



**OC Fair and Event Center Masterplan**  
Costa Mesa, California

Masterplan Statement of Probable Cost  
February 16, 2018  
Cumming Project No. 18-00112.00

Prepared for HPI Architecture

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## INTRODUCTION

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<b>Basis of Estimate</b>	- Master Site Plan Phasing Document.
<b>Cost Mark Ups</b>	The following % mark ups have been included in each design option: <ul style="list-style-type: none"><li>- General Conditions (7.50% on direct costs)</li><li>- Bonds &amp; Insurance (2.00% compound)</li><li>- Contractor's Fee (6.50% compound)</li><li>- Design Contingency (15.00% compound)</li></ul>
<b>Construction Contingency</b>	It is prudent for all program budgets to include an allowance for change orders which occur during the construction phase. These change orders normally increase the cost of the project. It is recommended that a 10% to 15% construction contingency is carried in this respect. This cost is not included within the estimate.
<b>Method of Procurement</b>	The Estimate is based on traditional Design-Bid-Build competitively bid with qualified General Contractors.
<b>Bid Conditions</b>	This estimate has been based upon competitive bid situations (minimum of 6 bidders) for all items of subcontracted work.
<b>Basis For Quantities</b>	Wherever possible, this estimate has been based upon the actual measurement of different items of work. For the remaining items, parametric measurements were used in conjunction with other projects of a similar nature.
<b>Basis for Unit Costs</b>	Unit costs as contained herein are based on current bid prices in Costa Mesa, California. Sub overheads and profit are included in each line item unit cost. Their overhead and profit covers each sub's cost for labor burden, materials, and equipment, sales taxes, field overhead, home office overhead, and profit.
<b>Sources for Pricing</b>	This estimate was prepared by a team of qualified cost consultants experienced in estimating construction costs at all stages of design. These consultants have used pricing data from Cumming's database for Costa Mesa, California construction, updated to reflect current conditions in Costa Mesa, California.
<b>Key Exclusions</b>	The following items have been excluded from our estimate: <ul style="list-style-type: none"><li>- Professional fees, inspections and testing.</li><li>- Plan check fees and building permit fees.</li><li>- Furnishings, fixtures and equipment (FF&amp;E), except where noted through the cost estimate.</li><li>- Basting and excavation in rock.</li><li>- Owner furnished Telephone / Data equipment and accessories.</li><li>- Hazardous material abatement.</li><li>- Off-site construction.</li><li>- Escalation Costs.</li></ul>
<b>Items Affecting Cost Estimate</b>	Items which may change the estimated construction cost include, but are not limited to: <ul style="list-style-type: none"><li>- Modifications to the scope of work included in this estimate.</li><li>- Unforeseen sub-surface conditions.</li></ul>

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## INTRODUCTION

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- Restrictive technical specifications or excessive contract conditions.
- Any specified item of material or product that cannot be obtained from 3 sources.
- Any other non-competitive bid situations.
- Bids delayed beyond the projected schedule.

### Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This estimate is made on the basis of the experience, qualifications, and best judgement of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Pricing reflects probable construction costs obtainable in the project locality on the target dates specified and is a determination of fair market value for the construction of this project. The estimate is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all sub contractors with a range of 3 - 4 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids. Conversely, an increased number of bidders may result in more competitive bid day responses.

### Recommendations

Cumming recommends that the Owner and the Architect carefully review this entire document to ensure it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be assumed that its contents have been reviewed and accepted. If the project is over budget or there are unresolved budget issues, alternate systems / schemes should be evaluated before proceeding into further design phases.

It is recommended that there are preparations of further cost estimates throughout design by Cumming to determine overall cost changes since the preparation of this preliminary estimate. These future estimates will have detailed breakdowns indicating materials by type, kind, and size, priced by their respective units of measure.

