

Francis Howell School District



LEARNING TOGETHER

Board of Education Work Session

December 7, 2021

COST COMPARISON / ANALYSIS – 2018 vs. 2021 SCOPE



❖ 2018 HAI Estimate:	\$ 93,500,000
❖ 2021 Design Scope / Code Revisions:	
❖ Additional Building Area (22,000 s.f.)	\$ 4,950,000
❖ Additional Site Scope	\$ 1,500,000
❖ Architectural Scope / Code Upgrades	\$ 1,000,000
❖ Mechanical Scope / Code Upgrades	\$ 2,000,000
❖ Electrical Scope / Code Upgrades	\$ 500,000
❖ Technology Scope Upgrades	\$ 500,000
❖ 2018 HAI Estimate (Inc. 2021 Design Scope):	\$104,450,000

COST COMPARISON / ANALYSIS – 2018 vs. 2021 ESTIMATES

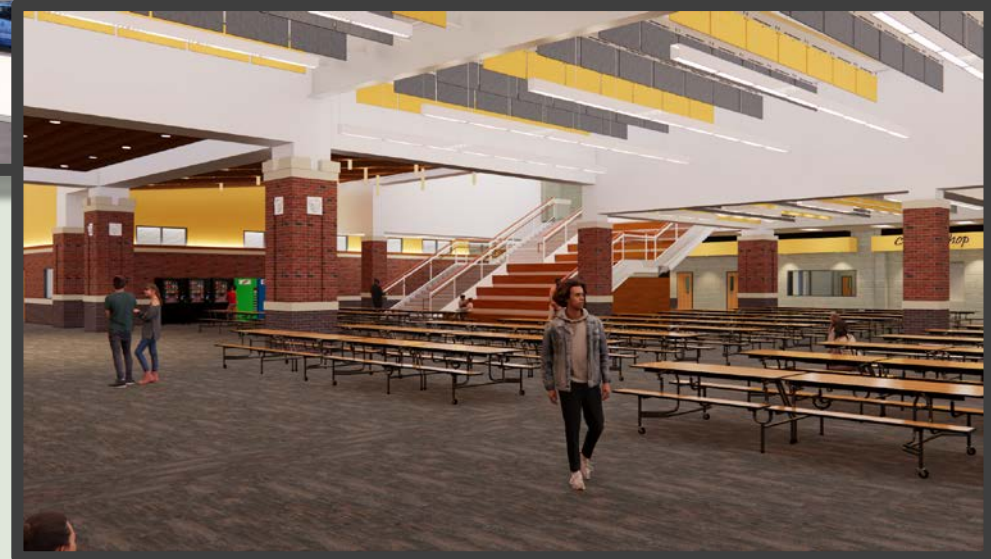


❖ 2018 HAI Estimate (Inc. 2021 Design Scope):	\$104,450,000
❖ Inflation – 2019 (2.5% +/-)	\$ 2,600,000
❖ Inflation – 2020 (3.0% +/-)	\$ 3,200,000
❖ Inflation – 2021 (3.5% +/-)	\$ 3,900,000
❖ Pandemic Impact (40% +/-)	\$ 46,000,000
❖ 2021 HAI Estimate: (Inc. 2021 Design Scope & Cost Impact Factors)	\$160,150,000
❖ 2021 HAI Estimate – Square Foot Cost:	\$394 / s.f.

