

***Conceptual Cost Estimate***

**Lexington Elementary School  
Los Gatos Union School District  
Los Gatos, California**

**November 9, 2009  
HMC Job No. 3208005102**

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**Lexington Elementary School  
Los Gatos Union School District  
Los Gatos, California**
**November 9, 2009  
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**Summary Comparison**

<i>Construction Type</i>	<i>Pre-fabricated Original</i>	<i>Pre-fabricated A</i>	<i>Pre-fabricated B</i>	<i>Hybrid A - Pre-Fab / Site Built MPR</i>	<i>Site Built</i>
<i>Program</i>	<i>1 K, 8 CR @ 1080, Flex, RSP</i>	<i>2 K, 8 CR @ 1080, Flex, RSP, reduced Lib</i>	<i>2 K, 9 CR @ 1040, Flex, RSP, reduced Admin-Support, MPR &amp; Lib, Increased RR</i>	<i>2 K, 9 CR @ 1040, Flex, RSP, Reduced Admin-Support, MPR &amp; Lib, Increased RR</i>	<i>1 K reduced, 8 CR at 1040, Flex, RSP, reduced Admin- Support, MPR &amp; Lib</i>
<b>Total Square Feet</b>	<b>25,140</b>	<b>26,040</b>	<b>25,610</b>	<b>25,860</b>	<b>22,720</b>
Construction	11,110,435	11,337,760	11,264,110	11,336,829	11,333,876
Project Contingency @ 5%	555,522	566,888	563,206	566,841	566,694
Change Order Allowance @ 10%	1,166,596	1,190,465	1,182,732	1,190,367	1,190,057
<b>CONSTRUCTION TOTAL</b>	<b>12,832,552</b>	<b>13,095,113</b>	<b>13,010,047</b>	<b>13,094,037</b>	<b>13,090,626</b>
Hazmat	280,024	280,024	280,024	280,024	280,024
<b>TOTAL HARD COSTS</b>	<b>13,112,576</b>	<b>13,375,137</b>	<b>13,290,071</b>	<b>13,374,061</b>	<b>13,370,650</b>
Soft Costs @ 20%	2,622,515	2,675,027	2,658,014	2,674,812	2,674,130
Program Contingency @ 0%	0	0	0	0	0
<b>PROJECT TOTAL</b>	<b>15,735,091</b>	<b>16,050,164</b>	<b>15,948,085</b>	<b>16,048,873</b>	<b>16,044,780</b>
Escalated to MPOC	1,368,079	1,395,473	1,386,597	1,395,360	1,395,005
<b>ESCALATED PROJECT TOTAL</b>	<b>17,103,170</b>	<b>17,445,636</b>	<b>17,334,682</b>	<b>17,444,234</b>	<b>17,439,785</b>
San Jose Water District	550,459	550,459	550,459	550,459	550,459
<b>PROJECT TOTAL w/ WATER</b>	<b>17,653,629</b>	<b>17,996,095</b>	<b>17,885,141</b>	<b>17,994,693</b>	<b>17,990,244</b>
Trans., Furniture, Technology	250,000	250,000	250,000	250,000	250,000
<b>TOTAL PROJECT COSTS</b>	<b>17,903,629</b>	<b>18,246,095</b>	<b>18,135,141</b>	<b>18,244,693</b>	<b>18,240,244</b>

**Escalation - Two-story Prefab & Site Built**

November 1, 2009 to December 31, 2009			0.33%	2.00%
January 1, 2010 to January 31, 2012			8.33%	4.00%
Total Escalation	Subtotal	Subtotal	8.69%	

**Assumptions**

Construction Start of June 2011  
Construction duration of Two-story Prefab & Site Built is 14 months

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**Pre-fabricated Original**  
**1 K, 8 CR @ 1080, Flex, RSP**