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**SUMMARY**

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Element	Total
Phase I - Administration Building Addition	\$22,788,371
Phase II - Barn Replacement, Action Sports Arena & Paddocks	\$21,861,024
Phase III - Repurpose Equestrian Center Space	\$16,116,301
Phase IV - Main Entrance Relocation	\$50,818,455
Phase V - New Education Center & Centennial Farm Upgrades	\$20,588,569
Phase VI - Other Projects	\$27,440,630
Phase VII - Perimeter Fencing & Remaining Site Improvements	\$9,400,426

<b>Total Estimated Construction Cost</b>	<b>\$169,013,776</b>
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## Phase I - Administration Building Addition

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**SUMMARY - PHASE I - ADMINISTRATION BUILDING ADDITION**

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Element		Total
1 General Requirements		\$251,000
2 Site Improvements		\$9,323,037
4 New Construction - Buildings		\$4,920,000
5 Renovation - Buildings		\$2,475,000
Subtotal		<hr/> \$16,969,037
General Conditions	7.50%	\$1,272,678
Subtotal		<hr/> \$18,241,715
Bonds & Insurance	2.00%	\$364,834
Subtotal		<hr/> \$18,606,549
Contractor's Fee	6.50%	\$1,209,426
Subtotal		<hr/> \$19,815,975
Design Contingency	15.00%	\$2,972,396

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$22,788,371</b>
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## DETAIL ELEMENTS - PHASE I - ADMINISTRATION BUILDING ADDITION

Element	Quantity	Unit	Unit Cost	Total
<b>1 General Requirements</b>				
General requirements	1	ls	\$251,000.00	\$251,000
<b>Total - General Requirements</b>				<b>\$251,000</b>
<b>2 Site Improvements</b>				
Demolition				
AC paving	587,900	lf	\$1.10	\$646,690
Concrete paving	78,400	lf	\$2.25	\$176,400
Utilities	879,600	sf	\$0.15	\$131,940
Landscaping	117,600	sf	\$0.48	\$56,448
Miscellaneous demolition	1	ls	\$30,000.00	\$30,000
Protect existing structures, finishes	1	ls	\$15,000.00	\$15,000
Earthwork				
Rough and fine grade	853,900	sf	\$0.85	\$725,815
Erosion control	879,600	sf	\$0.15	\$131,940
Site improvements				
Paving				
AC paving 4" over 6" AB	561,510	sf	\$5.67	\$3,183,762
AC paving 5" over 7" AB	52,000	sf	\$5.98	\$310,960
Concrete curbs	10,990	lf	\$18.44	\$202,656
Concrete paving	85,350	sf	\$8.61	\$734,864
Striping	613,510	sf	\$0.15	\$92,027
Miscellaneous				
Accessible curb ramps	2	ea	\$1,468.00	\$2,544
Concrete wheel stop	7	ea	\$64.55	\$448
Hatched striping	310	sf	\$3.22	\$998
Accessible symbol	7	ea	\$95.33	\$661
Accessible parking sign and post	7	ea	\$298.00	\$2,066
Accessible parking directional sign and post	1	ea	\$318.00	\$276
Landscaping				
Trees, shrubs and groundcover	155,000	sf	\$9.58	\$1,484,900
Site structures				
Enclosed courtyard	3,240	sf	\$41.61	\$134,816
Miscellaneous				
Miscellaneous furniture and signage, allowance	879,600	ls	\$0.05	\$43,980

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**DETAIL ELEMENTS - PHASE I - ADMINISTRATION BUILDING ADDITION**

Element	Quantity	Unit	Unit Cost	Total
Utilities				
Storm water	879,600	sf	\$0.30	\$263,880
Sewer	879,600	sf	\$0.15	\$131,940
Domestic water	879,600	sf	\$0.13	\$114,348
Fire water	879,600	sf	\$0.10	\$87,960
Gas	879,600	sf	\$0.05	\$43,980
Site electrical				
Service and distribution	879,600	sf	\$0.20	\$175,920
Site lighting	879,600	sf	\$0.40	\$351,840
Site special systems	879,600	sf	\$0.05	\$43,980
<b>Total - Site Improvements</b>				<b>\$9,323,037</b>

**4 New Construction - Buildings**

New construction				
Administration building addition	15,000	sf	\$328.00	\$4,920,000
<b>Total - New Construction, Buildings</b>				<b>\$4,920,000</b>