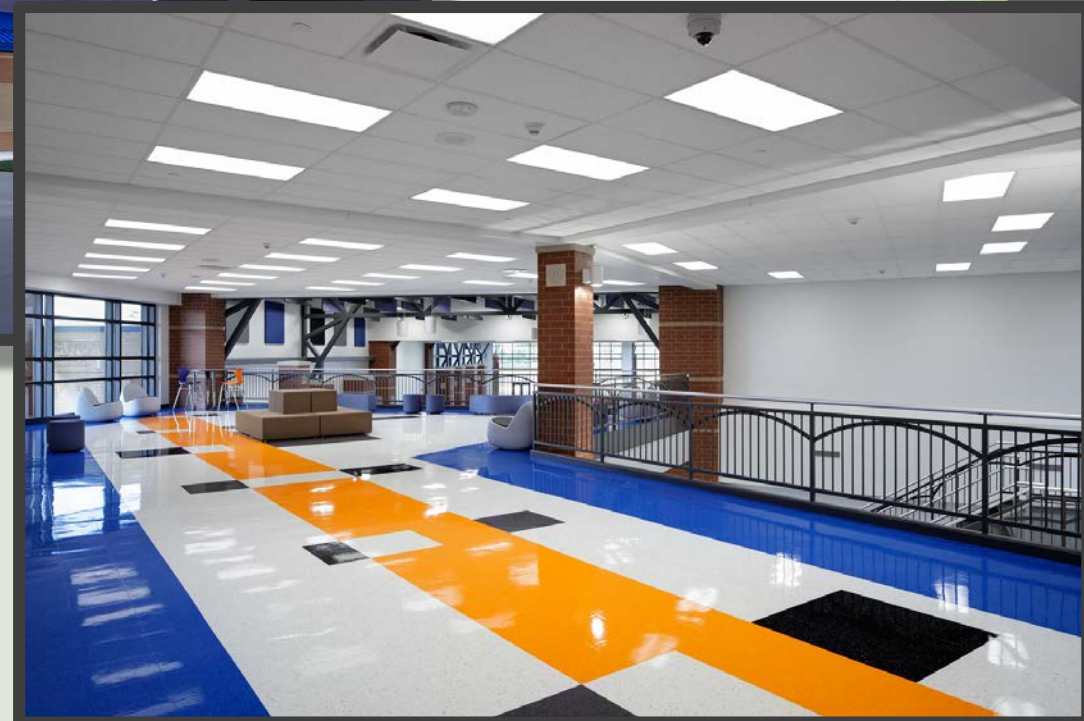
COST COMPARISON / ANALYSIS – SIMILAR PROJECTS



FRANCIS HOWELL NORTH HIGH SCHOOL



COST COMPARISON / ANALYSIS – SIMILAR PROJECTS



**WENTZVILLE SCHOOL DISTRICT
NORTH POINT HIGH SCHOOL**

COST COMPARISON / ANALYSIS – Hoener



	FHSD FHNHS	WSD North Point HS
Bid Date (Year)	2021	2018
Building Area (Overall)	410,000 s.f.	310,000 s.f.
Total Project Cost (Original)	\$164,723,000 (per SM Wilson)	\$75,228,258
Square Foot Cost (Original)	\$402	\$243
Inflationary / Pandemic Factors	Included	
Inflation - 2018 (2.5%)		\$1,880,706
Inflation - 2019 (3%)		\$2,313,269
Inflation - 2020 (3%)		\$2,382,667
Inflation - 2021 (3.5%)		\$2,863,172
Pandemic Impact (40% +/-)		\$33,867,229
Total Project Cost (inc. above factors)	\$164,723,000	\$118,535,301
Square Foot Cost (inc. above factors)	\$402	\$382

COST COMPARISON ANALYSIS – SM Wilson



	St. Louis County ES-06/2021		FHNHS-10/2021	
	AREA	84,253	AREA	410,000
COST BREAKDOWN				
01 - SITE	\$ 3,190,008	37.86	\$ 22,021,693	53.58
02 - STRUCTURE & SKIN	\$ 11,025,418	130.86	\$ 54,342,219	132.22
03 - FINISHES	\$ 4,283,120	50.84	\$ 22,589,526	54.96
04 - MEPFP	\$ 7,815,110	92.76	\$ 47,485,762	115.54
Total with Markup	\$ 32,313,656		\$ 164,723,000	
Cost/Sq Ft		\$384		\$402



OPTION 1

❖ **Approve Bid Package 5 GMP amount of \$126,628, 817**

- ❖ *Balance of building, HS Demolition, Stadium, Balance of Fields & Sitework*
- ❖ *Previous Bid Packages 1-4: \$ 38,094,183*
- ❖ *Total Project Value: \$164,723,000*

❖ **Benefits:**

- ❖ *New School Turnover Spring 2024*
- ❖ *Stadium Turnover Summer 2024*
- ❖ *Demolition of Existing School Fall 2024*
- ❖ *Athletic Fields / Practice Fields Turnover Spring 2025*

❖ **Risks:**

- ❖ *Market conditions may not be favorable.*
- ❖ *Material procurement issues are possible.*
- ❖ *Labor shortages are possible.*



OPTION 2

- ❖ **Decline Bid Package 5 GMP amount of \$126,628, 817**
 - ❖ *Re-Bid Package 5 at later date (6 months – 5 years).*
 - ❖ *SM Wilson finishes package 1-4 work. Parts of this work may need to be negotiated based on desired site conditions (i.e. Steel Erection).*

- ❖ **Benefits:**
 - ❖ *Market conditions may improve in the future.*
 - ❖ *Additional time allows for review of potential scope / price reductions.*

- ❖ **Risks:**
 - ❖ *Market conditions may get worse in the future.*
 - ❖ *New School Turnover 2025 – 2030 (based on when work is bid).*
 - ❖ *Potentially different GC on the same project – not impossible, but not ideal.*
 - ❖ *Continued deterioration of current FHNHS facility – including MEP Systems – and associated maintenance / repair expenses for same.*



FUTURE WORK

- ❖ ***Prop S Projects likely to be deferred to future Bond Issue:***
 - ❖ *John Weldon Elementary School Addition & Renovations*
 - ❖ *Independence Elementary School Addition & Renovations*
 - ❖ *FHHS Auditorium / Storm Shelter*
 - ❖ *FHCHS Auditorium Renovations*
 - ❖ *FHHS Transportation Bus Garage*
 - ❖ *District-Wide Maintenance Projects*



QUESTIONS, COMMENTS, & DISCUSSION