

**TEXARKANA ISD** 

Long Range Planning – **Construction Cost** 





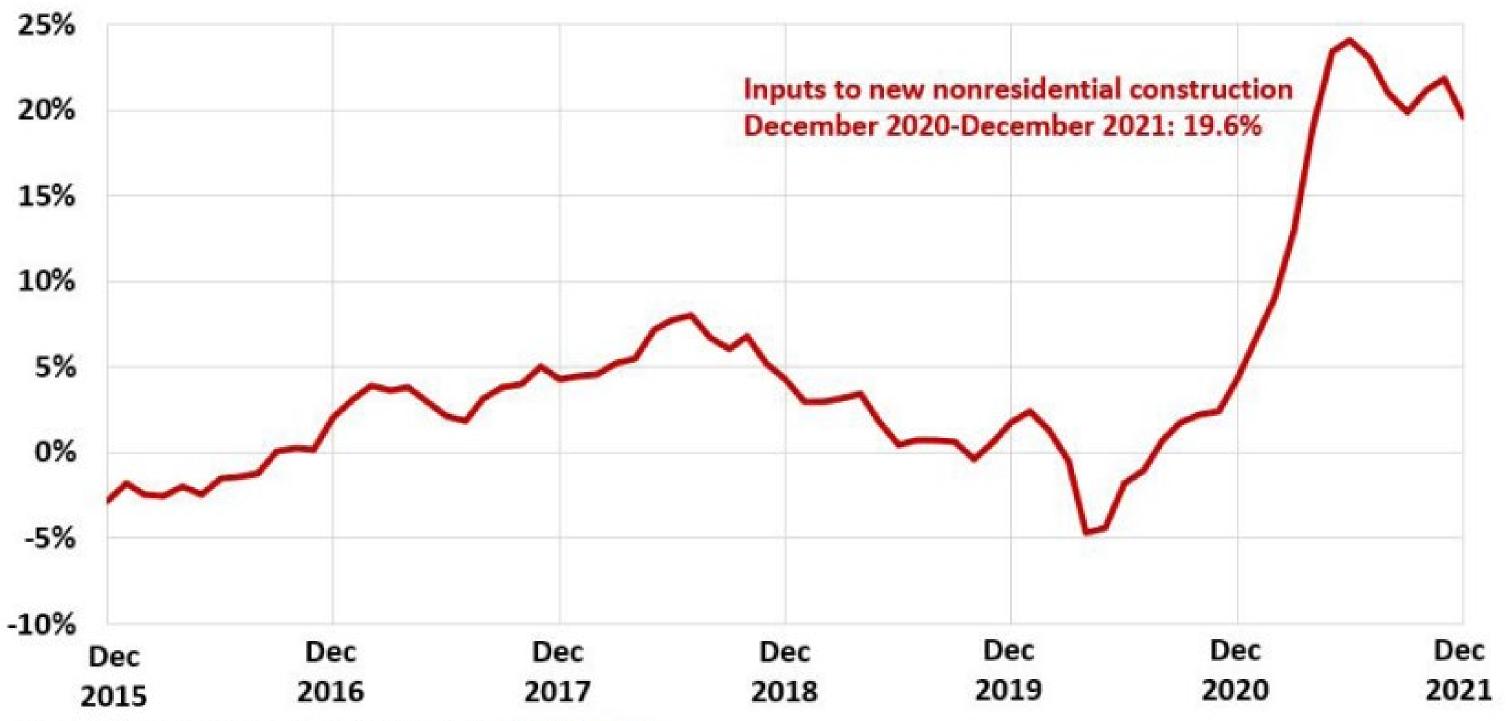






#### Change in prices for inputs to construction

Year-over-year change in PPI, 2015 - 2021, not seasonally adjusted



Source: Bureau of Labor Statistics, producer price indexes, www.bls.gov/ppi

The producer price index soared 24.1% from June 2020 to June 2021. By December, the increases had moderated slightly but still totaled 19.6% for the year.