**5 Renovation - Buildings**

Renovate existing buildings				
Administration building	15,000	sf	\$165.00	\$2,475,000
<b>Total - Renovation, Buildings</b>				<b>\$2,475,000</b>



## Phase II - Barn Replacement, Action Sports Arena & Paddocks

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**SUMMARY - PHASE II - BARN REPLACEMENT, ACTION SPORTS ARENA & PADDOCKS**

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Element		Total
1 General Requirements		\$160,000
2 Site Improvements		\$8,622,283
3 Demolition - Buildings		\$261,738
4 New Construction - Buildings		\$7,018,855
5 Renovation - Buildings		\$215,625
Subtotal		<hr/> \$16,278,501
General Conditions	7.50%	\$1,220,888
Subtotal		<hr/> \$17,499,389
Bonds & Insurance	2.00%	\$349,988
Subtotal		<hr/> \$17,849,377
Contractor's Fee	6.50%	\$1,160,209
Subtotal		<hr/> \$19,009,586
Design Contingency	15.00%	\$2,851,438

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$21,861,024</b>
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## DETAIL ELEMENTS - PHASE II - BARN REPLACEMENT, ACTION SPORTS ARENA & PADDOCKS

Element	Quantity	Unit	Unit Cost	Total
<b>1 General Requirements</b>				
General requirements	1	ls	\$160,000.00	\$160,000

<b>Total - General Requirements</b>				<b>\$160,000</b>
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### 2 Site Improvements

#### Demolition

AC paving	551,000	lf	\$1.10	\$606,099
Concrete paving	49,000	lf	\$2.25	\$110,249
Utilities	809,556	sf	\$0.15	\$121,433
Landscaping	53,000	sf	\$0.48	\$25,440
Miscellaneous demolition	1	ls	\$30,000.00	\$30,000
Protect existing structures, finishes	1	ls	\$20,000.00	\$20,000

#### Earthwork

Rough and fine grade	652,999	sf	\$0.85	\$555,049
Erosion control	809,556	sf	\$0.15	\$121,433

#### Site improvements

##### Paving

AC paving 4" over 6" AB	466,300	sf	\$5.67	\$2,643,920
AC paving 5" over 7" AB	59,745	sf	\$5.98	\$357,275
Concrete curbs	7,150	lf	\$18.44	\$131,846
Concrete paving	28,600	sf	\$8.61	\$246,246
Striping	526,045	sf	\$0.15	\$78,907

##### Miscellaneous

Accessible curb ramps	2	ea	\$1,468.00	\$2,924
Concrete wheel stop	8	ea	\$64.55	\$514
Hatched striping	360	sf	\$3.22	\$1,159
Accessible symbol	8	ea	\$95.33	\$759
Accessible parking sign and post	8	ea	\$298.00	\$2,374
Accessible parking directional sign and post	1	ea	\$318.00	\$317

#### Walls and fences

Sound barrier wall (200 LF)	1	ls	\$1,300,000.00	\$1,300,000
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#### Landscaping

Trees, shrubs and groundcover	47,228	sf	\$9.58	\$452,444
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**DETAIL ELEMENTS - PHASE II - BARN REPLACEMENT, ACTION SPORTS ARENA & PADDOCKS**

Element	Quantity	Unit	Unit Cost	Total
Site structures				
Relocate existing metal storage building	5,000	sf	\$64.28	\$321,400
Horse rings				
Grade and construct horse rings	14,000	sf	\$7.63	\$106,820
Wooden fence	860	lf	\$112.50	\$96,750
Ring equipment	1	ea	\$25,000.00	\$25,000
Circular horse Rings				
Grade and construct horse rings	5,700	sf	\$7.63	\$43,492
Wooden fence	380	lf	\$112.50	\$42,766
Ring equipment	2	ea	\$10,000.00	\$20,000
Miscellaneous				
Miscellaneous furniture and signage, allowance	809,556	ls	\$0.05	\$40,478
Utilities				
Storm water	809,556	sf	\$0.30	\$242,867
Sewer	809,556	sf	\$0.15	\$121,433
Domestic water	809,556	sf	\$0.13	\$105,242
Fire water	809,556	sf	\$0.10	\$80,956
Gas	809,556	sf	\$0.05	\$40,478
Site electrical				
Service and distribution	809,556	sf	\$0.20	\$161,911
Site lighting	809,556	sf	\$0.40	\$323,822
Site communication	809,556	sf	\$0.05	\$40,478
<b>Total - Site Improvements</b>				<b>\$8,622,283</b>

