



OVERALL DISTRICT PK-12 SCHOOL SUMMARY - ADJUSTED ORDER OF MAGNITUDE BUDGET																				
RE: OFCC ASSESSMENT ADJUSTMENTS FOR INFLATION COST SET 2021		Boulevard Elementary School GSF ==> 50,842		Fernway Elementary School GSF ==> 42,746		Lomond Elementary School GSF ==> 63,023		Mercer Elementary School GSF ==> 76,818		Onaway Elementary School GSF ==> 59,639		Woodbury Elementary School GSF ==> 147,499		Shaker Heights High School GSF ==> 324,956		Shaker Heights Middle School GSF ==> 167,084		TOTAL DISTRICT GSF ==> 932,607		
	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	Adjusted Dollar Assessment	\$/sf	Adjusted Dollar Assessment	\$/sf	Adjusted Dollar Assessment	\$/sf
A	Heating System	\$2,076,362.88	\$40.84	\$0.00	\$0.00	\$2,573,829.07	\$40.84	\$3,137,210.25	\$40.84	\$2,435,628.13	\$40.84	\$5,409,881.30	\$36.68	\$13,211,805.46	\$40.66	\$6,689,527.96	\$40.04	\$35,534,245.04	\$38.10	
B	Roofing	\$324,422.49	\$6.38	\$0.00	\$0.00	\$368,873.63	\$5.85	\$235,648.55	\$3.07	\$116,560.38	\$1.95	\$1,110,569.04	\$7.53	\$2,173,182.25	\$6.69	\$847,090.97	\$5.07	\$5,176,347.30	\$5.55	
C	Ventilation / Air Conditioning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
D	Electrical Systems	\$963,793.49	\$18.96	\$41,040.43	\$0.96	\$1,194,704.32	\$18.96	\$1,456,211.17	\$18.96	\$1,130,555.05	\$18.96	\$2,796,085.44	\$18.96	\$5,480,836.92	\$16.87	\$3,167,351.24	\$18.96	\$16,230,578.07	\$17.40	
E	Plumbing & Fixtures	\$452,663.69	\$8.90	\$0.00	\$0.00	\$626,766.03	\$9.95	\$865,261.26	\$11.26	\$494,773.41	\$8.30	\$1,371,958.44	\$9.30	\$2,615,444.68	\$8.05	\$1,048,123.16	\$6.27	\$7,474,990.67	\$8.02	
F	Windows	\$44,481.60	\$0.87	\$0.00	\$0.00	\$3,812.35	\$0.06	\$916.96	\$0.01	\$63,940.57	\$1.07	\$7,957.97	\$0.05	\$156,967.72	\$0.48	\$2,829,769.25	\$16.94	\$3,107,846.43	\$3.33	
G	Structure: Foundation	\$178,641.90	\$3.51	\$0.00	\$0.00	\$0.00	\$0.00	\$731,465.43	\$9.52	\$122,262.56	\$2.05	\$133,286.30	\$0.90	\$0.00	\$0.00	\$314,871.15	\$1.88	\$1,480,527.34	\$1.59	
H	Structure: Walls & Chimneys	\$136,825.08	\$2.69	\$0.00	\$0.00	\$71,000.00	\$1.13	\$148,353.33	\$1.93	\$96,403.58	\$1.62	\$507,230.51	\$3.44	\$0.00	\$0.00	\$112,020.07	\$0.67	\$1,071,832.57	\$1.15	
I	Structure: Floors & Roofs	\$7,830.00	\$0.15	\$0.00	\$0.00	\$0.00	\$0.00	\$3,383.52	\$0.04	\$0.00	\$0.00	\$58,942.00	\$0.40	\$0.00	\$0.00	\$0.00	\$0.00	\$70,155.52	\$0.08	
J	General Finishes	\$1,483,499.26	\$29.18	\$13,533.00	\$0.32	\$1,204,181.43	\$19.11	\$1,473,627.68	\$19.18	\$1,680,401.83	\$28.18	\$3,792,057.35	\$25.71	\$6,745,303.19	\$20.76	\$3,230,485.57	\$19.33	\$19,623,089.31	\$21.04	
L	Interior Lighting	\$289,799.40	\$5.70	\$0.00	\$0.00	\$376,631.10	\$5.98	\$455,262.60	\$5.93	\$357,342.30	\$5.99	\$840,744.30	\$5.70	\$1,852,249.20	\$5.70	\$952,378.80	\$5.70	\$5,124,407.70	\$5.49	
M	Security Systems	\$166,100.81	\$3.27	\$68,815.72	\$1.61	\$205,896.14	\$3.27	\$123,667.38	\$1.61	\$194,840.61	\$3.27	\$481,879.23	\$3.27	\$1,061,631.25	\$3.27	\$545,863.43	\$3.27	\$2,848,694.58	\$3.05	
