

**75 YEARS OR OLDER BUILDING COST ESTIMATE AND COST/BENEFIT ANALYSIS (CBA)**

SCHOOL FACILITY PROGRAM

SAB 57-75 (New 06/25)

**INSTRUCTIONS**

The *75 Years or Older Building Cost Estimate and Cost/Benefit Analysis (CBA)* (**Form SAB 57-75**) is to be used for the purposes of generating and submitting the cost estimate required to determine eligibility of 75 Years or Older Buildings pursuant to School Facility Program (SFP) Regulation Section 1859.78.7.1.

Refer to the most current published edition of the Current Construction Remodeling Costs publication by Sierra West Publishing, F2 unit costs, for data needed to complete this form. Throughout these instructions, all references to "Sierra West" indicate this publication. All lines in Part I must be broken out to individual items or materials. Do not enter line item requests in a lump sum format. Line item requests in lump sum format may not be eligible.

**PART I - Line Item Requests**

**For each line item request, complete the following:**

1. **CSI #** - Enter the Construction Specifications Institute number (CSI #) corresponding to the item or material included in the project as it appears in Sierra West.
2. **Description** - Enter the description corresponding to the item or material as it appears in Sierra West.
3. **Quantity** - Enter the numeric quantity of the item or material used as indicated in the project plans approved by the Division of the State Architect (DSA). For projects that do not require DSA plan approval, enter the quantity as indicated in the supporting documentation submitted with the application.
4. **Unit** - Enter the unit of measure for the specified material or item as it appears in Sierra West.
5. **Cost/Unit** - Enter the total unit cost, or cost per unit, as it is listed in the F2 column in Sierra West. Do not add installation cost as this has been included in the total unit cost amount.
6. **District's Request** - Enter the product of the Quantity (3.) and Cost/Unit (5.) column.
7. **OPSC's Allowance** - Leave blank. This section will be completed by OPSC upon review of the application.

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8. **School District Comments** - The School District may optionally indicate any relevant plan page numbers or reference information to assist the plan reviewer in the Comments column.
9. **OPSC Review Comments** - Leave blank. This section will be completed by OPSC upon review of the application.
10. **Title 24 Max Requirement** - In lieu of requesting individual line items for Access Compliance, the school district may request a 20 percent allowance to cover the costs of the maximum Access Compliance work required by DSA. This allowance is reflective of the maximum requirements in Title 24, Section 11B-202.4, Exemptions, 8.

**PART II - Contractor Burden**

For the purposes of Part II of this form, refer to the table below to determine the applicable construction classification to use when referencing the most current published edition of Sierra West.

**OPSC Project Type:** Modernization Rehabilitation of Historical Structures

**Sierra West Construction Classification:** Unique Structures

**General Conditions** - Using the total project cost as reported to DSA and the applicable OPSC project type listed above, enter the percentage as indicated in the General Conditions table in Sierra West (CSI# 01.1000 000).

**Calculation Detail:**

The multiplier is the percentage allowed based on the total project cost reported to DSA and the chart in the Current Construction Remodeling Costs Publication, in Section 01.1000 000. That percentage is representative of the economies of scale for the overall scope of the project and is then applied to the OPSC Allowance Subtotal to arrive at the **General Conditions** allowance.

**Overhead, Profit & Bonds** - Using the total project cost as reported to DSA, enter the applicable percentage as indicated in the "Bonds" section in Sierra West (CSI# 01.2000 000).

**Calculation Detail:**

The multiplier is the percentage allowed based on the project's Construction Subtotal and the chart in the Current Construction Remodeling Costs Publication, Section 01.2000 000. That percentage is representative of the economies of scale of the overall scope of the project which is then applied to the sum of the OPSC Allowance Subtotal plus the General Conditions allowance, to arrive at the **Overhead, Profit & Bonds** allowance.

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**Escalation** - If the project has not been completed at the time of application submittal, enter the percentage listed for the current year, as indicated in the "Escalation" section of Sierra West (CSI# 01.3000 000).

**Calculation Detail:**

If the project has not been completed at the time of application submittal, the multiplier is the percentage listed for the current year, as indicated in the "Escalation" section of Sierra West (CSI# 01.3000 000). That percentage is then applied to the sum of the OPSC Allowance subtotal, plus the General Conditions Allowance, and the Overhead Profit & Bond Allowance. If the project is already complete, enter "\$0".

**Contingencies** - Based on OPSC's Allowance Subtotal and based upon CSI# 01.4000 000 Schematic Plans in Sierra West. Sierra West provides an allowance of "0 percent" when funding is based on work with full DSA approved plans.

**Calculation Detail:**

The multiplier is the percentage based on the Construction Classification and the Stage of Design outlined in the chart in the Current Construction Remodeling Costs Publication, in Section 1.4000 000. That percentage is then applied to the sum of the OPSC Allowance subtotal plus the allowance for General Conditions, Overhead Profit & Bond, and Escalation. Note: Applications with funding based on plans with final DSA approval are ineligible for contingencies.

**Part III - Design Costs & Fees****Project Inspection Allowance – 1.00 percent**

**Calculation Detail:** Allowance provided for the services of a DSA certified inspector for the duration of the project. The allowance provided is 1.00 percent, based on Construction Subtotal.

**Construction Testing Allowance – 1.00 percent**

**Calculation Detail:** For rehabilitation projects that require specialized testing and inspection of materials during construction such as soil tests, foundation tests, exploratory borings, and similar testing prior to construction, enter 1 percent. The District must submit written verification of the specialized testing required for the scope of work. For all other projects, enter '0'. The allowance is the applicable percentage multiplied by the Construction Subtotal.

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**Design Specialist Cost Allowance** – Based on the Construction Subtotal in Part II.

**Calculation Detail:** The allowance for the Design Specialist is calculated using the Design Specialist Cost Allowance sliding scale below Part III. Alternatively, the user may manually enter the cost allowance based on this scale.

**CDE Plan Review Fee – 0.07 percent**

**Calculation Detail:** Allowance is for the proportionate amount of fees charged by the California Department of Education, as required by law, for the project. The allowance provided will be 0.0007 multiplied by the OPSC Allowed Construction Subtotal.

**DSA Plan Review Fee – DSA Project Fee Calculator**

**Calculation Detail:** Allowance is for the proportionate amount of fees charged by DSA, as required by law, for the project. Based on the product of the OPSC Allowed Construction Subtotal applied to the DSA Project Fee, which can be found on the following website:  
<https://www.apps2.dgs.ca.gov/dsa/tracker/FeeCalculator.aspx>

**Part III- OPSC Approved Total Project Cost** is the Sum of Part II and Part III.

**Part IV - Cost Benefit Analysis Calculation for the Existing Building**

**Square Footage of Qualifying 75 Year Old Building** - Insert the square footage of the existing building into the applicable cell depending on its type. The categories are either Permanent or Portable and Toilet or Other.

**Current Replacement Cost (Per Square Foot)** - Enter the value for each category as approved by the State Allocation Board for the current year pursuant to SFP Regulation Section 1859.2.

**Total Current Replacement Cost** is the product of the qualifying square footage multiplied by the Current Replacement Cost. The sum of each category is the **Total** for the building.

To determine whether the Cost to Modernize exceeds the Cost to Replace the Building by more than 50 percent, divide the OPSC Approved Total Project Cost from Part III by the Total Replacement Cost. Then multiply by 100 to calculate the percentage.

If the percentage is equal to or greater than 50 percent, the building is eligible.