

Prince George's County Public Schools
FY22 BOE Priority No: 7
Design Capacity: 2,000 / 300
Operational Capacity: 2300 / PGCPs
167 s.f./student / 210 s.f./student
PSCP Eligible: 333,500 / CTE
Cooperative Arrangement
Total sq. ft. 399,500 / PGCPs Ed. Program
FY22 State Priority No: 7
Note: Prevailing Wage will apply

New Northern Area High School Replacement					
State Funding of eligible construction:					
	70%	Unit Cost	Gross Square Feet	Total Cost	State Cost
FY20 Revised State Building Cost with 4% escalation.	\$342.16	\$407.17			
FY20 Revised State Building and Site with 4% escalation.					
New Construction: Max gross area by State formula			368,404	\$126,053,000	\$88,237,100
New Construction: Cost in excess of State average unit cos					
New Construction: Area in excess of State formula					
New Construction: State funded space in excess of school program					
New Construction: Area in excess of State formula					
Renovation: Over 40 years -- 100% (On or before December 31, 1977)					
Renovation: Over 40 years -- below State Average Unit Cost					
Renovation: 31 to 39 years -- 85% (On or after Jan 1, 1978 - Dec. 31, 1986)					
Renovation: 31 to 39 years -- below State Average Unit Cost					
Renovation: 26 to 30 years -- 75% (On or after Jan 1, 1987 - Dec. 31, 1991)					
Renovation: 26 to 30 years -- in excess of State Average Unit Cost					
Renovation: 21 to 25 years -- 65% (On or after Jan 1, 1992 - Dec. 31, 1997)					
Renovation: 21 to 25 years -- in excess of State Average Unit Cost					
Renovation: 16 to 20 years -- 50% (On or after Jan 1, 1998 - Dec. 31, 2001)					
Renovation: 16 to 20 years -- in excess of State Average Unit Cost					
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					
Renovation: Less than 15 years Minor Renovation					
Total Gross Square Feet 365,404					
Subtotal Building Cost					
Site Work Cost					
New Construction: 19% of new building cost (State & County Funding Share				\$126,053,000	\$88,237,100
Renovation: 5% of renovated building cost (County Funding Only				23,950,070	\$16,765,049
Subtotal Site Work Cost					
Total Construction Cost (Building + Site)				\$23,950,070	\$16,765,049
Contingency: 5% of total building and site work cost				\$150,003,070	\$105,002,149
Total Construction Cost Per/SqFT				\$411.00	\$45,000,921
Total Construction Cost with Contingency				\$7,500,154	\$7,500,154
Total Construction Cost Per/SqFT				\$157,503,224	\$52,501,075
Construction Cost, based on A/E estimate and/or Bid					
Contingency: 5% of total building and site work cost (State 2.5% of same)				not available	#VALUE!
Balance of 5% total, not in contract					
Total contingency				#VALUE!	#VALUE!
Potential Additional State Funds					
Construction Cost				#VALUE!	#VALUE!
Planning Soft Costs					
Architectural/Engineering Fees	7.0% of Building + Site Cost			\$10,500,215	\$10,500,215
CM Services (Owner's Rep)	3.5% of Building + Site Cost			\$5,250,107	\$5,250,107
Variables:					
1. Surveys, geotechnical and construction testing, etc.				N/A	N/A
2. Temporary construction / Portable Classrooms				N/A	N/A
3. Asbestos: Surveys, monitoring, removal, abatement	\$6.00 per sq. ft.			N/A	N/A
4. Demolition: Existing Building	\$5.00 per sq. ft.			N/A	N/A
5. All Permit Fees by regulatory agencies (DER, SCD, GRADING, BUILDING, etc.)				\$2,250,046	\$2,250,046
6. Electrical power (Pepeco), GAS, WSSC and sewer connection fees				\$3,000,061	\$3,000,061
7.				N/A	N/A
Movable Equipment (FF & E):	7.5% of Building + Site Cost			\$11,250,230	\$11,250,230
Others: High Performance Costs	2.0% of Building + Site Cost			\$3,000,061	\$3,000,061
Acquisition				N/A	N/A
Total Planning Soft Costs					
Budget based on FY20 State Average Construction, FF&E, Planning and Pre-Construction Costs					
Ineligible State Items					
(6%) DCP Administrative Expenses - CIP Operating Back Charge Based on Invoice Billed					
Total Project Cost Per/SqFT					
\$572.00					