



ARROWHEAD FORWARD

New Elementary School at Arrowhead

August 25, 2020 Update

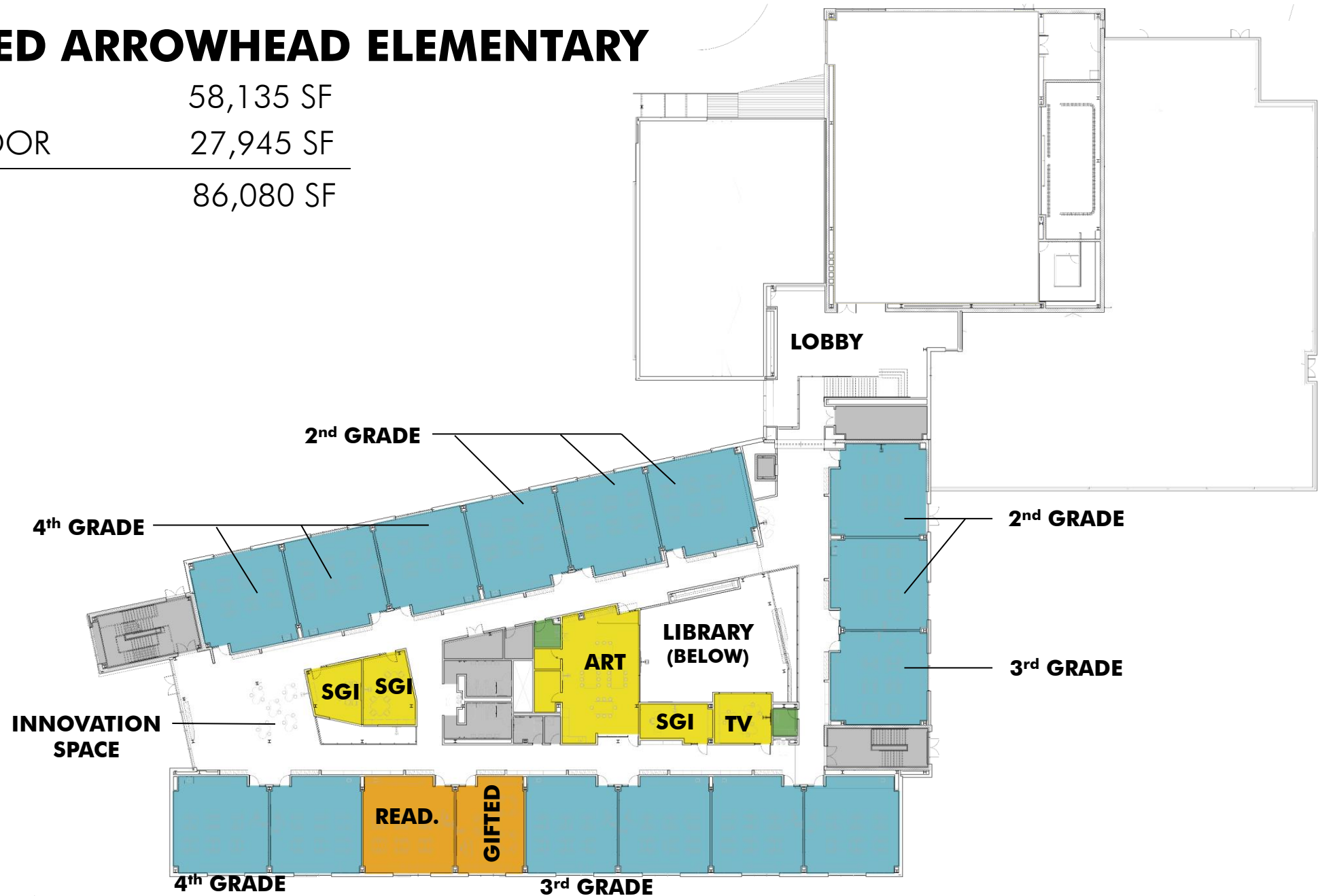
SCHEDULE



- ACT 34 HEARING SEPTEMBER 8TH
- BOARD APPROVAL OF ACT 34 OCT. 27TH
- THE “BIG NIGHT” ...
 - NOVEMBER 17TH REVIEW BIDS
 - NOVEMBER 24TH APPROVE BIDS TO START CONSTRUCTION OF NEW SCHOOL

PROPOSED ARROWHEAD ELEMENTARY

FIRST FLOOR	58,135 SF
SECOND FLOOR	27,945 SF
<hr/>	
TOTAL	86,080 SF



SECOND FLOOR PLAN



BUDGET SUMMARY

ARROWHEAD COST ESTIMATE

Project: Arrowhead Elementary School
Number: 20043E2R1
Client: KCBA
Date: July 15, 2020; Rev. Aug 12, 2020
Phase: 50% CD

BECKER & FRONDORF
 Construction Cost Consulting • Project Management

ESTIMATE SUMMARY

CODE	DESCRIPTION	86,080	SF	COST
<u>GC Prime</u>				
A	General Conditions		\$17	\$1,447,290
B	Foundation & Structure		\$49	\$4,216,740
C	Exterior Envelope		\$49	\$4,208,420
D	Fitout		\$21	\$1,842,220
E	Finishes		\$31	\$2,699,570
F	Millwork/Casework		\$7	\$593,580
G	Accessories/Specialties & Equipment		\$11	\$927,040
H	Sitework			\$3,477,360
	Overhead & Profit	3.0%		\$582,370
	Escalation to Oct. 2020	1.0%		\$199,950
	Subtotal - GC Prime		\$235	\$20,194,540
<u>MEP Primes</u>				
I	Fire Protection		\$5	\$461,840
J	Plumbing		\$14	\$1,227,300
K	HVAC		\$41	\$3,548,850
L	Electrical		\$40	\$3,470,290
	General Conditions/Overhead & Profit	0.0%		w/ Trades
	Escalation to Oct. 2020	1.0%		\$87,080
	Subtotal - MEP Primes		\$102	\$8,795,360
	Total - Construction Cost		\$337	\$28,989,900

