

HCS Project Budget Discussion

SQUARE FOOT COST IS ONLY A PART OF THE STORY

LOCATION

COST INDEX

SIZE

GRADES SERVED

PROGRAM COST

CONSTRUCTION

SOFT COST

FFE

TECHNOLOGY

■ SITE

OWNER ADDS

LOCAL COST VS OTHER PARTS OF THE COUNTRY

HORRY CO. COST INDEX IS 80.5.

ECONOMY OF SCALE

ELEMENTARY SCHOOLS ARE CHEAPER THAN HIGH SCHOOLS

WHAT IS INCLUDED IN THE NUMBERS?

USUALLY A FIXED PRICE, BUT CAN BE VARIABLE

FEES / SURVEY / GEOTECHNICAL STUDIES/ ETC.

FURNITURE / FIXTURES / EQUIPMENT

HARDWARE / NETWORK / SOFTWARE / ETC.

CAN VARY WIDELY

CAN BE ANYTHING

RENOVATION vs NEW CONSTRUCTION

SOME DEFINITIONS....

PROGRAM COSTS

ALL-IN COST (NO LAND COST). AE FEES, CONSTRUCTION, FFE, TECHNOLOGY, OWNER PROVIDED SERVICES OR EQUPMENT, ETC.

DB CONTRACT

THIS IS THE HCS DESIGN BUILD CONTRACT NUMBER WITH FFEP FOR THE FIVE NEW SCHOOLS.
INCLUDED FEES, CONSTRUCTION, TESTING, FFE, ETC.

CONSTRUCTION COST

BOTH THE BUILDING AND THE SITEWORK.

BUILDING COST

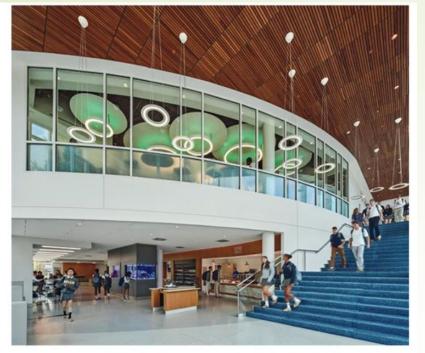
CONSTRUCTION COST OF THE BUILDING TO THE EXTERIOR WALL LINE. THIS SHOULD BE THE FAIREST PROJECT TO PROJECT VALUE COMPARISON.

Recent architecturally significant educational projects for example and comparison.

PROJECTS SHOWN ARE FROM:

AMERICAN SCHOOL & UNIVERSITY AUGUST 2018

SF COST SHOWN IN RED IS THE EQUIVALENT SF COST IF PROJECT WAS BUILT IN HORRY COUNTY (COST INDEX)









Area of project entry category: 69,800 sq. ft.

Cost of project entry category:

69,800 SF \$ 25,000,000 May 2017 POTOMAC, MARYLAND

THE BULLIS SCHOOL, The Gerald L. Boarman Discovery Center

\$ 358 per SF \$298









Georgetown Independent School

Total area: 116,100 sq. ft. **Total cost:** \$24,900,000

\$24,900,000

Total cost/square foot:

\$215

Completion: Photographer
August 2017 Truitt Rogers

116,100 SF

\$ 24,900,000

August 2017

GEORGETOWN, TEXAS

ANNIE PURL ELEMENTARY SCHOOL

\$ 215 per SF \$202













98,645 SF \$ 17,323,048 AUGUST 2017 NORMAN, OK

NORMAN HS FRESHMAN & CAREER ACADEMIES

\$ 176 per SF \$162

AMERICAN SCHOOL & UNIVERSITY AUGUST 2018

MA+ Architecture

cuent.

Norman Public Schools

Area of project entry category:

49,942 sq. ft.

Cost of project entry category:

Cost/square foot of project entry category:

\$176

Total area:

98,645 sq. ft.

Total cost:

\$17,323,048

Total cost/square foot:

\$176

August 2017

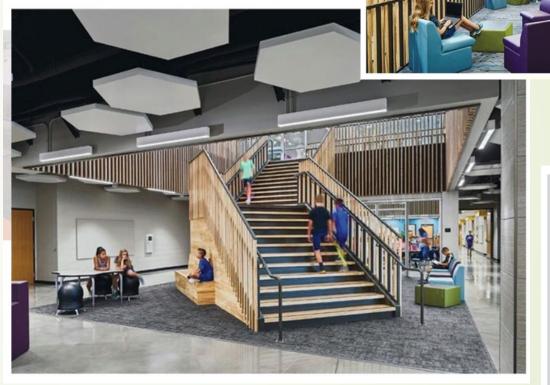
Photographer:

Simon Hurst Photography





73,722 SF \$ 17,222,752 AUGUST 2017 SHAWNEE, KANSAS



RHEIN BENNINGHOVEN ELEMENTARY SCHOOL

\$ 234 per SF \$181

AMERICAN SCHOOL & UNIVERSITY AUGUST 2018

ACI Boland Architects

Client:

Shawnee Mission School District

Area of project entry category:

4,413 sq. ft.

