



Three Rivers Charter School

1211 Del Mar Dr., Fort Bragg, CA, 95437

Statement of Probable Cost

11/12/2021

QUALIFICATIONS & ASSUMPTIONS

Project: Three Rivers Charter School
Architect: N/A
Location: 1211 Del Mar Dr., Fort Bragg, CA, 95437
Estimate No.: 1 - Rev. 01

Date: 11/12/2021
Subject: Qualifications

1. This estimate is based on the following:
 - A. Property Condition Assessment report based on field observations on 10/03/2021 and within the Standards of Practice (pages 30-36 of 36)
 - B. Additional options have been provided for a full demolition of existing structures and replacement with new modular buildings. Lease options have been provided for both 5-year and 10-year terms. Pricing utilized in this budget is based on an average current market price and may vary upon final selection of modular supplier/installer.

2. The following items are excluded from this estimate:
 - A. Work and/or modifications to existing elements that have been installed without required permits in the past are excluded unless specifically noted as included within the inspection report.
 - B. All items indicated as "Excluded" and/or "N/A" within the detailed breakdown of this estimate suggest that specific elements were either not accessible during site inspection or that items were inspected but were not required to be repaired/replaced.
 - C. Builders Risk Insurance and any related policy deductible costs.
 - D. All utility company fees and/or assessments.
 - E. The cost of all building permits and fees.
 - F. Testing and inspection costs.
 - G. Offsite work except for items shown on the documents or noted below.
 - H. All costs attributable to the removal of contaminated soil or hazardous materials.

 - I. The cost of rock excavation or removal of unsuitable soils.
 - J. Parking meter fees.
 - K. General Contractor Performance and Payment Bond premiums.
 - L. A&E fees.
 - M. Traffic control fees required by the City (N/A)
 - N. Signage
 - O. Prevailing wage pricing.
 - P. All exterior building signage or identifying devices.
 - Q. Cost Escalation

TOTAL CONSTRUCTION COSTS

Project: **Three Rivers Charter School**
 Architect: **N/A**
 Location: **1211 Del Mar Dr., Fort Bragg, CA, 95437**

Estimate No.: **1 - Rev. 01**
 Date: **11/12/2021**
 Subject: **CSI Budget Summary**

Description	Unit	Buildings 1 & 2 (Repair Cost)	Buildings (Replacement - 5 Year)	Buildings (Replacement - 10 Year)	
		Total	Total	Total	
Roof Area (per Google Earth) of Buildings 1 & 2	SF	7,262	7,262	7,262	
Enclosed Area (Approximate)	SF	5,447	5,447	5,447	
Perimeter of Buildings	LF	526	526	526	
Exterior Wall Area	SF	7,364	7,364	7,364	
Height of Buildings	FT	14	14	14	

