

Bellingham School District

**Bond Program
Initial Cost Estimating
November 9, 2012**

Task Force Initial Project Grouping

- 1 SBHOME
- 2 OPTIONS
- 3 DISTRICT OFFICE
- 4 HV - LARRABEE
- 5 TRANSPORTATION
- 6 MISC. PROJECTS ?

7 PARKVIEW - (GYM-CAFE)

SUNNYLAND - (CAFE/OFF)

ATHLETIC (SR-BHS-SHS?)

LOWELL (GYM) (ACCESS.)

8 CARL COZIER (ENTRY)

COLUMBIA (ACCESS./CAPACITY)

Caveats

1. Financial assumptions are preliminary and may change as we move forward with more detail.
2. Cost estimates are based on comparable projects, not on specific educational specifications, designs, or programming input from BPS.

Initial Cost Estimating Assumptions

1. State funding assistance ratio: 37.21% on eligible projects
2. Cost/sf: based on comparable projects
3. Escalation: 3%
4. Building area: project specific
5. Offsite improvements: project specific
6. Design fees: State formula
7. Construction management, value engineering, constructability review, commissioning: State formula
8. FF&E: 6% of construction cost
9. Project contingencies:
 - Scope: project specific
 - Change orders: 5% new, 7% modernization, 10% difficult

Initial Project Scope

1. Sehome High School

- New-in-lieu replacement on current site
- 175,000 sf (same as existing)
- New synthetic track, football, baseball, softball fields
- Some temporary housing
- No offsite improvements

2. Options High School

- New building on undesignated existing district site
- 23,000 sf
- No offsite improvements
- (No ed spec)

Initial Project Scope

3. District Office

- New building on undesignated existing district site
- 48,000 sf (same as existing)

4. Happy Valley/Larrabee

- New-in-lieu replacement on existing site
- 48,700 sf
- Increase from 2 to 3 section
- Build adjacent

5. Transportation

- Allowance for replacement of existing structures on existing site

Initial Project Scope

6. Miscellaneous Projects

- Mike's list x 1.5

7. Parkview

- Minor modernization
- Add 3,500 sf gym

Detailed Review of Sehome Initial Cost Estimate

ESTIMATED DEVELOPMENT COSTS - DRAFT

Sehome High School New-in-Lieu Replacement

Assumptions		Notes		
State Match %	37.21%			2012 rate
Construction Cost Allocation (Estimated)	\$194,000			Estimated 2014 rate
Anticipated Construction Cost	\$273,118			\$250/ft ² in 2012 escalated 3% annually to 2015
New in Lieu Area	175,624			Same as current area (1,475/student @ 1,200)
Marchable New-in-Lieu Area	125,000			