	Quantity	Unit	Rate	Subtotal \$	Total \$
<b>Modular Construction</b>					
2-story Building (8 CR @ 1,080 sf)	8,640	SF	290.00	2,505,600	
Kindergarten (CR, workroom and toilets)	1,600	SF	205.00	328,000	
Flex room	1,200	SF	210.00	252,000	
RSP	700	SF	210.00	147,000	
Administration	4,500	SF	205.00	922,500	
Mutli-purpose/Kitchen	5,000	SF	275.00	1,375,000	
Library	3,000	SF	205.00	615,000	
Toilet Rooms	500	SF	350.00	175,000	
Library Shelves	1	LS	27,950.00	27,950	
Kitchen Equipment	1	LS	67,080.00	67,080	
Clerestory	20,820	SF	16.00	333,120	
Sustainable Features	25,140	SF	4.00	100,560	
Sprinklers	25,140	SF	5.00	125,700	
EMS	25,140	SF	3.35	84,320	
Fire Alarm	25,140	SF	3.80	95,562	
Low Voltage	25,140	SF	5.37	134,911	
	Subtotal				7,289,303
<b>Site Work</b>					
<b>Demolition</b>					
Buildings	24,515	SF	10.06	246,670	
Site Work Demo	64,285	SF	1.73	111,399	
Grading	1	LS	298,552.58	298,553	
<b>Hardscape</b>					
Ramps	2,255	SF	42.48	95,801	
Asphalt Paving	1	SF	660,179.00	660,179	
Concrete Sidewalk	10,500	SF	12.30	129,129	
Landscaping - General	15,000	SF	8.61	129,129	
Playground equipment	1	SF	184,470.00	184,470	
Site fencing	400	SF	139.75	55,900	
Covered Walkways	6,400	SF	58.14	372,070	
Relocate Daycare	1	LS	55,900.00	55,900	
<b>Site Utilities</b>					
Site - Sewer/Storm	1	LS	175,805.50	175,806	
Site - Water, domestic	1	LS	100,620.00	100,620	
Site - Water, fire	1	LS	89,440.00	89,440	
Site - Electrical	1	LS	112,426.08	112,426	
Site - Low Voltage	1	LS	140,532.60	140,533	
	Subtotal				2,958,025
<b>Interim Housing</b>					
Classroom	1	LS	143,500.00	143,500	
Kindergarten	1	LS	20,500.00	20,500	
Administration/RSP	1	LS	20,500.00	20,500	
Staff	1	LS	20,500.00	20,500	
Multi-purpose	1	LS	41,000.00	41,000	
Library	1	LS	21,900.00	21,900	
Toilet Building	1	LS	36,800.00	36,800	
Fire Alarm	12,960	SF	3.30	42,768	
Low Voltage	12,960	SF	4.40	57,024	



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**Pre-fabricated A  
 2 K, 8 CR @ 1080, Flex, RSP, reduced Lib**

	Quantity	Unit	Rate	Subtotal \$	Total \$
<b>Modular Construction</b>					
2-story Building (8 CR @ 1,080 sf)	8,640	SF	290.00	2,505,600	
Kindergarten (2 CR, workroom and toilets)	3,000	SF	205.00	615,000	
Flex room	1,200	SF	210.00	252,000	
RSP	700	SF	210.00	147,000	
Administration	4,500	SF	205.00	922,500	
Mutli-purpose/Kitchen	5,000	SF	275.00	1,375,000	
Library (reduced 500 sf)	2,500	SF	205.00	512,500	
Toilet Rooms	500	SF	350.00	175,000	
Library Shelves	1	LS	27,950.00	27,950	
Kitchen Equipment	1	LS	67,080.00	67,080	
Clerestory	21,720	SF	16.00	347,520	
Sustainable Features	26,040	SF	4.00	104,160	
Sprinklers	26,040	SF	5.00	130,200	
EMS	26,040	SF	3.35	87,338	
Fire Alarm	26,040	SF	3.80	98,983	
Low Voltage	26,040	SF	5.37	139,741	
Subtotal					7,507,572
<b>Site Work</b>					
<b>Demolition</b>					
Buildings	24,515	SF	10.06	246,670	
Site Work Demo	64,285	SF	1.73	111,399	
Grading	1	LS	298,552.58	298,553	
<b>Hardscape</b>					
Ramps	2,255	SF	42.48	95,801	
Asphalt Paving	1	SF	660,179.00	660,179	
Concrete Sidewalk	10,500	SF	12.30	129,129	
Landscaping - General	15,000	SF	8.61	129,129	
Playground equipment	1	SF	184,470.00	184,470	
Site fencing	400	SF	139.75	55,900	
Covered Walkways	6,400	SF	58.14	372,070	
Relocate Daycare	1	LS	55,900.00	55,900	
<b>Site Utilities</b>					
Site - Sewer/Storm	1	LS	175,805.50	175,806	
Site - Water, domestic	1	LS	100,620.00	100,620	
Site - Water, fire	1	LS	89,440.00	89,440	
Site - Electrical	1	LS	116,450.88	116,451	
Site - Low Voltage	1	LS	145,563.60	145,564	
Subtotal					2,967,081
<b>Interim Housing</b>					
Classroom	1	LS	143,500.00	143,500	
Kindergarten	1	LS	20,500.00	20,500	
Administration/RSP	1	LS	20,500.00	20,500	
Staff	1	LS	20,500.00	20,500	
Multi-purpose	1	LS	41,000.00	41,000	
Library	1	LS	21,900.00	21,900	
Toilet Building	1	LS	36,800.00	36,800	
Fire Alarm	12,960	SF	3.30	42,768	
Low Voltage	12,960	SF	4.40	57,024	