#### Price increases for construction inputs

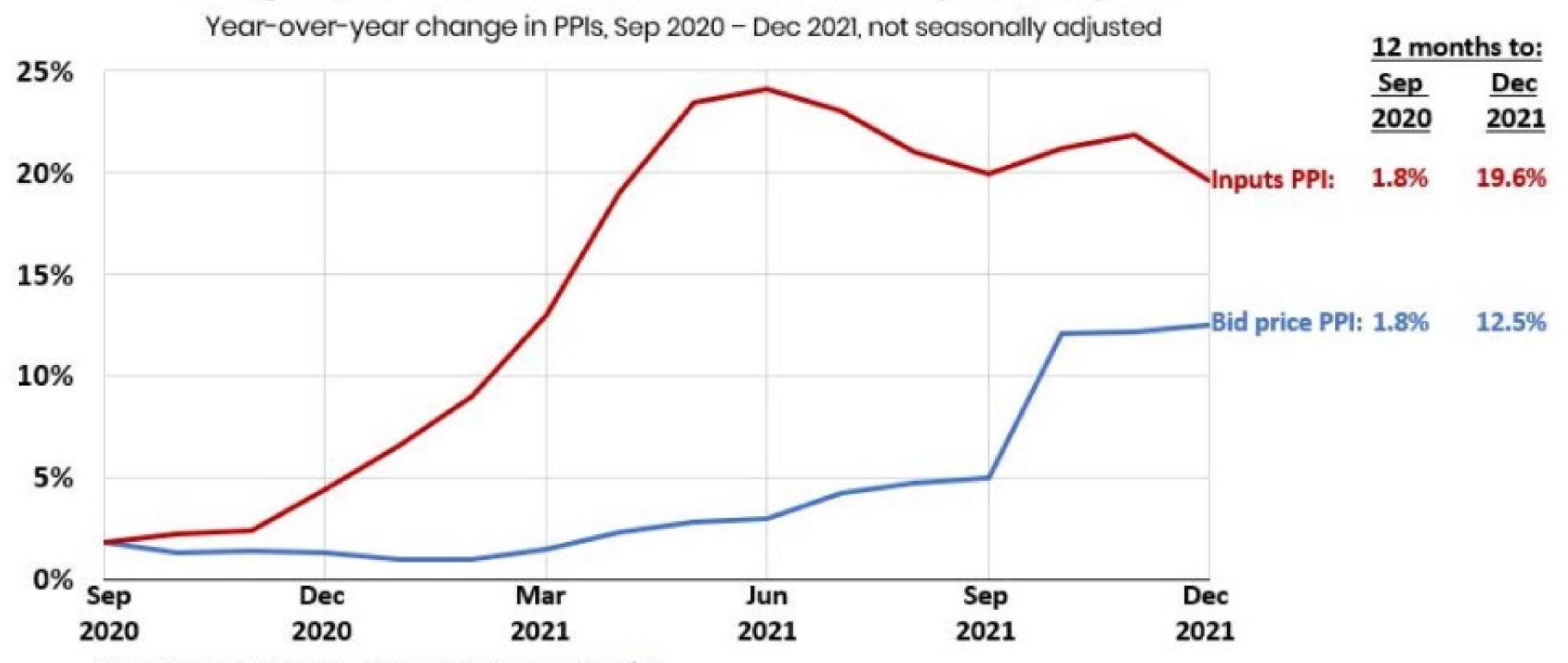
Year-over-year change in December PPI

Construction materials	2020	2021
Steel mill products	5.2%	127%
Plastic construction products	5.4%	34%
Aluminum mill shapes	-1.7%	30%
Copper and brass mill shapes	24%	23%
Gypsum products	3.6%	21%
Lumber and plywood	37%	18%
Architectural coatings	1.9%	14%
Asphalt felts and coatings	2.1%	12%
Used by contractors		
Diesel fuel	-2.8%	55%
Truck transport of freight	2.2%	18%
Construction machinery and equipment	1.1%	10%
Truck and offroad tires	0.3%	11%

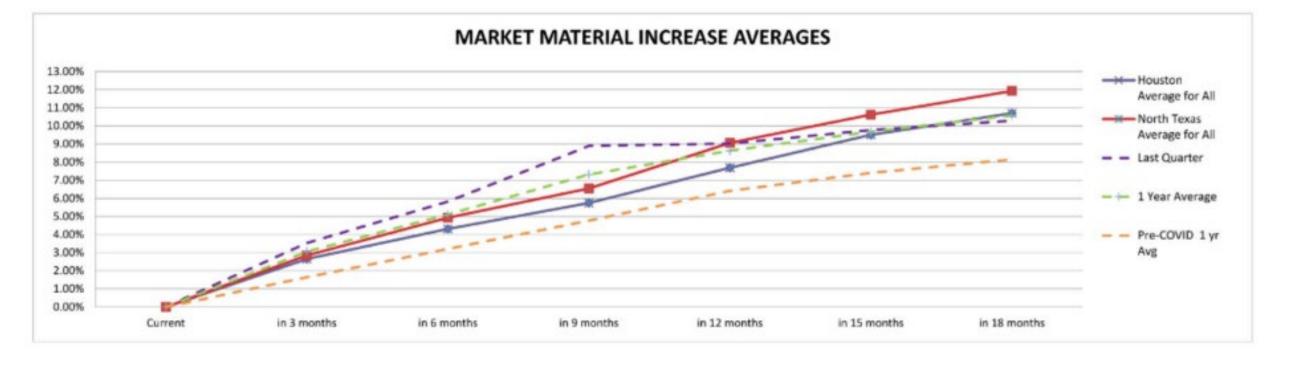
Source: Bureau of Labor Statistics, producer price indexes, www.bls.gov/ppi

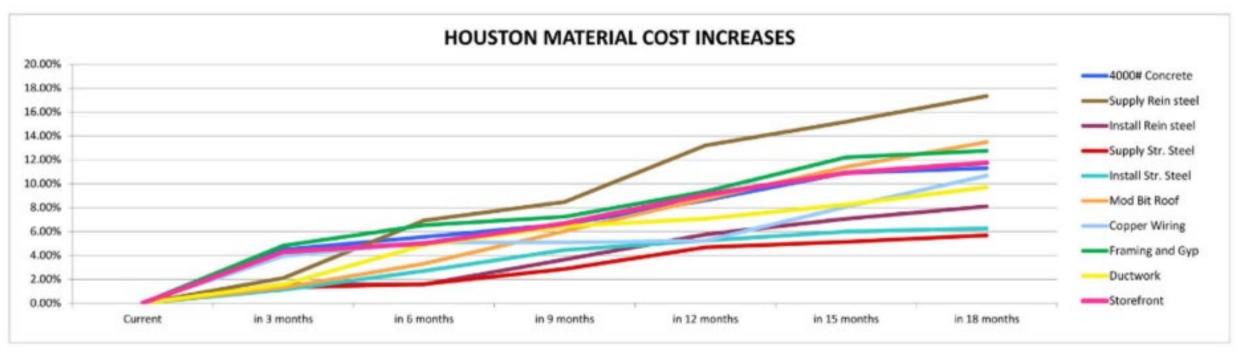
The retail price of diesel fuel reached a nearly 8-year high of \$3.95 per gallon on February 7, an increase of \$1.15 or 41% from one year earlier.

