees: Plan Check (e.g. LADBS)	\$ 15,000	\$ 15,000	\$ -	\$ 1,622	\$ 13,378	89%
Local Fees: Permits	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	100%
Local Fees: Offsite Permits (e.g. "B" Permit)	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	100%
Local Fees: Bonds	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ 30,000	100%
Local Fees: Covenants	\$ -	\$ -	\$ -	\$ -	\$ -	-
Local Fees: Other	\$ -	\$ -	\$ -	\$ -	\$ -	-
Inspections: Local	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ 20,000	100%
Inspections: State (IOR)	\$ -	\$ -	\$ -	\$ -	\$ -	-
Inspections: Special (Deputy, Geotech Observation, Testing Labs, etc.)	\$ 225,000	\$ 427,312	\$ 202,312	\$ 409,342	\$ 17,970	4%
LEED: LEED/CHPS Commissioning Agent	\$ 39,040	\$ 39,040	\$ -	\$ 14,991	\$ 24,049	62%
LEED: LEED/CHPS Consultant	\$ 39,040	\$ 39,040	\$ -	\$ -	\$ 39,040	100%
Insurance: Builder's Risk	\$ 128,000	\$ 128,000	\$ -	\$ -	\$ 128,000	100%
Insurance: Hazard	\$ -	\$ -	\$ -	\$ -	\$ -	-
Site Security (pre-occupancy)	\$ -	\$ -	\$ -	\$ -	\$ -	-
Taxes - Real Property (pre-occupancy)	\$ -	\$ -	\$ -	\$ -	\$ -	-
Utilities (pre-occupancy)	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 50,000	100%
Reimburseables (Printing, Delivery, Mileage, etc.)	\$ 1,500	\$ 1,500	\$ -	\$ 496	\$ 1,004	67%
Other Soft Costs	\$ 10,000	\$ 25,000	\$ 15,000	\$ 18,972	\$ 6,028	24%
Soft Cost Subtotal	\$ 2,129,586	\$ 2,424,714	\$ 295,128	\$ 1,795,686	\$ 629,028	26%
Acquisition Loan: Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	-
Acquisition Loan: Closing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
Acquisition Loan: Lender Legal	\$ -	\$ -	\$ -	\$ -	\$ -	-
Acquisition Loan: Origination Fee	\$ -	\$ -	\$ -	\$ -	\$ -	-
Construction Loan: Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	-
Construction Loan: Closing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
Construction Loan: Lender Legal	\$ -	\$ -	\$ -	\$ -	\$ -	-
Construction Loan: Origination Fee	\$ -	\$ -	\$ -	\$ -	\$ -	-
Construction Loan: Construction Inspector	\$ -	\$ -	\$ -	\$ -	\$ -	-
NMTC Loan: Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	-
NMTC Loan: Closing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
NMTC Loan: Origination Fee	\$ -	\$ -	\$ -	\$ -	\$ -	-
NMTC Loan: Construction Inspector	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Financing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
Financing Cost Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	-
Development Fee	\$ -	\$ -	\$ -	\$ -	\$ -	-
Project Management Fee	\$ 602,000	\$ 602,000	\$ -	\$ 451,308	\$ 150,692	25%
Construction Management Fee	\$ 699,825	\$ 699,825	\$ -	\$ 467,790	\$ 232,035	33%
Management Cost Subtotal	\$ 1,301,825	\$ 1,301,825	\$ -	\$ 919,098	\$ 382,727	29%
Project Cost Subtotal	\$ 28,128,411	\$ 28,917,902	\$ 789,491	\$ 16,687,209	\$ 12,230,693	42%
Contingency - Acquisition Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency - Financing Costs	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency - Hard Costs	\$ 2,469,700	\$ 1,773,025	\$ (696,675)	\$ -	\$ 1,773,025	100%
Contingency - Soft Costs	\$ 175,000	\$ 82,184	\$ (92,817)	\$ -	\$ 82,184	100%
Total Budget Contingencies	\$ 2,644,700	\$ 1,855,209	\$ (789,491)	\$ -	\$ 1,855,209	100%
Budget Summary				\$ 16,687,209	\$ 14,085,902	46%
Acquisition Cost Subtotal	\$ -	\$ -	\$ -			
Hard Costs Subtotal	\$ 24,697,000	\$ 25,191,363				
Soft Costs Subtotal	\$ 2,129,586	\$ 2,424,714				
Financing Costs Subtotal	\$ -	\$ -				
Management Costs Subtotal	\$ 1,301,825	\$ 1,301,825				
Subtotal Project Costs	\$ 28,128,411	\$ 28,917,902				
Budget Contingencies	\$ 2,644,700	\$ 1,855,209				
Total Project Budget	\$ 30,773,111	\$ 30,773,111				

Budget Summary			
Acquisition Cost Subtotal	\$ -	\$ -	
Hard Costs Subtotal	\$ 24,697,000	\$ 25,191,363	
Soft Costs Subtotal	\$ 2,129,586	\$ 2,424,714	
Financing Costs Subtotal	\$ -	\$ -	
Management Costs Subtotal	\$ 1,301,825	\$ 1,301,825	
Subtotal Project Costs	\$ 28,128,411	\$ 28,917,902	
Budget Contingencies	\$ 2,644,700	\$ 1,855,209	
Total Project Budget	\$ 30,773,111	\$ 30,773,111	

Note #	Expense Category	Category Detail	Date of Entry	Reason for Change	Proposed Amount	Approved Amount	Contingency Used	CO# (If Applicable)	Notes (Include all details and client communication)	Approval and Impact			
										PCSD Approved By?	Date of Client Approval	Client Approved By?	Impact to Opening of School?
