

	700 Student	Comments
<b>Size of School Needed</b>	<b>87,500 SF</b>	Based upon average of 125 SF per student for new elementary school per VA DOE data. Note minimum size of school required per ACOE contract is 62,000 SF.
<b>Hard Construction Costs (Building &amp; Site) 2017</b>	<b>\$18,926,250</b>	Based upon average of \$210 SF for new elementary school per VA DOE 2016 data. Escalated one year to 2017 at 3% escalation factor (today's dollars). Additional Recent Benchmark Data: <ul style="list-style-type: none"> <li>- Enon ES – Chesterfield County PS: \$231.40/SF (April 2017)</li> <li>- Beulah ES – Chesterfield County PS: \$236.64/SF (April 2017)</li> <li>- Riverheads ES – Augusta County PS: \$200/SF (Dec 2015)</li> <li>- Hugh Cassell ES – Augusta County PS: \$196/SF (Dec 2015)</li> </ul>
<b>Hard Construction Costs (Building &amp; Site) 2017</b>	<b>\$21,909,500</b>	Escalated at 5% per year to anticipated mid-point of construction in 2020. Assume start of design Summer 2018 and completion of construction Summer 2021.
<b>Anticipated Soft Costs Factor</b>	<b>\$3,943,710</b>	Assume 18% soft costs based upon the following: <ul style="list-style-type: none"> <li>- New Ridgeview HS / MS = 19%</li> <li>- New Auburn HS = 16%</li> <li>- New Colonial Beach ES = 19%</li> <li>- New Blacksburg HS = 20%</li> </ul>
<b>Total Anticipated Hard Construction and Soft Costs</b>	<b>\$25,853,210</b>	
<b>Total Hard Construction and Soft Costs (with Additional Recommended Contingency of 10%)</b>	<b>\$28,438,531</b>	Recommended Minimum Contingency of 10% at this stage
<b>Additional Site-Specific Costs Not Included Above (Not including VDOT Road Improvements)</b>	<b>\$200,000</b>	Anticipated additional costs include: Sewer lift station = \$100,000, Existing utilities relocation = \$100,000 VDOT road improvements not included but may cost up to \$2,000,000 (funding source undetermined at this time)
<b>Total Anticipated Cost</b>	<b>\$28,638,531</b>	

**Notes:**

1. Total recommended budget is \$21,000,000. Total anticipated available funding is approximately \$23,500,000.
2. Construction cost of an elementary school in 2016-17 per VA DOE cost data ranges from \$185/SF to \$250/SF. Average cost is \$210/SF.
3. Soft costs include design fees, special consultants, furnishings & equipment, testing & inspections, legal, construction project mgmt and other relevant costs.
4. Projected enrollment for Pre-K through 2<sup>nd</sup> grade in 2021 is 447 students and for Pre-K through 3<sup>rd</sup> grade is 562 students.
5. Information above should be considered preliminary in nature and is based upon limited information available as of November 2017.

	<b>600 Student</b>	<b>Comments</b>
<b>Size of School Needed</b>	<b>75,000 SF</b>	Based upon average of 125 SF per student for new elementary school per VA DOE data. Note minimum size of school required per ACOE contract is 62,000 SF.
<b>Hard Construction Costs (Building &amp; Site) 2017</b>	<b>\$16,222,500</b>	Based upon average of \$210 SF for new elementary school per VA DOE 2016 data. Escalated one year to 2017 at 3% escalation factor (today's dollars). Additional Recent Benchmark Data: - Enon ES – Chesterfield County PS: \$231.40/SF (April 2017) - Beulah ES – Chesterfield County PS: \$236.64/SF (April 2017) - Riverheads ES – Augusta County PS: \$200/SF (Dec 2015) - Hugh Cassell ES – Augusta County PS: \$196/SF (Dec 2015)
<b>Hard Construction Costs (Building &amp; Site) 2017</b>	<b>\$18,779,572</b>	Escalated at 5% per year to anticipated mid-point of construction in 2020. Assume start of design Summer 2018 and completion of construction Summer 2021.
<b>Anticipated Soft Costs Factor</b>	<b>\$3,380,323</b>	Assume 18% soft costs based upon the following: - New Ridgeview HS / MS = 19%      - New Auburn HS = 16% - New Colonial Beach ES = 19%      - New Blacksburg HS = 20%
<b>Total Anticipated Hard Construction and Soft Costs</b>	<b>\$22,159,894</b>	
<b>Total Hard Construction and Soft Costs (with Additional Recommended Contingency of 10%)</b>	<b>\$24,375,884</b>	Recommended Minimum Contingency of 10% at this stage
<b>Additional Site-Specific Costs Not Included Above (Not including VDOT Road Improvements)</b>	<b>\$200,000</b>	Anticipated additional costs include: Sewer lift station = \$100,000, Existing utilities relocation = \$100,000 VDOT road improvements not included but may cost up to \$2,000,000 (funding source undetermined at this time)
<b>Total Anticipated Cost</b>	<b>\$24,575,884</b>	

