

Appendix H Cost Estimate

Appendices

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Michael Paul

Subject: RE: AUSD- Slauson Historic House Project [AALRR-Cerritos.005117.00060]

From: "Edgar Paz" <epaz@architectsmsp.com>

Date: December 2, 2016 at 11:32:36 AM PST

To: "'Linda Kaminski'" <lkaminski@azusa.org>

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Subject: AUSD- Slauson Historic House Project

Linda,

We had prepared the attached sketches, but may not have sent digital copies; we were considering the scope and costs, and prepared the following description.

SCOPE:

The District's intent is to renovate existing historical building for practical use; ideally it will hold classrooms, but if not feasible through DSA process, then it will serve as museum or similar as a community showcase.

The current conditions will require a full demolition as salvaging any part will be more costly than replacing; the foundation was done temporarily, and therefore new footings will be required in compliance with current codes. Based on this, it may be easier to demo, and re-build using salvageable existing elements (fascia boards, plaques, fixtures, finishes), and therefore we could submit to DSA as a new building. Construction cost of the 1,500 sf facility could range between \$400 to \$600/sf depending on bidding conditions, and final design requirements for a possible construction cost of \$900,000; additional costs may be required for site improvements (sidewalk, fencing, landscaping, ramps, stairs, etc). Overall project costs may exceed \$1,000,000 (including soft costs).

Let us know if you require additional information; we think that if the bid conditions are excellent (which may not be), and we keep the overall scope/quality to minimum the overall budget may be lower (in the \$600k to \$800 range).

Thanks,

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