



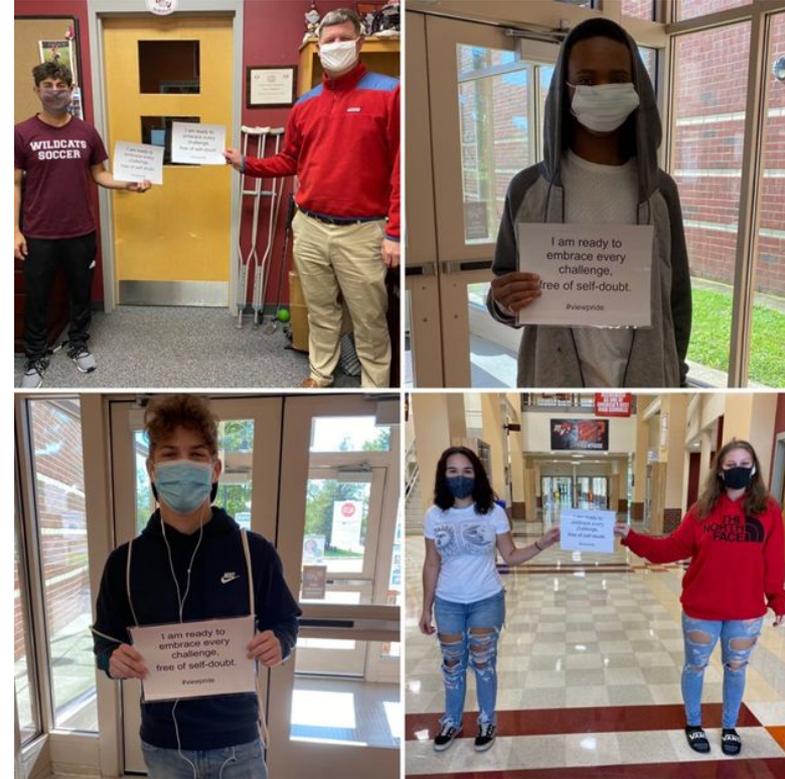
High School #6 Budget

**Presentation to the
Joint Schools Working Committee
School Board/Board of Supervisors
February 4, 2021**



Introduction

- Background information on HS#6
- Budget and Cost Escalation
- Cost Estimates and Due Diligence
- Key Takeaways





Background on High School #6 (HS#6)

- New high school needed to generate capacity due to growth
- School Board Requested Opening Date: August 2025
- Estimated Opening Cost Including Escalation: \$141,817,000
- Estimated off-site costs: \$10 - \$15 million





SCPS Submitted Budgets

CIP Budget Year	Escalated for 2025 Opening Date	Base Cost Per SF
FY 2022-2031	\$141,817,000	\$266
FY 2021-2030	\$136,202,000	\$237
FY 2020-2029	\$132,382,000	\$237
FY 2019-2028	\$141,340,000	\$240

Notes:

County approved construction cost escalation rates were used to calculate 2025 opening costs.

Land acquisition costs were not included in the FY19 or FY20 estimates.

Off-site costs have been estimated separately for multiple sites and are not included in the numbers above.



Budget Breakout

Phase	Estimate
Building Construction	\$ 77,097,000
Sitework	17,914,000
Land	3,300,000
Design and Engineering *	9,501,000
Project Management	263,000
Furniture & Fixtures *	4,751,000
IT *	7,126,000
Contingency *	<u>4,751,000</u>
2020 Estimated Base Cost	\$ 124,703,000
Inflated to 2025 Opening	\$ 141,817,000

Cost per Square Foot Calculation

Bldg Construction = \$77,097,000

Divided by Sq. Ft. = 290,000

Cost per Square Foot = \$266

Notes:

County approved construction cost escalation rates were used to calculate 2025 opening cost.

*Based on County's FY22-31 Capital Improvement Program Assumptions dated July 10, 2020.

Off-site costs have been estimated separately for multiple sites and are not included in the numbers above.



