

January 25, 2011

Roger Barnes  
Director II  
Bond Projects Office  
Santa Clara Unified School District  
3350 Brookdale Drive  
Santa Clara, CA 95051

Re: K-8 School Estimated Project Cost

Mr. Barnes:

Pursuant to your request, we have developed a Project Cost Estimate for a K-8 School to be located on the Agnews East Site. The project would be K-8 School with a capacity of 1000 Kindergarten through 8<sup>th</sup> Grade Students located on a site of 15.0 acres based on a design similar to the Don Callejon K-8 school. The facility would be composed of one and two story, wood framed buildings totalling 80,000 gross square feet and would include classrooms (40), administration and support services, multipurpose/gymnasium, food service, media center and ancillary spaces (storage, restroom, utility rooms etc.). The site development would include parking, hard and soft play areas, turf play area and landscaping.

1 & 2 Story K-8 School (1000 Students) on 15.0 acres				
Buildings:	80,000	s.f	\$325.00 /s.f. =	\$26,000,000
Site Development:	650,000	s.f	\$4.00 /s.f. =	\$2,600,000
Site Utilities:	Lump Sum			\$1,630,000
Off-Site:	Lump Sum			\$770,000
Total Estimated Construction Cost:				\$31,000,000
Furniture & Equipment:				\$1,500,000
Set-up Costs:				\$350,000
Administrative Costs:	25% of Construction Cost			\$7,750,000
Total Estimated Project Cost				\$40,600,000

This estimate is based on current 2011 dollars. While we have attempted to include those costs specific to the development on the Agnews East Site, they do not include costs for DTSC hazmat remediation requirements or any City of San Jose development requirements other than basic sidewalk improvements.

Although the current economy has kept building costs stagnant, it would be prudent to add an escalation factor of at least 2 to 3% per year for projects projected to be built later than 2012.

The administrative costs include design fees, DSA & local agency plan review fees, testing and inspection, geotechnical reports, surveys, construction management fees, IOR fees and other administrative costs associated with construction projects.

This document should be used to assist in the planning of the new facilities; however, it should be viewed as an estimate based on very broad assumptions. As the planning process continues, the estimate should be reviewed and revised as site selection, program and design criteria and construction schedules are finalized

Please feel free to contact me if you require any additional information.

**Dean Aron Tatsuno, AIA**  
Principal Architect

Cc: Larry Adams, Director Bond Projects, SCUSD