



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

Masterplan Statement of Probable Cost  
February 1, 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>	<ul style="list-style-type: none"><li>- Equestrian Facility Assessment Report received on January 25, 2018.</li><li>- Existing equestrian site plan and notes received on January 25, 2018.</li></ul>
<b>Cost Mark Ups</b>	<p>The following % mark ups have been included in each design option:</p> <ul style="list-style-type: none"><li>- General Conditions (10.00% on direct costs)</li><li>- Bonds &amp; Insurance (2.00% compound)</li><li>- Contractor's Fee (7.50% compound)</li><li>- Design Contingency (15.00% compound)</li></ul>
<b>Construction Contingency</b>	<p>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.</p>
<b>Method of Procurement</b>	<p>The Estimate is based on traditional Design-Bid-Build competitively bid with qualified General Contractors.</p>
<b>Bid Conditions</b>	<p>This estimate has been based upon competitive bid situations (minimum of 6 bidders) for all items of subcontracted work.</p>
<b>Basis For Quantities</b>	<p>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.</p>
<b>Basis for Unit Costs</b>	<p>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.</p>
<b>Sources for Pricing</b>	<p>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.</p>
<b>Key Exclusions</b>	<p>The following items have been excluded from our estimate:</p> <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>

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## INTRODUCTION

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### Items Affecting Cost Estimate

Items which may change the estimated construction cost include, but are not limited to:

- Modifications to the scope of work included in this estimate.
- Unforeseen sub-surface conditions.
- 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 III Option - Repurpose Equestrian Center Space	\$20,329,865
<b>Total Estimated Construction Cost</b>	<b>\$20,329,865</b>

## Phase III Option - Repurpose Equestrian Center Space

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Costa Mesa, California

Masterplan Statement of Probable Cost

February 1, 2018

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

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Element		Total
1 General Requirements		\$360,000
2 Site Improvements		\$4,614,113
3 Demolition - Buildings		\$324,433
4 New Construction - Buildings		\$9,358,125
5 Renovation - Buildings		
Subtotal		<hr/> \$14,656,671
General Conditions	10.00%	\$1,465,667
Subtotal		<hr/> \$16,122,338
Bonds & Insurance	2.00%	\$322,447
Subtotal		<hr/> \$16,444,785
Contractor's Fee	7.50%	\$1,233,359
Subtotal		<hr/> \$17,678,144
Design Contingency	15.00%	\$2,651,722

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>	<b>\$20,329,865</b>
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Costa Mesa, California

Masterplan Statement of Probable Cost

February 1, 2018

## DETAIL ELEMENTS - PHASE III OPTION - REPURPOSE EQUESTRIAN CENTER SPACE

Element	Quantity	Unit	Unit Cost	Total
<b>1 General Requirements</b>				
General requirements	1	ls	\$360,000.00	\$360,000

<b>Total - General Requirements</b>				<b>\$360,000</b>
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### 2 Site Improvements

#### Demolition

2. Remove BBQ area	2,875	sf	\$6.20	\$17,825
5. Waste management area	1,400	sf	\$10.50	\$14,700
6. Existing storage containers and miscellaneous containers	1	ls	\$10,000.00	\$10,000
7. Existing miscellaneous shade structures, paddocks	1	ls	\$15,000.00	\$15,000
8. Existing blacksmith canopy	800	sf	\$18.26	\$14,608
9. Existing wash stalls	2,500	sf	\$22.70	\$56,750
10. Longe rings	5,600	sf	\$7.68	\$43,008
13. Wood fence	1,000	lf	\$6.28	\$6,280
14. Remove perimeter fence	2,130	lf	\$8.10	\$17,253
Other Items - Remove existing containers and miscellaneous equipment	6,800	sf	\$10.20	\$69,360
Other Items - AC paving	25,000	lf	\$1.10	\$27,500
Other Items - Utilities	410,000	sf	\$0.15	\$61,500
Other Items - Trees	10	ea	\$378.00	\$3,780
Other Items - Landscaping	29,350	sf	\$0.48	\$14,088
Other Items - Miscellaneous demolition	1	ls	\$40,000.00	\$40,000
Other Items - Protect existing structures, finishes	1	ls	\$30,000.00	\$30,000

