

Del Mar Union School District
225 Ninth St.
Del Mar, CA 92014-2716

7-11 COMMITTEE CONSTRUCTION QUESTIONS
Prepared by Frisco White, Architect

Question	Response
<p>1. What is the cost for additional 960 SF classrooms?</p> <p>a. Portables?</p> <p>b. Permanent Structures?</p> <p>c. Classroom Remodel?</p> <p>d. 1 Toilet Bathroom</p> <p>e. Demolition of Existing Older Portables?</p>	<p>a. Portables: \$150,000 each (includes \$65,000 to \$85,000 for portable plus set up)</p> <p>b. Permanent Structures: \$300,000</p> <p>c. Classroom Remodel: \$165,000</p> <p>d. 1 Toilet Bathroom: \$60,000</p> <p>e. Demolition: Contracted</p>
<p>2. How much would it cost to build a new building (not considering purchase of land) for the District offices in the size most recently recommended by staff?</p> <p>How much would it cost to remodel a portion of a school?</p>	<p>The recommendation for the District Office is about 17,000 s.f. (see Option 1A, revised).</p> <p>New Building estimate: \$4 - 5M.</p> <p>Remodel portion of a school: \$2.5 - \$3.5M.</p>
<p>3. How much for the cost and construction of the Tilt-Up (beamless metal) building they considered for maintenance (full cost including permits, engineering, architects and any interior modifications or finishing needed)?</p>	<p>\$150,000 - \$250,000</p>
<p>4. What is the cost of the allowable construction/development costs/expenses from our sales proceeds (engineering, architecture, equipment, telecommunications/ computer infrastructure, etc).</p>	<p>Soft costs are figured at 25% to 35% of the total budget.</p>

<p>8. What specific construction related costs would be prohibited from these same funds (furniture, computers, phones, etc)</p>	<p>All is allowable</p>
<p>9. Would district staff time to oversee and manage each of these separate construction projects be allowable (100% or how much)?</p>	<p>District does not have staff to oversee such projects. Recommend contracting with a Project Management or Construction Management firm.</p> <p>Cost: Approx 12-15% of Total Project Budget and is negotiable.</p> <p>(PM Firm would most likely assign 3 employees - a Project Manager, Project Construction Superintendent and Office Clerk - to manage a project. The district would also need to assign a district employee to attend weekly meetings and be available for day-to-day decision-making. District time may involve about 10 – 20 hours per week.)</p>
<p>10. What are the costs, if any, of any of the construction/remodel options for either the expanded preschool or the DO considered by the 7/11 Committee that would need to be charged to our non-shores sale budget?</p>	<p>Cost depends on the size of the project.</p>