



RE: OFCC ASSESSMENT ADJUSTMENTS FOR INFLATION  
COST SET 2021

OVERALL COMMUNITY BUILDINGS SUMMARY - ORDER OF MAGNITUDE BUDGET															
		LUDLOW		BERTRAM		THORNTON - ICE ARENA		THORNTON - POOL		STICB		FAMILY CENTER		TOTAL DISTRICT	
		GSF ==> 38,462		GSF ==> 12,198		GSF ==> 28,962		GSF ==> 3,525		GSF ==> 18,609		GSF ==> 56,056		GSF ==> 157,812	
		Adjusted Dollar Assessment \$/sf		Adjusted Dollar Assessment \$/sf		Adjusted Dollar Assessment \$/sf		Adjusted Dollar Assessment \$/sf		Adjusted Dollar Assessment \$/sf		Adjusted Dollar Assessment \$/sf		Adjusted Dollar Assessment \$/sf	
A	Heating System	\$2,363,567.82	\$61.45	\$148,450.00	\$12.17	\$9,973.01	\$0.34	\$0.00	\$0.00	\$88,387.50	\$4.75	\$108,750.00	\$1.94	\$2,719,128.34	\$17.23
B	Roofing	\$538,670.15	\$14.01	\$98,999.75	\$8.12	\$457,267.80	\$15.79	\$22,766.62	\$6.46	\$26,293.08	\$1.41	\$369,127.86	\$6.58	\$1,513,125.26	\$9.59
C	Ventilation / Air Conditioning	\$0.00	\$0.00	\$129,613.50	\$10.63	\$98,460.00	\$3.40	\$9,052.50	\$2.57	\$30,175.00	\$1.62	\$1,110,868.01	\$19.82	\$1,378,169.01	\$8.73
D	Electrical Systems	\$1,073,064.99	\$27.90	\$57,500.00	\$4.71	\$0.00	\$0.00	\$10,755.00	\$3.05	\$18,014.15	\$0.97	\$1,714,884.77	\$30.59	\$2,874,218.91	\$18.21
E	Plumbing & Fixtures	\$93,591.47	\$2.43	\$14,611.85	\$1.20	\$24,222.27	\$0.84	\$2,072.00	\$0.59	\$0.00	\$0.00	\$0.00	\$0.00	\$134,497.59	\$0.85
F	Windows	\$156,901.31	\$4.08	\$114,044.41	\$9.35	\$119,322.40	\$4.12	\$968.00	\$0.27	\$0.00	\$0.00	\$604,574.65	\$10.79	\$995,810.76	\$6.31
G	Structure: Foundation	\$510,081.04	\$13.26	\$9,076.50	\$0.74	\$1,003.70	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$520,161.24	\$3.30
H	Structure: Walls & Chimneys	\$257,847.76	\$6.70	\$2,156.96	\$0.18	\$41,284.38	\$1.43	\$18,822.54	\$5.34	\$23,849.40	\$1.28	\$7,884.58	\$0.14	\$351,845.62	\$2.23
I	Structure: Floors & Roofs	\$140,201.68	\$3.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,035.00	\$0.04	\$142,236.68	\$0.90
J	General Finishes	\$1,008,723.59	\$26.23	\$439,580.26	\$36.04	\$889,750.85	\$30.72	\$56,143.12	\$15.93	\$299,032.65	\$16.07	\$2,055,837.46	\$36.67	\$4,749,067.91	\$30.09
L	Interior Lighting	\$352,373.46	\$9.16	\$94,129.53	\$7.72	\$298,986.34	\$10.32	\$36,494.96	\$10.35	\$192,662.33	\$10.35	\$580,357.86	\$10.35	\$1,555,004.47	\$9.85
M	Security Systems	\$53,561.12	\$1.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$53,561.12	\$0.34
