

	CONTROL DATA	CONTROL DATA
Construction:	Tenant Improvement	Tenant Improvement
Site area:	0	0
Classroom area:	0	0
Classroom size:	13 @ 500 SF	13 @ 500 SF
Gym area:	0	0
Renovation area:	11,465	11,465
New Construction:	0	0
Students:	359	359
	Budget A - 5.17.19	Budget B - 5.9.19



8505 S. Western Ave.  
Los Angeles, CA. 90047

Acquisition			
1000	Raw Land		
1001	Property		
1002	Escrow Closing Costs		
1003	Other Acquisition Costs		
<b>Acquisition Total</b>		-	-

Hard Costs				
2000	New Construction	379,059.36	402,206.87	Latest bid from Satoh Brothers, dated 5/17/19.
2100	Sitework	70,000.00	70,000.00	Includes Baja carport, signage, privacy panels at perimeter fence. Allowance only.
2200	Offsite	16,700.00	16,700.00	Sidewalk and driveway, curb and gutter
2300	Utilities Installation			
2400	Environmental Remediation			
2500	Furniture, Fixture and Equipment	75,000.00	75,000.00	Allowance only (includes equipment, low voltage, wiring)
2600	Payment and Performance Bond			
2700	Other Hard Costs	7,000.00	7,000.00	Add alternate for rolling gate
2710	Other Hard Costs		17,043.00	Add alternate for polished concrete floors
2720	Other Hard Costs	18,965.00	18,965.00	Add alternate for interior paint
2730	Other Hard Costs			Add alternate for acoustical ceiling tiles
2740	Other Hard Costs			Add alternate for enlarged footings at perimeter fencing
2750	Other Hard Costs	(6,000.00)	(60,000.00)	Potential cost savings (windows, roll up door, gen. regq., polished floors)
<b>Hard Cost Total</b>		<b>560,724.36</b>	<b>546,914.87</b>	

Soft Costs				
3000	DD: Appraisal			
3010	DD: ALTA	5,200.00	5,200.00	Actual cost
3020	DD: Property Condition Report	2,800.00	2,800.00	Actual cost
3030	DD: Seismic Study			
3040	DD Other:			
3100	Legal			
3200	Architecture & Engineering	60,200.00	60,200.00	Includes \$37,000 plus \$3,200 design change order for additional storage.
3400	Zoning: Land Use Consultant			
3410	Zoning: Political Consultant	5,000.00	5,000.00	
3420	Zoning: Planning Approval (CUP)			
3430	Zoning: Expedited			
3440	Zoning: Outreach and Notification			
3450	Zoning: Other			
3500	Environmental: CEQA Consultant			
3510	Environmental: Air Quality Study			
3520	Environmental: Geohazard Report			
3530	Environmental: Health Risk Assessment			
3540	Environmental: Lead & Abestos Report	3,572.00	3,572.00	Actual cost
3550	Environmental: Noise Study			
3560	Environmental: Environmental Phase I Assessment	3,000.00	3,000.00	Actual cost
3565	Environmental: Environmental Phase II Assessment	11,079.20	11,079.20	Actual cost
3570	Environmental: Traffic Study			
3580	Environmental: Soils/Geotechnical Report			
3590	Environmental: Other			
3600	Green Commissioning Agent			
3700	LEEDS/CHPS Consultant			
3800	State Fees: Plan Check (DSA)			
3810	State Fees: Permits			
3820	State Fees: DTSC			
3830	State Fees: CGS			
3840	State Fees: Labor Compliance Monitoring (e.g. DIR)			
3850	State Fees: Other			
3900	Local Fees: Plan Check (e.g. LADBS)	2,485.94	2,485.94	Actual cost
3910	Local Fees: Permits	7,000.00	7,000.00	Allowance only
3920	Local Fees: Offsite Permits (e.g. "B" Permit)			
3930	Local Fees: Bonds			
3940	Local Fees: Covenants			
3950	Local Fees: Other			
4000	State Inspection			
4010	Special Inspections (Deputy, Geotech Observation, Testing Labs, etc.)	5,000.00	5,000.00	Allowance only
5000	Other: Insurance	10,017.00	10,017.00	Actual cost
5010	Other: Site Security (pre-occupancy)			
5020	Other: Real Property Taxes (pre-occupancy)			
5030	Other: Utilities (pre-occupancy)	5,000.00	5,000.00	Allowance only
5040	Other: Reimbursables (Printing, Delivery, Mileage, etc.)	5,000.00	5,000.00	Allowance only
5050	Other Soft Costs	7,000.00	7,000.00	Termite fumigation
<b>Soft Costs Total</b>		<b>132,354.14</b>	<b>132,354.14</b>	

Management				
6000	Development Fee	35,714.29	35,714.29	5% of HC + SC + Contingencies
<b>Management Total</b>		<b>35,714.29</b>	<b>35,714.29</b>	

Loan Costs				
7000	Capitalized Interest			
7010	Closing Costs			
7020	Lender Legal			
7030	Origination Fee			
7040	Inspector			
7050	Other Financing Costs			
<b>Loan Costs Total</b>		-	-	

Contingencies				
8000	Hard Cost Contingency	21,207.21	35,016.70	Hard Costs
8010	Soft Cost Contingency	-	-	Soft Costs
<b>Contingency Total</b>		<b>21,207.21</b>	<b>35,016.70</b>	

<b>Grand Total</b>	<b>750,000.00</b>	<b>750,000.00</b>
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