



Portland Public Schools
Attn: Dan Jung – Chief Operations Officer
501 North Dixon St
Portland, OR, 97227

Re: PPS High School Cost Comparison

Cornerstone Management Group (CMG) was tasked to review the current Portland Public Schools (PPS) High School Modernization projects that are in the process of Schematic Designs. These projects are the Cleveland High School (CHS project), the Jefferson High School (JHS) project, and the Ida B. Wells (IBW) project.

As part of the review, CMG has reviewed documents provided by PPS, and compared these projects to the completed Lincoln High School (LHS) project, and also the Beaverton High School (BHS) project which is currently under construction.

The CMG scope of work for this High School Cost Analysis is listed below:

1. Receive and review PPS cost estimates and project information for:
 - a. PPS Lincoln High School Modernization Project
 - b. PPS Jefferson High School Modernization Project
 - c. PPS Cleveland High School Modernization Project
 - d. PPS Ida B. Wells High School Modernization Project
 - e. Peer District High School Modernization Project
 - l. Beaverton High School Modernization Project
2. Provide Deliverable including a summary of document and cost reviews, interviews, conclusions, and recommendations regarding total Project Costs per PPS Scope of work dated 9/9/24. Deliverable to include:
 - a. Analysis of Project variables including building size (SF), project scope of work, date of completion (and assumed escalation factor), temp housing or classroom requirements, design standards, and other relevant factors
 - b. Projects Hard Costs comparison
 - c. Projects Soft Costs comparison and analysis
 - d. Review of Market Conditions
 - e. Review of PPS Budget Control measures
 - f. Review of PPS Construction and Contract Administration processes

CMG attended the following meetings to gather information and understand project details:

- Initial scope review meeting with PPS held September 6, 2024
- PPS staff discussion meeting October 24, 2024
- Skanska meeting to discuss BHS and CHS November 21, 2024



CORNERSTONE
Management Group, Inc.

- PPS and CHS team meetings November 22, 2024
- PPS and JHS team meeting December 5, 2024
- PPS team, Hoffman and Bora team meeting December 13, 2024
- PPS team meeting to review updated HS cost summary December 16, 2024

The following documents were received and reviewed by CMG:

- Beaverton HS 50% CD cost estimate from Skanska dtd 10/17/24
- Lincoln HS Final Pay Application #56 dtd 6/30/24
- Cleveland HS 75% SD cost estimate from Skanska dtd 11/4/24
- Cleveland HS 75% SD (post VE) cost estimate from Skanska dtd 11/15/24
- Jefferson HS 50% SD cost estimate from Anderson Construction dtd 11/15/24
- IDA B Wells 50% SD cost estimate from KJF Studio dtd 9/6/24
- IDA B Wells 100% SD cost estimate from Hoffman dtd 11/18/24

Introduction:

After reviewing all as-built costs and cost estimates provided, and attending project team meetings, Cornerstone has identified the following areas that help to explain the difference between PPS project costs, and Beaverton HS project costs. PPS could decide to investigate some of these topics further to identify opportunities for scope change, scope reduction, and overall potential project cost reductions.

The costs for the all projects are intended to be an **analysis of the relative costs between High School projects and NOT a prediction of the actual final cost** of any individual project. Major variables such as site conditions, construction / bid market conditions, and design changes will impact the actual final completed costs of the projects. **Cornerstone has performed a General HS Cost Comparison based on the information provided, as to help Portland Public Schools determine areas for cost savings, and to also understand where differences in costs may be in relation to other projects.**

A handwritten signature in black ink, appearing to read 'J. Abel', is written over a horizontal line.