#### Other Items - Earthwork

Rough and fine grade, trailer parking area	9,600	sf	\$1.05	\$10,080
Rough and fine grade, horse trails	26,000	sf	\$1.84	\$47,840
Rough and fine grade, paddocks area	58,000	sf	\$2.26	\$131,080
Erosion control	410,000	sf	\$0.15	\$61,500

#### Site improvements

##### Other Items - Paving

AC paving 4" over 6" AB, RV / trailer parking	25,000	sf	\$5.67	\$141,750
AC paving 5" over 7" AB, access road	5,800	sf	\$5.98	\$34,684
AC slurry coat, access roadway	50,400	sf	\$1.28	\$64,512
Join existing AC paving	170	lf	\$12.84	\$2,183
Striping	81,200	sf	\$0.15	\$12,180

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February 1, 2018

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

Element	Quantity	Unit	Unit Cost	Total
Other Items - Landscaping				
Trees				
Trees, 24" box	20	ea	\$647.00	\$12,940
Protect existing trees	39	ea	\$250.00	\$9,750
Shrubs and groundcover				
Shrubs and ground cover	29,350	sf	\$6.43	\$188,721
Irrigation				
Irrigation planting area	29,350	sf	\$2.50	\$73,375
Site structures				
2. Picnic and BBQ Area				
Concrete paving	2,275	sf	\$11.13	\$25,321
Trees, 24" box	4	sf	\$647.00	\$2,588
Shrubs and ground cover	600	sf	\$7.98	\$4,788
BBQ counter	2	ea	\$12,750.00	\$25,500
Tables and benches	30	ea	\$4,740.00	\$142,200
Miscellaneous furnishing and signage	1	ls	\$5,000.00	\$5,000
4. Enclosed straw and wood chip storage, ventilated	800	sf	\$168.00	\$134,400
5. Waste "Nutrient" management building, ventilated	1,400	sf	\$155.00	\$217,000
6. Covered outdoor equipment storage canopy	400	sf	\$84.50	\$33,800
8. Covered blacksmith canopy	800	sf	\$84.50	\$67,600
9. Covered wash stalls	2,500	sf	\$90.50	\$226,250
10. Longe rings				
Grade and construct longe rings	5,600	sf	\$7.63	\$42,728
Wooden fence	430	lf	\$112.50	\$48,375
Re-install ring equipment, allowance	3	lf	\$7,500.00	\$22,500
12. Accessibility parking area	5,300	sf	\$6.48	\$34,344
13. Rings				
Retaining walls	800	lf	\$368.00	\$294,400
Wooden fence	3,900	lf	\$112.50	\$438,750
14. Perimeter retention				
Tube steel fence 8'-0" high	2,730	lf	\$118.47	\$323,423
Tube steel double gate, 35'-0" wide	1	ea	\$12,850.00	\$12,850
Tube steel double gate, 25'-0" wide	3	ea	\$10,950.00	\$32,850



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

Element	Quantity	Unit	Unit Cost	Total
Other Items - Miscellaneous				
Miscellaneous furniture and signage, allowance	1	ls	\$50,000.00	\$50,000
Other Items - Utilities				
Storm water	410,000	sf	\$0.65	\$266,500
Sewer	410,000	sf	\$0.25	\$102,500
Domestic water	410,000	sf	\$0.20	\$82,000
Fire water	410,000	sf	\$0.22	\$90,200
Gas	410,000	sf	\$0.10	\$41,000
Other Items - Site electrical				
Service and distribution	410,000	sf	\$0.75	\$307,500
Site lighting	410,000	sf	\$0.65	\$266,500
Site special systems	410,000	sf	\$0.10	\$41,000

**Total - Site Improvements \$4,614,113**

**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

**Total - Demolition, Buildings \$324,433**

**4 New Construction - Buildings**

New construction				
1. Office / retail and restroom building	3,500	sf	\$368.00	\$1,288,000
5. Waste "Nutrient" management building	1,400	sf	\$318.00	\$445,200
6. Shop and maintenance facility building	2,000	sf	\$247.00	\$494,000
7. Paddocks	31,500	sf	\$186.10	\$5,862,150

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February 1, 2018

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

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Element	Quantity	Unit	Unit Cost	Total
7. Heating, stalls	31,500	sf	\$11.35	\$357,525
7. Office / lounge space	2,250	sf	\$405.00	\$911,250

<b>Total - New Construction, Buildings</b>				<b>\$9,358,125</b>
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