



Shaw School Project

Preferred Schematic Report - Concept Cost Comparison



HILL
Hill International
February 6, 2019

	Repair Only of Existing Building	Renovate Only Existing Building Option 0	Renovate Only Existing Building Option 0	Renovation & Addition Grades 4-6 Option A	Renovation & Addition Grades 4-6 Option A	Renovation & Addition Grades 3-6 Option B	Renovation & Addition Grades 3-6 Option B	New Building Grades 3-6 Option C3	New Building Grades 3-6 Option C3	New Building Grades 3-6 Option C5	New Building Grades 3-6 Option C5
PROGRAM	T2	T2	Hill	T2	Hill	T2	Hill	T2	Hill	T2	Hill
Enrollment	415	415	415	415	415	550	550	550	550	550	550
Total Area Existing Building	73,815	74,336	73,911	72,560	72,560	75,744	70,744	0	0	0	0
Total Area of New Construction	0	0	425	4,751	4,751	11,622	16,622	88,422	88,422	88,422	88,422
Total Building Area	76,437	74,336	74,336	77,311	77,311	87,366	87,366	88,422	88,422	88,422	88,422
Construction Start	Summer 2021	Summer 2021	Summer 2021	Summer 2021	Summer 2021	Summer 2021	Summer 2021	Spring 2021	Spring 2021	Spring 2021	Spring 2021
Construction Duration	24 months	34 months	34 months	34 months	34 months	36 months	36 months	20 months	20 months	20 months	20 months
Completion	Fall 2023	Fall 2023	Fall 2023	Fall 2023	Fall 2023	Fall 2023	Fall 2023	Fall 2022	Fall 2022	Fall 2022	Fall 2022
DESIGN CONSTRUCTION COSTS ESTIMATES											
Renovation Construction Concept Estimate	\$11,900,000	\$18,200,000	\$19,300,000	\$17,700,000	\$18,600,000	\$19,100,000	\$16,800,000	\$0	\$0	\$0	\$0
New Construction Concept Estimate	\$0	\$0	\$276,000	\$1,800,000	\$2,000,000	\$4,300,000	\$7,200,000	\$27,600,000	\$27,600,000	\$27,900,000	\$28,400,000
Building Demolition	\$0	\$0	\$0	\$40,000	\$40,000	\$40,000	\$40,000	\$450,000	\$450,000	\$450,000	\$450,000
Site Work Costs	\$0	\$1,740,000	\$2,200,000	\$3,140,000	\$2,900,000	\$3,000,000	\$3,050,000	\$4,300,000	\$4,800,000	\$4,200,000	\$4,550,000
Haz Mat Allowance	\$1,150,000	\$1,150,000	\$1,100,000	\$1,150,000	\$1,100,000	\$1,150,000	\$1,100,000	\$1,150,000	\$1,100,000	\$1,000,000	\$1,100,000
General Conditions \$100,000/mnth)	\$2,400,000	\$3,400,000	\$3,400,000	\$3,400,000	\$3,400,000	\$3,600,000	\$3,600,000	\$1,600,000	\$2,000,000	\$2,000,000	\$2,000,000
Logistics, Phasing, Bonds, Insur., OH & Profit	\$1,800,000	\$4,730,000	\$3,310,000	\$4,780,000	\$3,500,000	\$6,000,000	\$4,100,000	\$2,100,000	\$2,200,000	\$2,090,000	\$2,200,000
Design Contingency 15% Renovation 12% New	\$1,940,000	\$3,160,000	\$3,400,000	\$3,500,000	\$3,700,000	\$4,000,000	\$4,200,000	\$4,000,000	\$4,100,000	\$4,060,000	\$4,100,000
Escalation allowance 8.0%	\$881,000	\$1,670,000	\$2,400,000	\$1,850,000	\$2,550,000	\$2,100,000	\$3,000,000	\$2,650,000	\$3,050,000	\$2,600,000	\$3,100,000
Total Cost	\$20,071,000	\$34,100,000	\$35,400,000	\$37,400,000	\$37,800,000	\$43,300,000	\$43,100,000	\$43,900,000	\$45,300,000	\$44,300,000	\$45,900,000
Cost per Square Foot	\$263	\$459	\$476	\$484	\$489	\$496	\$493	\$496	\$512	\$501	\$519
SOFT COSTS											
Design and Management 22% Renovation & 18% new	\$4,420,000	\$7,500,000	\$7,790,000	\$8,230,000	\$8,320,000	\$9,530,000	\$9,480,000	\$7,900,000	\$8,150,000	\$7,970,000	\$8,260,000
Furniture and Technology \$2400/student	\$996,000	\$996,000	\$996,000	\$996,000	\$996,000	\$1,320,000	\$1,320,000	\$1,320,000	\$1,320,000	\$1,320,000	\$1,320,000
Modular Classrooms	\$1,000,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,800,000	\$1,800,000	\$0	\$0	\$0	\$0
Miscellaneous- Moving	\$35,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$50,000	\$50,000	\$50,000	\$50,000
Owner's Contingency = 8% Renovation or 5% New + 2% Soft cost	\$1,730,000	\$2,930,000	\$3,040,000	\$3,210,000	\$3,240,000	\$3,720,000	\$3,700,000	\$2,380,000	\$2,460,000	\$2,400,000	\$2,490,000
PROJECT BUDGET											
PROJECT TOTALS	\$28,300,000	\$47,100,000	\$48,800,000	\$51,400,000	\$51,900,000	\$59,700,000	\$59,500,000	\$55,600,000	\$57,300,000	\$56,000,000	\$58,000,000
						<i>Alternate 1 - Flat roof option</i>		(\$285,000)		(\$1,200,000)	
						<i>Alternate 2 - High School sized ball fields</i>		\$360,000		\$301,000	
						<i>Alternate 2A - Add artificial turf baseball field</i>		\$1,100,000		\$1,100,000	
						<i>Alternate 3 - Add 95KW photovoltaic</i>		\$350,000		\$350,000	