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**Pre-fabricated A  
 2 K, 8 CR @ 1080, Flex, RSP, reduced Lib**

	Quantity	Unit	Rate	Subtotal \$	Total \$
Sitework			-	-	
Grading	20,200	SF	1.23	24,842	
Asphalt Paving	20,200	SF	7.38	149,052	
Asphalt Paving patching and stripping	20,200	SF	1.12	22,584	
Field replacement	20,200	SF	1.96	39,521	
Demolition	20,200	SF	2.24	45,167	
Chain link fencing	700	LF	55.90	39,130	
Site - Sewer	1	LS	8,720.40	8,720	
Site - Water, domestic	1	LS	10,062.00	10,062	
Site - Water, fire	-	LS	-	-	
Site - Electrical	1	LS	55,783.73	55,784	
Site - Low Voltage	1	LS	63,752.83	63,753	
Subtotal					863,107
Construction Subtotal					11,337,760
Project Contingency	5.00%				566,888
Construction Subtotal					11,904,648
Change Order Allowance	10.00%				1,190,465
<b>Construction Total</b>					<b>13,095,113</b>
Hazmat Cost					280,024
<b>Total Hard Costs</b>					<b>13,375,137</b>
Soft Cost	20.00%				2,675,027
Program Contingency	0.00%				0
<b>Total</b>					<b>16,050,164</b>
Escalation from 8/01/09 to 1/31/12 (MPOC)	8.69%				1,395,473
<b>Escalated Total to MPOC</b>					<b>17,445,636</b>

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**Pre-fabricated B  
2 K, 9 CR @ 1040, Flex, RSP, reduced Admin-Support, MPR & Lib, Increased RR**

