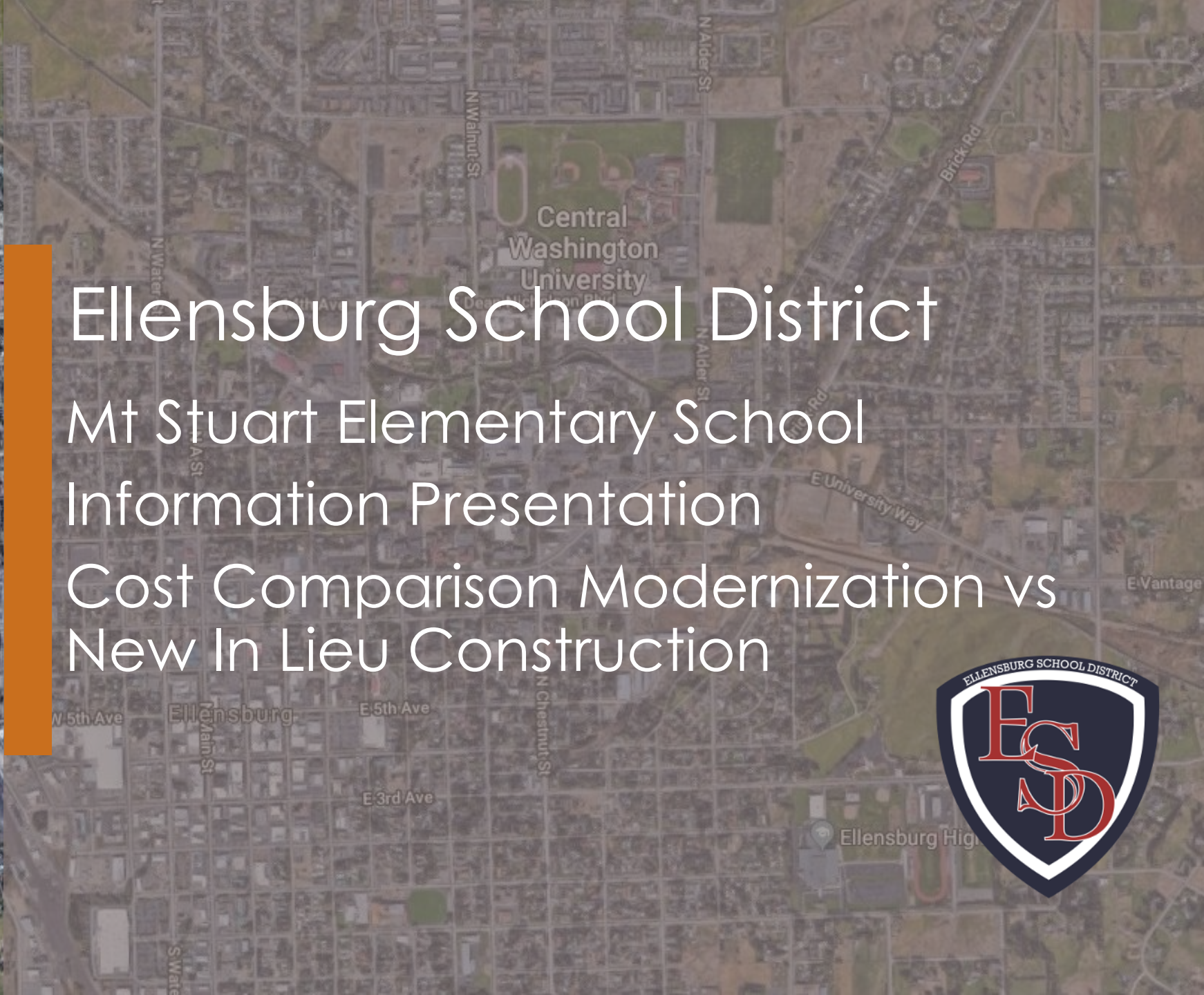




Elensburg School District  
Mt Stuart Elementary School  
Information Presentation  
Cost Comparison Modernization vs  
New In Lieu Construction