John Abel

Partner - CMG



High School Cost Comparison
Scope Clarifications



		New Beaverton HS	New Lincoln HS	New Cleveland HS	New Jefferson HS	New Ida B. Wells HS
1	School					
2	Construction Phase	Under Construction	Complete 2022	start 2025	start 2025	start 2025
3	Architect	BRIC Architecture	BORA	Mahlum	BORA+Lever	BORA
4	Contractor	Skanska	Hoffman	Skanska	Andersen	Hoffman
5	Basis of cost data	50% CD	Final	75% SD Post VE	100% SD	100% SD
6	Site Size	47 acres	11 acres	2 sites (4 acres ea)	13.5 acres	35 acres
7	Building sqft	300,978	295,489	316,000	322,451	324,593
8	Students Served	1,500	1,700	1,700	1,700	1,700
9	Teaching Stations	85	83	82	73	81
10	Building Construction Cost of Work(COW)	\$ 152,112,133	\$ 138,233,708	\$ 253,814,338	\$ 248,551,562	\$ 227,268,254
11	COW / sqft (Line 8/Line 7)	\$ 505	\$ 468	\$ 803	\$ 771	\$ 700
12	Site Improvements Construction Costs	\$ 24,312,037	\$ 15,811,463	\$ 9,520,034	\$ 13,664,157	\$ 25,140,239
13	Off-Site Improvements Construction Costs	unknown	unknown	mimimal required	\$ 3,562,077	unknown
14	subtotal COW, Site, Off-Site	\$ 176,424,170	\$ 154,045,171	\$ 263,334,372	\$ 265,777,796	\$ 252,408,493
15	GMP Contingency	included in COW	included in COW	included in COW	included in COW	included in COW
16	GMP Escalation	\$ 2,734,680	not applicable	\$ 22,780,277	\$ 31,909,455	\$ 32,154,276
17	subtotal Contingencies	\$ 2,734,680	\$ -	\$ 22,780,277	\$ 31,909,455	\$ 32,154,276
18	Contractor/Trade Pre-Construction Fee	\$ 824,598	\$ 1,480,574	\$ 3,972,510	\$ 7,762,264	\$ 956,370
19	Contractor General Conditions	\$ 13,726,760	\$ 24,983,509	\$ 42,528,185	\$ 56,369,272	\$ 44,053,141
20	Contractor Bond and Insurance	\$ 10,785,230	\$ 2,780,521	\$ 7,575,937	\$ 11,540,331	\$ 9,078,751
21	Contractor Fee	included above	\$ 5,745,875	\$ 10,983,915	\$ 13,999,207	\$ 10,782,130
22	subtotal	\$ 25,336,588	\$ 34,990,479	\$ 65,060,547	\$ 89,671,074	\$ 64,870,392
23	Building Demo and Abatement	\$ 7,439,130	\$ 2,338,689	\$ 6,776,022	\$ 15,390,411	\$ 7,330,008
24	Building Deconstruction Premium	not applicable	N/A	Included above	Included above	Included above
25	Site Athletic / Facilities Estimate	\$ 2,906,833	\$ 3,900,546	\$ 15,785,970	\$ 15,000,000	\$ 15,034,404
26	Classroom Portables during construction	\$ 1,517,966	N/A	N/A	not applicable	not applicable
27	FFE	not included	not included	not included	not included	not included
28	Green Energy 1.5% of PROJECT COSTS	Not In Contract	\$ 3,000,000	\$ 5,749,806	included	\$ 5,576,964
29	METRO SHS Tax	unknown	unknown	\$ 3,833,208	included	included
30	TOTAL CONSTRUCTION COST	\$ 216,359,367	\$ 198,274,885	\$ 383,320,202	\$ 417,748,736	\$ 377,374,537
31						
32	Scope Clarifications					
33	Basement Construction	N/A	N/A	Est \$6.5M premium	N/A	Est \$3M premium
34	Site Logistics Premium	Baseline \$	Yes	Est \$29.5M premium	Est \$5M premium	Est \$5.3M premium
35	Building Structure Type	Steel	Steel	Mass Timber	Mass Timber	Mass Timber
36	Building Structure Premium (Mass Timber)	Baseline \$	Not in Project	Est \$5.6M premium	\$3M reduction	Est \$6.2M premium
37	Risk Category Level Design	Cat 4	Cat 4	Cat 4	Cat 4	Cat 4
38	Sustainability Design and Goals (Electric Bldg)	Gas & Electric	Gas & Electric	Est \$10M premium	Est \$10M premium	Est \$10M premium
39	LEED Gold 1.5%	NO	YES	YES	YES	YES
40	Diversity Goals	Baseline \$	Yes	Est \$8M premium	Est \$8M premium	Est \$8M premium
41	Health Center	Excluded	Excluded	Included	Included	Est \$2M additional
42	Teen Parent Center	Excluded	Included	Included	Included	Included
43	Schedule Duration	43 months	36 months	33 months	42 months	36 months
44	METRO SHS Tax	Not Included	Included	Included	Included	Included
45	Kitchen / Servery	Not in Scope	Included	Included	Included	Included
46	Kitchen / Servery	Not in Scope	Included	\$3M est premium	\$3M est premium	\$3M est premium