N	Emergency / Egress Lighting	\$54,540.76	\$1.07	\$0.00	\$0.00	\$67,607.92	\$1.07	\$82,406.51	\$1.07	\$63,977.74	\$1.07	\$158,229.55	\$1.07	\$348,596.55	\$1.07	\$179,239.36	\$1.07	\$954,598.39	\$1.02	
O	Fire Alarm	\$81,811.13	\$1.61	\$0.00	\$0.00	\$101,411.88	\$1.61	\$123,609.76	\$1.61	\$95,966.61	\$1.61	\$237,344.33	\$1.61	\$522,894.82	\$1.61	\$268,859.04	\$1.61	\$1,431,897.58	\$1.54	
P	Handicapped Access	\$113,800.61	\$2.24	\$0.00	\$0.00	\$460,459.89	\$7.31	\$569,099.91	\$7.41	\$320,345.81	\$5.37	\$638,112.83	\$4.33	\$1,266,860.46	\$3.90	\$661,867.83	\$3.96	\$4,030,547.33	\$4.32	
Q	Site Condition	\$375,649.67	\$7.39	\$158,728.50	\$3.71	\$359,260.96	\$5.70	\$455,243.90	\$5.93	\$593,223.38	\$9.95	\$598,738.30	\$4.06	\$588,371.36	\$1.81	\$372,524.80	\$2.23	\$3,501,740.88	\$3.75	
R	Sewage Systems	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,036.00	\$0.24	\$0.00	\$0.00	\$0.00	\$0.00	\$36,036.00	\$0.04	
S	Water Supply	\$22,360.00	\$0.44	\$500.00	\$0.01	\$22,360.00	\$0.35	\$1,000.00	\$0.01	\$22,360.00	\$0.37	\$36,220.00	\$0.25	\$0.00	\$0.00	\$21,860.00	\$0.13	\$126,660.00	\$0.14	
T	Exterior Doors	\$36,960.00	\$0.73	\$0.00	\$0.00	\$24,640.00	\$0.39	\$17,248.00	\$0.22	\$51,816.00	\$0.87	\$29,568.00	\$0.20	\$54,516.00	\$0.17	\$133,056.00	\$0.80	\$347,804.00	\$0.37	
U	Hazardous Material	\$747,134.20	\$14.70	\$0.00	\$0.00	\$101,012.30	\$1.60	\$1,104,472.80	\$14.38	\$784,463.90	\$13.15	\$1,093,375.10	\$7.41	\$668,245.60	\$2.06	\$901,388.40	\$5.39	\$5,400,092.30	\$5.79	
V	Life Safety	\$283,379.31	\$5.57	\$0.00	\$0.00	\$405,284.78	\$6.43	\$402,722.26	\$5.24	\$325,736.50	\$5.46	\$820,907.81	\$5.57	\$1,650,277.78	\$5.08	\$1,483,502.08	\$8.88	\$5,371,810.52	\$5.76	
W	Loose Furnishings	\$260,565.25	\$5.13	\$284,795.23	\$6.66	\$258,394.30	\$4.10	\$393,692.25	\$5.13	\$305,649.88	\$5.13	\$755,932.38	\$5.13	\$1,617,757.50	\$4.98	\$784,714.38	\$4.70	\$4,661,501.15	\$5.00	
X	Technology	\$677,359.07	\$13.32	\$321,610.22	\$7.52	\$839,644.40	\$13.32	\$905,173.38	\$11.78	\$794,559.96	\$13.32	\$1,558,819.42	\$10.57	\$2,119,183.41	\$6.52	\$1,501,143.29	\$8.98	\$8,717,493.14	\$9.35	
	Construction Contingency / Non-Construction Cost	\$2,131,430.30	\$41.92	\$218,559.05	\$5.11	\$2,241,751.45	\$35.57	\$3,082,098.43	\$40.12	\$2,438,963.42	\$40.90	\$5,456,265.37	\$36.99	\$10,201,308.30	\$31.39	\$6,290,769.37	\$37.65	\$32,061,145.68	\$34.38	
ESCALATED OFCC GUIDELINE BUDGET (2021) - OME ==>		\$10,909,410.90	\$214.57	\$1,107,582.15	\$25.91	\$11,507,521.97	\$182.59	\$15,767,775.32	\$205.26	\$12,489,771.61	\$209.42	\$27,930,140.97	\$189.36	\$52,335,432.45	\$161.05	\$32,336,406.14	\$193.53	\$164,384,041.50	\$176.26	
OFCC 2021 COST GUIDELINES BUDGET ==>		\$9,638,549.88		\$1,013,146.59		\$10,062,567.66		\$12,807,315.87		\$11,015,150.36		\$24,666,966.35		\$45,859,334.05		\$28,138,563.02		\$143,201,593.78		
VARIANCE ==>		\$1,270,861.02		\$94,435.56		\$1,444,954.31		\$2,960,459.45		\$1,474,621.25		\$3,263,174.62		\$6,476,098.40		\$4,197,843.12		\$21,182,447.72		
VARIANCE % ==>		13.19%		9.32%		14.36%		23.12%		13.39%		13.23%		14.12%		14.92%		14.79%		