Cost of project entry category:

1,030,965

Cost/square foot of project entry category:

Total cost:

\$234

Total area:

73,722 sq. ft. \$17,222,752

Total cost/square foot:

\$234

Completion:

August 2017

Photographer:

Michael Robinson Photography





40,000 SF \$ 20,000,000 NOVEMBER 2017 CUMBERLAND, RI







BLACKSTONE VALLEY PREP HIGH SCHOOL

\$ 250 per SF \$175

AMERICAN SCHOOL & UNIVERSITY AUGUST 2018

Arrowstreet

Client:

Civic Builders Inc.

Total area: 40,000 sq. ft. Total cost: \$10,000,000

Total cost/square foot:

\$250

Completion:

November 2017

Photographer:

Anthony Chrisafulli









185,000 SF \$ 35,000,000 DECEMBER 2019 DECATUR, GA

CDH

Client:

DeKalb County School District

Area of project entry category:

185,000 sq. ft.

Cost of project entry category:

\$35,000,000

Cost/square foot of project entry category:

Total area:

185,000 sq. ft.

Total cost:

\$45,592,213

Total cost/square foot:

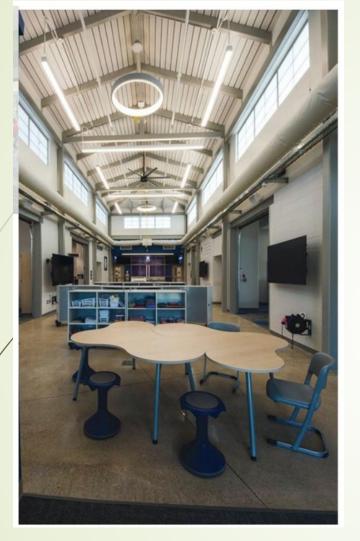
Completion: December 2019

Photographer:

CDH Partners

RONALD E. MCNAIR MIDDLE SCHOOL REPLACEMENT

\$ 246 per SF \$210











84,860 SF \$ 17,558,100 AUGUST 2017 MIDLAND, MI

CENTRAL PARK ELEMENTARY

\$ 207 per SF \$165

AMERICAN SCHOOL & UNIVERSITY AUGUST 2018

French Associates, Inc.

Client:	Total area:	Total cost:
Midland Public Schools	84,860 sq. ft.	\$17,558,100
Total cost/square foot:	Completion:	Photographer:
\$207	August 2017	Rick Lipski









FAIRFIELD FRESHMAN SCHOOL

\$ 174 per SF \$144

AMERICAN SCHOOL & UNIVERSITY AUGUST 2018

147,000 SF

\$ 25,600,000

AUGUST 2017

FAIRFIELD, OH

SHP Leading Design

Client: Fairfield City Schools

Area of project entry category:

Cost of project entry category:

\$1,306,125

Total area:

147,000 sq. ft.

Total cost:

Total cost/square foot:

Completion:

Photographer:

Joe Harrison







89,073 SF \$ 30,600,000 AUGUST 2017 LEWES, DELAWARE



Tetra Tech

Associated firms: MacIntosh Engineering, Furlow Associates Inc., Corsi Associates, Davis Bowen & Friedel, Inc.

Client:

Cape Henlopen School District

Area of project entry category:

Cost of project entry category:

Cost/square foot of project entry

344

Total area: 89.073 sq. ft.

sg. ft. \$30,600,0

Total cost/square foot:

.....

Completion: August 2017

Charles Uniator

LOVE CREEK ELEMENTARY SCHOOL

\$ 344 per SF \$250







53,000 SF \$ 18,642,000

AUGUST 2016

NORTHBOROUGH, MASSACHUSETTS



Lamoureux Pagano & Associates, Inc.

Client:

Town of Northborough, MA

Area of project entry category:

45,000 sq. ft.

Cost of project entry category:

\$12,400,000

Cost/square foot of project entry category:

\$276

Total area:

53,000 sq. ft.

Total cost/square foot:

352

Completion:

...Boot Eoro

Pnotographer:

Sean Brennan, Travis Blake

LINCOLN STREET ELEMENTARY SCHOOL

\$ 352 per SF \$240







PHOENIXVILLE EARLY LEARNING CENTER AND MANAVON ELEMENTARY SCHOOL

\$ 216 per SF \$158

152,500 SF \$ 32,900,000 SEPTEMBER 2017 PHOENIXVILLE, PENNSYLVANIA

SCHRADERGROUP

Client:

Phoenixville Area School District

Area of project entry category:

152,500 sq. ft.