N	Emergency / Egress Lighting	\$40,340.87	\$1.05	\$2,116.40	\$0.17	\$33,414.47	\$1.15	\$4,066.92	\$1.15	\$0.00	\$0.00	\$64,673.77	\$1.15	\$144,612.43	\$0.92
O	Fire Alarm	\$102,965.78	\$2.68	\$4,474.23	\$0.37	\$126,585.37	\$4.37	\$15,406.86	\$4.37	\$0.00	\$0.00	\$0.00	\$0.00	\$249,432.24	\$1.58
P	Handicapped Access	\$474,292.75	\$12.33	\$5,624.08	\$0.46	\$124,390.64	\$4.29	\$1,983.52	\$0.56	\$19,406.56	\$1.04	\$94,249.54	\$1.68	\$719,947.09	\$4.56
Q	Site Condition	\$398,714.00	\$10.37	\$102,137.41	\$8.37	\$74,811.71	\$2.58	\$0.00	\$0.00	\$30,773.09	\$1.65	\$104,538.10	\$1.86	\$710,974.31	\$4.51
R	Sewage Systems	\$184,027.55	\$4.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,525.00	\$0.10	\$189,552.55	\$1.20
S	Water Supply	\$155,767.19	\$4.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$155,767.19	\$0.99
T	Exterior Doors	\$9,240.00	\$0.24	\$32,648.00	\$2.68	\$70,488.50	\$2.43	\$0.00	\$0.00	\$14,259.57	\$0.77	\$53,961.60	\$0.96	\$180,597.67	\$1.14
U	Hazardous Material	\$636,566.00	\$16.55	\$1,341.78	\$0.11	\$3,185.82	\$0.11	\$387.75	\$0.11	\$2,046.99	\$0.11	\$14,966.16	\$0.27	\$658,494.50	\$4.17
V	Life Safety	\$202,119.09	\$5.26	\$67,591.27	\$5.54	\$5,688.65	\$0.20	\$0.00	\$0.00	\$72,455.20	\$3.89	\$30,441.90	\$0.54	\$378,296.12	\$2.40
W	Loose Furnishings	\$255,940.57	\$6.65	\$60,194.97	\$4.93	\$212,255.26	\$7.33	\$25,833.84	\$7.33	\$90,817.87	\$4.88	\$374,176.66	\$6.68	\$1,019,219.17	\$6.46
X	Technology	\$58,400.00	\$1.52	\$115,750.00	\$9.49	\$167,561.28	\$5.79	\$20,586.00	\$5.84	\$173,882.50	\$9.34	\$864,248.99	\$15.42	\$1,400,428.76	\$8.87
	Construction Contingency / Non-Construction Cost	\$2,205,465.07	\$57.34	\$598,201.57	\$49.04	\$679,040.44	\$23.45	\$55,360.40	\$15.71	\$266,483.26	\$14.32	\$2,004,227.84	\$35.75	\$5,808,778.58	\$36.81
<b>ESCALATED OFCC GUIDELINE BUDGET - OME ==&gt;</b>		<b>\$11,272,423.27</b>	<b>\$293.08</b>	<b>\$2,098,242.46</b>	<b>\$172.02</b>	<b>\$3,437,692.89</b>	<b>\$118.70</b>	<b>\$280,700.02</b>	<b>\$79.63</b>	<b>\$1,348,539.14</b>	<b>\$72.47</b>	<b>\$10,165,329.74</b>	<b>\$181.34</b>	<b>\$28,602,927.53</b>	<b>\$181.25</b>
<b>OFCC 2021 COST GUIDELINES BUDGET ==&gt;</b>		<b>\$9,682,623.87</b>		<b>\$1,865,453.62</b>		<b>\$2,960,231.27</b>		<b>\$247,928.62</b>		<b>\$1,199,149.10</b>		<b>\$8,735,398.58</b>		<b>\$24,690,785.06</b>	
VARIANCE ==>		\$1,589,799.40		\$232,788.84		\$477,461.62		\$32,771.40		\$149,390.04		\$1,429,931.16		\$3,912,142.46	
VARIANCE % ==>		16.42%		12.48%		16.13%		13.22%		12.46%		16.37%		15.84%	

