



School Board Work Session

## **Portsmouth Middle School Design Alternatives Project**

Tuesday, April 7, 2009

**JCJ** ARCHITECTURE

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DeStefano Architects

# Work Session Agenda

- 2009 Construction Cost Review
- 2009 Bid Results
- Project Schedule Review
- Estimates of Probable Cost Review
- Wrap-Up / Next Steps



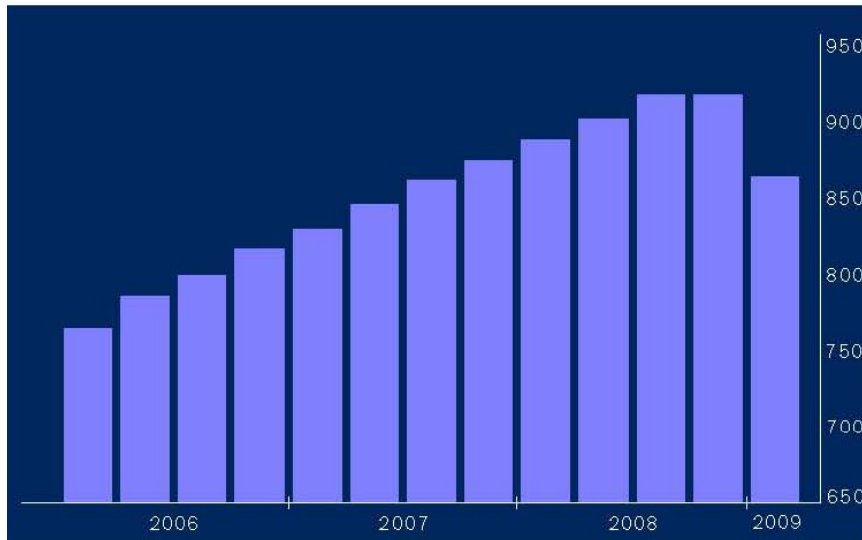
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## **Construction Cost Index and Bid Results Review**

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# Construction Cost Indexes



## First Quarter 2009 Construction Indexes

- US Bureau of Labor Statistics New School Buildings - up 4.1%
- ENR 20 City Building Costs - down 1.8%
- ENR 20 City Construction Costs down 0.9%
- R.S. Means Construction Costs – down 0.6%
- Turner Building Cost Index – down 5.77%

# 2009 Bid Results

Project	Type	Building Area (sf)	Project Budget	Bid Results	Delta
Hartford Public Safety Complex <i>Hartford, CT</i>	Site	5.84 AC	\$2,575,000	\$1,791,500	30.5%
Center Road School <i>Vernon, CT</i>	Renovation	118,255	\$3,013,750	\$3,090,000 <i>(base + alternates)</i>	(2.5%)
Maple Street School <i>Vernon, CT</i>	Renovation	39,920	\$2,597,000	\$1,549,000	40.5%
Northeast Elementary School <i>Vernon, CT</i>	Renovation	41,500	\$1,969,350	\$1,351,000	31.4%
New Duggan School <i>Waterbury, CT</i>	Renovation / Addition	75,418	\$21,498,000	\$20,998,000 <i>(base + alternates)</i>	2.4%
New Gilmartin School <i>Waterbury, CT</i>	Renovation / Addition	76,150	\$21,498,000	\$21,008,000 <i>(base + alternates)</i>	2.3%

*Hartford Public Safety Complex (HPSC) and New Duggan School projects were publicly bid by a Construction Manager with Project Labor Agreements (PLA) that included significant MBE/WBE participation requirements. Vernon Public School projects were publicly bid by General Contractors under CT Prevailing Wage Laws. HPSC bid results were received in February 2009; whereas, school project bids were received in March 2009.*

# 2009 School Construction

Construction Type	Cost	% of Total
New Schools	\$525,072,000	59.2%
School Additions	\$359,660,000	15.3%
School Renovations	\$137,180,000	25.6%
2009 Totals	\$759,093,000	100.0%



Cost information as reported in *School Planning & Management Magazine*, February 2009 edition, Region 1 (CT, ME, MA, NH, RI and VT). New Middle/Junior School construction based on the following averages/medians: \$230.31 Cost/SF, \$37,697 Cost/Student, 166.3 SF/Student, Median Cost of \$22,700,000, 550 students, Median Size of 98,600 SF.



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## **Project Schedule and Estimate of Probable Cost Review**

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# Estimate of Probable Costs – Option Left

Site Development		\$3,693,000
– Building Demolition		
– Site Development ( <i>Existing School</i> )		
– Site Development ( <i>Acquired Property</i> )		
– Pile Foundation Premium		
– <i>PHS Multi-purpose Field Resurfacing</i>		
– Softball Field Relocation		
– Field Relocation Infrastructure – <i>excluded</i>		
Building Construction	\$154.46/sf	\$20,045,000
– Renovation @ <i>\$130/sf</i>		
– New Construction @ <i>\$170/sf</i>		
Contingencies & Escalation		\$4,640,000
– Program/Design Contingency @ 5%		
– Construction Contingency @ 5%		
– Escalation @ <i>3.25%</i> for <i>2.67</i> years		
<b>Construction Cost Subtotal</b>	<b>\$218.69/ sf</b>	<b>\$28,378,000</b>

# Estimate of Probable Costs – Option Left

Equipment \$2,857,000

- Technology, Security & Telephone Hardware
- Fixtures, Furnishings & Equipment / Casework

Project Development \$3,951,000

- A/E Fees and Reimbursement
- Miscellaneous Consultants
- Testing & Inspections
- Special Inspections
- Survey
- Geotechnical Investigation
- CM Pre-Con, Fees and Reimbursables
- Commissioning
- Asbestos Abatement & Consultant Fees

Owner Costs \$3,071,000

- Land Acquisition et al
- Construction Contingency @ 2.5%

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**Other Costs Subtotal** **\$9,879,000**

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**Total Project Cost** **\$38,257,000**

# Estimate of Probable Costs – State Bldg Aid

	Rate	Area	Cost / SF	Estimated Aid
Site Development	43%	Site Development Cost		\$1,899,000
Building Development	43%	129,015 sf	\$154.46	\$8,570,000
Project Development	43%	Project Development Cost		\$1,698,900
Other Costs + Contingency	43%	Other Costs		\$1,320,500
<b>Estimated Total</b>				<b>\$13,488,000</b>

**Estimated Cost to City of Portsmouth, NH**

**\$24,769,000**



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**Thank You!**

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