**3 Demolition - Buildings**

Demolition				
Barn buildings	8,800	sf	\$10.26	\$90,288
Metal storage buildings	13,500	sf	\$12.05	\$162,675
Storage containers	5	ea	\$1,755.00	\$8,775

**Total - Demolition, Buildings** **\$261,738**

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**DETAIL ELEMENTS - PHASE II - BARN REPLACEMENT, ACTION SPORTS ARENA & PADDOCKS**

Element	Quantity	Unit	Unit Cost	Total
<b>4 New Construction - Buildings</b>				
New construction				
Live stock building	20,000	sf	\$221.00	\$4,420,000
Paddocks	8,900	sf	\$186.10	\$1,656,290
New restroom building	850	sf	\$422.00	\$358,700
New restroom building and gate	1,700	sf	\$343.45	\$583,865
<b>Total - New Construction, Buildings</b>				<b>\$7,018,855</b>

<b>5 Renovation - Buildings</b>				
Renovate existing buildings				
Action arena, aluminum seats	1,500	ea	\$143.75	\$215,625
<b>Total - Renovation, Buildings</b>				<b>\$215,625</b>

## Phase III - Repurpose Equestrian Center Space

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**SUMMARY - PHASE III - REPURPOSE EQUESTRIAN CENTER SPACE**

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Element		Total
1 General Requirements		\$292,000
2 Site Improvements		\$10,582,542
3 Demolition - Buildings		\$324,433
4 New Construction - Buildings		\$801,800
5 Renovation - Buildings		
Subtotal		<hr/> \$12,000,775
General Conditions	7.50%	\$900,058
Subtotal		<hr/> \$12,900,833
Bonds & Insurance	2.00%	\$258,017
Subtotal		<hr/> \$13,158,849
Contractor's Fee	6.50%	\$855,325
Subtotal		<hr/> \$14,014,175
Design Contingency	15.00%	\$2,102,126

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$16,116,301</b>
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## DETAIL ELEMENTS - PHASE III - REPURPOSE EQUESTRIAN CENTER SPACE

Element	Quantity	Unit	Unit Cost	Total
<b>1 General Requirements</b>				
General requirements	1	ls	\$292,000.00	\$292,000
<b>Total - General Requirements</b>				<b>\$292,000</b>
<b>2 Site Improvements</b>				
<b>Demolition</b>				
Remove BBQ area	2,875	sf	\$6.20	\$17,825
Waste management area	1,400	sf	\$10.50	\$14,700
Existing storage containers and miscellaneous containers	1	ls	\$10,000.00	\$10,000
Existing miscellaneous shade structures, paddocks	1	ls	\$15,000.00	\$15,000
Existing blacksmith canopy	800	sf	\$18.26	\$14,608
Existing wash stalls	2,500	sf	\$22.70	\$56,750
Horse rings	126,400	sf	\$7.68	\$970,752
Wood fence	1,000	lf	\$6.28	\$6,280
Remove perimeter fence	2,130	lf	\$8.10	\$17,253
Remove existing containers and miscellaneous equipment	6,800	sf	\$10.20	\$69,360
AC paving	723,475	lf	\$1.10	\$795,823
Utilities	886,000	sf	\$0.15	\$132,900
Trees	10	ea	\$378.00	\$3,780
Landscaping	29,350	sf	\$0.48	\$14,088
Miscellaneous demolition	1	ls	\$50,000.00	\$50,000
Protect existing structures, finishes	1	ls	\$30,000.00	\$30,000
<b>Earthwork</b>				
Rough and fine grade	886,000	sf	\$0.85	\$753,100
Erosion control	886,000	sf	\$0.15	\$132,900
<b>Site improvements</b>				
<b>Paving</b>				
AC paving 4" over 6" AB	582,860	sf	\$5.67	\$3,304,816
AC paving 5" over 7" AB	70,880	sf	\$5.98	\$423,862
Concrete curbs	8,506	lf	\$18.44	\$156,843
Concrete paving	53,160	sf	\$8.61	\$457,708
Striping	653,740	sf	\$0.15	\$98,061
<b>Miscellaneous</b>				
Accessible curb ramps	2	ea	\$1,468.00	\$3,469
Concrete wheel stop	9	ea	\$64.55	\$610
Hatched striping	430	sf	\$3.22	\$1,385
Accessible symbol	9	ea	\$95.33	\$901



