

# COST MODEL WORKBOOK

2024 General Obligation Bond Planning

05 24 2028

Modernizations						
	Cleveland HS	Ida B Wells HS	Jefferson HS	Tubman MS	1	CBSE + Learning Lab
	<i>Schematic Design</i>	<i>Schematic Design</i>	<i>Schematic Design</i>	<i>Pre-Planning</i>	<i>2</i>	<i>Pre-Planning</i>
	<i>1</i>	<i>1</i>	<i>1</i>	<i>2</i>	<i>2</i>	<i>1</i>
Hard Cost	384,968,991	365,300,518	409,297,113	96,720,000	3	64,119,000
Soft Cost	33,155,000	36,300,000	42,007,914	12,420,000	4	6,411,900
FF&E	8,700,000	10,000,000	9,988,000	8,280,000	5	3,205,950
Swing	500,000	2,200,000	345,000	4,140,000	6	0
Project Contingency	41,320,859	41,200,000	29,459,770	18,730,800	6, 7	7,373,685
Administration	Incl. in Program	Incl. in Program	Incl. in Program	3,312,000	8	Incl. in Program
Land	0	0	0			15,000,000
<b>SUBTOTAL</b>	<b>468,644,850</b>	<b>455,000,518</b>	<b>491,097,797</b>	<b>143,602,800</b>		<b>96,110,535</b>
Escalation	Incl. in HC	Incl. in HC	Incl. in HC	42,855,694	9	25,376,176
<b>TOTAL</b>	<b>468,644,850</b>	<b>455,000,518</b>	<b>491,097,797</b>	<b>186,458,494</b>		<b>121,486,711</b>

## Footnotes

### Cleveland High School

- 1 Comprehensive planning is complete (and Board approved); project is currently in the SD phase
- 2 HC is the total of the Gamut-KJF Estimate (04/08/24) \$383,318,991 plus \$1.65M for abatement, off-site improvements and utility connections
- 3 SC are based on current data, and include the executed Mahlum Architects contract
- 4 Approximately \$28/SF
- 5 Minimal swing costs are expected due to extensive improvements already in place at the Marshall campus
- 6 Approximately 10% of total project cost
- 7 Escalation to midpoint of construction - varying rates per year totaling \$38,096,929

### Ida B Wells High School

- 1 Comprehensive planning is complete (and Board approved); project is currently in the SD phase
- 2 HC is the total of the DCW cost estimate (02/04/24)
- 3 SC are based on current data, and include the executed Bora Architects contract
- 4 Approximately \$32/SF
- 5 Swing costs include resurfacing track at Jackson for swinging athletics
- 6 Approximately 10% of total project cost
- 7 Escalation to midpoint of construction

### Jefferson High School

- 1 Project is in SD; CMGC (Andersen Construction) was contracted in May 2023 and is supporting design and cost estimating
- 2 HC is the total of the Andersen Construct cost estimate (02/29/24) \$407,397,113 plus \$1,900,000 for off-site improvements, hazardous materials abatement and utility costs/connections
- 3 SC are based on current data, and include the executed Bora Architects contract
- 4 Approximately \$32/SF
- 5 \$345,000 of swing costs are include in the overall project SC
- 6 Approximately 6.5% of total project cost
- 7 Due to the change in project approach, the design of JHS is further along than other projects and includes CMGC design input and costing
- 8 Escalation to midpoint of construction - varying rates per year totaling \$57,752,713

### Tubman Middle School

- 1 The Tubman cost model was developed to quickly apply ROM costs to different potential Tubman relocation options, including retrofits, new construction, etc. Tubman project costs are currently being updated for the current site option (Humboldt).
- 2 Project is in the pre-planning phase
- 3 HC are based on an assumed building size (120,000 SF per PPS's Middle School Ed Spec, see: <https://www.pps.net/Page/2144>) multiplied by \$/SF. RLB provided a \$/SF range (\$575 - \$690); this model uses the top end of the range, PLUS site development costs estimated at 15% of building costs.
- 4 15% of HC
- 5 10% of HC. We anticipate this total cost to be lower in future iterations

- <sup>6</sup> 5% of HC. Depending on multiple variables (including ODOT's construction timeline) Tubman students and staff may need to relocation temporary for severa
- <sup>7</sup> 15% of total project cost
- <sup>8</sup> Because the majority of the Tubman relocation funds are non-bond, the Tubman project is estimated as a total cost estimate including administration costs.
- <sup>9</sup> Escalation to midpoint of construction

**CBSE + Learning Lab**

- <sup>1</sup> The CBSE + Learning Lab project is currently developing programming and facility assumptoins. Project costs are currently being updated.
- <sup>2</sup> Project is in the pre-planning phase
- <sup>3</sup> HC are based on assumed building size 87,000SF multiplied by \$670/SF
- <sup>4</sup> 10% of HC
- <sup>5</sup> 5% of HC
- <sup>6</sup> 10% of HC
- <sup>7</sup> 5% of HC
- <sup>8</sup> Escalation to midpoint of construction