

Summary breakdown of school rebuilding projects within the proposed capital program bond budget

April 1, 2011, Office of School Modernization, Portland Public Schools

Professional cost estimators and K-12 program and construction management firms provided detailed and relevant cost data that informed Portland Public Schools' facilities project budget estimates. This budget has undergone extensive review with peer districts, design and construction professionals and business leaders in Portland and the Pacific Northwest.

This table presents information on projects bid or completed in regional peer school districts to illustrate cost variances between scopes and projects. These projects are not intended to provide directly comparable estimates. Each project is unique and costs vary depending upon level of improvement, onsite and offsite conditions, age, design and condition of existing buildings, jurisdictional requirements, program requirements, funding sources, local contracting market, etc. Comparing costs between projects can be most adequately done by building and cost estimating professionals after a thorough review of all cost factors.

CONSTRUCTION	Construction costs generally describe the construction, furniture, equipment, landscaping, utilities, and other tangibles within a project budget.
PLANNING AND DESIGN	Planning and Design costs generally describe the services, staffing, software, consultants, and other costs necessary to plan, design track and manage the program.
COMPLIANCE	Compliance costs generally describe the permitting, special inspection, testing and system development charges required of a project.
PROJECT CONTINGENCY	Project contingency generally describes funding set aside to ensure against significant unanticipated or unforeseeable additions to costs.
ESCALATION	Escalation takes into account the cost increase of materials and labor over the life of the six-year capital bond program.

HIGH SCHOOLS	Description	Construction		Planning & Design		Compliance		Project Contingency		Total ⁴		Escalation	Esc'd Total	Year Built
		\$ / sf	% of total project cost	\$ / sf	% of total project cost	\$ / sf	% of total project cost	\$ / sf	% of total project cost	\$ / sf	v	\$	\$	
		PPS Budget												
Cleveland	urban rebuild	\$255	79%	\$50	15%	\$12	4%	\$5	2%	\$322	\$ 80,225,958	\$ 6,540,322	\$ 86,766,280	1928
Roosevelt	urban rebuild	\$255	79%	\$50	15%	\$12	4%	\$5	2%	\$322	\$ 71,746,635	\$ 3,610,511	\$ 75,357,146	1921
Jefferson	urban new construct ¹	\$326	79%	\$65	15%	\$16	4%	\$6	2%	\$414	\$ 46,295,123	\$ 1,349,838	\$ 47,644,961	1909
Peer District Project Costs														
Ashland	suburban rebuild	\$337	85%	\$51	13%	\$10	2%	\$0	0%	\$398	\$ 17,042,295	\$ -	\$ 17,042,295	2008
Nathan Hale	urban rebuild	\$284	74%	\$92	23%	\$4	2%	\$3	1%	\$383	\$ 73,117,764	\$ -	\$ 73,117,764	2008
Garfield	urban rebuild	\$362	85%	\$59	14%	\$6	1%	\$0	0%	\$427	\$ 102,285,006	\$ -	\$ 102,285,006	2006
Denny MS / Sealth HS	urban rebuild / new construct	\$290	76%	\$74	19%	\$8	2%	\$11	3%	\$383	\$ 139,128,930	\$ -	\$ 139,128,930	2008
Sandy	suburban new construct	\$274	89%	\$28	9%	\$5	2%	\$0	0%	\$307	\$ 94,886,000	\$ -	\$ 94,886,000	2011
Professional Estimator Cost Estimate														
Roosevelt (ACC)	urban rebuild ²	\$254	79%	\$63	19%	\$5	2%	\$0	0%	\$322	\$ 98,803,354	\$ 1,957,520	\$ 100,760,874	
Jefferson (RLP)	urban rebuild ³	\$209	91%	\$19	7%	\$1	1%	\$1	1%	\$230	\$ 79,271,267	\$ 1,776,546	\$ 81,047,813	

K-8 SCHOOLS	Description	Construction		Planning & Design		Compliance		Project Contingency		Total ⁴		Escalation	Esc'd Total	Year Built
		\$ / sf	% of total project cost	\$ / sf	% of total project cost	\$ / sf	% of total project cost	\$ / sf	% of total project cost	\$ / sf	\$	\$	\$	
		PPS Budget												
Laurelhurst	urban rebuild	\$261	79%	\$52	15%	\$12	4%	\$5	2%	\$330	\$ 24,264,839	\$ 2,073,249	\$ 26,338,088	1923
Markham	urban rebuild	\$249	79%	\$49	15%	\$12	4%	\$5	2%	\$315	\$ 25,109,568	\$ 2,181,066	\$ 27,290,634	1948
Marysville	urban rebuild	\$248	80%	\$42	14%	\$12	4%	\$5	2%	\$307	\$ 20,980,232	\$ 67,384	\$ 21,047,616	1921
Rigler	urban rebuild	\$262	79%	\$52	15%	\$12	4%	\$5	2%	\$331	\$ 31,072,182	\$ 1,543,125	\$ 32,615,307	1931
Faubion	urban new construct	\$268	79%	\$54	15%	\$13	4%	\$5	2%	\$340	\$ 31,894,072	\$ 1,976,326	\$ 33,870,398	1933
Sylvan	urban rebuild	\$258	79%	\$52	15%	\$12	4%	\$5	2%	\$327	\$ 12,262,879	\$ 1,249,594	\$ 13,512,473	1933
Peer District Project Costs														
Rock Creek (middle school)	suburban new construct	\$198	84%	\$24	11%	\$12	5%	\$0	0%	\$234	\$ 30,211,255	\$ -	\$ 30,211,255	2009
Verne Duncan	suburban new construct	\$239	87%	\$24	8%	\$11	4%	\$2	1%	\$276	\$ 16,634,801	\$ -	\$ 16,634,801	2008
Trillium Creek	suburban new construct	\$306	82%	\$40	11%	\$20	5%	\$6	2%	\$372	\$ 23,301,100	\$ -	\$ 23,301,100	2011
Kalapuya	suburban new construct	\$191	84%	\$24	11%	\$10	4%	\$3	1%	\$228	\$ 16,397,689	\$ -	\$ 16,397,689	2011
Professional Estimator Cost Estimate														
Laurelhurst (ACC)	urban rebuild	\$282	79%	\$70	19%	\$6	2%	\$0	0%	\$358	\$ 16,476,723	\$ 324,828	\$ 16,801,551	
Rigler (RLB)	urban rebuild	\$309	90%	\$31	8%	\$3	1%	\$3	1%	\$346	\$ 20,510,601	\$ 449,590	\$ 20,960,191	

- Jefferson will undergo a community outreach and master planning process that may conclude Jefferson should be replaced with a new building, fully renovated (with partial demolition), or a portion renovated and a portion built new. High schools are more expensive than lower grades, and new construction is more costly than renovation per square foot. This budget -- based on replacing the approximately 320,000 square foot existing school with a new smaller school -- is designed to accommodate decisions made by the community, district and school.
- Estimate assumed a square footage above the current approximate 225,000 school; thus skewing the total project estimate but not the cost per sq.ft.
- Professional estimate assumed renovation of the existing 320,000 sq.ft. Jefferson High School.
- All costs are unescalated. Peer projects bid in past years are not escalated to current costs.