	Quantity	Unit	Rate	Subtotal \$	Total \$
<b>Modular Construction</b>					
2-story Building (9 CR @ 1,040 sf)	9,360	SF	290.00	2,714,400	
Kindergarten (2 CR, workroom and toilets)	3,000	SF	205.00	615,000	
Flex room	1,200	SF	210.00	252,000	
RSP	700	SF	210.00	147,000	
Administration (reduced 500 sf)	4,000	SF	205.00	820,000	
Mutli-purpose/Kitchen (reduced 500 sf)	4,500	SF	275.00	1,237,500	
Library (reduced 750 sf)	2,250	SF	205.00	461,250	
Toilet Rooms (increased 50 sf ea.)	600	SF	350.00	210,000	
Library Shelves	1	LS	27,950.00	27,950	
Kitchen Equipment	1	LS	67,080.00	67,080	
Clerestory	20,930	SF	16.00	334,880	
Sustainable Features	25,610	SF	4.00	102,440	
Sprinklers	25,610	SF	5.00	128,050	
EMS	25,610	SF	3.35	85,896	
Fire Alarm	25,610	SF	3.80	97,349	
Low Voltage	25,610	SF	5.37	137,434	
	<b>Subtotal</b>				<b>7,438,228</b>
<b>Site Work</b>					
<b>Demolition</b>					
Buildings	24,515	SF	10.06	246,670	
Site Work Demo	64,285	SF	1.73	111,399	
Grading	1	LS	298,552.58	298,553	
<b>Hardscape</b>					
<b>Ramps</b>					
Asphalt Paving	2,255	SF	42.48	95,801	
Concrete Sidewalk	1	SF	660,179.00	660,179	
Landscaping - General	10,500	SF	12.30	129,150	
Landscaping - Turf @ Lower Playfield	15,000	SF	8.61	129,129	
Playground equipment	1	SF	4.92	-	
Site fencing	1	SF	184,470.00	184,470	
Covered Walkways	400	SF	139.75	55,900	
Relocate Daycare	6,400	SF	58.14	372,070	
Relocate Daycare	1	LS	55,900.00	55,900	
<b>Site Utilities</b>					
Site - Sewer/Storm	1	LS	175,805.50	175,806	
Site - Water, domestic	1	LS	100,620.00	100,620	
Site - Water, fire	1	LS	89,440.00	89,440	
Site - Electrical	1	LS	114,527.92	114,528	
Site - Low Voltage	1	LS	143,159.90	143,160	
	<b>Subtotal</b>				<b>2,962,775</b>
<b>Interim Housing</b>					
Classroom	1	LS	143,500.00	143,500	
Kindergarten	1	LS	20,500.00	20,500	
Administration/RSP	1	LS	20,500.00	20,500	
Staff	1	LS	20,500.00	20,500	
Multi-purpose	1	LS	41,000.00	41,000	
Library	1	LS	21,900.00	21,900	
Toilet Building	1	LS	36,800.00	36,800	
Fire Alarm	12,960	SF	3.30	42,768	
Low Voltage	12,960	SF	4.40	57,024	
<b>Sitework</b>					
Grading	20,200	SF	1.23	24,842	
Asphalt Paving	20,200	SF	7.38	149,052	
Asphalt Paving patching and stripping	20,200	SF	1.12	22,584	
Field replacement	20,200	SF	1.96	39,521	
Demolition	20,200	SF	2.24	45,167	
Chain link fencing	700	LF	55.90	39,130	
Site - Sewer	1	LS	8,720.40	8,720	

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**Pre-fabricated B  
2 K, 9 CR @ 1040, Flex, RSP, reduced Admin-Support, MPR & Lib, Increased RR**

	Quantity	Unit	Rate	Subtotal \$	Total \$
Site - Water, domestic	1	LS	10,062.00	10,062	
Site - Water, fire	-	LS	-	-	
Site - Electrical	1	LS	55,783.73	55,784	
Site - Low Voltage	1	LS	63,752.83	63,753	
Subtotal					863,107
Construction Subtotal					11,264,110
Project Contingency	5.00%				563,206
Construction Subtotal					11,827,316
Change Order Allowance	10.00%				1,182,732
<b>Construction Total</b>					<b>13,010,047</b>
Hazmat Cost					280,024
<b>Total Hard Costs</b>					<b>13,290,071</b>
Soft Cost	20.00%				2,658,014
Program Contingency	0.00%				0
<b>Total</b>					<b>15,948,085</b>
Escalation from 8/01/09 to 1/31/12 (MPOC)	8.69%				1,386,597
<b>Escalated Total to MPOC</b>					<b>17,334,682</b>

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Hybrid A - Pre-Fab / Site Built MPR  
 2 K, 9 CR @ 1040, Flex, RSP, Reduced Admin-Support, MPR & Lib, Increased RR