#### Change in prices for new nonresidential construction inputs vs. bid prices



Source: Bureau of Labor Statistics, producer price indexes, www.bls.gov/ppi













Max Simpson Elementary

– Waxahachie ISD

Bid April 2019 Open Sept 2020

\$258.25 per SF

Walnut Springs Elementary– Dripping Springs ISD

Bid May 2020 Open Sept 2021

\$305 per SF



McKinney Elementary
- McKinney ISD

Bid January 2022 Open Sept 2023

\$281 per SF

18% increase

8.5% decrease

# Tyler ISD New Hubbard Middle School



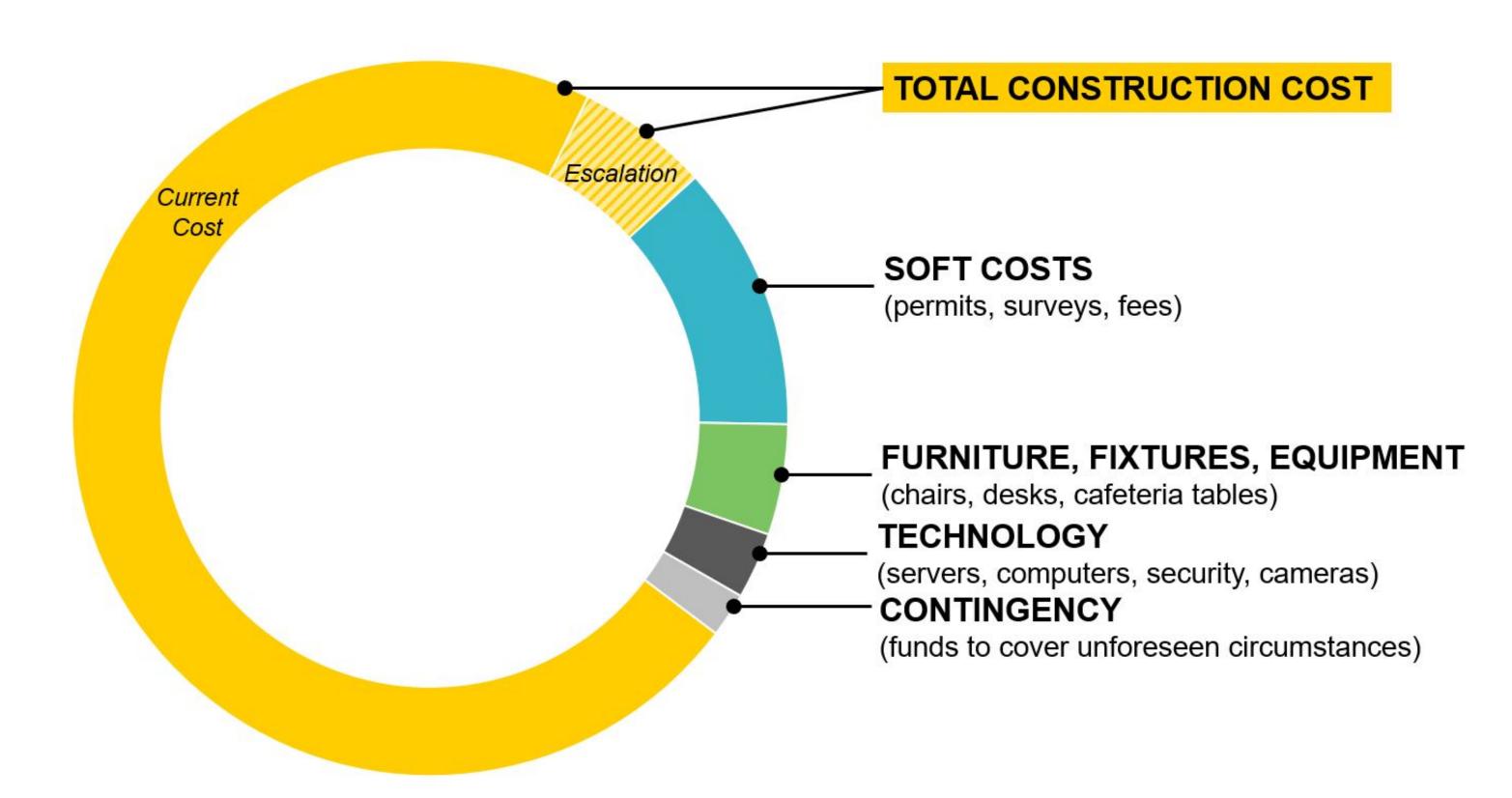
Bid yesterday on May 18, 2022 \$3xx per SF