	Rates	Total	\$/GSF	Total	\$/GSF	Total	\$/GSF	Comments
2.1	Roof Covering	\$ 96,948	\$ 13.35	\$ -	\$ -	\$ -	\$ -	
2.2	Roof Drainage Systems	\$ 11,262	\$ 1.55	\$ -	\$ -	\$ -	\$ -	
2.3	Flashings	\$ 6,899	\$ 0.95	\$ -	\$ -	\$ -	\$ -	
2.4	Skylights, Chimneys & Other Roof Penetrations	\$ 9,000	\$ 1.24	\$ -	\$ -	\$ -	\$ -	
3.1	Siding, Flashing & Trim	\$ 77,105	\$ 10.62	\$ -	\$ -	\$ -	\$ -	
3.2	Exterior Doors	\$ 15,000	\$ 2.07	\$ -	\$ -	\$ -	\$ -	
3.3	Eaves, Soffits, & Fascia	\$ 10,167	\$ 1.40	\$ -	\$ -	\$ -	\$ -	
3.4	Vegetation, Grading, Drainage & Retaining Walls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
4.1	Foundation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
5.1	Equipment	\$ 11,950	\$ 1.65	\$ -	\$ -	\$ -	\$ -	
5.2	Normal Operating Controls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
5.3	Distribution Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
5.4	Presence of Installed Heat Source in Each Room	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
6.1	Drain, Waste & Vent Systems	\$ 1,500	\$ 0.21	\$ -	\$ -	\$ -	\$ -	
6.2	Water Supply, Distribution Systems & Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
6.3	Hot Water Systems, Controls, Flues & Vents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
7.1	Service Entrance Conductors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	\$ 1,000	\$ 0.14	\$ -	\$ -	\$ -	\$ -	
7.3	Branch Wiring Circuits, Breakers & Fuses	\$ 8,170	\$ 1.13	\$ -	\$ -	\$ -	\$ -	
7.4	Lighting Fixtures, Switches & Receptacles	\$ 4,716	\$ 0.65	\$ -	\$ -	\$ -	\$ -	
7.5	GFCI & AFCI	\$ 8,562	\$ 1.18	\$ -	\$ -	\$ -	\$ -	
7.6	Smoke Detectors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
7.7	Carbon Monoxide Detectors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8.1	Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8.2	Windows	\$ 864	\$ 0.12	\$ -	\$ -	\$ -	\$ -	
8.3	Floors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8.4	Walls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8.5	Ceilings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8.6	Steps, Stairways & Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.1	Storage of Flammable and Combustible Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.2	No Smoking Signs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.3	Fire Alarm Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.4	Portable Fire Extinguishers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.5	Emergency Lighting Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.6	Exit Signs, Doors, Stairwells and Handrails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
Mod	Full Replacement Costs (Lease)	\$ -	\$ -	\$ 887,283	\$ 162.91	\$ 1,442,283	\$ 264.81	See list of Inclusions

Subtotal - Hard Cost		\$ 263,142	\$ 36.24	\$ 887,283	\$ 162.91	\$ 1,442,283	\$ 264.81	
General Conditions	8.000%	\$ 21,051	\$ 2.90	Included		Included		
General Requirements	3.000%	\$ 7,894	\$ 1.09	\$ 26,618	\$ 4.89	\$ 43,268	\$ 7.94	
Design fee	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded
General insurance	1.500%	\$ 3,947	\$ 0.54	\$ 13,309	\$ 2.44	\$ 21,634	\$ 3.97	
Builder's Risk	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded
Gross receipts tax (GRT)	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded
P&P Bond	0.000%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Excluded
Overhead & profit	12.000%	\$ 31,577	\$ 4.35	Included		Included		
TOTAL		\$ 327,611	\$ 45.11	\$ 927,211	\$ 170.24	\$ 1,507,186	\$ 276.73	

Modular - One Time Costs: (4) Classrooms + (1) Restroom				\$ 161,250	Delivery + Install	\$ 161,250	Delivery + Install	
Modular - One Time Costs: Demolition + Site Preparation				\$ 171,033	Demo + Site Prep	\$ 171,033	Demo + Site Prep	
Modular - Monthly Costs: (4) Classrooms + (1) Restroom				\$ 9,250	Monthly	\$ 9,250	Monthly	Potential savings and/or discount for longer term rates
Modular - Annual Costs: (4) Classrooms + (1) Restroom				\$ 111,000	Annual	\$ 111,000	Annual	Potential savings and/or discount for longer term rates

TOTAL CONSTRUCTION COSTS
(DETAILED BREAKDOWN)

Project: **Three Rivers Charter School**
 Architect: **N/A**
 Location: **1211 Del Mar Dr., Fort Bragg, CA, 95437**

Estimate No.: **1 - Rev. 01**
 Date: **11/12/2021**
 Subject: **Budget Breakdown**