High School #6 Cost Escalation

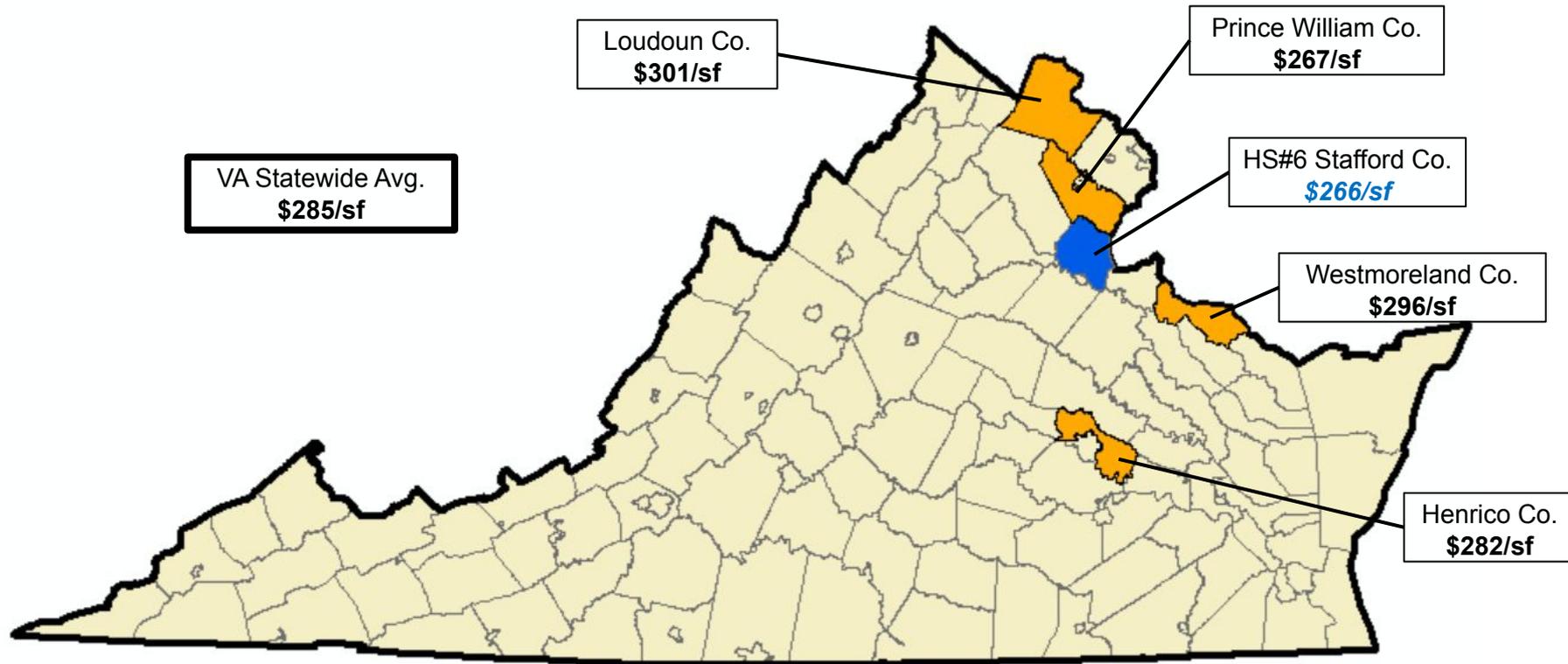
Opening Year	Estimated Cost
2021 (estimated base cost)	\$124,703,000*
2023 (escalated cost)	\$130,157,000
2024 (escalated cost)	\$135,860,000
2025 (escalated cost)	\$141,817,000

Notes:

1. County approved construction cost escalation is calculated at 4.5% for years 1-3 and 3.0% for years 4-10.
2. Personnel cost escalation is calculated at 2% per year.
3. Based on outside consultant cost estimate dated August 2020*.
4. Off-site costs have been estimated separately for multiple sites and are not included in the numbers above.



2020 Building Only Construction Costs for High Schools



Note:

Data obtained from VDOE for School Years 2018-19 to 2020-21, (escalated to 2020 dollars).



VDOE Construction Cost Comparisons (in 2020 dollars):

Project Name	Division Name	Contract Award Date	Maximum Operating Capacity	Bldg Cost in 2020 Dollars	Site Cost in 2020 Dollars	Total Cost in 2020 Dollars	Total Square Feet	Building Only Cost/Sq.Ft. in 2020 Dollars
High School #6	Stafford County	Jun-22	2,150	\$ 77,097,000	\$ 17,915,000	\$ 95,012,000	290,000	\$ 266
J. R. Tucker High School	Henrico County	Aug-19	1,990	\$ 72,047,832	\$ 20,654,374	\$ 92,702,206	265,101	\$ 272
Highland Springs High School	Henrico County	Aug-19	2,028	\$ 77,400,000	\$ 20,900,000	\$ 98,300,000	265,101	\$ 292
Washington and Lee High School	Westmoreland County	Oct-19	837	\$ 41,722,000	\$ 4,801,000	\$ 46,523,000	141,089	\$ 296
Lightridge High School (HS-9)	Loudoun County	Jul-18	1,903	\$ 91,829,684	\$ 23,334,850	\$ 115,164,534	305,133	\$ 301
13th High School	Prince William County	Nov-18	2,601	\$ 89,347,500	\$ 24,035,000	\$ 113,382,500	334,885	\$ 267

A&E, design, value engineering, furniture & fixtures, IT, construction management and land acquisition costs are not included in the numbers above.



Due Diligence on Building Cost Estimates (in 2020 dollars):

Cost estimates based on Stafford High School

- 2020 Professional cost estimate provided for HS #6 - \$266/sq. ft.
- 2021 Second opinion estimate obtained for HS #6 - \$293/sq. ft.

Both estimates validate SCPS requested budget

- Prince William County data for new high school - \$267/sq. ft.
- Henrico County data for most recent high schools - \$282/sq. ft.

Cost information verified with project Architect



Key Takeaways

- The building only cost for High School #6 (\$266/sf) is less than all comparable projects and the VA statewide average
- \$141,817,000 funding required to build HS#6
- \$10 - \$15 million is needed for off-site costs and is dependent on site selection





QUESTIONS?

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