# MT STUART OPTIONS ANALYSIS

	CRITERIA	MODERNIZATION BOND PLAN (OPTION #1)	NEW ELEMENTARY SCHOOL (OPTION #2)
A	Cost Comparison		★
B	Programmatic Opportunities		★
C	Residual Value		★
D	Schedule Implication		★
E	Project Delivery and Timing		★
F	Disruption of Teaching and Learning		★

★ = Best Value + Interest of ESD

CLIENT: ELLENSBURG SCHOOL DISTRICT #401  
 PROJECT: MT STUART ELEMENTARY SCHOOL MODERNIZE VS NEW IN LIEU

BUDGET COST PLAN				ESTIMATED BOND BUDGET		NEW IN LIEU	NOTES	MODERNIZATION	NOTES
<b>WBS D10 DETAIL</b>									
1.0	✓	CONSTRUCTION							
1.1		Construction -		14,214,194	55,000 SF x \$258/SF	15,125,000	55,000 sf NIL (\$275/SF)	15,845,000	40,000 x \$293/SF; 15,000 x \$275/SF
1.2		Site Construction		0	included above	0	included above	0	included above
1.3		Off-Site Civil		0	included above	500,000	Cora Improvements	500,000	Cora Improvements
1.4		Abatement / Demolition		0	included above	350,000		200,000	
		Subtotal (MACC)		14,214,194		15,975,000		16,545,000	
1.5		Approved CO#							
		Subtotal-2		14,214,194		15,975,000		16,545,000	
1.6		Owner CO Contingency	7.0%	5.0%	5.0%	994,994	798,750	827,250	
		Subtotal-3		15,209,188		16,773,750		17,372,250	
1.7		WSST (Soft Cost)	8.2%	8.3%	8.3%	1,165,564	1,392,221	1,441,897	Includes tax on contingency
<b>1.0 CONSTRUCTION TOTAL</b>				<b>16,374,751</b>		<b>18,165,971</b>		<b>18,814,147</b>	648,176
<b>2.0 DESIGN SERVICES</b>									
2.1	✓	Basic Services				1,158,188		1,624,949	MOD costs 50% more than NEW per State AE FEE SCHEDULE
2.2		Other Additional Services							
		Subtotal		785,041		321,500		321,500	
<b>2.0 DESIGN SERVICES TOTAL</b>				<b>2,409,990</b>		<b>1,479,688</b>		<b>1,946,449</b>	466,762
<b>3.0 PROFESSIONAL SERVICES + FF&amp;E</b>									
<b>3.0 PROFESSIONAL SERVICES + FF&amp;E TOTAL</b>				<b>2,747,025</b>		<b>2,208,825</b>		<b>2,208,825</b>	-
<b>4.0 OTHER DEVELOPMENT COSTS</b>									
<b>4.0 OTHER DEVELOPMENT COSTS TOTAL</b>				<b>357,395</b>		<b>480,300</b>		<b>520,300</b>	40,000
<b>5.0 CONTINGENCIES</b>									
5.1		Design Contingency @ 3%	3.0%	3.0%	3.0%	426,426	479,250	496,350	
5.4		Bid Escalation	3.0%	4.0%	4.0%	684,413	639,000	661,800	
5.5		Owner Management Reserve (OMR)					100,000	100,000	
<b>5.0 CONTINGENCIES TOTAL</b>				<b>1,110,839</b>		<b>1,218,250</b>		<b>1,258,150</b>	39,900
<b>TOTAL PROJECT COSTS</b>				<b>23,000,000</b>		<b>23,553,034</b>		<b>24,747,871</b>	
<b>VARIANCE</b>				<b>0</b>		<b>(553,034)</b>	Above Bond Budget	<b>(1,747,870)</b>	Above Bond Budget



# FACTS AND ASSUMPTIONS

## Facts:

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- **Project bond budget remains unchanged.**
- **Acceleration of the project schedule and contracting process is a District and public fiscal benefit.**
- **Board agreed in principle on all of the decision criteria presented.**



