

Prince George's County Public Schools	Design Capacity:	<u>2,300</u>	145 s.f./student	PSCP Eligible:	333,500
FY23 BOE Priority No:	6	300	210 s.f./student	CTE	63000
			200 s.f./student	SE Regional Program	
				Cooperative Arrangement	1600
FY23 State Priority No:	6	Operational Capacity:	<u>2,600</u>	153 s.f./student	Total sq. ft.
		PGCPS	1.06 x State alloc.	PGCPS Ed. Program	398,100
					415,883

New Northern Area High School Replacement Note: Prevailing Wage will apply

State Funding of eligible construction:		73%	Unit Cost	Gross Square Feet	Total Cost	State Cost	County Cost
FY22 State Building Cost		\$358.00					
FY22 State Building and Site		\$426.02					
New Construction: Max gross area by State formula			\$358.00	398,100	\$142,520,000	\$104,039,600	\$38,480,400
New Construction: Cost in excess of State average unit cost			\$0.00	0	\$0		\$0
New Construction: Escalation Cost above FY22 State Cost per Foot			\$10.54	398,100	\$4,195,974		\$4,195,974
New Construction: State funded space in excess of school program			\$358.00		\$0	\$0	\$0
New Construction: Area in excess of State formula			\$426.02	17,783	\$7,576,000		\$7,576,000
Renovation: Over 40 years -- 100% (On or before December 31, 1977)			\$358.00		\$0	\$0	\$0
Renovation: Over 40 years -- below State Average Unit Cost		\$107.00	(\$251.00)		\$0	\$0	\$0
Renovation: 31 to 39 years -- 85% (On or after Jan 1, 1978- Dec. 31, 1986)			\$8.96		\$0	\$0	\$0
Renovation: 31 to 39 years -- below State Average Unit Cost		\$107.00	\$98.04		\$0	\$0	\$0
Renovation: 26 to 30 years -- 75% (On or after Jan 1, 1987 - Dec. 31, 1991)			\$7.91		\$0	\$0	\$0
Renovation: 26 to 30 years -- in excess of State Average Unit Cost		\$107.00	\$99.10		\$0	\$0	\$0
Renovation: 21 to 25 years -- 65% (On or after Jan 1, 1992 - Dec. 31, 1997)			\$6.85		\$0	\$0	\$0
Renovation: 21 to 25 years -- in excess of State Average Unit Cost		\$107.00	\$100.15				
Renovation: 16 to 20 years -- 50% (On or after Jan 1, 1998 - Dec. 31, 2001)			\$5.27	0	\$0	\$0	\$0
Renovation: 16 to 20 years --in excess of State Average Unit Cost		\$107.00	\$101.73				
Renovation: 0 to 15 years -- 0% (On or after Jan 1, 2002 to present)			\$0.00				
Renovation: 0 to 15 years -- in excess of State Average Unit Cost		\$53.50	\$53.50				
Renovation: Less than 15 years Minor Renovation					\$0		\$0
				0	\$0	\$0	\$0
					\$0		\$0
Total Gross Square Feet				415,883			
Subtotal Building Cost					\$154,291,974	\$104,039,600	\$50,252,374
Site Work Cost							
New Construction: 19% of new building cost (State & County Funding Share)					27,078,800	\$19,767,524	\$7,311,276
of new building cost (County Funding Only)							\$0
Renovation: 5% of renovated building cost (State & County Funding Share)					\$0	\$0	\$0
Subtotal Site Work Cost					\$27,078,800	\$19,767,524	\$7,311,276
Total Construction Cost (Building + Site)					\$181,370,774	\$123,807,124	\$57,563,650
Total Construction Cost Per/SqFT					\$436.00		
Contingency: 5% of total building and site work cost					\$9,068,539	N/A	\$9,068,539
					\$190,439,313	N/A	\$66,632,189
Total Construction Cost with Contingency					\$190,439,313	\$123,807,124	\$66,632,189
Total Construction Cost Per/SqFT					\$458.00		
Construction Cost, based on A/E estimate and/or Bid					not available	\$0	#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!	\$0	#VALUE!
Potential Additional State Funds							
Construction Cost					#VALUE!	\$0	#VALUE!
					#VALUE!		
Planning Soft Costs							
Architectural/Engineering Fees		7.0% of Building + Site Cost			\$12,695,954		\$12,695,954
CM Services (Owner's Rep)		3.5% of Building + Site Cost			\$6,347,977		\$6,347,977
Variables:		0.0% of Building + Site Cost			N/A		N/A
1. Surveys, geotechnical and construction testing, etc.					\$5,441,123		\$5,441,123
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.)					\$2,720,562		\$2,720,562
6. Electrical power (Pepco), GAS, WSSC and sewer connection fees					\$3,627,415		\$3,627,415
7. Stadium & Athletic Facilities					\$4,500,000		\$4,500,000
Movable Equipment (FF & E):		7.5% of Building + Site Cost			\$13,602,808		\$13,602,808
Others: High Performance Costs		2.0% of Building + Site Cost			\$3,627,415		\$3,627,415
Acquisition: Under another budget category					N/A		N/A
Total Planning Soft Costs					\$52,563,254		\$52,563,254
Budget based on FY22 State Average Construction, FF&E, Planning and Pre-Construction Costs					\$243,002,567	\$123,807,124	\$119,195,443
Ineligible State Items					N/A		
(8%) DCP Administrative Expenses - CIP Operating Back Charge Based on Invoice Billed					\$19,440,205		\$19,440,205
					\$262,442,772	\$123,807,124	\$138,635,648
Total Project Cost Per/SqFT					\$631.00		

Date: 7/29/2021