CSI Code	Description	Buildings 1 & 2 (Repair Cost)	Buildings (Replacement - 5 Year)	Buildings (Replacement - 10 Year)	Unit	Unit Rate	Buildings 1 & 2 (Repair Cost)	Buildings (Replacement - 5 Year)	Buildings (Replacement - 10 Year)	Comments
		Quantity	Quantity	Quantity			Total	Total	Total	
	Roof Area (per Google Earth) of Buildings 1 & 2	7262	7262	7262	SF		7,262	7,262	7,262	
	Enclosed Area (Approximate)	5447	5447	5447	SF		5,447	5,447	5,447	
	Perimeter of Buildings	526	526	526	LF		526	526	526	
	Exterior Wall Area	7364	7364	7364	SF		7,364	7,364	7,364	
	Parking gross area				SF		0	0	0	
	Number of parking spaces				EA		0	0	0	
	Terrace & Balcony area				SF		0	0	0	
	Height of Buildings	14	14	14	FT		14	14	14	

2. Roof										
2.1	Roof Covering - Remove & Replace Metal Roofing (Full Replacement)	7262	0	0	SF	\$ 13.35	\$ 96,948	\$ -	\$ -	
2.2	Roof Drainage Systems - Remove & Replace Roof Gutters (Corroded)	526	0	0	LF	\$ 16.06	\$ 8,448	\$ -	\$ -	
2.2	Roof Drainage Systems - Remove & Replace Roof Downspouts	196	0	0	LF	\$ 14.36	\$ 2,815	\$ -	\$ -	
2.3	Flashings - Allowance (2.5 SF per 100 SF of Metal Roofing Repaired)	182	0	0	SF	\$ 38.00	\$ 6,899	\$ -	\$ -	
2.4	Skylights, Chimneys & Other Roof Penetrations - Replace Rusted Roof Vents	12	0	0	ALLW	\$ 750.00	\$ 9,000	\$ -	\$ -	
2. Roof							\$ 124,109	\$ -	\$ -	

3. Exterior										
3.1	Siding, Flashing & Trim - Exterior Siding/Water Intrusion Repairs - Replace 50% of Siding Area	3682	0	0	SF	\$ 11.58	\$ 42,649	\$ -	\$ -	
3.1	Siding, Flashing & Trim - Exterior Siding/Water Intrusion Repairs - Re-Finish Remaining 50% of Siding Area	3682	0	0	SF	\$ 4.62	\$ 17,011	\$ -	\$ -	
3.1	Siding, Flashing & Trim - Perimeter Siding and Ground Clearance - Repair/Waterproof Allowance	1052	0	0	SF	\$ 16.58	\$ 17,445	\$ -	\$ -	
3.2	Exterior Doors - Replace Exterior Door Frames (Allowance)	12	0	0	EA	\$ 1,250.00	\$ 15,000	\$ -	\$ -	
3.3	Eaves, Soffits, & Fascia - Repair Damaged Eaves and Fascia throughout Perimeter	1452	0	0	SF	\$ 7.00	\$ 10,167	\$ -	\$ -	
3.4	Vegetation, Grading, Drainage & Retaining Walls - Excluded (N/A)	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
Other	Glazing / Windows - Excluded	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
Other	Exterior wall insulation - Excluded	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
Other	Signage - Excluded	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
3. Exterior							\$ 102,272	\$ -	\$ -	

4. Basement, Foundation, and Crawlspace										
4.1	Foundation - Excluded (Not Accessible)	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded - Not Accessible
4. Basement, Foundation, and Crawlspace							\$ -	\$ -	\$ -	

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CSI Code	Description	Buildings 1 & 2	Buildings	Buildings	Unit	Unit Rate	Buildings 1 & 2	Buildings	Buildings	Comments
		(Repair Cost)	(Replacement - 5 Year)	(Replacement - 10 Year)			(Repair Cost)	(Replacement - 5 Year)	(Replacement - 10 Year)	
		Quantity	Quantity	Quantity			Total	Total	Total	
	Roof Area (per Google Earth) of Buildings 1 & 2	7262	7262	7262	SF		7,262	7,262	7,262	
	Enclosed Area (Approximate)	5447	5447	5447	SF		5,447	5,447	5,447	
	Perimeter of Buildings	526	526	526	LF		526	526	526	
	Exterior Wall Area	7364	7364	7364	SF		7,364	7,364	7,364	
	Parking gross area				SF		0	0	0	
	Number of parking spaces				EA		0	0	0	
	Terrace & Balcony area				SF		0	0	0	
	Height of Buildings	14	14	14	FT		14	14	14	

