

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 Calculator:

<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.

PART I - Line Item Request

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School District:	Application Number:
School Name:	DSA Number:
County:	

PART II - Contractor Burden

1. CSI #	2. Description	Multiplier	Allowance	Calculation Detail
1.100 000	General Conditions (insert percentage) Broad categories covered by General Conditions include: • Mobilization. • Non-distributable labor and supervision. • Permits, licenses & fees. • Temporary utilities, structures, and fencing • Material handling equipment, trucks, safety, fuel, scaffolding. • Non-manual labor, benefits, payroll tax, workers compensation insurance • Insurances, comprehensive, builders risk.	0.00%	\$ -	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. The following application types should use the corresponding Sierra West allowance category: • Modernization (historical structures) – “Unique Structures”
1.200 000	Overhead, Profit, and Bonds (insert percentage) Broad categories covered by overhead include: rent, utilities, legal, accounting, estimating, travel, general insurance, taxes, marketing, advertising, computers, etc. and are distinctly not related to the physical construction of the project.	0.00%	\$ -	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 and Bonds allowance.
1.300 000	Escalation (insert current year percentage) This allowance provides for the general adjustment in construction costs over the duration of an estimating year.	0.00%	\$ -	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".
1.400 000	Contingencies (insert percentage or "0") Contingencies are provided for projects when the work in this form is represented in schematic drawings rather than DSA approved plans. Typically this only applies to Cost Benefit Analysis completed for Modernization for 75 or Older Facilities replacement applications or requests for Conceptual Approval. Note: Sierra West Current Construction Cost publication provides an allowance of "0%" when funding is based on work with full DSA approved plans.	0.00%	\$ -	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 II- Construction Subtotal			\$ -	Sum of Part I and Part II.

PART III- Design Costs & Fees

Design Costs	Multiplier	Allowance	Calculation Detail
Project Inspection Allowance	1.00%	-	Allowance provided for the services of a DSA certified inspector for the duration of the project. The allowance provided is 1.00%, based on Construction Subtotal. Only allowed if project required DSA approval.
Construction Testing Allowance	1.00%	-	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%. 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.
Design Specialist Cost Allowance *See Sliding Scale, below.	Sliding Scale	-	Based on Construction Subtotal in Part II, using the Design Specialist Cost Allowance chart below.
CDE Plan Review Fee	0.07%	-	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	-	Allowance is for the proportionate amount of fees charged by the DSA, as required by law, for the project. Based on the product of the Construction Subtotal applied to the DSA Project Fee Calculator: https://www.apps2.dgs.ca.gov/dsa/tracker/FeeCalculator.aspx .
Part III- OPSC Approved Total Project Cost:			Sum of Part II and Part III

School District:	Application Number:
School Name:	DSA Number:
County:	

For Reference:

Design Specialist Cost Allowance Sliding Scale	Multiplier	Allowance
Construction Subtotal (from above):		\$ -
First \$500,000	12.00%	\$ -
next \$500,000	11.50%	\$ -
next \$1 million	11.00%	\$ -
next \$4 million	10.00%	\$ -
next \$4 million	9.00%	\$ -
Beyond	8.00%	\$ -
Design Cost Allowance:		\$ -

PART IV- Cost Benefit Analysis Calculation

Existing Building Determination of Qualification			
Square Footage of Qualifying 75 Year Old Building		Current Replacement Cost Pursuant to SFP Regulation Section 1859.2	Total Current Replacement Cost
Permanent Toilet	0.00	\$ -	\$ -
Permanent Other	0.00	\$ -	\$ -
Portable Toilet	0.00	\$ -	\$ -
Portable Other	0.00	\$ -	\$ -
Total	0.00		\$ -

Total Project Cost to Modernize the Building (from Part III)	\$ -
Comparison of Cost to Modernize verses Cost to Current Replacement Cost (Divide Total Current Replacement Cost by Total Project Cost to Modernize)	#DIV/0!
Percentage above Exceeds 50% - If 'Yes', Building qualifies	\$ -

*If the cost to repair the building is above 50 percent of the Current Replacement Cost then the building qualifies for Replacement funding. If the cost of repair is below 50 percent, it does not qualify for 75 Year Old replacement grant funding.

School District:	Application Number:
School Name:	DSA Number:
County:	

I certify, as the District Representative, that the information reported on this form is true and correct and that:

- I am designated as an authorized District Representative by the governing board of the School District; and,
- under penalty of perjury, under the laws of the State of California, the foregoing statements are true and correct to the best of my knowledge and belief; and,
- this form is an exact duplicate (verbatim) of the form provided by Office of Public School Construction. No variations of this form may be used.

Name of District Representative (Print):	Phone Number:
Signature of District Representative:	Date: