





HEMPFIELD HIGH SCHOOL PROJECT

July 29, 2025

kcba Architects

INITIAL BUDGET

EXISTING BUILDING	**$44.2 M**
- BUCHANAN	$37.6 M
- PAC	$5.6 M
- FRANKLIN DEMO	$1.0 M
ADDITION	**$120.0 M**
	(300K SF)
SITE	**$12.0 M**
ALLOWANCES	**$ -- M**
TOTAL HARD COSTS	**$176 M**
MARKET CONTING. (3%)	**$3.5 M**
CONS. CONTING. (2%)	**$3.6 M**
SOFT COSTS	**$20.1 M**
OWNER ITEMS	**$4.6 M**
FIELDS	**$3.0 M**
TOTAL PROJECT COST	**$211 M**
DELTA TO BUDGET	$0 M

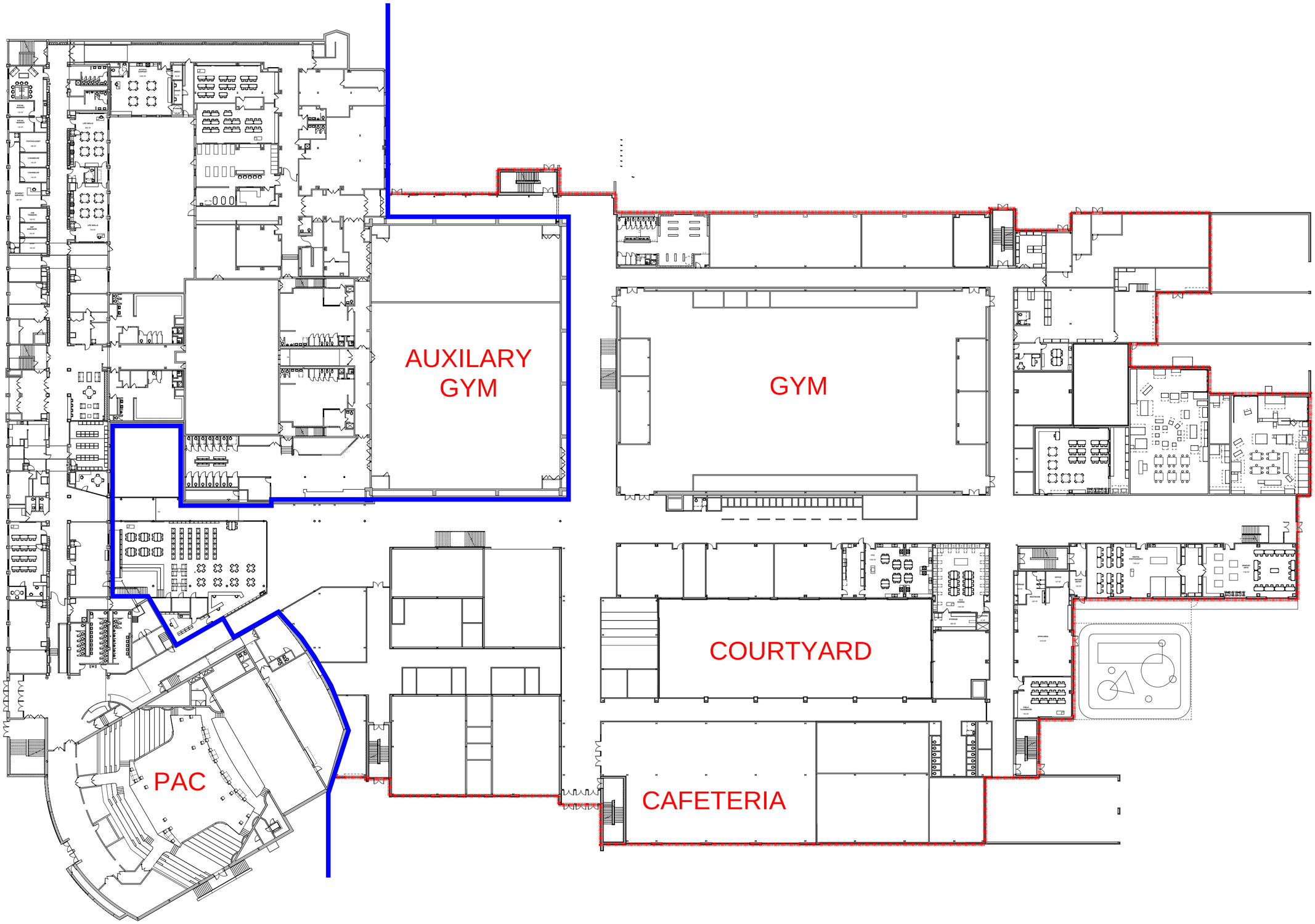
	INITIAL BUDGET	SCHEMATIC DESIGN
EXISTING BUILDING	**$44.2 M**	**$57.1 M**
- BUCHANAN	$37.6 M	$48.7 M
- PAC	$5.6 M	$6.4 M
- FRANKLIN DEMO	$1.0 M	$2.0 M
ADDITION	**$120.0 M**	**$126.9 M**
	(300K SF)	*(315K SF)*
SITE	**$12.0 M**	**$12.0 M**
ALLOWANCES	**$ -- M**	**$1.5 M**
TOTAL HARD COSTS	**$176 M**	**$198 M**
MARKET CONTING. (3%)	**$3.5 M**	**$5.9 M**
CONS. CONTING. (2%)	**$3.6 M**	**$3.9 M**
SOFT COSTS	**$20.1 M**	**$19.8 M**
OWNER ITEMS	**$4.6 M**	**$4.5 M**
FIELDS	**$3.0 M**	**$3.0 M**
TOTAL PROJECT COST	**$211 M**	**$235 M**
DELTA TO BUDGET	$0 M	$24 M

	INITIAL BUDGET	SCHEMATIC DESIGN	VE ROUND 1
EXISTING BUILDING	**$44.2 M**	**$57.1 M**	**$54.4 M**
- BUCHANAN	$37.6 M	$48.7 M	$47.4 M
- PAC	$5.6 M	$6.4 M	$4.7 M
- FRANKLIN DEMO	$1.0 M	$2.0 M	$2.1 M
ADDITION	**$120.0 M** *(300K SF)*	**$126.9 M** *(315K SF)*	**$120.1 M** (298K SF)
SITE	**$12.0 M**	**$12.0 M**	**$12.0 M**
ALLOWANCES	**$ -- M**	**$1.5 M**	**$1.5 M**
TOTAL HARD COSTS	**$176 M**	**$198 M**	**$188 M**
MARKET CONTING. (3%)	**$3.5 M**	**$5.9 M**	**$5.6 M**
CONS. CONTING. (2%)	**$3.6 M**	**$3.9 M**	**$3.8 M**
SOFT COSTS	**$20.1 M**	**$19.8 M**	**$15.9 M**
OWNER ITEMS	**$4.6 M**	**$4.5 M**	**$4.5 M**
FIELDS	**$3.0 M**	**$3.0 M**	**$3.0 M**
TOTAL PROJECT COST	**$211 M**	**$235 M**	**$221 M**
DELTA TO BUDGET	$0 M	$24 M	$10 M

	INITIAL BUDGET	SCHEMATIC DESIGN	VE ROUND 1	VE ROUND 2
EXISTING BUILDING	**$44.2 M**	**$57.1 M**	**$54.4 M**	**$50.6 M**
- BUCHANAN	$37.6 M	$48.7 M	$47.4 M	$43.7 M
- PAC	$5.6 M	$6.4 M	$4.7 M	$4.7 M
- FRANKLIN DEMO	$1.0 M	$2.0 M	$2.1 M	$2.1 M
ADDITION	**$120.0 M** *(300K SF)*	**$126.9 M** *(315K SF)*	**$120.1 M** (298K SF)	**$113.0 M** (281K SF)
SITE	**$12.0 M**	**$12.0 M**	**$12.0 M**	**$12.0 M**
ALLOWANCES	**$ -- M**	**$1.5 M**	**$1.5 M**	**$1.5 M**
TOTAL HARD COSTS	**$176 M**	**$198 M**	**$188 M**	**$177 M**
MARKET CONTING. (3%)	**$3.5 M**	**$5.9 M**	**$5.6 M**	**$5.3 M**
CONS. CONTING. (2%)	**$3.6 M**	**$3.9 M**	**$3.8 M**	**$3.8 M**
SOFT COSTS	**$20.1 M**	**$19.8 M**	**$15.9 M**	**$15.9 M**
OWNER ITEMS	**$4.6 M**	**$4.5 M**	**$4.5 M**	**$4.5 M**
FIELDS	**$3.0 M**	**$3.0 M**	**$3.0 M**	**$3.0 M**
TOTAL PROJECT COST	**$211 M**	**$235 M**	**$221 M**	**$209 M**
DELTA TO BUDGET	$0 M	$24 M	$10 M	$-1.9 M

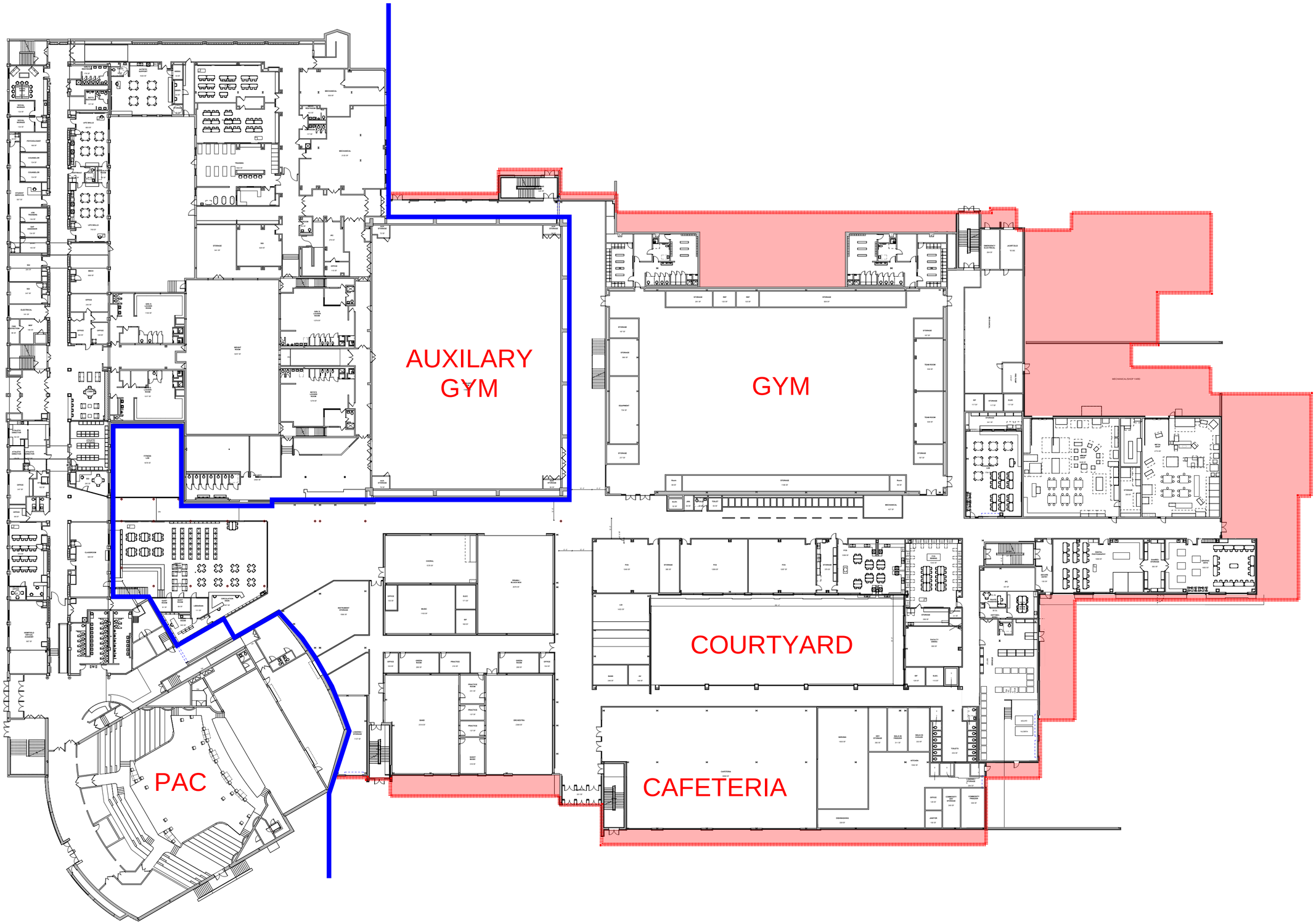
	INITIAL BUDGET	SCHEMATIC DESIGN	VE ROUND 1	VE ROUND 2
EXISTING BUILDING	**$44.2 M**	**$57.1 M**	**$54.4 M**	**$50.6 M**
- BUCHANAN	$37.6 M	$48.7 M	$47.4 M	$43.7 M
- PAC	$5.6 M	$6.4 M	$4.7 M	$4.7 M
- FRANKLIN DEMO	$1.0 M	$2.0 M	$2.1 M	$2.1 M
ADDITION	**$120.0 M** *(300K SF)*	**$126.9 M** *(315K SF)*	**$120.1 M** (298K SF)	**$113.0 M** (281K SF)
SITE	**$12.0 M**	**$12.0 M**	**$12.0 M**	**$12.0 M**
ALLOWANCES	**$ -- M**	**$1.5 M**	**$1.5 M**	**$1.5 M**
TOTAL HARD COSTS	**$176 M**	**$198 M**	**$188 M**	**$177 M**
MARKET CONTING. (3%)	**$3.5 M**	**$5.9 M**	**$5.6 M**	**$5.3 M**
CONS. CONTING. (2%)	**$3.6 M**	**$3.9 M**	**$3.8 M**	**$3.8 M**
SOFT COSTS	**$20.1 M**	**$19.8 M**	**$15.9 M**	**$15.9 M**
OWNER ITEMS	**$4.6 M**	**$4.5 M**	**$4.5 M**	**$4.5 M**
FIELDS	**$3.0 M**	**$3.0 M**	**$3.0 M**	**$3.0 M**
TOTAL PROJECT COST	**$211 M**	**$235 M**	**$221 M**	**$209 M**
DELTA TO BUDGET	$0 M	$24 M	$10 M	$-1.9 M

	VE ROUND 1	FULL VE ROUND 2	PRIORITIZE BUCHANAN	PRIORITIZE ADDITION
EXISTING BUILDING	**$54.4 M**	**$50.6 M**	**$51.9 M**	**$50.6 M**
- BUCHANAN	$47.4 M	$43.7 M	$45.1 M	$43.7 M
- PAC	$4.7 M	$4.7 M	$4.7 M	$4.7 M
- FRANKLIN DEMO	$2.1 M	$2.1 M	$2.1 M	$2.1 M
ADDITION	**$120.1 M** (298K SF)	**$113.0 M** (281K SF)	**$113.0 M** (281K SF)	**$115.0 M** (281K SF)
SITE	**$12.0 M**	**$12.0 M**	**$12.0 M**	**$12.0 M**
ALLOWANCES	**$1.5 M**	**$1.5 M**	**$1.5 M**	**$1.5 M**
TOTAL HARD COSTS	**$188 M**	**$177 M**	**$178 M**	**$179 M**
MARKET CONTING. (3%)	**$5.6 M**	**$5.3 M**	**$5.3 M**	**$5.3 M**
CONS. CONTING. (2%)	**$3.8 M**	**$3.8 M**	**$3.5 M**	**$3.5 M**
SOFT COSTS	**$15.9 M**	**$15.9 M**	**$15.9 M**	**$15.9 M**
OWNER ITEMS	**$4.5 M**	**$4.5 M**	**$4.5 M**	**$4.5 M**
FIELDS	**$3.0 M**	**$3.0 M**	**$3.0 M**	**$3.0 M**
TOTAL PROJECT COST	**$221 M**	**$209 M**	**$211 M**	**$211 M**
DELTA TO BUDGET	$10 M	$-1.9 M		



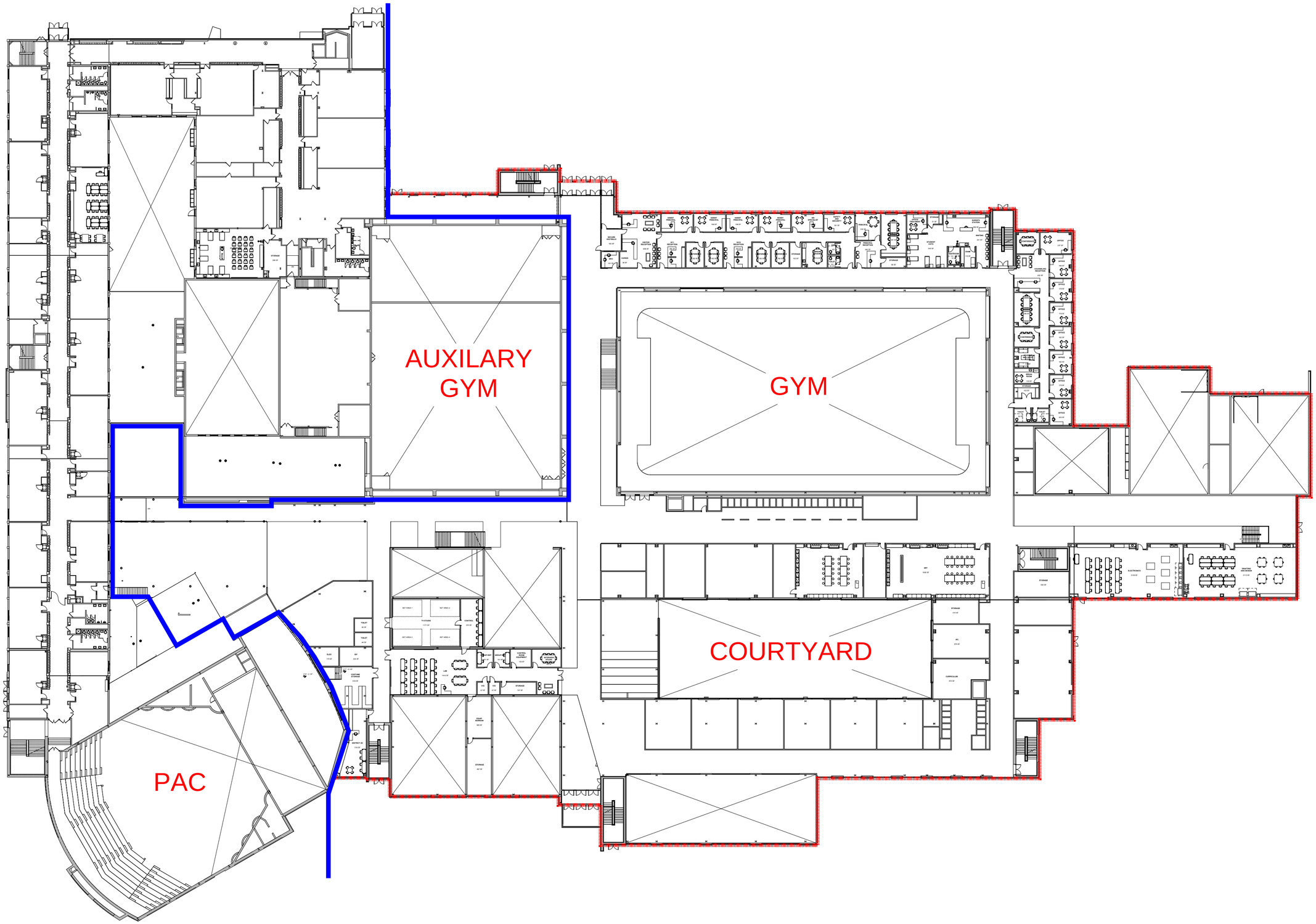
BUCHANAN/PAC

NEW ADDITION



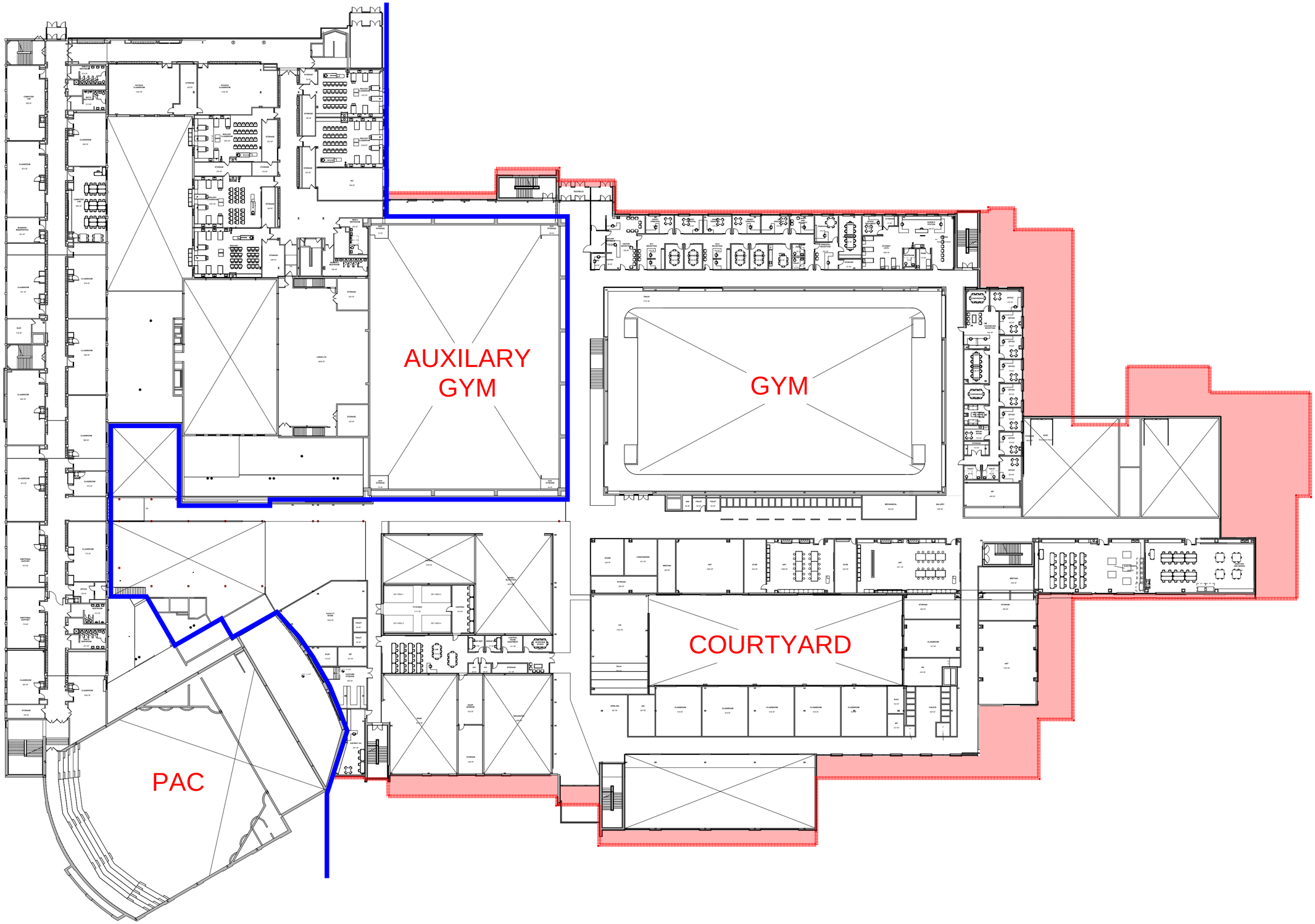
BUCHANAN/PAC

NEW ADDITION



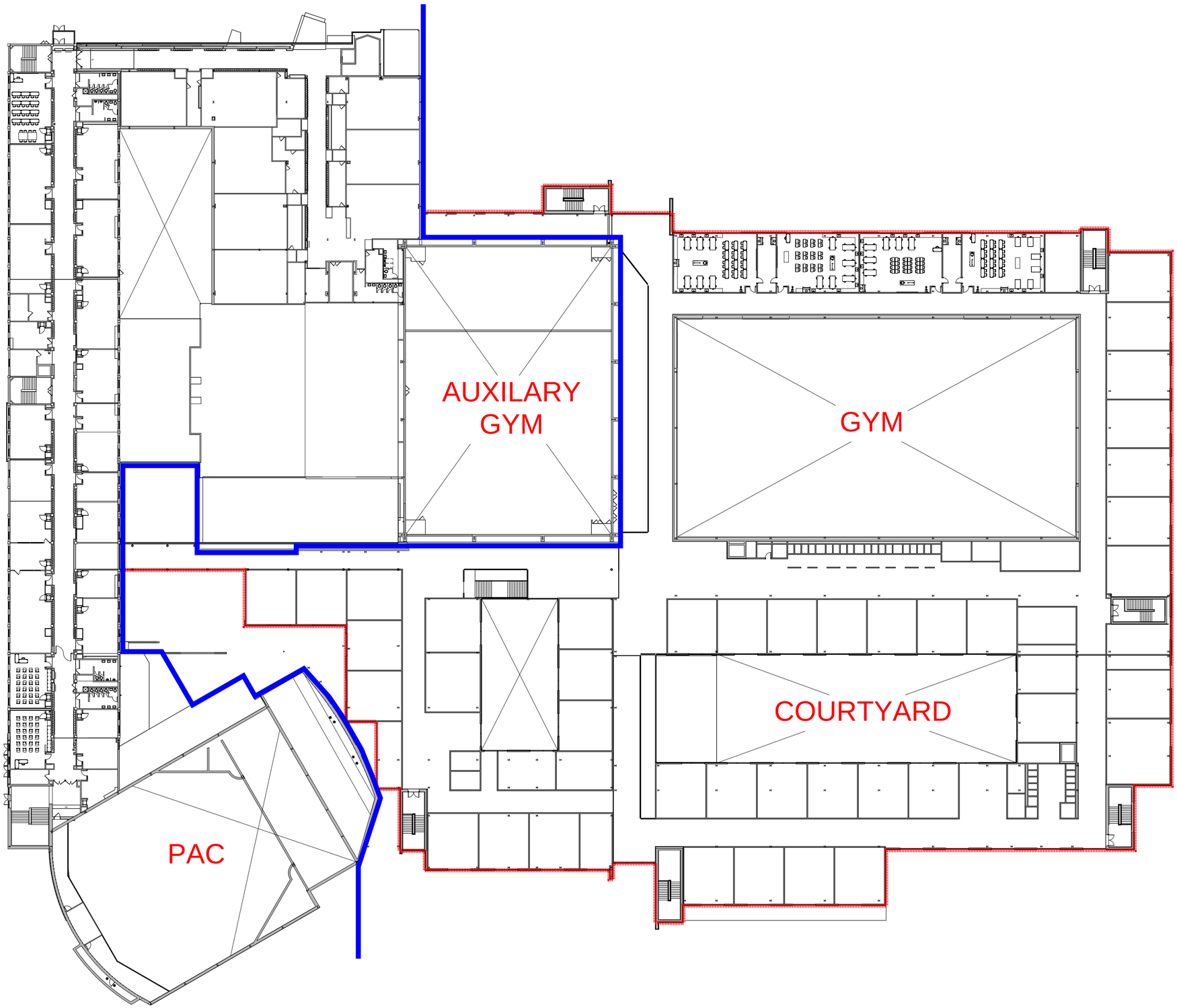
BUCHANAN/PAC

NEW ADDITION



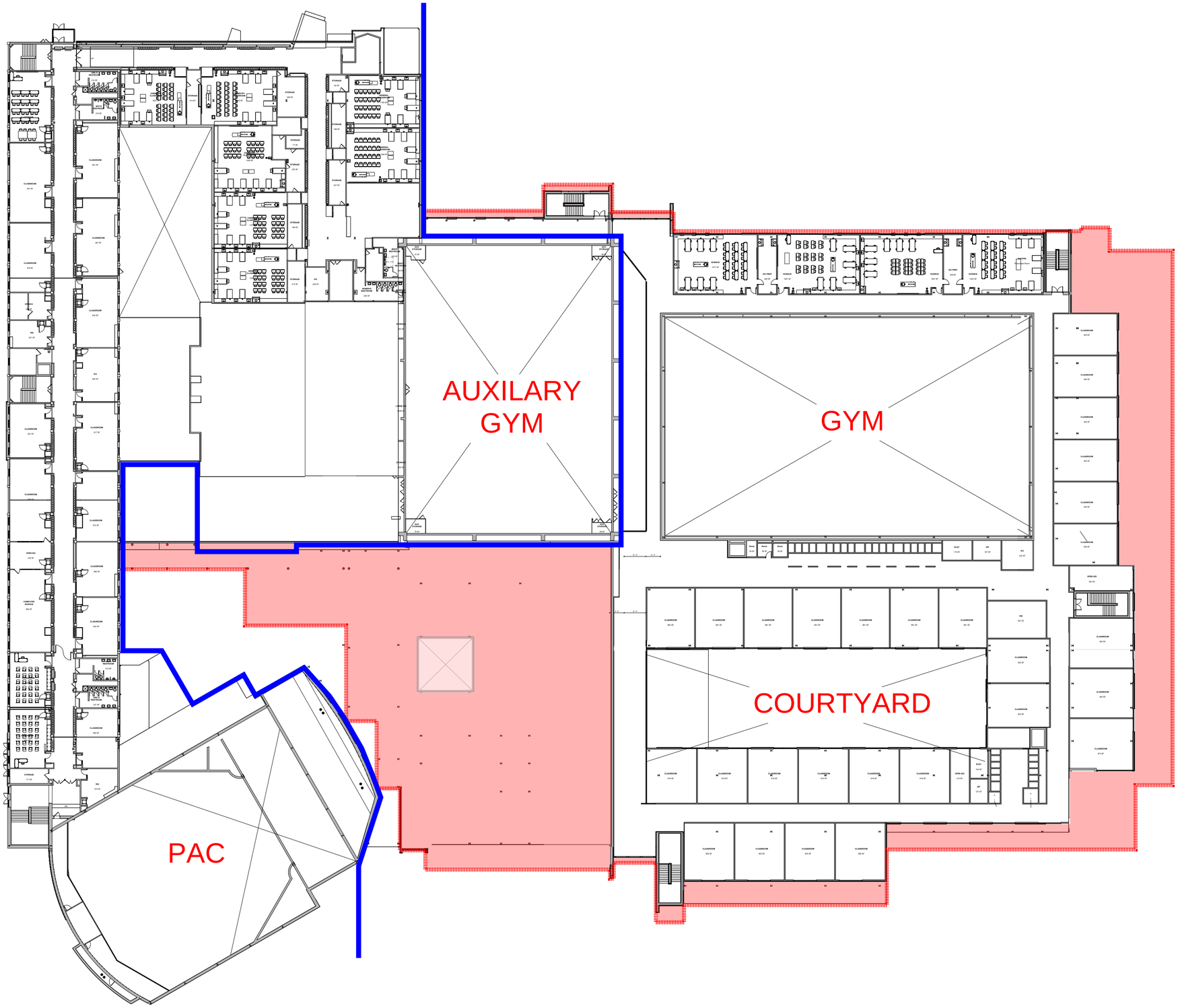
BUCHANAN/PAC

NEW ADDITION



BUCHANAN/PAC

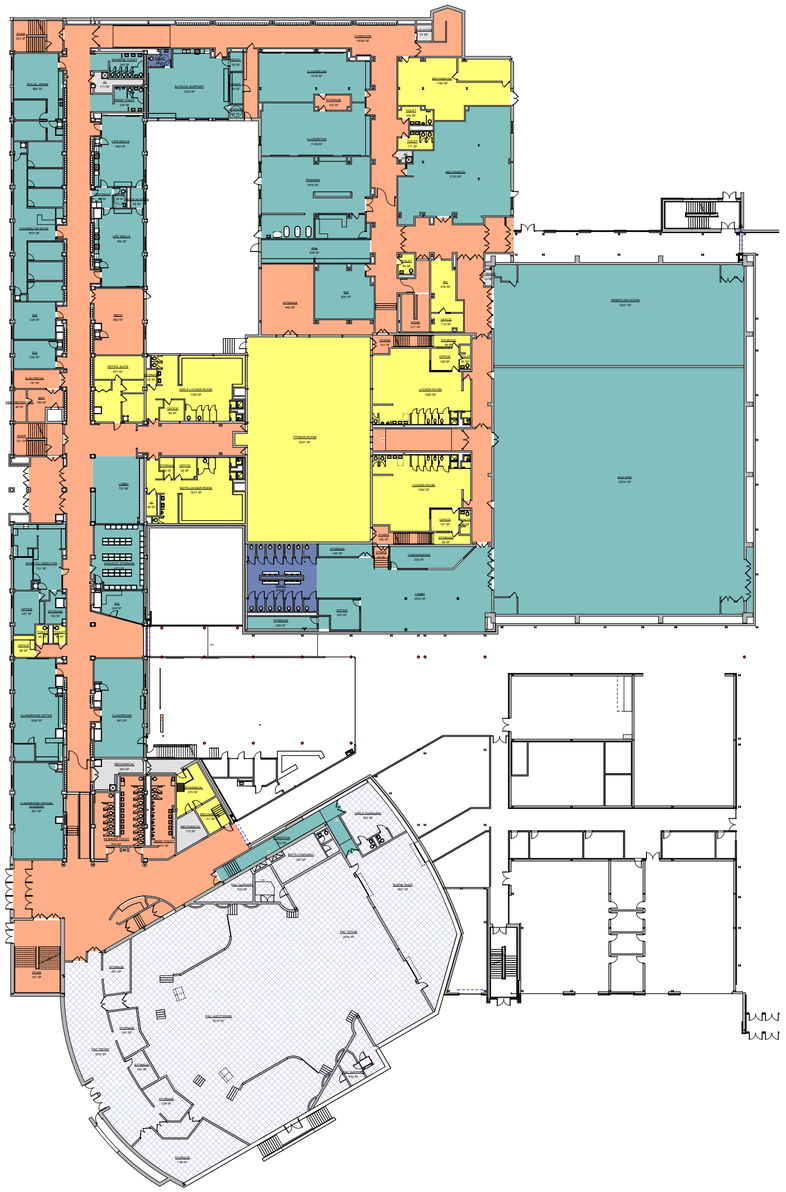
NEW ADDITION



BUCHANAN/PAC

NEW ADDITION

SCHEMATIC DESIGN



1ST FLOOR

BASELINE (ALL OF BUCHANAN):

- **NEW INFRASTRUCTURE (HVAC, LED LIGHTING)**

COSMETIC:

- **NEW CEILINGS**
- **PAINT WALLS**

MINOR:

