

New School in Foster City

Current Cost Estimates

JANUARY 25, 2018



Cost Estimate January 2018

<u>Original Budget</u>	<u>\$30,900,000</u>
<u>Board Approved Budget 8/10/17</u>	<u>37,091,956</u>
Overview of New Elementary School Cost Estimates	
Hard Costs as of 1/19/2018	31,395,070
Finishes & Equipment Cost estimates	1,204,850
Total Hard Costs	<u>\$32,599,920</u>
Total Soft Costs	4,864,058
<u>Sub-Total of Hard and Soft Costs</u>	<u>\$37,463,978</u>
Management Fee (4%)	1,498,559
Contingency Fee (7%)*	2,622,478
<u>Total Project Costs</u>	<u>\$41,585,016</u>
<u>Amount over Approved Budget</u>	<u>\$5,469,164</u>
*Savings of \$976,104 from reduction of Contingency Fee from 10% to 7% included in line amount "Contingency Fee (7%)" above	

Group 1: Value Engineering

<u>Group 1: Removed by Value Engineering (VE) 1-17-2018*</u>	
Remove operability on clerestory windows	-219,429
Remove operability on lower windows	-163,000
Change duct designs	-84,726
Remove duct sock	-6,649
Change to Pelican controls on HVAC	-96,523
Change interior wireless lighting control system	-69,711
Change materials on lunch canopy and covered walkway	-190,000
Total Group 1 VE items removed	-830,038
Associated savings on Contingency and Management Fees	-91,304
Sub-Total of Group 1 VE Savings	-921,342
Amount over Budget with Group 1 Savings	\$ 4,547,821
*VE collaboration by District, HMC Architects, and Westlake teams	

Group 2: Possible Savings for Board Review

Group 2: Possible savings to be discussed by Board--not currently recommended because of impact on design, commitments to City or functionality of bldg.	
Remove outside covered walkway	-565,000
Remove exterior sun shades	-230,716
Remove shade structure over lunch court	-200,000
Replace exterior wood-like finishes with stucco: Multipurpose room	-75,000
Replace exterior wood-like finishes with stucco: Administration bldg	-47,000
Remove rooftop HVAC vibrations/noise protection	-88,479
Remove automatic traffic/parking barriers	-48,261
Remove interior light shelves	-138,430
Replace flooring in MPR, Library/Resource Center Hall with lower cost VCT	-144,784
Replace wood ceiling in Library/Resource Center with white ceiling tiles	-50,000
Total Group 2 Items	-1,587,670
Associated savings on Contingency and Management Fees	-174,644
Total Group 2 Savings	-1,762,314

Group 3: Reduce Scope

Group 3--reduce scope by not building the Classroom Cluster on Beach Park and/or MPR now (utility connections extended to area for future building), not recommended	
Eliminate MPR from current construction plans (note: would need to retain kitchen prep, serving area and storage)	-1,513,523
Eliminate Classroom Cluster on Beach Park Blvd from current construction plans	-2,484,245
Total Group 3 scope reduction savings	-3,997,768

Summary of Budget Revision Options

<u>Summary Budget Revision Options*</u>		
Amount over Approved Budget	\$	5,469,164
	Savings	Additional Reductions/Revenue Needed
Group 1 Savings	-921,342	\$ 4,547,821
Group 2 Savings	-1,762,314	\$ 3,706,850
Group 3 Savings	-3,997,768	\$ 1,471,395
*Does not include items identified under "Possible Costs Not Included"		

Possible Costs Not Included

<u>Other possible costs not included*</u>	
Replace sidewalk (est. \$450k, part of Hard Cost \$500k allowance)	0
Share of Traffic signal at Beach Park and Shell	425,000
Street repair estimate (\$50k additional costs included in Hard Cost allowance)	350,000
Vapor mitigation barrier estimate	162,500
Sub-total of costs being added	937,500
Development Fee (4%)	37,500
Contingency Fee (7%)	65,625
Total Possible Costs	\$ 1,040,625
*These items identify possible adds to the budget. These costs are rough estimates only and will be adjusted as more information is known.	

Potential Funding Solutions

<u>Options for Additional Funding</u>	
District Facility Funds Available	
Balance of Measure X Phase 1 Escalation	\$383,148
Fund 25 Developer Fee for increased enrollment (using estimated 6/30/19 balance)	\$3,500,000
State Facility Funds Potentially Available	
State Facilities Bond Program (balance of unallocated site acquisition est.)	\$8,000,000
Other	
Remaining Project Contingency (7% of project cost)	\$2,622,478

Recommendations

Amount over Approved Budget		\$ 5,469,164				
<u>Option 1</u>	Reductions in VE and Scope (Groups 1-3), no net cost incr.	<u>Group 1</u>	<u>Group 2</u>	<u>Group 3</u>	<u>District Facility Funds</u>	<u>Balance</u>
	Not recommended	-921,342	-1,762,314	-3,997,768	0	\$ (1,212,260)
<u>Option 2</u>	Blend of VE and Additional Sources of Revenue: Group 1 - all; Group 2 - Remove Covered Walkway, Wood exterior finishes, Wood ceiling library, Replace flooring; District Facility Funds for balance	<u>Group 1</u>	<u>Group 2</u>	<u>Group 3</u>	<u>District Facility Funds</u>	<u>Balance</u>
	Administration recommends consideration	-921,342	-881,784	0	-3,666,037	\$ 0
<u>Option 3</u>	Blend of VE and Additional Sources of Revenue: Group 1 - all; Group 2 - same items as above; Group 3 - Beach Park Classroom Cluster on hold pending state bond funds; District Facility Funds for balance	<u>Group 1</u>	<u>Group 2</u>	<u>Group 3</u>	<u>District Facility Funds</u>	<u>Balance</u>
	Administration recommends consideration	-921,342	-881,784	-2,484,245	-1,181,792	\$ (0)
<u>Option 4</u>	Board Direction	<u>Group 1</u>	<u>Group 2</u>	<u>Group 3</u>	<u>District Facility Funds</u>	<u>Balance</u>
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