No.	Item	Estimated Local Share	Estimated State Share	Estimated Total
Building and Site				
001	New Construction Cost (New-in-Lieu Matched)	\$25,124,294	\$9,023,425	\$34,147,719 State share includes 7% sales tax
002	New Construction Cost (Unhoused Matched)	\$0	\$0	\$0
003	New Construction Cost (Non-Matched)	\$13,829,553	\$0	\$13,829,553
004	Auditorium Premium	\$800,000	\$0	\$800,000 Special outfitting over and above basic construction
005	Site Development	\$3,776,000	\$0	\$3,776,000 Assumes track, football, baseball, soccer fields to synthetic
	Subtotal Hard Costs Before Sales Tax (MACC)	\$43,529,847	\$9,023,425	\$52,553,272 MACC (Maximum allowable construction cost)
006	Sales Tax (8.7%)	\$4,572,135	\$0	\$4,572,135
	Subtotal Hard Costs with Sales Tax	\$48,101,981	\$9,023,425	\$57,125,406
1 - Off-Site Construction				
101	Utilities Extensions	\$0	\$0	\$0 No offsite work assumed
102	Road Improvements	\$0	\$0	\$0 No offsite work assumed
	Subtotal Off-Site Construction Before Sales Tax	\$0	\$0	\$0
103	Sales Tax (8.7%)	\$0	\$0	\$0
	Subtotal Off-Site Construction with Sales Tax	\$0	\$0	\$0
2 - Design Fees				
201	New Construction A/E Fee (Matched)	\$1,570,268	\$563,964	\$2,134,232 New-in-lieu, DSP formula 6.25% of MACC
202	New Construction A/E Fee (Non-Matched)	\$1,103,347	\$0	\$1,103,347 New-in-lieu, DSP formula 6.25% of MACC
203	Modernization A/E Fee (Matched)	\$0	\$0	\$0
204	Modernization A/E Fee (Non-Matched)	\$0	\$0	\$0
205	A/E Team VE Participation	\$5,000	\$0	\$5,000
206	A/E Team Constructability Review Participation	\$5,000	\$0	\$5,000
207	A/E Team Commissioning Participation	\$10,000	\$0	\$10,000
208	Civil Engineering (on-site)	\$250,000	\$0	\$250,000
209	Civil Engineering (off-site)	\$0	\$0	\$0
210	Landscape Consultant	\$100,000	\$0	\$100,000
211	Theatre Consultant	\$120,000	\$0	\$120,000
212	Acoustical Consultant	\$30,000	\$0	\$30,000
213	Food Service Consultant	\$35,000	\$0	\$35,000
214	Technology/Security/AW Systems Design	\$125,000	\$0	\$125,000
215	Traffic Engineer	\$0	\$0	\$0
216	WSP Administration	\$50,000	\$0	\$50,000
217	Record Drawings	\$15,000	\$0	\$15,000
218	Miscellaneous Unforeseen Consulting Costs	\$200,000	\$0	\$200,000
	Subtotal Design Fees	\$3,665,615	\$563,964	\$4,229,579
3 - Other Costs				
301	Educational Specifications	\$53,483	\$11,094	\$64,577 DSP formula based on eligible MACC
302	Energy Conservation Report	\$6,279	\$3,721	\$10,000 DSP formula
303	Value Engineering	\$56,932	\$33,732	\$90,664 0.4% x State eligible MACC
304	Constructability Review	\$56,932	\$33,732	\$90,664 0.4% x State eligible MACC
305	Building Commissioning	\$56,932	\$33,732	\$90,664 0.4% x State eligible MACC
306	Construction Management	\$988,604	\$210,828	\$1,199,432 2.5% x MACC
307	L&I Review Fees	\$10,000	\$0	\$10,000
308	Plan Review/Permit Fees	\$359,830	\$0	\$359,830 0.75% of MACC
309	Site and Boundary Survey	\$25,000	\$0	\$25,000
310	Geotechnical/Soils Investigations	\$35,000	\$0	\$35,000
311	Quality Control Testing/Special Inspections	\$21,453	\$25,396	\$46,849 0.5% of MACC
312	SEPA Checklist	\$15,000	\$0	\$15,000
313	Certification of Storm Drainage	\$1,000	\$0	\$1,000
314	Furniture and Equipment	\$2,517,699	\$860,937	\$2,878,636 6.0% of MACC
315	Sales Tax (8.7%) on Furniture/Equipment	\$238,927	\$0	\$238,927
316	Legal Fees	\$20,000	\$0	\$20,000
317	Plans Advertising, Printing, and Distribution	\$35,000	\$0	\$35,000
318	Moving Costs	\$50,000	\$0	\$50,000
319	GA Energy Report Review Fee	\$1,256	\$744	\$2,000
320	Post-Occupancy Modifications	\$20,000	\$0	\$20,000
321	Miscellaneous	\$25,000	\$0	\$25,000
322	Existing Building Demolition	\$976,120	\$0	\$976,120 ES/df
323	Temporary Student Housing	\$1,000,000	\$0	\$1,000,000
	Subtotal Other Costs	\$6,665,483	\$734,477	\$7,399,971
4 - Contingency				
401	Project Scope Contingency	\$1,000,000	\$0	\$1,000,000
402	Change Order Contingency	\$2,398,864	\$0	\$2,398,864 5% of MACC
403	Change Order Design Fees	\$149,929	\$0	\$149,929 Assumes no ER0 backcharge
	Subtotal Contingencies	\$3,548,793	\$0	\$3,548,793
	Totals	\$61,981,883	\$10,321,866	\$72,303,749
	Bond Issuance Costs	\$619,819	\$0	\$619,819
	Grand Totals	\$62,601,702	\$10,321,866	\$72,923,568