1	SC3	Architecture & Engineering	3/1/2017	Budget Revision		18,373	SC-CONT		4th amendment to gkkworks contract - LAUSD retaining wall	HF		R. Duenas	
2	SC1.3	Due Diligence: ALTA/Topographic	3/7/2017	Budget Revision		1,095	SC-CONT		Add services for DWP easement legal description	HF			
3	SC4.5	Entitlements: Outreach & Notification	3/7/2017	Budget Revision		1,525	SC-CONT		Additional funds for pre-construction meeting flyer distribution	HF			
4	SC5.1	Environmental: CEQA Consultant (EIR, MND, etc.)	3/7/2017	Budget Revision		3,130	SC-CONT		Add services for CEQA addendum	HF	1/10/2017	R. Duenas	
5	SC5.9	Environmental: Phase II Site Assessment	3/7/2017	Budget Revision		15,165	SC-CONT		Add services for Housekeeping soil removal required by DTSC	HF	11/18/2016	R. Duenas	
6	HCL3	New Construction: DSA - Traditional	8/25/2017	Unexpected C.O.		41,492	HC-CONT	1	Unforeseen concrete brick debris etc + abatement disposal at UG parking garage	DE	6/2/2017	R. Duenas	
7	HCL3	New Construction: DSA - Traditional	8/25/2017	Unexpected C.O.		60,584	HC-CONT	2	Removal of unstable soil at UG PG + revised elec yard power reqmts for BMS gym etc...	DE	6/28/2017	R. Duenas	
8	HCL3	New Construction: DSA - Traditional	8/25/2017	Unexpected C.O.		69,221	HC-CONT	3	Remove unforeseen concrete at bldg B&C, install drain & encase sump pit at UG PG,	DE	8/23/2017	R. Duenas	
9	SC3	Architecture & Engineering	8/25/2017	Client Request		38,529	SC-CONT		5th amendment to gkkworks contract - technology, security and tv monitor revisions	DE	8/24/2017	R. Duenas	
10	HCL3	New Construction: DSA - Traditional	10/4/2017	Unexpected C.O.		172,631	HC-CONT	4	Unforeseen concrete at bldg. B&C, 4' High fence, perimeter drain, curb, gutter & BSS	DE	10/11/2017	R. Duenas	
11	SC8.3	Inspections: Special (Deputy, Geotech Observation,	10/20/2017	Budget Revision		202,312	HC-CONT		Extended 3rd Party Inspections budget + costs for union inspections t/o	DE	10/20/2017	R. Duenas	
12	HCL3	New Construction: DSA - Traditional	11/3/2017	Unexpected C.O.		100,660	HC-CONT	5	Unforeseen UG water line encasement; added plumbing costs at Bldg C.	DE	11/8/2017	R. Duenas	
13	SC-OTH	Other Soft Costs	11/10/2017	Budget Revision		15,000	SC-CONT		Extended costs for 3rd party Crossing Guard	DE		R. Duenas	
14	HCL3	New Construction: DSA - Traditional	1/24/2018	Unexpected C.O.		(31,978)	HC-CONT	6	credit adjustment for bid alts 1,2,3, costs for stepped footing & added pull section for	DE	1/24/2018	R. Duenas	
15	HCL3	New Construction: DSA - Traditional	3/14/2018	Unexpected C.O.		81,753	HC-CONT	7	30 days of added general conditions & requirements for for CO 1-5 (unforeseen findings	DE		R. Duenas	
16		tracking only	3/14/2018	Client Request		268,761	None	7	added proximity cards in all CRs + added data ports & TV monitor supports (HC8 paid)	DE		R. Duenas	
17						\$ 1,058,252							