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**DETAIL ELEMENTS - PHASE III - REPURPOSE EQUESTRIAN CENTER SPACE**

Element	Quantity	Unit	Unit Cost	Total
Accessible parking sign and post	9	ea	\$298.00	\$2,816
Accessible parking directional sign and post	1	ea	\$318.00	\$376
Landscaping				
Trees, shrubs and groundcover	177,200	sf	\$9.58	\$1,697,576
Miscellaneous				
Miscellaneous furniture and signage, allowance	886,000	ls	\$0.05	\$44,300
Utilities				
Storm water	886,000	sf	\$0.40	\$354,400
Sewer, new buildings	886,000	sf	\$0.20	\$177,200
Domestic water, new buildings	886,000	sf	\$0.15	\$132,900
Fire water, new buildings	886,000	sf	\$0.10	\$88,600
Site electrical				
Service and distribution	886,000	sf	\$0.20	\$177,200
Site lighting	886,000	sf	\$0.40	\$354,400

<b>Total - Site Improvements</b>				<b>\$10,582,542</b>
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**3 Demolition - Buildings**

Demolition				
1. Remove office / restroom building	1,480	sf	\$12.55	\$18,574
3. Remove dorms	1,600	sf	\$12.55	\$20,080
7. Paddocks	33,820	sf	\$8.45	\$285,779

<b>Total - Demolition, Buildings</b>				<b>\$324,433</b>
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**4 New Construction - Buildings**

New construction				
New restroom building	1,900	sf	\$422.00	\$801,800

<b>Total - New Construction, Buildings</b>				<b>\$801,800</b>
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## Phase IV - Main Entrance Relocation

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**SUMMARY - PHASE IV - MAIN ENTRANCE RELOCATION**

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Element		Total
1 General Requirements		\$370,000
2 Site Improvements		\$35,899,467
3 Demolition - Buildings		\$356,775
4 New Construction - Buildings		\$1,215,000
Subtotal		<hr/> \$37,841,242
General Conditions	7.50%	\$2,838,093
Subtotal		<hr/> \$40,679,335
Bonds & Insurance	2.00%	\$813,587
Subtotal		<hr/> \$41,492,921
Contractor's Fee	6.50%	\$2,697,040
Subtotal		<hr/> \$44,189,961
Design Contingency	15.00%	\$6,628,494

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$50,818,455</b>
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## DETAIL ELEMENTS - PHASE IV - MAIN ENTRANCE RELOCATION

