

Marshall ISD worked with an architectural firm, Huckabee, who has exclusively served public school districts in Texas for over 48 years, in budgeting for its proposed May 2015 bond package. Huckabee worked closely with district administration, the Board of Trustees and Bond Steering Committee to discuss options and determine a solution to the district's facility needs that fulfills the district's vision and standard for delivering education.

The budgeted construction costs for the new schools are based on the program of spaces (what rooms are to be included in the building), level of quality and material types, evaluation of sites, and similar projects that have recently bid in the area. In addition to this raw construction cost, the total project bond amounts also include escalation to account for rise in construction costs between now and when the project actually bids, additional offsite costs, fees, permits, surveying costs, contingency, technology, furniture, fixtures and equipment. These are turnkey budgets to get the schools up and running.

CONSTRUCTION COST

If you built the school today, what would it cost?

1. Determine the total size of the building.

Huckabee worked with the district to develop a Program of Spaces for each school based on the way the district will deliver education at that campus. The number of students, grade levels and particular programs and curriculum at each campus determine the size of the building.

2. Determine the cost per square foot for the building.

Huckabee worked to determine the cost per square foot by understanding the quality level of building the district expects to build. Building materials and systems, foundation types and site needs were explored. The district determined it plans to construct sustainable buildings that would serve the district for 50 to 75 years with mid-level quality exterior and interior materials. To save on overall costs, the district plans to construct two-story buildings and utilize prototype designs. When studying similar projects that bid recently in the area, it was determined to use approximately \$192/sf for the new junior high and \$185/sf for the new elementary school.

NEW JUNIOR HIGH SCHOOL	NEW ELEMENTARY SCHOOL
Grades 6 - 8 1,300 Students	Grades K - 5 750 Students
181,724 square feet	82,870 square feet
Average of \$192.37/sf	Average of \$184.7/sf
Construction Cost: \$34,957,776	Construction Cost: \$15,306,388

OTHER FACTORS OF COST

Offsite Utilities and Fire Pump: In addition to standard site costs, the planned school sites will require additional dollars to provide offsite utilities and fire pumps to meet new code requirements on water pressure and volume for emergency uses.

Escalation: Dollars of inflation in construction costs that occurs from today's cost until Bid Day. This budget takes into account 9 months of escalation for an estimated bid date of October 2015 for new construction projects.

Permits, Fees, Testing: Additional costs outside of construction dollars incurred primarily during the design and planning phases needed for the execution of the project. This would include things like building permits, surveys, material testing, design and engineering fees.

Contingency: This is additional budget dollars to be used in case of need to offset unforeseen occurrences and costs. Effectively, this is building in probability to the bond budget to address an event or emergency that may but is not certain to occur, like a natural disaster that should cause a large spike in construction costs.

Technology, Furniture, Fixtures & Equipment: The total bond budget also accounts for all the items that go into new schools that are not fixed to the building itself. This includes furniture like desks, chairs, shelving and cafeteria tables. It also covers technology items

\$500,000	\$750,000
\$2,627,403	\$1,189,770
\$3,046,814	\$1,379,693
\$1,523,407	\$689,846
\$2,559,324	\$1,158,942
Total Bond Project Cost: \$45,214,724 <i>Rounded to \$45,215,000</i>	Total Bond Project Cost: \$20,474,639 <i>Rounded to \$20,475,000</i>

Total project costs are rounded to the nearest \$5,000 increment for the sale of bonds.