# Tyler ISD New Early College



Bid yesterday on May 18, 2022 \$3xx per SF

## **Building a Project Budget**



#### Construction Cost versus Project Cost

**Construction Cost** 

**Development Cost** 

Other / Site Specific Cost

Total Bond Project Cost

New 800 cap	Elementa	ary				
14-Feb-22			T	TSD		
	COSTS		COE	CVV		
STATEMENT OF PROBABLE	COSTS		GUI	RGAN		
PROJECT DE SCRIPTION						
New Elementary School	800 students from Highland Park and Spring Lake Park					
Existing School Square Footage		N/A				
Authority Having Jurisdiction Functional Capacity	City of Texarkana	800				
Core Capacity		800				
Programmed Actual Square Footage	<u> </u>	95,000				
SCHEDULE						
Begin Project Programming Design and Documentation	Nov 22 Election	December December	1, 2022 1, 2022 - May	/30 2023		
Bidding and Contract Negotiation  Construction Start	6 mos 2 mos	June 1, 202	1, 2022 - May 23 - July 31, 2	023		
Construction Start Substantial Completion	12 mms	August 1, 2 July 1, 202	023			
Substantial Completion	12 mos	July 1, 202	•			
CONSTRUCTION COSTS		SF	\$/ SF			
New Construction	I					
		95,000	\$310.00	\$ 29,450	000,0	
Includes Storm Shelter requirements SF costs includes Owners and CMR conting	encies			\$		
	subtotal			\$ 29,450 \$ 6,479	000,0	
Escalation - 15% Per Year - Assume Biddin	g June 2023	22.000%		\$ 6,479	000,0	
				\$	-	
	subtotal			\$ 35,929	000,6	
	TOTAL CONSTRUCTION COST	S	\$ 378.20	\$ 35,929	0,000	
DEVELOPMENT COSTS	Total Percentage Development					
Professional Fees (Including all consultants	expept technology)	6.000%		\$ 2,155	.740	
Civil Engineer	947	0.000%		\$		
Survey Technology Consultant		0.050%		\$ 17 S	7,965	
Technology Consultant Geotechnical Investigation		0.050%			,965	
	·	å				
Site Engineering (Platting)		0.030%		\$ 10	779	
Site Engineering (Platting) Printing Owners Move in		0.075% 0.150%		\$ 10 \$ 26 \$ 53	,947 3,894	
Site Engineering (Platting) Printing Owners Move-in Owners FF&E		0.075% 0.150% 3.000%		\$ 10 \$ 26 \$ 53 \$ 1,077	3,947 3,894 7,870	
Site Engineering (Platting) Printing Owners Move-in Owners FF&E Material's Testing Lab HVAC Test & Balance		0.075% 0.150% 3.000% 0.300% 0.220%		\$ 10 \$ 26 \$ 53 \$ 1,077 \$ 107 \$ 79	3,947 3,894 7,870 7,787 9,044	
Site Engineering (Platting) Printing Owners Move-in Owners FF&E Material's Testing Lab HVAC Test & Balance Technology Equipment		0.075% 0.150% 3.000% 0.300% 0.220% 2.000%		\$ 10 \$ 26 \$ 53 \$ 1,077 \$ 107 \$ 75 \$ 718	3,947 3,894 7,870 7,787 9,044 3,580	
Site Engineering (Platting) Printing Owners Move-in Owners FF&E Material's Testing Lab HVAC Test & Balance Technology Equipment		0.075% 0.150% 3.000% 0.300% 0.220% 2.000% 0.400%		\$ 10 \$ 26 \$ 53 \$ 1,077 \$ 107 \$ 75 \$ 718	0,947 0,894 7,870 7,787 0,044 0,580 0,716	
Site Engineering (Platting) Printing Owners Move-in Owners FF&E Material's Testing Lab HVAC Test & Balance Technology Equipment Technology Infrastructure Security & Access Control Systems TDLR Review & Inspection		0.075% 0.150% 3.000% 0.300% 0.220% 2.000% 0.400% 0.550% 0.020%		\$ 10 \$ 26 \$ 53 \$ 1,077 \$ 107 \$ 79 \$ 718 \$ 143 \$ 197 \$ 7	3,894 7,870 7,787 9,044 3,580 3,716 7,610 7,186	
Site Engineering (Platting) Printing Owners Move-in Owners FF&E Material's Testing Lab HVAC Test & Balance Technology Equipment Technology Infrastructure Security & Access Control Systems TDLR Review & Inspection Building Permit		0.075% 0.150% 3.000% 0.300% 0.220% 2.000% 0.400% 0.550% 0.020%		\$ 10 \$ 26 \$ 53 \$ 1,077 \$ 107 \$ 79 \$ 718 \$ 143 \$ 197 \$ 77 \$ 197	0,947 0,894 7,870 7,787 0,044 8,580 0,716 7,610 7,186 7,787	
Site Engineering (Platting) Printing Owners Move-in Owners FF&E Material's Testing Lab HVAC Test & Balance Technology Equipment Technology Infastructure Security & Access Control Systems TDLR Review & Inspection Building Permit Energy Inspection Owners Administrative Costs		0.075% 0.150% 3.000% 0.300% 0.220% 2.000% 0.400% 0.550% 0.020% 0.050% 0.055%		\$ 10 \$ 26 \$ 53 \$ 1,077 \$ 107 \$ 79 \$ 718 \$ 143 \$ 197 \$ 7 \$ 107 \$ 7 \$ 7	3,947 3,894 7,870 7,787 9,044 3,580 3,716 7,610 7,186 7,787 7,965 2,575	
Site Engineering (Platting) Printing Owners Move-in Owners FF&E Material's Testing Lab HVAC Test & Balance Technology Equipment Technology Infrastructure Security & Access Control Systems TDLR Review & Inspection Building Permit Energy Inspection	Ÿ	0.075% 0.150% 3.000% 0.300% 0.220% 2.000% 0.400% 0.550% 0.020% 0.300%		\$ 100 \$ 260 \$ 53 \$ 1,077 \$ 107 \$ 79 \$ 718 \$ 143 \$ 197 \$ 77 \$ 107 \$ 107 \$ 107 \$ 107 \$ 123 \$ 123	3,947 3,894 7,870 7,787 9,044 3,580 3,716 7,610 7,186 7,787 7,965 2,575 3,354	
Site Engineering (Platting) Printing Owners Move-in Owners FF&E Material's Testing Lab HVAC Test & Balance Technology Equipment Technology Infrastructure Security & Access Control Systems TDLR Review & Inspection Building Permit Energy Inspection Owners Administrative Costs Interior Design Fees for FFE Design and Pr	ocurement TOTAL DEVELOPMENT COSTS	0.075% 0.150% 3.000% 0.300% 0.220% 2.000% 0.400% 0.550% 0.020% 0.050% 0.055%		\$ 10 \$ 26 \$ 53 \$ 1,077 \$ 107 \$ 79 \$ 718 \$ 143 \$ 197 \$ 7 \$ 107 \$ 7 \$ 7	3,947 3,894 7,870 7,787 9,044 3,580 3,716 7,610 7,186 7,787 7,965 2,575 3,354	
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Site Engineering (Platting) Printing Owners Move-in Owners FF&E Material's Testing Lab HVAC Test & Balance Technology Equipment Technology Infrastructure Security & Access Control Systems TDLR Review & Inspection Building Permit Energy Inspection Owners Administrative Costs Interior Design Fees for FFE Design and Pr  OTHER/ SITE SPECIFIC COSTS Owners Contingency Construction Manager Contingency Off Site or Adiacent Road improvements	Ÿ	0.075% 0.150% 3.000% 0.300% 0.220% 2.000% 0.400% 0.550% 0.020% 0.055% 0.055% 0.005% 0.000%		\$ 10 \$ 26 \$ 53 \$ 1,077 \$ 107 \$ 79 \$ 718 \$ 143 \$ 197 \$ 7 \$ 107 \$ 17 \$ 12 \$ 23 \$ 4,776	3,947 3,894 3,700 3,787 3,580 3,716 7,810 7,186 7,87 7,965 2,575 3,354 3,761	
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Site Engineering (Platting) Printing Owners Move-in Owners FF&E Material's Testing Lab HVAC Test & Balance Technology Equipment Technology Infrastructure Security & Access Control Systems TDLR Review & Inspection Building Permit Energy Inspection Owners Administrative Costs Interior Design Fees for FFE Design and Pr  OTHER/ SITE SPECIFIC COSTS Owners Contingency Construction Manager Contingency Off Site or Adjacent Road improvements Off Site Sewer, Gas or Water Connections Off Site Telecommunications Improvements On site Mitigation (If Required)	Ÿ	0.075% 0.150% 3.000% 0.300% 0.220% 2.000% 0.400% 0.550% 0.020% 0.0050% 0.005% 0.000% 0.000%		\$ 100 \$ 26 \$ 53 \$ 1,077 \$ 107 \$ 778 \$ 718 \$ 143 \$ 197 \$ 17 \$ 12 \$ 23 \$ 4,776 \$ \$ 3 \$ 3 \$ 4,776	3,947 3,894 7,870 7,787 9,044 3,580 3,716 7,810 1,188 7,87 7,965 2,575 3,354 3,761	
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Site Engineering (Platting) Printing Owners Move-in Owners FF&E Materials Testing Lab HVAC Test & Balance Technology Equipment Technology Infrastructure Security & Access Control Systems TDLR Review & Inspection Building Permit Energy Inspection Owners Administrative Costs Interior Design Fees for FFE Design and Pr  OTHER/ SITE SPECIFIC COSTS Owners Contingency Construction Manager Contingency Off Site or Adjacent Road improvements Off Site Sewer, Gas or Water Connections Off Site Telecommunications Improvements On site Mitigation (If Required) ACM Removal Demolition of structures Land Costs	TOTAL DEVELOPMENT COSTS	0.075% 0.150% 3.000% 0.300% 0.220% 2.000% 0.400% 0.550% 0.020% 0.0050% 0.005% 0.000% 0.000%		\$ 100 \$ 26 \$ 53 \$ 1,077 \$ 107 \$ 79 \$ 718 \$ 143 \$ 197 \$ 17 \$ 17 \$ 12 \$ 23 \$ 4,776 \$ 3 \$ 3 \$ 3 \$ 3 \$ 3 \$ 4,776 \$ 3 \$ 3 \$ 3 \$ 3 \$ 4,776	3,947 3,894 7,870 7,787 9,044 3,580 3,716 7,810 7,186 7,787 7,985 2,575 3,354 3,761 	
Site Engineering (Platting) Printing Owners Move-in Owners FF&E Material's Testing Lab HVAC Test & Balance Technology Equipment Technology Infrastructure Security & Access Control Systems TDLR Review & Inspection Building Permit Energy Inspection Owners Administrative Costs Interior Design Fees for FFE Design and Pr  OTHER/ SITE SPECIFIC COSTS Owners Contingency Construction Manager Contingency Off Site or Adjacent Road improvements Off Site Telecommunications Improvements On site Mitigation (If Required) ACM Removal Demolition of structures Land Costs	TOTAL DEVELOPMENT COSTS	0.075% 0.150% 3.000% 0.300% 0.220% 2.000% 0.400% 0.550% 0.020% 0.0050% 0.005% 0.000% 0.000%		\$ 100 \$ 26 \$ 53 \$ 1,077 \$ 107 \$ 79 \$ 718 \$ 143 \$ 197 \$ 17 \$ 17 \$ 17 \$ 12 \$ 23 \$ 4,776 \$ 3 \$ 3 \$ 3 \$ 4,776 \$ 3 \$ 4,776 \$ 3 \$ 4,776 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5 \$ 5	3,947 3,894 7,870 7,787 9,044 3,580 3,716 7,810 7,186 7,787 7,985 2,575 3,354 3,761 	
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Site Engineering (Platting) Printing Owners Move-in Owners FF&E Material's Testing Lab HVAC Test & Balance Technology Equipment Technology Infrastructure Security & Access Control Systems TDLR Review & Inspection Building Permit Energy Inspection Owners Administrative Costs Interior Design Fees for FFE Design and Pr  OTHER/ SITE SPECIFIC COSTS Owners Contingency Construction Manager Contingency Off Site or Adjacent Road improvements Off Site Sewer, Gas or Water Connections Off Site Telecommunications Improvements On site Mitigation (If Required) ACM Removal Demolition of structures Land Costs  TOTAL PROJECT COST	TOTAL DEVELOPMENT COSTS	0.075% 0.150% 3.000% 0.300% 0.220% 2.000% 0.400% 0.550% 0.020% 0.035% 0.055% 0.005% 0.000% 0.000% 0.000%		\$ 100 \$ 26 \$ 53 \$ 1,077 \$ 107 \$ 79 \$ 718 \$ 143 \$ 197 \$ 17 \$ 17 \$ 12 \$ 23 \$ 4,776 \$ 3 \$ 3 \$ 3 \$ 4,776 \$ 3 \$ 4,776 \$ 3 \$ 4,776 \$ 5 \$ 4,776 \$ 5 \$ 4,776 \$ 5 \$ 5 \$ 6,00 \$ 6,00	3,947 3,894 7,870 7,787 9,044 3,580 3,716 7,810 7,186 7,787 7,965 2,575 3,354 3,761 	