Element	Quantity	Unit	Unit Cost	Total
<b>1 General Requirements</b>				
General requirements	1	ls	\$370,000.00	\$370,000
<b>Total - General Requirements</b>				<b>\$370,000</b>
<b>2 Site Improvements</b>				
<b>Demolition</b>				
AC paving	1,772,000	lf	\$1.10	\$1,949,200
Concrete paving	96,870	lf	\$2.25	\$217,957
Utilities	2,077,500	sf	\$0.15	\$311,625
Landscaping	67,800	sf	\$0.48	\$32,544
Miscellaneous structures	1	ls	\$150,000.00	\$150,000
Miscellaneous demolition	1	ls	\$75,000.00	\$75,000
Protect existing structures, finishes	1	ls	\$40,000.00	\$40,000
<b>Earthwork</b>				
Rough and fine grade	1,937,400	sf	\$0.85	\$1,646,790
Erosion control	2,077,500	sf	\$0.15	\$311,625
<b>Site improvements</b>				
<b>Paving</b>				
AC paving 4" over 6" AB	923,207	sf	\$5.67	\$5,234,584
AC paving 5" over 7" AB	231,330	sf	\$5.98	\$1,383,353
Concrete curb and gutter	1,890	lf	\$20.57	\$38,877
Concrete curbs	29,229	lf	\$18.44	\$538,983
Concrete paving	206,156	sf	\$8.61	\$1,775,003
Striping	1,154,537	sf	\$0.15	\$173,181
<b>Miscellaneous</b>				
Accessible curb ramps	8	ea	\$1,468.00	\$11,320
Concrete wheel stop	30	ea	\$64.55	\$1,926
Hatched striping	1,340	sf	\$3.22	\$4,315
Accessible symbol	30	ea	\$95.33	\$2,845
Accessible parking sign and post	30	ea	\$298.00	\$8,894
Accessible parking directional sign and post	4	ea	\$318.00	\$1,226
<b>Landscaping</b>				
Trees, shrubs and groundcover	364,200	sf	\$9.58	\$3,489,036
<b>Site structures</b>				
Main entryway and event campus mall	212,500	sf	\$18.50	\$3,931,250
Re-align existing entryway	74,800	sf	\$15.80	\$1,181,840

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**DETAIL ELEMENTS - PHASE IV - MAIN ENTRANCE RELOCATION**

Element	Quantity	Unit	Unit Cost	Total
Premium for electrical connections etc. OC marketplace	297,000	sf	\$0.80	\$237,600
Gateway and signature entranceway sign, allowance	1	ls	\$350,000.00	\$350,000
Solar canopies	154,400	sf	\$63.26	\$9,767,344
Miscellaneous				
Miscellaneous furniture and signage, allowance	2,077,500	ls	\$0.05	\$103,875
Utilities				
Storm water	2,077,500	sf	\$0.20	\$415,500
Sewer	2,077,500	sf	\$0.15	\$311,625
Domestic water	2,077,500	sf	\$0.13	\$270,075
Fire water	2,077,500	sf	\$0.15	\$311,625
Gas	2,077,500	sf	\$0.05	\$103,875
Site electrical				
Service and distribution	2,077,500	sf	\$0.20	\$415,500
Site lighting	2,077,500	sf	\$0.48	\$997,200
Site special systems	2,077,500	sf	\$0.05	\$103,875
<b>Total - Site Improvements</b>				<b>\$35,899,467</b>

**3 Demolition - Buildings**

Demolition				
Marketplace buildings	21,300	sf	\$16.75	\$356,775

**Total - Demolition, Buildings \$356,775**

**4 New Construction - Buildings**

New construction				
Community building	3,000	sf	\$405.00	\$1,215,000

**Total - New Construction, Buildings \$1,215,000**

## Phase V - New Education Center & Centennial Farm Upgrades

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**SUMMARY - PHASE V - NEW EDUCATION CENTER & CENTENNIAL FARM UPGRADES**

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Element		Total
1 General Requirements		\$150,000
2 Site Improvements		\$4,896,547
3 Demolition - Buildings		\$100,239
4 New Construction - Buildings		\$8,190,000
5 Renovation - Buildings		\$1,994,200
Subtotal		<hr/> \$15,330,986
General Conditions	7.50%	\$1,149,824
Subtotal		<hr/> \$16,480,810
Bonds & Insurance	2.00%	\$329,616
Subtotal		<hr/> \$16,810,426
Contractor's Fee	6.50%	\$1,092,678
Subtotal		<hr/> \$17,903,103
Design Contingency	15.00%	\$2,685,466

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$20,588,569</b>
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# OC Fair and Event Center Masterplan