Cost of project entry category:

\$32,900,000

Cost/square foot of project entry category:

\$216

Total area: Total cost: 152,500 sq. ft. \$32,900,000

Total cost/square foot:

\$216

Completion: Photographer:

Matt Wargo September 2017

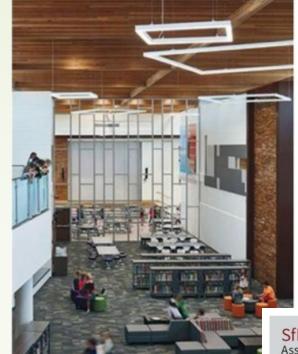


171,000 SF \$ 47,742,333 AUGUST 2017 MYRTLE BEACH, SC



ST. JAMES INTERMEDIATE SCHOOL

\$ 280 per SF \$280





SfL+a Architects

Associated firms: Firstfloor Energy Positive (Design-Builder), SfL+a Architects (Architect of Record), Stantec Architecture (Educational Planning/Interiors), Mozingo Wallace (Exterior Architect) Interior design firm: Stantec Architecture

Client:

Horry County Public Schools

Total area: Total cost: 170,784 sq. ft. \$47,742,333

Total cost/square foot:

\$280

ompletion:	Photographer:		
igust 2017	Tom Holdsworth		
	Photography		







120,401 SF \$ 35,566,116 AUGUST 2017 SOCASTEE, SOUTH CAROLINA

SFL+A Architects

Associated firm:
Firstfloor Energy Positive
(Design-Builder), SfL+a
Architects (Architect of
Record), Stantec (Educational
Planning/Interiors), and
Mozingo + Wallace (Exterior
Architect)

Client:

Horry County Public Schools

Total area: Total cost:

120,401 sq. ft. \$35,566,116

Total cost/square foot:

\$295

Completion: August 2017 Photographer:

Tom Holdsworth Photography

SOCASTEE ELEMENTARY SCHOOL

\$ 295 per SF \$295

ST. JAMES INTERMEDIATE SCHOOL HIGH PERFORMANCE / ENERGY POSITIVE

■ SIZE 171,000 SF

■ GRADES 5-6

PROGRAM COST \$ 50,704,439 \$ 296.5 per SF

■ BAS/EQ/MISC 1,075,000

► TECHNOLOGY 1,865,000

■ OTHER COSTS 252,858

■ DB CONTRACT \$ 47,511,581*

■ SOFT COSTS 4,142,686

■ SITE 4,679,502

► FFE 1,744,000

■ BUILDING 36,945,393 \$ 216.1 per SF

\$ 277.8 per SF \$ 280 listed in AS&U

* CURRENT DB CONTRACT

SOCASTEE ELEMENTARY SCHOOL HIGH PERFORMANCE / ENERGY POSITIVE

SIZE

GRADES

PROGRAM COST

BAS/EQ/MISC

TECHNOLOGY

OTHER COSTS

DB CONTRACT

SOFT COSTS

■ SITE

■ FFE

BUILDING

120,401 SF

K - 5

\$ 40,305,836

1,220,300

1,276,000

106,521

\$37,703,015*

4,693,464

4,738,646

1,262,668

27,008,237

\$ 310.9 per SF \$ 295 listed in AS&U

\$ 224.3 per SF

\$ 334.8 per SF

* CURRENT DB CONTRACT

DARLINGTON ELEMENTARY SCHOOL



DARLINGTON ELEMENTARY SCHOOL BASIC SINGLE STORY / DOUBLE LOADED CORRIDORS

- 500 STUDENTS
- CORE FOR 600
- 81,055 SF
- SINGLE STORY, CMU WALLS, SLOPED METAL ROOF
- DOUBLE LOADED CORRIDOR WITH CENTRAL CORE.
- REPLACEMENT SCHOOL ON THE SAME PROPERTY
- VERY BASIC HVAC SYSTEM
 - BARD UNIT WITHIN THE CLASSROOM WITH MINIMAL DUCTWORK.
- \$ 20M PROGRAM BUDGET
- \$ 40,000 PER STUDENT

DARLINGTON ELEMENTARY SCHOOL

■ SIZE 81,055 SF

GRADES
CD / K-5 (500 students)

PROGRAM COST \$ 20,000,000 \$ 246.7 per SF \$ 246.7

■ SOFT COSTS 1,140,000

■ BAS/EQ/MISC 260,000

► FFE O

■ OTHER 300,000

CONSTRUCTION COST \$ 18,300,000 \$ 225.8 per SF \$ 225.8

■ SITE 1,000,000

■ BUILDING 17,300,000 \$ 213.4 per SF \$ 213.4

■ TECHNOLOGY

HORRY COUNTY EDUCATION CENTER

HIGH PERFORMANCE

HIGH PERFORMANCE / ENERGY POSITIVE ?

SIZE

GRADES

45,000 SF

BASE BUILDING

6-12 (300 students)

PROGRAM COST	\$ 13,000,000	13,750,000
SOFT COSTS	700,000	700,000
■ BAS/EQ/MISC	630,022	630,022

- SITE
- FFE
- BUILDING
- TECH
- TOTAL COST / SF

13,000,000	
700,000	
630,022	
750,000	
550,000	
9,619,978 or 213.8/SF	
750,0000	
288.9	

TI ERI ORIVI IIVOL	THOTTI ERI ORIVITATO	_
	/ ENERGY POSITIVE	
13,750,000	14,600,000	
700,000	700,000	
630,022	630,022	
750,000	750,000	
550,000	550,000	
10,369,978 or 230.4/SF	11,219,978	or 249.3/SF
750,000	750,000	
\$ 305.6	\$ 324.4	

HIGH PERFORMANCE



HCS Project Budget Discussion

THOUGHTS / QUESTIONS.....