- NEW CEILINGS
- PAINT WALLS
- **REPLACE FLOORING**
- **REPLACE/ADD MARKERBOARDS**
- **MINIMAL NEW CASEWORK**

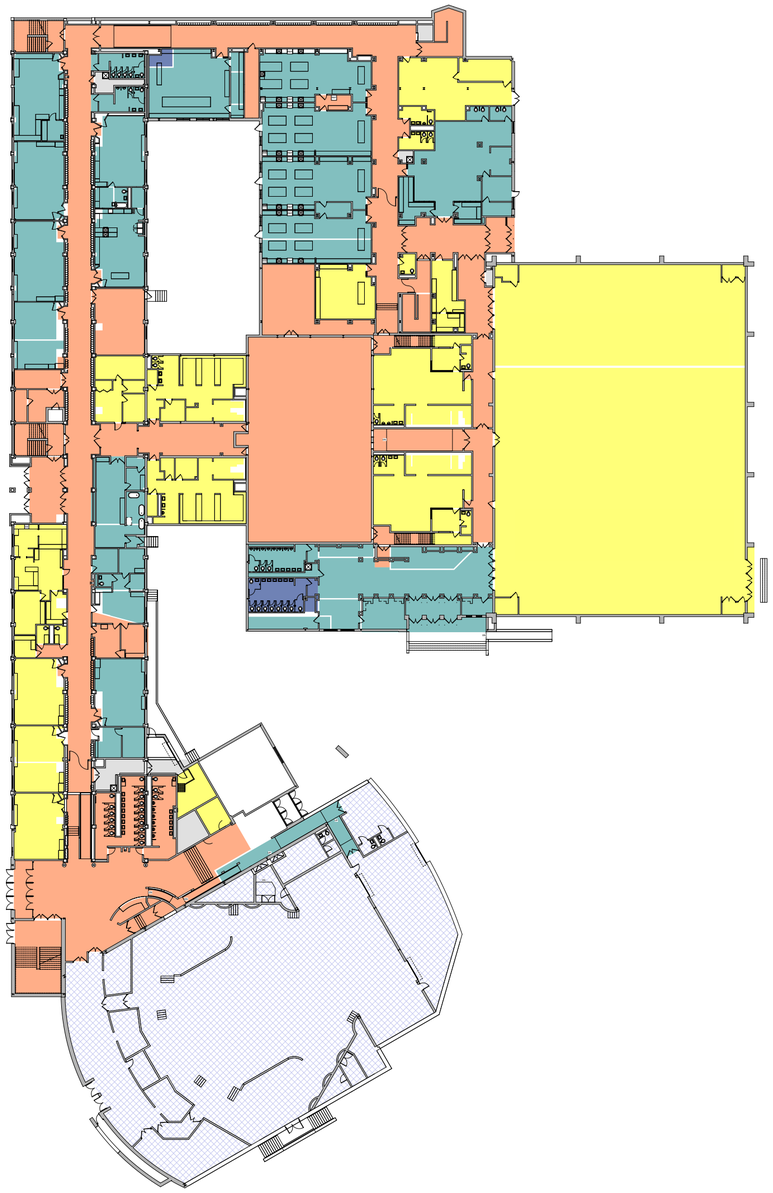
MODERATE:

- NEW CEILINGS
- PAINT WALLS
- REPLACE FLOORING
- REPLACE/ADD MARKERBOARDS
- **RELOCATION OF PARTITIONS**
- **MODERATE NEW CASEWORK**
- **REPLACE PLUMBING FIXTURES**

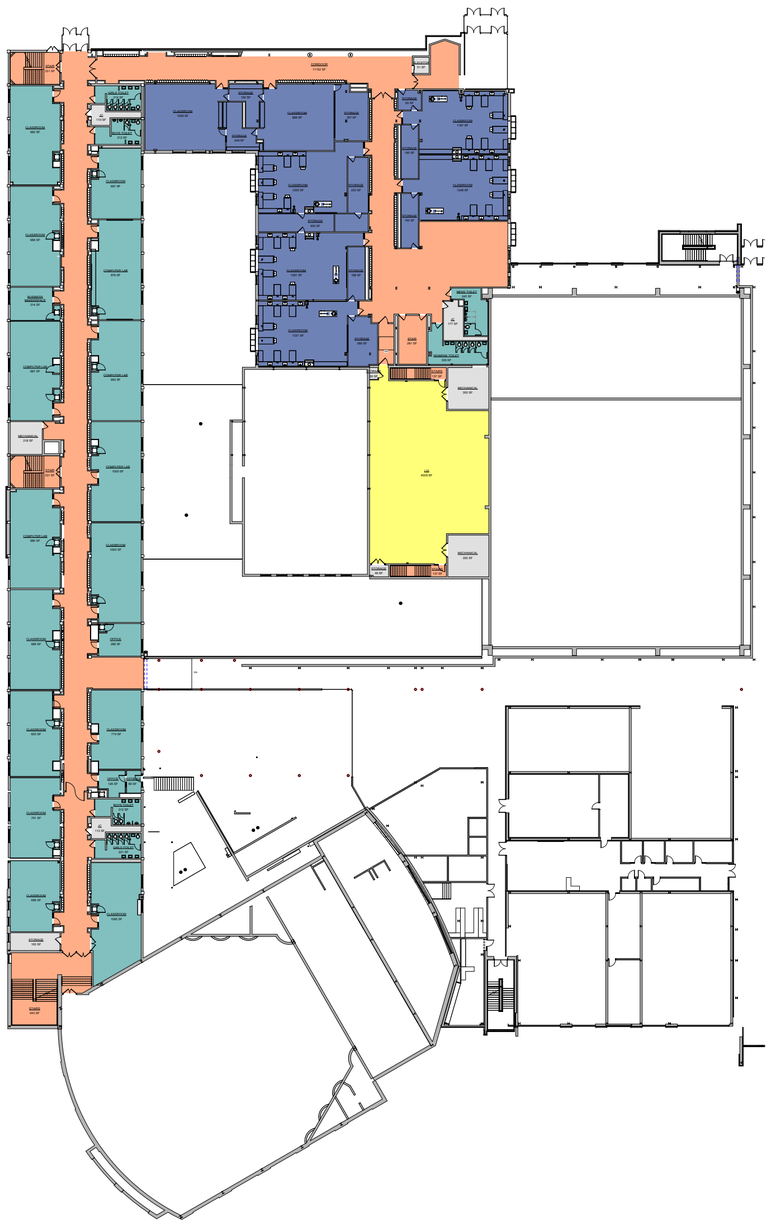
MAJOR:

- NEW CEILINGS
- PAINT WALLS
- REPLACE FLOORING
- REPLACE/ADD MARKERBOARDS
- RELOCATION OF PARTITIONS
- **ALL NEW CASEWORK**
- **REPLACE PLUMBING SYSTEM**

REDUCED RENOVATION



SCHEMATIC DESIGN



BASELINE (ALL OF BUCHANAN):

- **NEW INFRASTRUCTURE (HVAC, LED LIGHTING)**

COSMETIC:

- **NEW CEILINGS**
- **PAINT WALLS**

MINOR:

- NEW CEILINGS
- PAINT WALLS
- **REPLACE FLOORING**
- **REPLACE/ADD MARKERBOARDS**
- **MINIMAL NEW CASEWORK**

MODERATE:

- NEW CEILINGS
- PAINT WALLS
- REPLACE FLOORING
- REPLACE/ADD MARKERBOARDS
- **RELOCATION OF PARTITIONS**
- **MODERATE NEW CASEWORK**
- **REPLACE PLUMBING FIXTURES**

MAJOR:

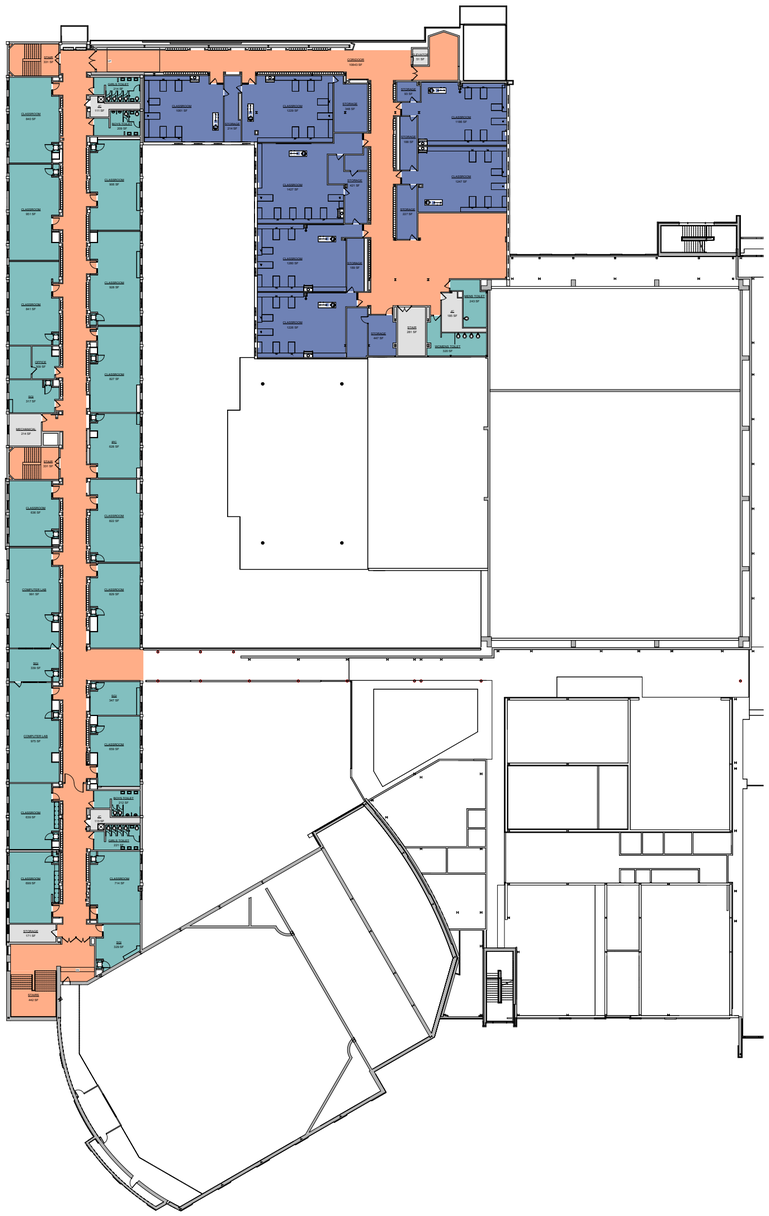
- NEW CEILINGS
- PAINT WALLS
- REPLACE FLOORING
- REPLACE/ADD MARKERBOARDS
- RELOCATION OF PARTITIONS
- **ALL NEW CASEWORK**
- **REPLACE PLUMBING SYSTEM**

REDUCED RENOVATION



2ND FLOOR

SCHEMATIC DESIGN



BASELINE (ALL OF BUCHANAN):

- **NEW INFRASTRUCTURE (HVAC, LED LIGHTING)**

COSMETIC:

- **NEW CEILINGS**
- **PAINT WALLS**

MINOR:

- NEW CEILINGS
- PAINT WALLS
- **REPLACE FLOORING**
- **REPLACE/ADD MARKERBOARDS**
- **MINIMAL NEW CASEWORK**

MODERATE:

- NEW CEILINGS
- PAINT WALLS
- REPLACE FLOORING
- REPLACE/ADD MARKERBOARDS
- **RELOCATION OF PARTITIONS**
- **MODERATE NEW CASEWORK**
- **REPLACE PLUMBING FIXTURES**

MAJOR:

- NEW CEILINGS
- PAINT WALLS
- REPLACE FLOORING
- REPLACE/ADD MARKERBOARDS
- RELOCATION OF PARTITIONS
- **ALL NEW CASEWORK**
- **REPLACE PLUMBING SYSTEM**

REDUCED RENOVATION



3RD FLOOR