**Notes:**

1. Total recommended budget is \$21,000,000. Total anticipated available funding is approximately \$23,500,000.
2. Construction cost of an elementary school in 2016-17 per VA DOE cost data ranges from \$185/SF to \$250/SF. Average cost is \$210/SF.
3. Soft costs include design fees, special consultants, furnishings & equipment, testing & inspections, legal, construction project mgmt and other relevant costs.
4. Projected enrollment for Pre-K through 2<sup>nd</sup> grade in 2021 is 447 students and for Pre-K through 3<sup>rd</sup> grade is 562 students.
5. Information above should be considered preliminary in nature and is based upon limited information available as of November 2017.

<i>(Min Size per ACOE)</i>	<b>500 Student</b>	<b>Comments</b>
<b>Size of School Needed</b>	<b>62,500 SF</b>	Based upon average of 125 SF per student for new elementary school per VA DOE data. Note minimum size of school required per ACOE contract is 62,000 SF.
<b>Hard Construction Costs (Building &amp; Site) 2017</b>	<b>\$13,518,750</b>	Based upon average of \$210 SF for new elementary school per VA DOE 2016 data. Escalated one year to 2017 at 3% escalation factor (today's dollars). Additional Recent Benchmark Data: <ul style="list-style-type: none"> <li>- Enon ES – Chesterfield County PS: \$231.40/SF (April 2017)</li> <li>- Beulah ES – Chesterfield County PS: \$236.64/SF (April 2017)</li> <li>- Riverheads ES – Augusta County PS: \$200/SF (Dec 2015)</li> <li>- Hugh Cassell ES – Augusta County PS: \$196/SF (Dec 2015)</li> </ul>
<b>Hard Construction Costs (Building &amp; Site) 2017</b>	<b>\$15,649,643</b>	Escalated at 5% per year to anticipated mid-point of construction in 2020. Assume start of design Summer 2018 and completion of construction Summer 2021.
<b>Anticipated Soft Costs Factor</b>	<b>\$2,816,936</b>	Assume 18% soft costs based upon the following: <ul style="list-style-type: none"> <li>- New Ridgeview HS / MS = 19%</li> <li>- New Auburn HS = 16%</li> <li>- New Colonial Beach ES = 19%</li> <li>- New Blacksburg HS = 20%</li> </ul>
<b>Total Anticipated Hard Construction and Soft Costs</b>	<b>\$18,466,579</b>	
<b>Total Hard Construction and Soft Costs (with Additional Recommended Contingency of 10%)</b>	<b>\$20,313,237</b>	Recommended Minimum Contingency of 10% at this stage
<b>Additional Site-Specific Costs Not Included Above (Not including VDOT Road Improvements)</b>	<b>\$200,000</b>	Anticipated additional costs include: Sewer lift station = \$100,000, Existing utilities relocation = \$100,000 VDOT road improvements not included but may cost up to \$2,000,000 (funding source undetermined at this time)
<b>Total Anticipated Cost</b>	<b>\$20,513,237</b>	

**Notes:**

1. Total recommended budget is \$21,000,000. Total anticipated available funding is approximately \$23,500,000.
2. Construction cost of an elementary school in 2016-17 per VA DOE cost data ranges from \$185/SF to \$250/SF. Average cost is \$210/SF.
3. Soft costs include design fees, special consultants, furnishings & equipment, testing & inspections, legal, construction project mgmt and other relevant costs.
4. Projected enrollment for Pre-K through 2<sup>nd</sup> grade in 2021 is 447 students and for Pre-K through 3<sup>rd</sup> grade is 562 students.
5. Information above should be considered preliminary in nature and is based upon limited information available as of November 2017.