Costa Mesa, California

Masterplan Statement of Probable Cost

February 16, 2018

## DETAIL ELEMENTS - PHASE V - NEW EDUCATION CENTER & CENTENNIAL FARM UPGRADES

Element	Quantity	Unit	Unit Cost	Total
<b>1 General Requirements</b>				
General requirements	1	ls	\$150,000.00	\$150,000
<b>Total - General Requirements</b>				<b>\$150,000</b>
<b>2 Site Improvements</b>				
Demolition				
AC paving	23,800	lf	\$1.10	\$26,180
Concrete paving	98,000	lf	\$2.25	\$220,500
Landscaping	53,000	sf	\$0.48	\$25,440
Miscellaneous demolition	1	ls	\$10,000.00	\$10,000
Protect existing structures, finishes	1	ls	\$5,000.00	\$5,000
Earthwork				
Rough and fine grade	253,680	sf	\$0.85	\$215,628
Erosion control	350,000	sf	\$0.15	\$52,500
Site improvements				
Paving				
AC paving 5" over 7" AB	23,880	sf	\$5.98	\$142,802
Concrete curbs	420	lf	\$18.44	\$7,745
Concrete paving	41,600	sf	\$8.61	\$358,178
Striping	23,880	sf	\$0.15	\$3,582
Landscaping				
Trees, shrubs and groundcover	90,200	sf	\$9.58	\$864,116
Site structures				
Amphitheater South West plaza	98,000	sf	\$15.50	\$1,519,000
Solar canopies	17,600	sf	\$63.26	\$1,113,376
Miscellaneous				
Miscellaneous furniture and signage, allowance	350,000	ls	\$0.05	\$17,500
Utilities				
Storm water	350,000	sf	\$0.20	\$70,000
Fire water	350,000	sf	\$0.20	\$70,000



OC Fair and Event Center Masterplan

Costa Mesa, California

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**DETAIL ELEMENTS - PHASE V - NEW EDUCATION CENTER & CENTENNIAL FARM UPGRADES**

Element	Quantity	Unit	Unit Cost	Total
Site electrical				
Service and distribution	350,000	sf	\$0.10	\$35,000
Site lighting	350,000	sf	\$0.40	\$140,000
<b>Total - Site Improvements</b>				<b>\$4,896,547</b>

**3 Demolition - Buildings**

Demolition				
Building 15	4,390	sf	\$12.55	\$55,095
Barn buildings	4,400	sf	\$10.26	\$45,144
<b>Total - Demolition, Buildings</b>				<b>\$100,239</b>

**4 New Construction - Buildings**

New construction				
Education center building	15,000	sf	\$382.00	\$5,730,000
Farm activity building	6,000	sf	\$410.00	\$2,460,000
<b>Total - New Construction, Buildings</b>				<b>\$8,190,000</b>

**5 Renovation - Buildings**

Renovate existing buildings				
Pacific amphitheater buildings	10,700	sf	\$156.00	\$1,669,200
Century Barn building	2,600	sf	\$125.00	\$325,000
<b>Total - Renovation, Buildings</b>				<b>\$1,994,200</b>

## Phase VI - Other Projects

OC Fair and Event Center Masterplan

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SUMMARY - PHASE VI - OTHER PROJECTS

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Element		Total
1 General Requirements		\$300,000
2 Site Improvements		\$687,556
4 New Construction - Buildings		\$18,045,720
5 Renovation - Buildings		\$1,400,000
Subtotal		<hr/> \$20,433,276
General Conditions	7.50%	\$1,532,496
Subtotal		<hr/> \$21,965,772
Bonds & Insurance	2.00%	\$439,315
Subtotal		<hr/> \$22,405,087
Contractor's Fee	6.50%	\$1,456,331
Subtotal		<hr/> \$23,861,418
Design Contingency	15.00%	\$3,579,213

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$27,440,630</b>
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OC Fair and Event Center Masterplan

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**DETAIL ELEMENTS - PHASE VI - OTHER PROJECTS**