UNIT PRICE CONCERNS																				
Totals from Backup Sheets		\$710,512.44		\$15,956.69		\$809,284.41		\$1,471,400.12		\$838,974.97		\$1,474,806.96		\$12,277,523.02		\$3,175,676.83		\$20,774,135.44		
REV OFCC GUIDELINE UNIT PRICE BUDGET - OME ==>		\$11,619,923.34	\$228.55	\$1,123,538.84	\$26.28	\$12,316,806.37	\$195.43	\$17,239,175.44	\$224.42	\$13,328,746.58	\$223.49	\$29,404,947.92	\$199.36	\$64,612,955.46	\$198.84	\$35,512,082.97	\$212.54	\$185,158,176.93	\$198.54	
OFCC 2021 COST GUIDELINES BUDGET ==>		\$9,638,549.88		\$1,013,146.59		\$10,062,567.66		\$12,807,315.87		\$11,015,150.36		\$24,666,966.35		\$45,859,334.05		\$28,138,563.02		\$143,201,593.78		
VARIANCE ==>		\$1,981,373.46		\$110,392.25		\$2,254,238.71		\$4,431,859.57		\$2,313,596.22		\$4,737,981.57		\$18,753,621.41		\$7,373,519.95		\$41,956,583.15		
VARIANCE % ==>		20.56%		10.90%		22.40%		34.60%		21.00%		19.21%		40.89%		26.20%		29.30%		
LOCALLY FUNDED INITIATIVES																				
Totals from Backup Sheets		\$3,489,894.01		\$0.00		\$3,701,613.14		\$5,176,867.78		\$4,003,567.73		\$8,831,735.34		\$19,411,542.03		\$10,675,302.24		\$55,290,522.26		
REV OFCC GUIDELINE UNIT PRICE BUDGET - OME ==>		\$15,109,817.35	\$297.19	\$1,123,538.84	\$26.28	\$16,018,419.51	\$254.17	\$22,416,043.22	\$291.81	\$17,332,314.30	\$290.62	\$38,236,683.26	\$259.23	\$84,024,497.49	\$258.57	\$46,187,385.21	\$276.43	\$240,448,699.20	\$257.82	
OFCC 2021 COST GUIDELINES BUDGET ==>		\$9,638,549.88		\$1,013,146.59		\$10,062,567.66		\$12,807,315.87		\$11,015,150.36		\$24,666,966.35		\$45,859,334.05		\$28,138,563.02		\$143,201,593.78		
VARIANCE ==>		\$5,471,267.47		\$110,392.25		\$5,955,851.85		\$9,608,727.35		\$6,317,163.94		\$13,569,716.91		\$38,165,163.44		\$18,048,822.19		\$97,247,105.42		
VARIANCE % ==>		56.76%		10.90%		59.19%		75.03%		57.35%		55.01%		83.22%		64.14%		67.91%		
SCHEDULE																				
DATE FOR CURRENT COSTS		January-22		January-22		January-22		January-22		January-22		January-22		January-22		January-22		January-22		
CONSTRUCTION START DATE		August-24		August-24		April-25		August-24		August-24		August-24		August-25		August-24		August-24		
CONSTRUCTION END DATE		March-26		March-26		August-26		March-26		March-26		March-26		August-27		March-26		August-27		
CONSTRUCTION MIDPOINT DATE		May-25		May-25		November-25		May-25		May-25		May-25		August-26		May-25		January-26		
ESCALATION %		13.61%		13.61%		15.29%		13.61%		13.61%		13.61%		17.88%		13.61%		15.86%		
ESCALATION VALUE		\$2,056,374		\$152,908		\$2,449,637		\$3,050,717		\$2,358,846		\$5,203,831		\$15,027,452		\$6,285,883		\$36,585,649		
TOTAL COST w/ ESCALATION		\$17,166,192		\$1,276,447		\$18,468,057		\$25,466,760		\$19,691,160		\$43,440,514		\$99,051,950		\$52,473,269		\$277,034,348		
QUALIFICATION / NOTES:																				
1 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.																				
2 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.																				
3 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.																				