	Quantity	Unit	Rate	Subtotal \$	Total \$
<b>Construction</b>					
2-story Building (9 CR @ 1,040 sf)	9,360	SF	290.00	2,714,400	
Kindergarten (2 CR, workroom and toilets)	3,000	SF	205.00	615,000	
Flex room	1,200	SF	210.00	252,000	
RSP	700	SF	205.00	143,500	
Administration (reduced 500 sf)	4,000	SF	205.00	820,000	
Mutli/Kitchen ( <b>Site Blt</b> - reduced 500 sf)	4,500	SF	340.40	1,531,800	
Library (reduced 500 sf)	2,500	SF	205.00	512,500	
Toilet Rooms (increased 50 sf ea.)	600	SF	350.00	210,000	
Library Shelves	1	LS	27,950.00	27,950	
Clerestory	16,680	SF	16.00	266,880	
Sustainable Features	21,360	SF	4.00	85,440	
Sprinklers	21,360	SF	5.00	106,800	
EMS	21,360	SF	3.35	71,641	
Fire Alarm	21,360	SF	3.80	81,194	
Low Voltage	21,360	SF	5.37	114,626	
	Subtotal				7,553,731
<b>Site Work</b>					
<b>Demolition</b>					
Buildings	24,515	SF	10.06	246,670	
Site Work Demo	64,285	SF	1.73	111,399	
Grading	1	LS	298,552.58	298,553	
<b>Hardscape</b>					
Ramps	2,255	SF	42.48	95,801	
Asphalt Paving	1	SF	660,179.00	660,179	
Concrete Sidewalk	10,500	SF	12.30	129,129	
Landscaping - General	15,000	SF	8.61	129,129	
Playground equipment	1	SF	184,470.00	184,470	
Site fencing	400	SF	139.75	55,900	
Covered Walkways	6,400	SF	58.14	372,070	
Relocate Daycare	1	LS	55,900.00	55,900	
<b>Site Utilities</b>					
Site - Sewer/Storm	1	LS	175,805.50	175,806	
Site - Water, domestic	1	LS	100,620.00	100,620	
Site - Water, fire	1	LS	89,440.00	89,440	
Site - Electrical	1	LS	95,521.92	95,522	
Site - Low Voltage	1	LS	119,402.40	119,402	
	Subtotal				2,919,991
<b>Interim Housing</b>					
Classroom	1	LS			
Classroom	1	LS	143,500.00	143,500	
Kindergarten	1	LS	20,500.00	20,500	
Administration/RSP	1	LS	20,500.00	20,500	
Staff	1	LS	20,500.00	20,500	
Multi-purpose	1	LS	41,000.00	41,000	
Library	1	LS	21,900.00	21,900	
Toilet Building	1	LS	36,800.00	36,800	
Fire Alarm	12,960	SF	3.30	42,768	
Low Voltage	12,960	SF	4.40	57,024	
Sitework			-	-	

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Hybrid A - Pre-Fab / Site Built MPR  
2 K, 9 CR @ 1040, Flex, RSP, Reduced Admin-Support, MPR & Lib, Increased RR

	Quantity	Unit	Rate	Subtotal \$	Total \$
Grading	20,200	SF	1.23	24,842	
Asphalt Paving	20,200	SF	7.38	149,052	
Asphalt Paving patching and stripping	20,200	SF	1.12	22,584	
Field replacement	20,200	SF	1.96	39,521	
Demolition	20,200	SF	2.24	45,167	
Chain link fencing	700	LF	55.90	39,130	
Site - Sewer	1	LS	8,720.40	8,720	
Site - Water, domestic	1	LS	10,062.00	10,062	
Site - Water, fire	-	LS	-	-	
Site - Electrical	1	LS	55,783.73	55,784	
Site - Low Voltage	1	LS	63,752.83	63,753	
Subtotal					863,107
Construction Subtotal					11,336,829
Project Contingency	5.00%				566,841
Construction Subtotal					11,903,670
Change Order Allowance	10.00%				1,190,367
<b>Construction Total</b>					<b>13,094,037</b>
Hazmat Cost					280,024
<b>Total Hard Costs</b>					<b>13,374,061</b>
Soft Cost	20.00%				2,674,812
Program Contingency	0.00%				0
<b>Total</b>					<b>16,048,873</b>
Escalation from 8/01/09 to 1/31/12 (MPOC)	8.69%				1,395,360
<b>Escalated Total to MPOC</b>					<b>17,444,234</b>