# FACTS AND ASSUMPTIONS

## Assumptions:

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- **If the Board considers to pursue the Mt Stuart New Construction option:**
  - 1) **By resolution and notification that it will hold a public hearing and take testimony.**
  - 2) **Consider information, testimony and then take action (or not) by resolution to construct new.**
- **Contract procurement and delivery methods will change. (Bundle projects + GC/CM)**



## DISCUSSION

- **Project costs less to build new.**
- **Demolition costs are higher on new school.**
- **Less owner contingency for new school.**
- **A/E fee are higher in modernization**
- **Moving cost less on a new school.**
- **Original budget did not consider adequate design contingency budget.**
- **Original budget did not consider adequate escalation – Only 4.5% vs 12-15% actual.**



# DISCUSSION

- **Acceleration of project schedule saves escalation costs (12 mos.)**
- **Cost comparison: New versus Modernize against the project budget**

<b>Bond Budget</b>	<b>\$23,000,000</b>
<b>New Mt. Stuart</b>	<b>\$23,553,034</b>
<b>Modernize Mt. Stuart</b>	<b>\$24,747,871</b>

- **The project team understands the budget for the project is \$23 million dollars.**



CLIENT: ELLENSBURG SCHOOL DISTRICT #401  
 PROJECT: MT STUART ELEMENTARY SCHOOL MODERNIZE VS NEW IN LIEU

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<b>TOTAL PROJECT COSTS</b>				<b>23,000,000</b>		<b>23,553,034</b>		<b>24,747,871</b>	
<b>VARIANCE</b>				<b>0</b>		<b>(553,034)</b>	Above Bond Budget	<b>(1,747,870)</b>	Above Bond Budget









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# **NEW AND MT STUART ELEMENTARY SCHOOL PROJECTS**

## **PROJECT DELIVERY**



# NEW AND MT STUART ELEMENTARY SCHOOL PROJECTS

## PROJECT DELIVERY

- **Criteria to bundle both projects**
  - **Eastern & Central WA construction market conditions and forecasts**
  - **Quality Subcontractor availability**
  - **Accelerated schedule saves/mitigates escalation and inflation**
  - **Greater flexibility in schedule**
  - **Larger project = Greater GC interest**
  - **Greater efficiency in GC overhead costs**
- **Project delivery will use GC/CM alternate public works contracting**



# NEW AND MT STUART ELEMENTARY SCHOOL PROJECTS

## PROJECT DELIVERY

- 
- **Bundled Projects met 4 of the 5 RCW 39.10.340 criteria (only 1 has to be met)**
  - **OAC and Integrus marketing to 6 general contractors = very interested in pursuing GC/CM opportunity**
  - **GC/CM Project Application in process and due to the PRC on February 20**
  - **District presents project to PRC on March 28**
  - **Present selected GC/CM at April Board meeting**



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**CONSIDER**

**NEW CONSTRUCTION**

**RESOLUTION TO HOLD PUBLIC  
HEARING**



CONSIDER

NEW  
CONSTRUCTION

RESOLUTION TO  
HOLD PUBLIC  
HEARING

- **RCW 28A.530.020(2) provides that “[I]f the school board subsequently determines that state or local circumstances should cause any alteration to the specific expenditures from the debt financing or of the state assistance, the Board shall first:**
  - 1) Conduct a public hearing to consider those circumstances and to receive public testimony.**
  - 2) If the board then determines that any such alterations are in the best interests of the district,**
  - 3) It may adopt a new resolution or amend the original resolution at a public meeting held subsequent to the meeting at which public testimony was received.”**





CONSIDER

NEW  
CONSTRUCTION

RESOLUTION TO  
HOLD PUBLIC  
HEARING

- 
- **Draft RESOLUTION NO. 05.02.19 sets the time and place of the public hearing to be held on**

**Date: February 27, 2019**

**Time: 5:30 PM,**

**Location: Lincoln Elementary,  
200 South Sampson Street,  
Ellensburg, Washington**

- **March 13, 2019 at regular Board meeting, consider resolution to construct new in lieu of modernization**