



(Re-formatted 9/21/2022)

RENOVATION vs. NEW BUILDINGS FOR HIGH & MIDDLE SCHOOLS

RE: OFCC ASSESSMENT ADJUSTMENTS FOR INFLATION  
COST SET 2021

	Shaker Heights High School - Renovate		Shaker Heights High School - New		Shaker Heights Middle School D- Renovate		Shaker Heights Middle School - New	
	GSF ==> 324,956		GSF ==> 224,775		GSF ==> 167,084		GSF ==> 158,350	
	Adjusted Dollar Assessment	\$/sf	Adjusted Dollar New	\$/sf	Adjusted Dollar Assessment	\$/sf	Adjusted Dollar New	\$/sf
A Heating System	\$13,211,805.46	\$40.66	\$0.00	\$0.00	\$6,689,527.96	\$40.04	\$0.00	\$0.00
B Roofing	\$2,173,182.25	\$6.69	\$0.00	\$0.00	\$847,090.97	\$5.07	\$0.00	\$0.00
C Ventilation / Air Conditioning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
D Electrical Systems	\$5,480,836.92	\$16.87	\$0.00	\$0.00	\$3,167,351.24	\$18.96	\$0.00	\$0.00
E Plumbing & Fixtures	\$2,615,444.68	\$8.05	\$0.00	\$0.00	\$1,048,123.16	\$6.27	\$0.00	\$0.00
F Windows	\$156,967.72	\$0.48	\$0.00	\$0.00	\$2,829,769.25	\$16.94	\$0.00	\$0.00
G Structure: Foundation	\$0.00	\$0.00	\$0.00	\$0.00	\$314,871.15	\$1.88	\$0.00	\$0.00
H Structure: Walls & Chimneys	\$0.00	\$0.00	\$0.00	\$0.00	\$112,020.07	\$0.67	\$0.00	\$0.00
I Structure: Floors & Roofs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
J General Finishes	\$6,745,303.19	\$20.76	\$0.00	\$0.00	\$3,230,485.57	\$19.33	\$0.00	\$0.00
L Interior Lighting	\$1,852,249.20	\$5.70	\$0.00	\$0.00	\$952,378.80	\$5.70	\$0.00	\$0.00
M Security Systems	\$1,061,631.25	\$3.27	\$0.00	\$0.00	\$545,863.43	\$3.27	\$0.00	\$0.00
N Emergency / Egress Lighting	\$348,596.55	\$1.07	\$0.00	\$0.00	\$179,239.36	\$1.07	\$0.00	\$0.00
O Fire Alarm	\$522,894.82	\$1.61	\$0.00	\$0.00	\$268,859.04	\$1.61	\$0.00	\$0.00
P Handicapped Access	\$1,266,860.46	\$3.90	\$0.00	\$0.00	\$661,867.83	\$3.96	\$0.00	\$0.00
Q Site Condition	\$588,371.36	\$1.81	\$0.00	\$0.00	\$372,524.80	\$2.23	\$0.00	\$0.00
R Sewage Systems	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
S Water Supply	\$0.00	\$0.00	\$0.00	\$0.00	\$21,860.00	\$0.13	\$0.00	\$0.00
T Exterior Doors	\$54,516.00	\$0.17	\$0.00	\$0.00	\$133,056.00	\$0.80	\$0.00	\$0.00
U Hazardous Material	\$668,245.60	\$2.06	\$0.00	\$0.00	\$901,388.40	\$5.39	\$0.00	\$0.00
V Life Safety	\$1,650,277.78	\$5.08	\$0.00	\$0.00	\$1,483,502.08	\$8.88	\$0.00	\$0.00
W Loose Furnishings	\$1,617,757.50	\$4.98	\$0.00	\$0.00	\$784,714.38	\$4.70	\$0.00	\$0.00
X Technology	\$2,119,183.41	\$6.52	\$0.00	\$0.00	\$1,501,143.29	\$8.98	\$0.00	\$0.00
New High School Building			\$53,040,156.75	\$235.97			\$33,678,649.00	\$212.68
New High School Sitework			\$6,747,745.50	\$30.02			\$3,960,760.50	\$25.01
<b>ESCALATED OFCC GUIDELINE BUDGET (2021) - OME ==&gt;</b>	<b>\$42,134,124.15</b>	<b>\$129.66</b>	<b>\$59,787,902.25</b>	<b>\$265.99</b>	<b>\$26,045,636.77</b>	<b>\$155.88</b>	<b>\$37,639,409.50</b>	<b>\$237.70</b>

**UNIT PRICE CONCERNS**

Totals from Backup Sheets	\$9,866,988.20	\$30.36	Included	\$2,552,173.25	\$15.27	Included
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**LOCALLY FUNDED INITIATIVES**

Totals from Backup Sheets	\$15,600,333.70	\$48.01	\$21,096,749.37	\$93.86	\$8,579,343.01	\$51.35	\$10,736,413.65	\$67.80
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REV OFCC GUIDELINE UNIT PRICE BUDGET - OME ==>	\$67,601,446.05	\$208.03	\$80,884,651.62	\$359.85	\$37,177,153.03	\$222.51	\$48,375,823.15	\$305.50
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<b>OFCC 2021 COST GUIDELINES BUDGET ==&gt;</b>	<b>\$45,859,334.05</b>				<b>\$28,138,563.02</b>			
VARIANCE ==>	\$21,742,112.00				\$9,038,590.01			
VARIANCE % ==>	47.41%				32.12%			

Demolish & Abate Existing HS			\$4,796,362.20	\$21.34			\$3,041,095.46	\$19.20
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Construction Contingency / Non-Construction Cost									
Original Scope	\$10,201,308.30	\$31.39	\$9,624,865.50	\$42.82	\$6,290,769.37	\$37.65	\$6,059,404.50	\$38.27	
Unit Price Concerns	\$2,410,534.82	\$7.42	Included		\$623,503.58	\$3.73	Included		
LFI Costs	\$3,811,208.32	\$11.73	\$4,663,330.96	\$20.75	\$2,095,959.23	\$12.54	\$2,373,230.55	\$14.99	
<b>Construction Contingency / Non-Construction Cost</b>	<b>\$16,423,051.44</b>	<b>\$50.54</b>	<b>\$14,288,196.46</b>	<b>\$63.57</b>	<b>\$9,010,232.18</b>	<b>\$53.93</b>	<b>\$8,432,635.05</b>	<b>\$53.25</b>	

<b>TOTAL PROJECT COSTS</b>	<b>\$84,024,497.49</b>	<b>\$258.57</b>	<b>\$99,969,210.28</b>	<b>\$444.75</b>	<b>\$46,187,385.21</b>	<b>\$276.43</b>	<b>\$59,849,553.66</b>	<b>\$377.96</b>
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New Pool & Dive Well							\$11,218,950.00	\$70.85
<b>TOTAL w/ NEW POOL &amp; DIVE WELL</b>							<b>\$71,068,503.66</b>	<b>\$448.81</b>

**SCHEDULE**

DATE FOR CURRENT COSTS	January-22	January-22	January-22	January-22
CONSTRUCTION START DATE				
CONSTRUCTION END DATE				
CONSTRUCTION MIDPOINT DATE	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
ESCALATION %	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
ESCALATION VALUE	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
TOTAL COST w/ ESCALATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

**QUALIFICATION / NOTES:**

- Lump sum and allowance items cannot be quantified so comments as to their value of cost cannot be done. Also, gross area pricing for things like sitework (sanitary, storm, water, etc.) cannot be evaluated as well. The gross area cannot be related to the amount of piping required due to sites being so different from building to building. Only items that had specific unit pricing based on quantities
- Hazardous materials are assumed to be responsible per the studies provided and included somewhere else. Gilbane is not commenting on Hazardous Materials section of this estimate.
- The scope of the Technology section of this assessment can vary greatly and is not always definitive in it's description. Gilbane may provide comments in this section but did not recommend any