#### Construction Cost versus Project Cost

\$29,450,000 At \$310 per SF Construction Cost

If it was bid today

Escalation (Inflation) for

when it will actually be bid. This adds \$6.479 million to

the estimated cost of this project.

Our numbers are based on bidding in June 2023, with 15% inflation per year. This plans on the school opening in August of 2024.

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New 800 cap	Elementa	ary			
			Т	ISD	
14-Feb-22			Ī		
STATEMENT OF PROBABLE	COSTS		COR	GAN 📉	
PROJECT DESCRIPTION					
New Elementary School	800 students from Highland Park				•
Existing School Square Footage	and Spring Lake Park	N/A			
Authority Having Jurisdiction	City of Texarkana				:I
Functional Capacity		800			
Core Capacity		800			
Programmed Actual Square Footage		95,000			
SCHEDULE					
Begin Project Programming	Nov 22 Election	December 1	1, 2022		•
Begin Project Programming Design and Documentation	6 mos	December 1	1, 2022 - May	30, 2023	
Bidding and Contract Negotiation  Construction Start	2 mos	June 1, 202 August 1, 2	23 - July 31, 20	23	
Construction Start Substantial Completion	12 mos	July 1, 2024	1		
CONSTRUCTION COSTS		SF	\$/ SF		]
New Construction					
Includes Storm Shelter requirements		95,000	\$310.00	\$ 29,450,000	
SF costs includes Owners and CMR conting	encies			S -	
	subtotal		·····	\$ 29,450,000 \$ 6,479,000	:
Escalation - 15% Per Year - Assume Biddin	g June 2023	22.000%		\$ 6,479,000	
				ş -	
	subtotal			\$ 35,929,000	<b>}</b> -
			······	\$ -	: <u> </u>
	TOTAL CONSTRUCTION COST:			\$ 35,929,000	
DEVELOPMENT COSTS	Total Percentage Development	13.30%			
Professional Fees (Including all consultants	excent technolomà	6.000%		\$ 2,155,740	
Civil Engineer		0.000%		\$ -	
Survey		0.050%		\$ 17,965	
Technology Consultant Geotechnical Investigation		0.000%		\$ - \$ 17,965	
Geolechnical Investigation Site Engineering (Platting)		0.050% 0.030%		\$ 17,965 \$ 10,779	<b>}</b> -
Printing		0.075%		\$ 26,947	:I
Owners Move-in		0.150%		\$ 53,894	
Owners FF&E		3.000%		\$ 1,077,870	
Materials Testing Lab HVAC Test & Balance		0.300% 0.220%		\$ 107,787 \$ 79,044	
Technology Equipment		2.000%		\$ 79,044 \$ 718,580	
Technology Infrastructure		0.400%		\$ 143,716	
Security & Access Control Systems		0.550%		\$ 197,610	
TDLR Review & Inspection		0.020% 0.300%		\$ 7,186 \$ 107.787	
Building Permit Energy Inspection		0.050%		\$ 107,787 \$ 17,965	<b></b>
Owners Administrative Costs		0.035%		\$ 12,575	
Interior Design Fees for FFE Design and Pr	,,	0.065%		\$ 23,354	
OTHER   OFT   OFT	TOTAL DEVELOPMENT COSTS			\$ 4,776,761	
OTHER/ SITE SPECIFIC COSTS					
Owners Contingency		0.000%		\$ -	<b></b>
Construction Manager Contingency Off Site or Adjacent Road improvements		0.000%		\$ - \$ 75,000	I
Off Site Sewer, Gas or Water Connections		0.000%	·····	\$ 200,000	
Off Site Telecommunications Improvements		0.000%		\$ 100,000	
On site Mitigation (If Required) ACM Removal				\$ - \$ 500,000	
Demolition of structures				\$ 500,000 \$ 500,000	
Land Costs				\$ 500,000	
	TOTAL OTHER COSTS			\$ 1,875,000	
TOTAL PROJECT COST				\$ 42,580,761	<b>  </b>
Change Orders/Unknown Conditions		1.500%		\$ 638,711	
TOTAL PROJECT COST				\$ 43,219,472	<u>t</u>
TOTAL PROJECT COST					<b>J</b>
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#### Construction Cost versus Project Cost

