



# High School Project Cost Increase Drivers

Summary of Cost Increases between 100% SD and 100% DD Estimates

10/15/15

A Planning Commission / City Council Required Design Additions			
		Net \$\$	w/ markup
1	Add Mechanical Screens & Support Structure		
	Steel Supports	\$ 315,326	
	Sliding Access Panels	\$ 70,000	
	Mechanical Screen Panels	\$ 509,610	
	Rooftop Panels	\$ 22,625	
	Subtotal	\$ 917,561	\$ 1,138,601
2	Change Brick Sills to Precast Sills		
	Window Sills	\$ 244,285	\$ 303,133
3	Additional Brick Patterning		
	Pattern Premium	\$ 96,951	
	Larger Pre-finished Coping	\$ 99,286	
	Soldier Course at Parapet	\$ 107,810	
	Subtotal	\$ 304,057	\$ 377,279
4	Additional Curtain Wall		
	At Corner Stair	\$ 90,000	
	At Corner Elevation	\$ 65,000	
	Subtotal	\$ 155,000	\$ 192,340
5	Edmonds Property Line Enhancements		
	More Trees, Larger Size	\$ 17,000	
	Additional Fencing	\$ 23,000	
	Subtotal	\$ 40,000	\$ 49,636
6	Wetlands Enhancements		
	Dense planting in wetlands areas	\$ 132,370	\$ 164,258
7	Site Plan		
	Extend Collector Road 175'	\$ 87,500	\$ 108,579
8	Off-site/On-site Utilities Changes during plan review		
	Fully Restrained piping	\$ 186,000	
	Upsize storm sewer piping from 18" to 24"	\$ 100,000	
	Upsize detention system between fields	\$ 70,000	
	Change butterfly valves to gate valves	\$ 100,000	
	Overlay all lanes of traffic on 175th	\$ 75,000	\$ 658,918
9	Additional Design services required for Land Use Approval & Conditions		
	Boora Architects	\$ 104,696	\$ 104,696
10	Additional Legal Services	\$ 50,000	\$ 50,000
11	Addition of artificial turf fields required with Land Use Approval		
		\$ 1,954,177	\$ 2,303,871
<b>A</b>	<b>Grand Total</b>		<b>\$ 5,451,311</b>

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<b>B Beaverton School District Requested Design/Program Additions</b>			
		Net \$\$	w/ markup
1	Site Plan Additions		
	Add Special Ed Vehicle Drop Off / Fencing	\$ 47,620	\$ 59,092
2	Program Additions		
	Impact Resistant film to Glazing at SPED	\$ 25,000	\$ 31,023
	Air Dryers in lieu of paper towels	\$ 45,000	\$ 55,841
	Woodshop Dust Compactor	\$ 32,000	\$ 39,709
	LED Lighting instead of Fluorescent	\$ 628,553	\$ 779,971
	Relief Fans in Gym and Commons	\$ 4,900	\$ 6,080
	Add Stadium Elevator	\$ 92,000	\$ 114,163
DSR #34	Second Chemical Storage room	\$ 25,000	\$ 31,023
DSR #35	(2) additional fume hoods, located in Advanced Chemistry classrooms on 3rd floor.	\$ 15,000	\$ 18,614
DSR #39	Dead file storage added to program, added square footage on 2nd floor	\$ 22,500	\$ 27,920
DSR #41	42" wide doors in additional SPED rooms	\$ 350	\$ 434
DSR #42	Resource room added to SPED program	\$ 5,000	\$ 6,205
DSR #43	added Motor room to SPED program	\$ 5,000	\$ 6,205
DSR #44	added Quiet Room to SPED program	\$ 5,000	\$ 6,205
DSR #57	Added wall protection to the Choir riser storage room.	\$ 6,000	\$ 7,445
DSR #58	Added sink to stage area for use during a performance.	\$ 2,500	\$ 3,102
DSR #59	Added sewing workroom function to the Green Room.	\$ 5,000	\$ 6,205
DSR #60	Added a second sink to the make-up room.	\$ 2,500	\$ 3,102
	Additional Power in Classrooms	\$ 225,000	\$ 279,203
	HVAC Sole Source Control Premium (JCI)	\$ 245,000	\$ 304,021
	Add Restrooms under Stadium Bleachers	\$ 325,000	\$ 403,293
	Additional Site Outbuilding Scope	\$ 536,000	\$ 665,122
	Theater curtain & lighting	\$ 595,000	\$ 738,336
	Additional Screen and Projector in Gym	\$ 20,000	\$ 24,818
	Polished Concrete Floor in Commons	\$ 75,000	\$ 93,068
	Convert Paging System to IP	\$ 200,000	\$ 248,180
	Clarification of additional kitchen equipment required for teaching spaces	\$ 500,000	\$ 620,450
	Add security camera system	\$ 528,000	\$ 655,195
<b>B</b>	<b>Grand Total</b>		<b>\$ 5,234,021</b>

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C Unforeseen Market and Design Factors		Net \$\$	w/ markup
1	Roofing		
	High Quote From Snyder Roofing	\$ 1,400,000	\$ 1,737,260
2	Hoisting		
	High Quote on Hoisting	\$ 500,000	\$ 620,450
3	Windows		
	High Quote on exterior windows Install	\$ 486,500	\$ 603,698
4	Site		
	Added allowance for soils export related to artificial turf change	\$ 560,000	\$ 694,904
5	Site Walls		
	High bids on MSE Walls	\$ 1,283,438	\$ 1,592,618
6	Offsites		
	High bids on Off-sites	\$ 832,244	\$ 1,032,399
7	Mass Grading - High bids	\$ 403,324	\$ 500,323
C	<b>Grand Total</b>		\$ 6,781,652

D	<b>Design Contingency Accounting Change (Per Hoffman)</b>	\$ 3,700,000
	Design Contingency (DC) Utilization	

A portion of the reason there has been such a large increase between the 100% SD estimate and the latest 100% DD estimate is the fact that during the SD estimate review phase, the Design Contingency was valued lower than it should have been. Typically, when SD estimates are developed, the DC is figured at 10% of the construction costs and is lowered to 5% when the estimate moves to the DD phase. The DC is necessary because there is risk that scope will need to increase as the design is developed. As the design moves from SD to DD to CD the Design Contingency is lowered and is eventually valued at zero.

<b>Summary Grand Total All Categories (A+B+C+D)</b>	\$ 21,166,983
<b>between 100% SD and 100% DD estimates</b>	