5. Heating and Ventilation										
5.1	Equipment - Replace Existing Outdoor HVAC Units (Forced Air Furnace) - up to (3) TN each	5	0	0	EA	\$ 2,390.00	\$ 11,950	\$ -	\$ -	
5.2	<i>Normal Operating Controls - Excluded (N/A)</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
5.3	<i>Distribution Systems - Excluded (N/A)</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
5.4	<i>Presence of Installed Heat Source in Each Room - Excluded (N/A)</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
5. Heating and Ventilation							\$ 11,950	\$ -	\$ -	

6. Plumbing										
6.1	Drain, Waste & Vent Systems - Repair Improper Drain: (1) Location	1	0	0	ALLW	\$ 1,500.00	\$ 1,500	\$ -	\$ -	Allowance
6.2	<i>Water Supply, Distribution Systems & Fixtures - Excluded (N/A)</i>	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
6.3	<i>Hot Water Systems, Controls, Flues & Vents - Excluded (N/A)</i>	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
6. Plumbing							\$ 1,500	\$ -	\$ -	

7. Electrical										
7.1	<i>Service Entrance Conductors - Excluded (N/A)</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
7.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device - Replace/Seal Missing Knockouts at Panels	1	0	0	ALLW	\$ 1,000.00	\$ 1,000	\$ -	\$ -	Allowance
7.3	Branch Wiring Circuits, Breakers & Fuses - Re-Wiring (General Safety Allowance)	5447	0	0	SF	\$ 1.50	\$ 8,170	\$ -	\$ -	Allowance
7.4	Lighting Fixtures, Switches & Receptacles - Add'l Receptacles throughout Classrooms (1 per 500 SF)	12	0	0	EA	\$ 393.00	\$ 4,716	\$ -	\$ -	
7.5	GFCI & AFCI - Install GFCI Receptacles at All Areas (Replacement Allowance - Assumed 1 per 250 SF)	22	0	0	EA	\$ 393.00	\$ 8,562	\$ -	\$ -	
7.6	<i>Smoke Detectors - Excluded (N/A)</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
7.7	<i>Carbon Monoxide Detectors - Excluded (N/A)</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
7. Electrical							\$ 22,448	\$ -	\$ -	

8. Doors, Windows, and Interior										
8.1	<i>Doors - Excluded (N/A) - See Exteriors</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8.2	Windows - Failed Seal Repair (1 Location)	1	0	0	EA	\$ 863.75	\$ 864	\$ -	\$ -	
8.3	<i>Floors - Excluded (N/A)</i>	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8.4	<i>Walls - Excluded (N/A)</i>	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8.5	<i>Ceilings - Excluded (N/A)</i>	0	0	0	SF	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8.6	<i>Steps, Stairways & Railings - Excluded (N/A)</i>	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
8. Doors, Windows, and Interior							\$ 864	\$ -	\$ -	

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 Subject: **Budget Breakdown**

CSI Code	Description	Buildings 1 & 2	Buildings	Buildings	Unit	Unit Rate	Buildings 1 & 2	Buildings	Buildings	Comments
		(Repair Cost)	(Replacement - 5 Year)	(Replacement - 10 Year)			(Repair Cost)	(Replacement - 5 Year)	(Replacement - 10 Year)	
		Quantity	Quantity	Quantity			Total	Total	Total	
	Roof Area (per Google Earth) of Buildings 1 & 2	7262	7262	7262	SF		7,262	7,262	7,262	
	Enclosed Area (Approximate)	5447	5447	5447	SF		5,447	5,447	5,447	
	Perimeter of Buildings	526	526	526	LF		526	526	526	
	Exterior Wall Area	7364	7364	7364	SF		7,364	7,364	7,364	
	Parking gross area				SF		0	0	0	
	Number of parking spaces				EA		0	0	0	
	Terrace & Balcony area				SF		0	0	0	
	Height of Buildings	14	14	14	FT		14	14	14	