#### **Development Cost**

The District is responsible for these costs in addition to construction, and include items such as furniture, design and engineering fees, permits, testing, etc.

Although development costs can vary, for this new construction, they are projected to add another 13.3% to the project, or \$4.776 million.

New 800 cap	Elementa	ary	C		
			7		
14-Feb-22					
STATEMENT OF PROBABLE	COSTS		COF	RGAN 📉	
PROJECT DESCRIPTION					
New Elementary School	800 students from Highland Park				
Existing School Square Footage	and Spring Lake Park	N/A			
Authority Having Jurisdiction	City of Texarkana	900			
Functional Capacity Core Capacity		800 800			
Programmed Actual Square Footage		95,000			
SCHEDULE					
Begin Project Programming Design and Documentation	Nov 22 Election 6 mps	December December	1, 2022 1. 2022 - Mav	/30. 2023	
Bidding and Contract Negotiation Construction Start	2 mos	June 1, 202	1, 2022 - May 23 - July 31, 2	023	
Construction Start Substantial Completion	12 mos	August 1, 2 July 1, 202	023 4		
		SF	\$/ SF		4
CONSTRUCTION COSTS		ar	<b>⊅/ 3</b> F		
New Construction		95,000	\$310.00	\$ 29,450,00	0
Includes Storm Shelter requirements		55,000	φυ 10.00	\$ 20,700,00	
SF costs includes Owners and CMR conting	subtotal			\$ 29,450,00	<u>-</u>
Escalation - 15% Per Year - Assume Biddin	g June 2023	22.000%		\$ 6,479,00	
				\$ \$	-
	subtotal			\$ 35,929,00	0
	TOTAL CONSTRUCTION COST	S	\$ 378.20	\$ 35,929,00	0
DEVELOPMENT COSTS	Total Percentage Development	13.30%			<b></b>
Professional Fees (Including all consultants	except technology)	6.000%		\$ 2,155,74	0
Civil Engineer Survey		0.000%		\$ \$ 17,96	- i 5
Technology Consultant Geotechnical Investigation		0.000%		S	-
Geotechnical Investigation Site Engineering (Platting)		0.050%		\$ 17,98 \$ 10,77	5 i 9 i
Printing		0.075% 0.150%		\$ 26,94 \$ 53,89	7
Owners FF&E		3.000%		\$ 1,077,87	
Materials Testing Lab HVAC Test & Balance		0.300% 0.220%		\$ 107,78 \$ 79,04	7 4
Technology Equipment		2.000%		\$ 718,58	
Technology Infrastructure Security & Access Control Systems		0.400% 0.550%		\$ 143,71 \$ 197,61	6
TDLR Review & Inspection		0.020%		\$ 7,18	6
Building Permit Energy Inspection		0.300%	»·····	\$ 107,78 \$ 17,96	
Owners Administrative Costs Interior Design Fees for FFE Design and Pr		0.035%		\$ 12,57	5
Interior Design Fees for FFE Design and Pr	ocurement TOTAL DEVELOPMENT COSTS	0.065%		\$ 23,35 \$ 4,776,76	
OTHER/ SITE SPECIFIC COSTS					
Owners Contingency		0.000%		\$	-
Construction Manager Contingency Off Site or Adjacent Road improvements		0.000%		\$ \$ 75.00	0
Off Site Sewer, Gas or Water Connections		0.000%		\$ 200,00	0
Off Site Telecommunications Improvements On site Mitigation (If Required)		0.000%		\$ 100,00 \$	-
ACM Removal				\$ 500,00	0
Demolition of structures  Land Costs				\$ 500,00 \$ 500,00	
	TOTAL OTHER COSTS	 		\$ 1,875,00	<del></del> ;
TOTAL PROJECT COST				\$ 42,580,76	ļ
Change Orders/Unknown Conditions		1.500%		\$ 638,71	1
TOTAL PROJECT COST				\$ 43,219,47	2
					<b></b>
				_	$\overline{}$

## Construction Cost versus Project Cost

## Other / Site Specific Cost

These are costs specific to the Pine Street location, including new utility service, asbestos abatement and demolition of the existing structures, adding another \$1.875 million.

New 800 cap	Elementa	ary	C		
			7		
14-Feb-22			-		
STATEMENT OF PROBABLE	COSTS		COF	RGAN I	
PROJECT DESCRIPTION					
New Elementary School	800 students from Highland Park				
Existing School Square Footage	and Spring Lake Park	N/A			
Authority Having Jurisdiction	City of Texarkana	200			
Functional Capacity Core Capacity		800 800			
Programmed Actual Square Footage		95,000			
SCHEDULE					
Begin Project Programming Design and Documentation	Nov 22 Election 6 nos	December	1, 2022 1, 2022 - May	/30 2023	
Bidding and Contract Negotiation	2 mos	: June 1, 202	23 - July 31. 2	023	
Construction Start Substantial Completion	12 mos	August 1, 2 July 1, 202	023 4		
CONSTRUCTION COSTS		SF	\$/ SF		
New Construction		05.000	\$240.00	e on 450	000
Includes Storm Shelter requirements SF costs includes Owners and CMR conting		30,000	\$310.00	\$ 29,450,	000
SF costs includes Owners and CMR conting				\$ 29,450,	-
Escalation - 15% Per Year - Assume Biddin	subtotal g June 2023	22.000%		\$ 29,450, \$ 6,479,	
				\$ \$	-
	subtotal			\$ 35,929,	000
	TOTAL CONSTRUCTION COST	S	\$ 378.20	\$ 35,929,	- 000
DEVELOPMENT COSTS	Total Percentage Development				
Professional Fees (Including all consultants	except technology)	6.000%		\$ 2,155,	740
Civil Engineer Survey		0.000%		\$	- 965
Technology Consultant Geotechnical Investigation		0.000%		S	
Geotechnical Investigation Site Engineering (Platting)		0.050% 0.030%		\$ 17, \$ 10,	965 779
Printing		0.075%		\$ 26,	947
Owners FF&E		0.150% 3.000%		\$ 53, \$ 1,077,	894 870
Materials Testing Lab HVAC Test & Balance		0.300% 0.220%		\$ 107,	787
Technology Equipment		2.000%		\$ 79,0 \$ 718,0	580
Technology Infrastructure Security & Access Control Systems		0.400% 0.550%		\$ 143,	716
TDLR Review & Inspection		0.020%		\$ 7.	186
Building Pernit Energy Inspection		0.300% 0.050%		\$ 107,	787 965
Owners Administrative Costs		0.035%		\$ 12	575
Interior Design Fees for FFE Design and Pr	ocurement TOTAL DEVELOPMENT COSTS	0.065%		\$ 23; \$ 4,776;	354 761
OTHER/ SITE SPECIFIC COSTS					:
OTHER/ SITE SPECIFIC COSTS Owners Contingency		0.000%		\$	-
Owners Contingency Construction Manager Contingency		0.000%		\$ \$ \$ 75.0	-
Owners Contingency		<b>:</b>		\$	
Owners Contingency Construction Manager Contingency Off Site or Adjacent Road improvements Off Site Sewer, Gas or Water Connections Off Site Telecommunications Improvements		0.000% 0.000%		\$ \$ 75,0	000
Owners Contingency Construction Manager Contingency Off Site or Adjacent Road improvements Off Site Sewer, Gas or Water Connections Off Site Telecommunications Improvements On site Mitigation (If Required) ACM Removal		0.000% 0.000% 0.000%		\$ 75,0 \$ 200,0 \$ 100,0 \$ 500,0	000
Owners Contingency Construction Manager Contingency Off Site or Adjacent Road improvements Off Site Sewer, Gas or Water Connections Off Site Telecommunications Improvements On site Mitigation (If Required) ACM Removal Demolition of structures		0.000% 0.000% 0.000%		\$ 75,0 \$ 200,0 \$ 100,0 \$ 500,0 \$ 500,0	000
Owners Contingency Construction Manager Contingency Off Site or Adjacent Road improvements Off Site Sewer, Gas or Water Connections Off Site Telecommunications Improvements On site Mitigation (If Required) ACM Removal Demolition of structures Land Costs	TOTAL OTHER COSTS	0.000% 0.000% 0.000%		\$ 75,0 \$ 200,0 \$ 100,0 \$ 500,0	000 - 000 000 000
Owners Contingency Construction Manager Contingency Off Site or Adjacent Road improvements Off Site Sewer, Gas or Water Connections Off Site Telecommunications Improvements On site Mitigation (If Required) ACM Removal Demolition of structures Land Costs	TOTAL OTHER COSTS	0.000% 0.000% 0.000%		\$ 75,0 \$ 200,0 \$ 100,0 \$ 500,0 \$ 500,0 \$ 500,0	000 - 000 000 000
Owners Contingency Construction Manager Contingency Off Site or Adjacent Road improvements Off Site Sewer, Gas or Water Connections Off Site Telecommunications Improvements On site Mitigation (If Required) ACM Removal Demolition of structures Land Costs	TOTAL OTHER COSTS	0.000% 0.000% 0.000%		\$ 75/ \$ 200/ \$ 100/ \$ 500/ \$ 500/ \$ 500/ \$ 1,875/	000 - 000 000 000 000 000
Owners Contingency Construction Manager Contingency Off Site or Adjacent Road improvements Off Site Sewer, Gas or Water Connections Off Site Telecommunications Improvements On site Mitigation (If Required) ACM Removal Demolition of structures Land Costs  TOTAL PROJECT COST Change Orders/Unknown Conditions	TOTAL OTHER COSTS	0.000% 0.000% 0.000% 0.000%		\$ 75,0 \$ 200,0 \$ 100,0 \$ 500,0 \$ 500,0 \$ 500,0 \$ 1,875,0 \$ 42,580,0	000 000 - 000 000 000 000 761
Owners Contingency Construction Manager Contingency Off Site or Adjacent Road improvements Off Site Sewer, Gas or Water Connections Off Site Telecommunications Improvements On site Mitigation (If Required) ACM Removal Demolition of structures Land Costs  TOTAL PROJECT CO ST	TOTAL OTHER COSTS	0.000% 0.000% 0.000% 0.000%		\$ 75,0 \$ 200,0 \$ 100,0 \$ 500,0 \$ 500,0 \$ 500,0 \$ 1,875,0 \$ 42,580,0 \$ 638,0	000 000 - 000 000 000 000 761

## Construction Cost versus Project Cost

Finally, a 1.5% contingency is added for unknown conditions, and the total costs result in the amount shown in the bond.

