

**Project Cost Analysis**

Status: Draft for preliminary "order of magnitude" projections only.  
 Date: October 20, 2016

**Max match applied to new-in-lieu elementary schools - 550 STUDENT**  
**JH modernization partial match, balance (and expansion) locally funded**
**Apple Valley Elementary Replacement (550 student capacity)**

2016 Cost Per SF:	\$265.00	New
Inflation Factor:	103.67%	5% first year, 3% per year after
Target Bid Date:	2018	
Total Inflation:	1.114	to mid construction
2018 Cost/SF:	\$295.20	
Building Size:	68,750	SF (125 sf/student)
Construction Cost:	\$20,294,685	Hard cost
Soft Cost Factor:	38%	
Total Soft Costs:	\$7,711,980	
Other Project Costs:	\$600,000	Offsite upgrades allowance (incl. soft costs)
Other Project Costs:	\$285,480	Demo/HAZMAT existing at \$9/sf
Total Project Costs:	\$28,892,146	
Less State Match	(\$4,637,838)	New-in-lieu (31,720 x \$213.23 x 68.57%)
Less State Match (soft)	(\$695,676)	at 15%
Net Project Cost	<b>\$23,558,632</b>	

**Summitview Elementary Replacement (550 student capacity)**

2016 Cost Per SF:	\$265.00	New
Inflation Factor:	103.67%	5% first year, 3% per year after
Target Bid Date:	2018	
Total Inflation:	1.114	to mid construction
2018 Cost/SF:	\$295.20	
Building Size:	68,750	SF (125 sf/student)
Construction Cost:	\$20,294,685	Hard cost
Soft Cost Factor:	38%	
Total Soft Costs:	\$7,711,980	
Other Project Costs:	\$600,000	Offsite upgrades allowance (incl. soft costs)
Other Project Costs:	\$288,504	Demo/HAZMAT existing at \$9/sf
Total Project Costs:	\$28,895,170	
Less State Match	(\$4,686,966)	New-in-lieu (32,056 x \$213.23 x 68.57%)
Less State Match (soft)	(\$703,045)	at 15%
Net Project Cost	<b>\$23,505,159</b>	

**JUNIOR HIGH MODERNIZATION (no expansion)**

2016 Cost Per SF:	\$191.42	Modernization ALLOWANCE
Inflation Factor:	103.67%	5% first year, 3% per year after
Target Bid Date:	2018	
Total Inflation:	1.114	to mid construction
2018 Cost/SF:	\$213.23	2016 CCA
Building Size:	117,070	SF (existing actual)
Construction Cost:	\$24,962,836	
Theater Premium	\$0	Add if theater upgrades needed
Accessory Bldgs	\$0	Add if accessory bldg upgrades needed
Track/Stadium Prem.	\$0	Add if track/stadium upgrades needed
Total Construction:	\$24,962,836	Hard Cost
Soft Cost Factor:	38%	
Total Soft Costs:	\$9,485,878	
Other Project Costs:	\$600,000	Offsite upgrades allowance (incl. soft costs)
Other Project Costs:	\$0	Add if temporary student housing req'd
Other Project Costs:	\$526,815	HAZMAT at \$4.5/sf
Total Project Costs:	\$35,575,529	
Less State Match	(\$9,237,370)	Modernization (63,178 x \$213.23 x 68.57%)
Less State Match (soft)	(\$1,385,606)	at 15%
Net Project Cost	<b>\$24,952,553</b>	

**JUNIOR HIGH ADDITION (courtyard)**

2016 Cost Per SF:	\$255.00	New (infill)
Inflation Factor:	103.67%	5% first year, 3% per year after
Target Bid Date:	2018	
Total Inflation:	1.114	to mid construction
2018 Cost/SF:	\$284.06	
Building Size:	5,860	SF (Courtyard)
Total Construction:	\$1,664,568	
Soft Cost Factor:	38%	
Total Soft Costs:	\$632,536	
Other Project Costs:	\$0	Add if temporary student housing req'd
Total Project Costs:	\$2,297,104	
Less State Match	\$0	Not eligible
Less State Match (soft)	\$0	at 15%
Net Project Cost	<b>\$2,297,104</b>	

**JUNIOR HIGH ADDITION (9 classroom)**

2016 Cost Per SF:	\$290.00	New (infill)
Inflation Factor:	103.67%	5% first year, 3% per year after
Target Bid Date:	2018	
Total Inflation:	1.114	to mid construction
2018 Cost/SF:	\$323.04	
Building Size:	13,020	SF (Between main building and gym)
Total Construction:	\$4,206,034	
Soft Cost Factor:	38%	
Total Soft Costs:	\$1,598,293	
Other Project Costs:	\$0	Add if temporary student housing req'd
Total Project Costs:	\$5,804,326	
Less State Match	\$0	Not eligible
Less State Match (soft)	\$0	at 15%
Net Project Cost	<b>\$5,804,326</b>	

**JUNIOR HIGH ADDITION (Stage Expansion & Theatrical Upgrades)**

2016 Cost Per SF:	\$290.00	New
Inflation Factor:	103.67%	5% first year, 3% per year after
Target Bid Date:	2018	
Total Inflation:	1.114	to mid construction
2018 Cost/SF:	\$323.04	
Building Size:	1,600	SF
Construction Cost:	\$516,870	
Theatrical Upgrades	\$200,000	Allowance
Soft Cost Factor:	38%	
Total Soft Costs:	\$272,410.78	
Other Project Costs:	\$0	Add if temporary student housing req'd
Total Project Costs:	\$989,281	
Less State Match	\$0	Not eligible
Less State Match (soft)	\$0	at 15%
Net Project Cost	<b>\$989,281</b>	

**JUNIOR HIGH ADDITION (Storage Room)**

2016 Cost Per SF:	\$270.00	New
Inflation Factor:	103.67%	5% first year, 3% per year after
Target Bid Date:	2018	
Total Inflation:	1.114	to mid construction
2018 Cost/SF:	\$300.77	
Building Size:	1,200	SF (South of wood shop)
Total Construction:	\$360,918	
Soft Cost Factor:	38%	
Total Soft Costs:	\$137,149	
Other Project Costs:	\$0	Add if temporary student housing req'd
Total Project Costs:	\$498,067	
Less State Match	\$0	Not eligible
Less State Match (soft)	\$0	at 15%
Net Project Cost	<b>\$498,067</b>	

Local Bond:	\$47,063,791	Elms only
	\$72,016,345	Elms, JH Mod
	\$74,313,448	Elms, JH Mod + Courtyard
	\$77,820,671	Elms, JH Mod + 9 Classroom
	\$80,117,775	Elms, JH Mod + Courtyard + 9 Classroom
	\$81,107,056	Elms, JH Mod + Court + 9 Class + Stage
	\$81,605,123	Elms, JH Mod + Court + 9 Class + Stage + Stor