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**Site Built**

**1 K reduced, 8 CR at 1040, Flex, RSP, reduced Admin-Support, MPR & Lib**

	Quantity	Unit	Rate	Subtotal \$	Total \$
<b>Construction</b>					
2-story Building (8 CR @ 1,040 sf)	8,320	SF	331.20	2,755,584	
Kindergarten (CR, workroom and toilets)	1,500	SF	306.00	459,000	
Flex room	1,200	SF	284.40	341,280	
RSP	700	SF	320.40	224,280	
Administration (reduced 500 sf)	4,000	SF	331.50	1,326,000	
Mutli-purpose/Kitchen (reduced 750 sf)	4,250	SF	340.40	1,446,700	
Library (reduced 750 sf)	2,250	SF	315.00	708,750	
Toilet Rooms	500	SF	551.00	275,500	
Subtotal					7,537,094
<b>Site Work</b>					
<b>Demolition</b>					
Buildings	24,515	SF	10.06	246,670	
Site Work Demo	64,285	SF	1.73	111,399	
Grading	1	LS	298,552.58	298,553	
<b>Hardscape</b>					
Ramps	2,255	SF	42.48	95,801	
Asphalt Paving	1	SF	660,179.00	660,179	
Concrete Sidewalk	10,500	SF	12.30	129,129	
Landscaping - General	15,000	SF	8.61	129,129	
Playground equipment	1	SF	184,470.00	184,470	
Site fencing	400	SF	139.75	55,900	
Covered Walkways	6,400	SF	58.14	372,070	
Relocate Daycare	1	LS	55,900.00	55,900	
<b>Site Utilities</b>					
Site - Sewer/Storm	1	LS	175,805.50	175,806	
Site - Water, domestic	1	LS	100,620.00	100,620	
Site - Water, fire	1	LS	89,440.00	89,440	
Site - Electrical	1	LS	101,603.84	101,604	
Site - Low Voltage	1	LS	127,004.80	127,005	
Subtotal					2,933,675
<b>Interim Housing</b>					
Site	1	LS	143,500.00	143,500	
Kindergarten	1	LS	20,500.00	20,500	
Administration/RSP	1	LS	20,500.00	20,500	
Staff	1	LS	20,500.00	20,500	
Multi-purpose	1	LS	41,000.00	41,000	
Library	1	LS	21,900.00	21,900	
Toilet Building	1	LS	36,800.00	36,800	
Fire Alarm	12,960	SF	3.30	42,768	
Low Voltage	12,960	SF	4.40	57,024	
<b>Sitework</b>					
Grading	20,200	SF	1.23	24,842	
Asphalt Paving	20,200	SF	7.38	149,052	
Asphalt Paving patching and stripping	20,200	SF	1.12	22,584	
Field replacement	20,200	SF	1.96	39,521	
Demolition	20,200	SF	2.24	45,167	
Chain link fencing	700	LF	55.90	39,130	
Site - Sewer	1	LS	8,720.40	8,720	

**Conceptual Cost Estimate**

Lexington Elementary School  
Los Gatos Union School District  
Los Gatos, California

November 9, 2009  
HMC Job No. 3208005102

**Site Built**  
**1 K reduced, 8 CR at 1040, Flex, RSP, reduced Admin-Support, MPR & Lib**

	Quantity	Unit	Rate	Subtotal \$	Total \$
Site - Water, domestic	1	LS	10,062.00	10,062	
Site - Water, fire	-	LS	-	-	
Site - Electrical	1	LS	55,783.73	55,784	
Site - Low Voltage	1	LS	63,752.83	63,753	
Subtotal					863,107
Construction Subtotal					11,333,876
Project Contingency	5.00%				566,694
Construction Subtotal					11,900,570
Change Order Allowance	10.00%				1,190,057
<b>Construction Total</b>					<b>13,090,626</b>
Hazmat Cost					280,024
<b>Total Hard Costs</b>					<b>13,370,650</b>
Soft Cost	20.00%				2,674,130
Program Contingency	0.00%				0
<b>Total</b>					<b>16,044,780</b>
Escalation from 8/01/09 to 1/31/12 (MPOC)	8.69%				1,395,005
<b>Escalated Total to MPOC</b>					<b>17,439,785</b>