\$43,219,472 Total Bond Project Cost

New 800 cap	Elementa	ary	C		
14-Feb-22					
STATEMENT OF PROBABLE	<u> </u>		CUE	RGAN =	
	C0313		001	IUAN	<del>-  </del>
PROJECT DESCRIPTION	000				
New Elementary School	800 students from Highland Park and Spring Lake Park				
Existing School Square Footage Authority Having Jurisdiction	City of Texarkana	N/A			
Functional Capacity		800			
Core Capacity Programmed Actual Square Footage		800 95,000			
SCHEDULE					
	Nov 22 Election	December	1, 2022		
Begin Project Programming Design and Documentation	6 mos	December	1, 2022 - May	/30, 2023	
Bidding and Contract Negotiation Construction Start	2 mos	June 1, 202 August 1, 2	23 - July 31, 2 023	023	
Substantial Completion	12 mos	July 1, 202	4		
CONSTRUCTION COSTS	: 	SF	\$/ SF		┪
CONSTRUCTION COSTS					
New Construction		95,000	\$310.00	\$ 29,450,00	00
Includes Storm Shelter requirements SF costs includes Owners and CMR conting				•	
1	subtotal			\$ 29,450,00	
Escalation - 15% Per Year - Assume Biddin	g June 2023	22.000%		\$ 6,479,00	Ю.
				\$	
	subtotal			\$ 35,929,00	0
	TOTAL CONSTRUCTION COST	S	\$ 378.20	\$ 35,929,00	00
DEVELOPMENT COSTS	Total Percentage Development	13.30%			
Professional Fees (Including all consultants	except technology)	6.000%		\$ 2,155,74	Ю
Civil Engineer Survey		0.000%		\$ \$ 17,98	-
Technology Consultant Geotechnical Investigation		0.000%		5	-
Geotechnical Investigation Site Engineering (Platting)		0.050% 0.030%		\$ 17,98 \$ 10,77	5
Printing		0.075%		\$ 26,94	7
Owners Move-in Owners FF&E		0.150% 3.000%		\$ 53,89 \$ 1,077,87	
Material's Testing Lab HVAC Test & Balance		0.300%		\$ 107,78	7
HVAC Test & Balance Technology Equipment		0.220% 2.000%		\$ 79,04 \$ 718,58	4
Technology Infrastructure Security & Access Control Systems		0.400%		\$ 143,71	6
Security & Access Control Systems TDLR Review & Inspection		0.550% 0.020%		\$ 197,61 \$ 7,18	
Building Permit		0.300%		\$ 107,78	7
Energy Inspection Owners Administrative Costs		0.050% 0.035%		\$ 17,96 \$ 12,57	
Interior Design Fees for FFE Design and Pr	Ÿ	0.085%		\$ 23,35	4
OTHER/ SITE SPECIFIC COSTS	TOTAL DEVELOPMENT COSTS			\$ 4,776,76	1
OTHER/ SITE SPECIFIC COSTS		0.0000			
Owners Contingency Construction Manager Contingency		0.000%		S S	-
Off Site or Adjacent Road improvements Off Site Sewer, Gas or Water Connections		0.000%		s 75.00	
Off Site Telecommunications Improvements		0.000%		\$ 200,00 \$ 100,00	
On site Mitigation (If Required) ACM Removal				5	-
ACM Removal  Demolition of structures		<u></u>		\$ 500,00 \$ 500,00	0
Land Costs	TOTAL OTLED COORS			\$ 500,00	00
TOTAL PROJECT COST	TOTAL OTHER COSTS			\$ 1,875,00 \$ 42,580,76	
		4 5000			<u>_</u>
Change Orders/Unknown Conditions		1.500%		\$ 638,71	
TOTAL PROJECT COST				\$ 43,219,47	2
					<b></b>

## Construction Cost versus Project Cost

\$29,450,000 Construction Cost

**Development Cost** 

Other / Site Specific Cost

\$43,219,472 Total Bond Project Cost

New 800 cap	Elementa	ary	C		2	
			1		<b></b>	
14-Feb-22						
STATEMENT OF PROBABLE	COSTS		COF	RGAN	<b>I</b>	
PROJECT DE SCRIPTION						<u> </u>
New Elementary School	800 students from Highland Park					ļ
Existing School Square Footage	and Spring Lake Park	N/A				ļ
Authority Having Jurisdiction	City of Texarkana	000				<u>.</u>
Functional Capacity Core Capacity		800 800				<u> </u>
Programmed Actual Square Footage		95,000				<u>.</u>
SCHEDULE						Ŀ
Begin Project Programming Design and Documentation	Nov 22 Election 6 nos	December December	1, 2022 1, 2022 - May	/30 202	3	ļ
Bidding and Contract Negotiation	2 mos	: June 1, 202	23 - July 31. 2	023		<u> </u>
Construction Start Substantial Completion	12 mos	August 1, 2 July 1, 202	023 4			ļ
						ļ
CONSTRUCTION COSTS		SF	\$/ SF			ļ
New Construction		QE 000	8240.00	e aa	150 000	ļ
Includes Storm Shelter requirements SF costs includes Owners and CMR conting		35,000	\$310.00	\$ 29,4	100,000	<u></u>
SF costs includes Owners and CMR conting				\$ 29.4	450,000	ļ
Escalation - 15% Per Year - Assume Biddin	subtotal g June 2023	22.000%			179,000	<u>.</u>
				\$ \$	-	
	subtotal			_	29,000	<u>.</u>
	TOTAL CONSTRUCTION COST	S	\$ 378.20	\$ 35,9	929,000	<u>.</u>
DEVELOPMENT COSTS	Total Percentage Development					ļ
Professional Fees (Including all consultants	except technology)	6.000%		\$ 2,1	155,740	-
Civil Engineer Survey		0.000%		\$ \$	17,965	ļ
Technology Consultant Geotechnical Investigation		0.000%		\$ \$	_	
Geotechnical Investigation Site Engineering (Platting)		0.050%		\$ \$	17,965 10,779	ļ
Printing		0.075%		\$	26,947	<u>.</u>
Owners FF&E		0.150% 3.000%		\$ \$ 1,0	53,894 077,870	ļ
Materials Testing Lab HVAC Test & Balance		0.300% 0.220%		S 1	107 787	<u>.</u>
Technology Equipment		0.220% 2.000%		\$ 7	79,044 718,580	ļ
Technology Infrastructure Security & Access Control Systems		0.400% 0.550%		\$ 1	143,716	-
TDLR Review & Inspection		0.020%		\$	197,610 7,186	ļ
Building Permit Energy Inspection		0.300% 0.050%		\$ 1 \$	107,787 17,965	
Owners Administrative Costs		0.035%		•	12,575	ļ
Interior Design Fees for FFE Design and Pr	ocurement TOTAL DEVELOPMENT COSTS	0.065%		\$ \$ 4.7	23,354 776,761	ļ
OTHER/ SITE SPECIFIC COSTS						1
Owners Contingency	J	0.000%		\$		ļ
Construction Manager Contingency		0.000%		\$	75,000	ļ
Off Site or Adjacent Road improvements Off Site Sewer, Gas or Water Connections		0.000%		\$ \$ 2	75,000 200,000	ļ
Off Site Telecommunications Improvements On site Mitigation (If Required)		0.000%		\$ 1 \$	000,000	
ACM Removal					000,000	<u></u>
Demolition of structures Land Costs				\$ 5	000,000	ļ
	TOTAL OTHER COSTS				375,000	İ
TOTAL PROJECT COST				\$ 42,5	580,761	ļ
Change Orders/Unknown Conditions		1.500%		\$ 6	338,711	<u> </u>
						ł
TOTAL DROJECT COST				\$ 43,2	219,472	
TOTAL PROJECT COST				\$ 43,2	219,472	ļ