**UNIT PRICE CONCERNS**

Totals from Backup Sheets	\$708,761.09	\$372,836.63	\$330,580.20	\$10,063.30	\$55,918.98	\$105,890.19	\$1,584,050.37
<b>REV OFCC GUIDELINE UNIT PRICE BUDGET - OME ==&gt;</b>	<b>\$11,981,184.36</b>	<b>\$2,471,079.08</b>	<b>\$3,768,273.09</b>	<b>\$290,763.32</b>	<b>\$82.49</b>	<b>\$1,404,458.12</b>	<b>\$30,186,977.90</b>
<b>OFCC 2021 COST GUIDELINES BUDGET ==&gt;</b>	<b>\$9,682,623.87</b>	<b>\$1,865,453.62</b>	<b>\$2,960,231.27</b>	<b>\$247,928.62</b>	<b>\$1,199,149.10</b>	<b>\$8,735,398.58</b>	<b>\$24,690,785.06</b>
VARIANCE ==>	\$2,298,560.49	\$605,625.46	\$808,041.82	\$42,834.70	\$205,309.01	\$1,535,821.35	\$5,496,192.84
VARIANCE % ==>	23.74%	32.47%	27.30%	17.28%	17.12%	17.58%	22.26%

**SCOPE ADJUSTMENTS**

Totals from Backup Sheets	\$0.00	\$0.00	\$4,939,675.11	\$0.00	\$1,099,815.47	\$0.00	\$6,039,490.58
<b>UNIT PRICE REV OFCC GUIDELINE BUDGET - OME ==&gt;</b>	<b>\$11,981,184.36</b>	<b>\$2,471,079.08</b>	<b>\$8,707,948.21</b>	<b>\$290,763.32</b>	<b>\$82.49</b>	<b>\$10,271,219.93</b>	<b>\$36,226,468.48</b>
<b>OFCC 2021 COST GUIDELINES BUDGET ==&gt;</b>	<b>\$9,682,623.87</b>	<b>\$1,865,453.62</b>	<b>\$2,960,231.27</b>	<b>\$247,928.62</b>	<b>\$1,199,149.10</b>	<b>\$8,735,398.58</b>	<b>\$24,690,785.06</b>
VARIANCE ==>	\$2,298,560.49	\$605,625.46	\$5,747,716.94	\$42,834.70	\$1,305,124.48	\$1,535,821.35	\$11,535,683.42
VARIANCE % ==>	23.74%	32.47%	194.16%	17.28%	108.84%	17.58%	46.72%

**SCHEDULE**

DATE FOR CURRENT COSTS	January-22	January-22	January-22	January-22	January-22	January-22	January-22
CONSTRUCTION START DATE	August-24	August-24	August-24	August-24	August-24	August-24	August-24
CONSTRUCTION END DATE	March-26	March-26	March-26	March-26	March-26	March-26	March-26
CONSTRUCTION MIDPOINT DATE	May-25	May-25	May-25	May-25	May-25	May-25	May-25
ESCALATION % (PER YEAR)	13.61%	13.61%	13.61%	13.61%	13.61%	13.61%	13.61%
ESCALATION VALUE	\$1,630,582	\$336,302	\$1,185,110	\$39,572	\$340,820	\$1,397,864	\$4,930,250
ESCALATION VALUE	\$13,611,767	\$2,807,381	\$9,893,059	\$330,335	\$2,845,093	\$11,669,084	\$41,156,718

**QUALIFICATION / NOTES:**

- Lump sum and allowance items cannot be quantified so comments as to their value of cost cannot be done. Also, gross area pricing for things like sitework (sanitary, storm, water, etc.) cannot be evaluated as well. The gross area cannot be related to the amount of piping required due to sites being so different from building to building. Only items that had specific unit pricing based on quantities were evaluated in this study.
- Hazardous materials are assumed to be responsible per the studies provided and included somewhere else. Gilbane is not commenting on Hazardous Materials section of this estimate.
- The scope of the Technology section of this assessment can vary greatly and is not always definitive in it's description. Gilbane may provide comments in this section but did not recommend any revisions in the technology unit prices used as this is considered a design target.