**BECKER &
FRONDORF**

MIKE ZAIDEL
 Partner of Cost Estimating

Professional Experience

Becker & Frondorf, Philadelphia, PA
 2006 – Present



Trained as a structural engineer in Israel, Mike Zaidel's approach to estimating is systematic and disciplined. He has produced Estimates for projects such as:

- Third party estimate of project costs
- Breaks down each product, finish, quality, and overhead for various components of the building
- Increased detail from DD Phase

ARROWHEAD COST ESTIMATE

ESTIMATE

Proj: Arrowhead Elementary School
Date: July 15, 2020; Rev. Aug 12, 2020

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
B	Foundation & Structure				
	Classified Excavation (Rock)/Premium/Allow 500 CY				
B1	Foundation				
B2	Earthwork/General - Rough Grading @ Building Footprint	62,430	SF	0.25	15,610
B3	- Gravel Backfill @ Foundation Walls	410	CY	45.00	18,450
B4	- Classified Excavation (Rock)	1	LS	-	NIC
B5	Soil Exchange - 36" Cut & Haul/Slab & Perim + 5' @ Ftpint	5,240	CY	25.00	131,000
B6	- 36" Cut & Use in Phase 1 of Sitework	3,560	CY	15.00	w/ Ph. 1 Sitework
B7	- 36" Structural Fill/Slab & Perim + 5' @ Footprint	8,800	CY	35.00	308,000
B8	Column Footings - F4012	32	EA	300.00	9,600
B9	- F4028	30	EA	690.00	20,700
B10	- F5018	8	EA	690.00	5,520
B11	- F5028	11	EA	1,080.00	11,880
B12	- F6018	16	EA	1,000.00	16,000
B13	- F6028	18	EA	1,550.00	27,900
B14	- F7020	2	EA	1,520.00	3,040
B15	- F8022	15	EA	3,350.00	50,250
B16	Wall Footings/Perimeter - WF 2428	1,110	LF	69.00	76,590
B17	- WF3028	190	LF	104.00	19,760
B18	- WF6028	100	LF	173.00	17,300
B19	Wall Footings/Inner Space - F2412	110	LF	30.00	3,300
B20	- F4812	46	LF	59.00	2,710
B21	- F4820	16	LF	99.00	1,580
B22	- F3616	62	LF	59.00	3,660
B23	- F6020	172	LF	124.00	21,330
B24	Concrete Piers @ Perimeter - P24/2 x 2 x 2' H	52	EA	500.00	26,000
B25	Foundation Wall/CMU/12" Thick - 2' H	2,800	SF	25.00	70,000
B26	- Insulation/Damp-proof/Drainage Board	2,800	SF	3.50	9,800
B27	Elevator Pit	1	LS	15,000.00	15,000
B28	Loading Dock - Footing/F3028	80	LF	49.00	3,920
B29	- Concrete Stem/12" Thick x 54" High	360	SF	50.00	18,000
B30	- Stairs & Railings	7	R	750.00	5,250



- Allows design team to analyze each component of building for most cost-effective selection
- Review quality versus costs
- Assists in considering bidding alternates for further cost saving opportunities

ARROWHEAD COST ESTIMATE

	<u>August 2019</u>	<u>January 2020</u>	<u>March 2020</u>	<u>May 2020</u>	<u>August 2020</u>	<u>August 2020</u>
Total Construction Cost	\$27,998,152	\$27,998,152	\$28,423,445	\$28,954,420	\$28,989,900	\$28,797,810
	84,000sf	84,000sf	85,296sf	86,060sf	86,060sf	86,060sf
5% Contingency	\$1,399,908	\$1,399,908	\$1,421,172	\$1,447,720	\$1,449,495	\$1,439,890
Soft Costs	\$4,199,723	\$3,639,760	\$3,695,048	\$3,686,222	\$3,686,222	\$3,686,222
Furniture Budget	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
 TOTAL PROJECT	 \$34,347,783	 \$33,787,820	 \$34,289,665	 \$34,838,362	 \$34,875,617	 \$34,673,922

***Includes selected alternate deducts and additions**

BIDDING ALTERNATES

Alternates

Alt. 1	Additional Classroom Casework as Noted Add (corridor upper)	\$67,000
Alt. 2	Additional Classroom Casework as Noted Add (exterior)	\$400,000
Alt. 3	Eliminate 2 Classrooms	(\$311,000)
Alt. 4	Eliminate 4 Classrooms	(\$622,000)
Alt. 5A&B	Flooring – Quartz Tile ILO Terrazzo @ Corridors	(\$222,000)
Alt. 5C	Flooring – Quart Tile ILO Terrazo @ Cafeteria	(\$37,000)
Alt. 9	Flooring – Epoxy Paint ILO Ceramic Tiles	(\$4,000)
Alt. 12	Electrical - Lightning Protection Add	\$28,000

Total potential deduct alternates = \$259,090

Total potential additional alternates = \$67,000

Total potential savings = \$192,090

Total potential savings = \$192,090

BID ALTERNATES

Two Classroom Deduct
(2) @ \$155,500 = \$311,000

DEDUCT
ALTERNATE



BID ALTERNATES

**Four Classroom Deduct
(4) @ \$155,500 = \$622,000**

**DEDUCT
AREA**

