Prince George's County Public Schools

FY22 BOE Priority No:	8	**Design Capacity:**	2,450	145 s.f./student	**PSCP Eligible:**	**355,250**
			50	180 s.f./student	Special Education	9000
			100	210 s.f./student	CTE	21000
					Cooperative Arrangement	3000
FY22 State Priority No:	8	**Operational Capacity:**	2,600	149 s.f./student	**Total sq. ft.**	388,250
			PGCPS	1.03 x State alloc.	PGCPS Ed. Program	31,750

High Point High School Replacement

Note: Prevailing Wage will apply

State Funding of eligible construction:	**70%**	Unit Cost	Gross Square Feet	Total Cost	**State Cost**	County Cost
FY20 Revised State Building Cost w/12% Escalation	$370.08					
FY20 Revised State Building and Site w/12% Escalation	$407.17					
New Construction: Max gross area by State formula		$370.08	95,250	$35,250,000	$24,675,000	$10,575,000
New Construction: Cost in excess of State average unit cost						
New Construction: Area in excess of State formula		$370.08	34,750	$12,860,280		$12,860,280
New Construction: State funded space in excess of school program		$370.08				
New Construction: Area in excess of State formula						
Renovation: Over 40 years -- 100% (On or before December 31, 1977)		$370.08	290,000	$107,323,000	**$75,126,000**	$32,197,000
Renovation: Over 40 years -- below State Average Unit Cost	$107.00	($263.08)				
Renovation: 31 to 39 years -- 85% (On or after Jan 1, 1978- Dec. 31, 1986)		$314.57				
Renovation: 31 to 39 years -- below State Average Unit Cost	$107.00	($207.57)				
Renovation: 26 to 30 years -- 75% (On or after Jan 1, 1987 - Dec. 31, 1991)		$277.56				
Renovation: 26 to 30 years -- in excess of State Average Unit Cost	$107.00	($170.56)				
Renovation: 21 to 25 years -- 65% (On or after Jan 1, 1992 - Dec. 31, 1997)		$240.55				
Renovation: 21 to 25 years -- in excess of State Average Unit Cost	$107.00	($133.55)				
Renovation: 16 to 20 years -- 50% (On or after Jan 1, 1998 - Dec. 31, 2001)		$185.04				
Renovation: 16 to 20 years --in excess of State Average Unit Cost	$107.00	($78.04)				
Renovation: 0 to 15 years -- 0% (On or after Jan 1, 2002 to present)						
Renovation: 0 to 15 years -- in excess of State Average Unit Cost	$53.50	$53.50				
Renovation: Less than 15 years Minor Renovation						
Total Gross Square Feet			420,000			
Subtotal Building Cost				$155,433,280	**$99,801,000**	$55,632,280
Site Work Cost						
New Construction: **19%** of new building cost (State & County Funding Share)				6,697,500	**$4,688,250**	$2,009,250
of new building cost (County Funding Only)				2,443,453		$2,443,453
Renovation: **5%** of renovated building cost (State & County Funding Share)				$5,366,150	**$3,756,000**	$1,610,150
Subtotal Site Work Cost				$14,507,103	**$8,444,250**	$6,062,853
Total Construction Cost (Building + Site)				**$169,940,383**	**$108,245,250**	**$61,695,133**
Total Construction Cost Per/SqFT				**$405.00**		
Contingency: **5%** of total building and site work cost				$8,497,019	N/A	**$8,497,019**
				$178,437,402	N/A	$70,192,152
Total Construction Cost with Contingency				**$178,437,402**	**$108,245,250**	**$70,192,152**
Total Construction Cost Per/SqFT				**$425.00**		
Construction Cost, based on A/E estimate and/or Bid				not available		#VALUE!
Contingency: 5% of total building and site work cost (State 2.5% of same) In contract:				not available		
Balance of 5% total, not in contract				#VALUE!		
Total contingency				#VALUE!		#VALUE!
Potential Additional State Funds						
Construction Cost				#VALUE!		#VALUE!
				#VALUE!		
Planning Soft Costs						
Architectural/Engineering Fees **6.5%** of Building + Site Cost				$11,046,125		$11,046,125
CMR Services (Owner's Rep) **3.5%** of Building + Site Cost				$5,947,913		$5,947,913
CMR General Conditions: **6.0%** of Building + Site Cost				$10,196,423		$10,196,423
1. Surveys, geotechnical and construction testing, etc.				$5,098,211		$5,098,211
2. Temporary construction / Portable Classrooms						
3. Asbestos: Surveys, monitoring, removal, abatement	$6.00	**per sq. ft.**	320,000	$1,920,000		$1,920,000
4. Demolition: Existing Building	$5.00	**per sq. ft.**	30,000	$150,000		$150,000
5. All Permit Fees by regulatory agencies (DER, SCD, GRADING, BUILDING, etc.)				$2,549,106		$2,549,106
6. Electrical power (Pepco), GAS, WSSC and sewer connection fees				$3,398,808		$3,398,808
7. Field House, Consession, Stadium & Fields				$4,500,000		$4,500,000
Movable Equipment (FF & E): **7.5%** of Building + Site Cost				$12,745,529		$12,745,529
Others: High Performance Costs **2.0%** of Building + Site Cost				$3,398,808		$3,398,808
Acquisition				N/A		N/A
Total Planning Soft Costs				**$60,950,923**		**$60,950,923**
FY20 projected State Average Cost per SQFT with 12% escalation and Planning / Soft Costs				**$239,388,325**	**$108,245,250**	**$131,143,075**
Ineligible State Items				N/A		
(6%) DCP Adminstrative Expenses - CIP Operating Back Charge Based on Invoice Billed				$14,363,299		$14,363,299
				$253,752,000	**$108,245,000**	**$145,506,000**
Total Project Cost Per/SqFT				**$604.00**		

Date: **8/13/2020**