Element	Quantity	Unit	Unit Cost	Total
<b>1 General Requirements</b>				
General requirements	1	ls	\$300,000.00	\$300,000
<b>Total - General Requirements</b>				<b>\$300,000</b>
<b>2 Site Improvements</b>				
Demolition				
AC paving	112,500	lf	\$1.10	\$123,750
Miscellaneous demolition	1	ls	\$20,000.00	\$20,000
Protect existing structures, finishes	1	ls	\$10,000.00	\$10,000
Earthwork				
Rough and fine grade	44,000	sf	\$1.50	\$66,000
Erosion control	1	ls	\$10,000.00	\$10,000
Site improvements				
Paving				
AC paving 4" over 6" AB	19,500	sf	\$5.67	\$110,565
Concrete paving	15,600	sf	\$8.61	\$134,316
Striping	19,500	sf	\$0.15	\$2,925
Miscellaneous structures				
Bridge over Fairview to OCC				Excluded
Utilities				
Storm water	1	ls	\$15,000.00	\$15,000
Sewer	1	ls	\$20,000.00	\$20,000
Fire water	1	ls	\$25,000.00	\$25,000
Site electrical				
Service and distribution	1	ls	\$150,000.00	\$150,000
<b>Total - Site Improvements</b>				<b>\$687,556</b>

OC Fair and Event Center Masterplan

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Masterplan Statement of Probable Cost

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**DETAIL ELEMENTS - PHASE VI - OTHER PROJECTS**

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Element	Quantity	Unit	Unit Cost	Total
4 New Construction - Buildings				
New construction				
Parking garage	220,500	sf	\$81.84	\$18,045,720

<b>Total - New Construction, Buildings</b>				<b>\$18,045,720</b>
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5 Renovation - Buildings

Renovate existing buildings				
Improvements to Facade and loading dock, show buildings	2	ea.	\$700,000.00	\$1,400,000

<b>Total - Renovation, Buildings</b>				<b>\$1,400,000</b>
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## Phase VII - Perimeter Fencing & Remaining Site Improvements

OC Fair and Event Center Masterplan

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**SUMMARY - PHASE VII - PERIMETER FENCING & REMAINING SITE IMPROVEMENTS**

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Element		Total
1 General Requirements		\$48,000
2 Site Improvements		\$6,951,893
3 Demolition - Buildings		
4 New Construction - Buildings		
5 Renovation - Buildings		
Subtotal		<hr/> \$6,999,893
General Conditions	7.50%	\$524,992
Subtotal		<hr/> \$7,524,885
Bonds & Insurance	2.00%	\$150,498
Subtotal		<hr/> \$7,675,383
Contractor's Fee	6.50%	\$498,900
Subtotal		<hr/> \$8,174,283
Design Contingency	15.00%	\$1,226,142

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$9,400,426</b>
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**DETAIL ELEMENTS - PHASE VII - PERIMETER FENCING & REMAINING SITE IMPROVEMENTS**

Element	Quantity	Unit	Unit Cost	Total
<b>1 General Requirements</b>				
General requirements	1	ls	\$48,000.00	\$48,000
<b>Total - General Requirements</b>				<b>\$48,000</b>
<b>2 Site Improvements</b>				
Demolition				
Fence	600	lf	\$10.76	\$6,456
Miscellaneous demolition	1	ls	\$5,000.00	\$5,000
Protect existing structures, finishes	1	ls	\$5,000.00	\$5,000
Earthwork				
Rough and fine grade	44,000	sf	\$1.50	\$66,000
Erosion control	1	ls	\$10,000.00	\$10,000
Site improvements				
Walls and fences				
Tube steel fence 8'-0" high	10,640	lf	\$168.22	\$1,789,861
Tube steel rolling gate, 30'-0" wide, electrically operated	12	ea	\$13,364.00	\$160,368
Gate controllers	24	ea	\$12,750.00	\$306,000
Miscellaneous				
Directional signage, allowance	96	ea	\$398.00	\$38,208
Utilities				
Storm water	1	ls	\$15,000.00	\$15,000
Site electrical				
Service and distribution, allowance	1	sf	\$350,000.00	\$350,000
Campus wide PA system, allowance	1	ls	\$4,200,000.00	\$4,200,000
<b>Total - Site Improvements</b>				<b>\$6,951,893</b>