9. Life Safety										
9.1	Storage of Flammable and Combustible Materials - Excluded (N/A)	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.2	No Smoking Signs - Excluded (N/A)	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.3	Fire Alarm Systems - Excluded (N/A)	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.4	Portable Fire Extinguishers - Excluded (N/A)	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.5	Emergency Lighting Systems - Excluded (N/A)	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9.6	Exit Signs, Doors, Stairwells and Handrails - Excluded (N/A)	0	0	0	EA	\$ -	\$ -	\$ -	\$ -	Excluded (N/A)
9. Life Safety							\$ -	\$ -	\$ -	

Modular Replacement										
Modular Structures - 60 Month & 120 Month Option										
Mod	(4) 24' x 40' Modular Classrooms ~ 5,760 SF	0	60	120	MONTHS	\$ 7,000.00	\$ -	\$ -	420,000	\$ 840,000
Mod	(1) 12' x 40' Modular Restroom ~ 480 SF	0	60	120	MONTHS	\$ 2,250.00	\$ -	\$ -	135,000	\$ 270,000
Mod	Delivery, Installation, & Return - Classrooms & Restrooms	0	5	5	EA	\$ 20,000.00	\$ -	\$ -	100,000	\$ 100,000
Mod	Anchors per Building	0	5	5	EA	\$ 2,500.00	\$ -	\$ -	12,500	\$ 12,500
Mod	Foundations/Concrete	0	5	5	EA	\$ 3,750.00	\$ -	\$ -	18,750	\$ 18,750
Mod	Project Management (Modular)	0	1	1	EA	\$ 30,000.00	\$ -	\$ -	30,000	\$ 30,000
Modular (Plumbing) - Fixture Total Count										
Mod	Water Closet: Main Restrooms - (4) ADA & (4) Standard per Restroom Bldg.	0	8	8	EA	\$ -	\$ -	\$ -	-	\$ -
Mod	Urinal: Main Restrooms - (1) at Men's Half of Bldg.	0	1	1	EA	\$ -	\$ -	\$ -	-	\$ -
Mod	Lavatory: Main Restrooms - (4) per Restroom Bldg.	0	4	4	EA	\$ -	\$ -	\$ -	-	\$ -
Modular (HVAC)										
Mod	Ducted HVAC System and T-Stat	0	5	5	EA	\$ -	\$ -	\$ -	-	\$ -
Mod	Classroom Ventilators	0	5	5	EA	\$ -	\$ -	\$ -	-	\$ -
Modular (Electrical)										
Mod	Electrical Panel - (1) 125 AMP at Classrooms, Restrooms	0	5	5	EA	\$ -	\$ -	\$ -	-	\$ -
Mod	Classrooms - Int. 2 x 4 (2-40W) Fluorescent Fixture Allowance (10 per Classroom & Restroom)	0	50	50	EA	\$ -	\$ -	\$ -	-	\$ -
Mod	Classrooms - Ext. Light Fixture Count - (1 per Classroom & Restroom)	0	5	5	EA	\$ -	\$ -	\$ -	-	\$ -
Mod	Classrooms - Switches/Junction Box (10 per Classroom)	0	50	50	EA	\$ -	\$ -	\$ -	-	\$ -
Mod	Fire Alarm and Pull Station (Conduit & Outlet Boxes only)	0	1	1	ALLW	\$ -	\$ -	\$ -	-	\$ -
Modular (Add'l Scope & Prep Items)										
Mod	MEPF - HVAC Condensate, Water/Waste Tie-in, Electrical Service Tie-in and Fire Sprinklers	0	6240	6240	SF	\$ 18.00	\$ -	\$ -	112,320	\$ 112,320
Mod	Demolition of Existing Structures & Site Preparation	0	5447	5447	SF	\$ 10.78	\$ -	\$ -	58,713	\$ 58,713
Modular Replacement							\$ -	\$ -	887,283	\$ 1,442,283

Subtotal							\$ 263,142	\$ 887,283	\$ 1,442,283	
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