

Introduction

The site plan diagrams were reviewed by District staff. Estimated costs were developed for the proposed campus diagrams.

All costs shown are in 2024 dollars. For planning purposes, once a project moves forward to Board approval, the District's Facilities department should escalate these costs to the midpoint of project construction.

The following unknowns were not included in the cost estimate:

- No land acquisition costs have been included in these budgets, and should be considered separately.
- Utility and City connection fees, off-site improvements, traffic signals or re-striping of City streets is not included in these budgets. These requirements and costs are subject to change regularly by the City or utility companies, and are best identified early in project development.
- No hazardous materials surveys, asbestos or lead paint abatement or monitoring costs are included in these budgets for renovation work on existing buildings. Also not included are any surveys for removal of contaminated or unsuitable soils on existing or new sites.
- Phasing and interim housing/facility costs are not included in these budgets. These

costs should be determined once an implementation plan is developed, including a project schedule and phasing plan for the individual projects.

- Fixtures, furniture, and equipment (FF&E), unless noted otherwise.
- Escalation (costs are in 2024\$).

Costs reflected herein include a combination of repair needs and long-term visioning:

- Repair and replacement costs identified in the Facilities Condition Assessments.
- Campus improvements to align with the District's vision as developed through participant engagement and the Educational Specification Vision.

Clarifications

The estimate is based upon the following assumptions:

- A competitive bid environment at the subcontractor and general contractor levels.
- The use of prevailing wage labor rates. This assumes no Project Labor Agreement (PLA).
- Assuming a traditional design-bid-build procurement methodology.
- Unit costs are inclusive of General Conditions, General Requirements, Overhead and Profit, Bonds and Insurance and design contingency.

- Soft costs are estimated at 33% per LPA.

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PLANNING CONSIDERATIONS

TOTAL COST SUMMARY

Encinitas Union School District
Facilities Plan Update



	TOTAL PROJECT COST (2024\$)	BOARD OF EDUCATION PRIORITIZED COST (2024\$)
1. Capri Elementary School	\$ 46,139,000	\$ 32,765,000
2. El Camino Creek Elementary School	\$ 32,851,000	\$ 17,852,000
3. Flora Vista Elementary School	\$ 25,428,000	\$ 13,096,000
4. La Costa Heights Elementary School	\$ 44,593,000	\$ 29,170,000
5. Mission Estancia Elementary School	\$ 31,436,000	\$ 18,261,000
6. Ocean Knoll Elementary School	\$ 29,361,000	\$ 13,718,000
7. Olivenhain Pioneer Elementary School	\$ 43,375,000	\$ 27,965,000
8. Park Dale Lane Elementary School	\$ 32,818,000	\$ 22,110,000
9. Paul Ecke Elementary School	\$ 33,457,000	\$ 21,396,000
Elementary Schools Subtotal	\$ 319,458,000	\$ 196,333,000
10. Farm Lab	\$ 3,607,000	\$ -
11. Flora Vista Preschool	\$ 13,619,000	\$ 13,619,000
12. District Office	\$ 4,052,000	\$ -
13. District Nutrition Services	\$ 7,363,000	\$ 7,363,000
Other Sites Subtotal	\$ 28,641,000	\$ 20,982,000
TOTAL PROJECT COST (2024\$)	\$ 348,099,000	\$ 217,315,000