High School Cost Comparison 0
BHS & LHS - Costs Escalated for Comparison



	New Beaverton HS	New Lincoln HS	New Cleveland HS	New Jefferson HS	New Ida B. Wells HS	
1	School					
2	Construction Phase	Under Construction	Complete 2022	start 2025	start 2025	
3	Architect	BRIC Architecture	BORA	Mahlum	BORA+Lever	BORA
4	Contractor	Skanska	Hoffman	Skanska	Andersen	Hoffman
5	Basis of cost data	50% CD	Final	75% SD Post VE	100% SD	100% SD
6	Site Size	47 acres	11 acres	2 sites (4 acres ea)	13.5 acres	35 acres
7	Building sqft	300,978	295,489	316,000	322,451	324,593
8	Students Served	1,500	1,700	1,700	1,700	1,700
9	Teaching Stations	85	83	82	73	81
10	Building Construction Cost of Work(COW)	\$ 152,112,133	\$ 138,233,708	\$ 253,814,338	\$ 248,551,562	\$ 227,268,254
11	COW / sqft (Line 8/Line 7)	\$ 505	\$ 478	\$ 812	\$ 771	\$ 700
12	Site Improvements Construction Costs	\$ 24,312,037	\$ 15,811,463	\$ 9,520,034	\$ 13,664,157	\$ 25,140,239
13	Off-Site Improvements Construction Costs	unknown	unknown	miminal required	\$ 3,562,077	unknown
14	subtotal COW, Site, Off-Site	\$ 176,424,170	\$ 154,045,171	\$ 263,334,372	\$ 265,777,796	\$ 252,408,493
15	GMP Contingency	included in COW	included in COW	included in COW	included in COW	included in COW
16	GMP Escalation	\$ 2,734,680	not applicable	\$ 22,780,277	\$ 31,909,455	\$ 32,154,276
17	subtotal Contingencies	\$ 2,734,680	\$ -	\$ 22,780,277	\$ 31,909,455	\$ 32,154,276
18	Contractor/Trade Pre-Construction Fee	\$ 824,598	\$ 1,480,574	\$ 3,972,510	\$ 7,762,264	\$ 956,370
19	Contractor General Conditions	\$ 13,726,760	\$ 24,983,509	\$ 42,528,185	\$ 56,369,272	\$ 44,053,141
20	Contractor Bond and Insurance	\$ 10,785,230	\$ 2,780,521	\$ 7,575,937	\$ 11,540,331	\$ 9,078,751
21	Contractor Fee	included above	\$ 5,745,875	\$ 10,983,915	\$ 13,999,207	\$ 10,782,130
22	subtotal	\$ 25,336,588	\$ 34,990,479	\$ 65,060,547	\$ 89,671,074	\$ 64,870,392
23	Building Demo and Abatement	\$ 7,439,130	\$ 2,338,689	\$ 6,776,022	\$ 15,390,411	\$ 7,330,008
24	Building Deconstruction Premium	not applicable	N/A	Included above	Included above	Included above
25	Site Athletic / Facilities Estimate	\$ 2,906,833	\$ 3,900,546	\$ 15,785,970	\$ 15,000,000	\$ 15,034,404
26	Classroom Portables during construction	\$ 1,517,966	N/A	N/A	not applicable	not applicable
27	FFE	not included	not included	not included	not included	not included
28	Green Energy 1.5% of PROJECT COSTS	Not In Contract	\$ 3,000,000	\$ 5,749,806	included	\$ 5,576,964
29	METRO SHS Tax	unknown	unknown	\$ 3,833,208	included	included
30	TOTAL CONSTRUCTION COST	\$ 216,359,367	\$ 198,274,885	\$ 383,320,202	\$ 417,748,736	\$ 377,374,537
31						
32	Cost Escalation Summary					
33	Bid Date	June 2024	June 2019	June 2027 (est)	June 2027 (est)	June 2027 (est)
34	Estimated Escalation % per Year	5%	5%	In estimate by CMGC	In estimate by CMGC	In estimate by CMGC
35	Escalate BHS and LHS to June 2027 for comparison					
36	Escalated Total Construction Costs	\$ 250,463,012	\$ 292,942,308	\$ 383,320,202	\$ 417,748,736	\$ 377,374,537
37	Building sqft	300,978	295,489	316,000	322,451	324,593
38	Construction \$ / SF (Escalated to June 2027)	\$ 832.16	\$ 991.38	\$ 1,213.04	\$ 1,295.54	\$ 1,162.61
39						
40						



Additional information regarding HS Cost Comparison Summary:

The HS Cost Comparison Summary is meant to provide a side-by-side comparison of the current PPS Projects in design (CHS, JHS and IBW), one completed PPS project (LHS) and another district's HS project in construction (BHS). Lines 1-9 include project specific information that is helpful when comparing the projects to each other. Lines 10-30 include project cost information that has been gathered and organized in a way to attempt to compare the projects to each other. Note that these are not meant to be exact comparisons, but rather estimated comparisons based on review of the cost estimates and as-built cost reports that were provided for review.

Scope clarifications have been listed as well, with green or red cell coloring to assist with comparing and analyzing the projects. Green depicts that this is a comparable cost between the projects, and Red depicts that this is a cost premium for this project. Notes or costs have been included in these cells to draw attention to a project specific item. Again, the costs listed in these cells are estimated costs based on our review of the information provided.

HS Cost Comparison Summary notes, conclusions and recommendations:

Below are notes and additional information to support the HS Cost Comparison Summary. Conclusions and/or recommendations have been provided for some items to assist PPS in their review and confirmation of what the next steps may be to move forward with possible changes.

1. Building Size
 - a. The BHS and LHS projects are both close to 300,000sf
 - b. The current PPS high school projects average 320,000sf
 - c. The increase in SF is due to updated PPS standards
 - d. This addition SF accounts for approximately \$24M of additional Project Costs based on the escalated project \$/SF amount.
 - e. Conclusion / Recommendation: We recommend that PPS revisit their standards that led to the design increase in size of the new buildings. This is a large increase in cost, so any area reduction would result in overall savings on the projects.

2. Pre-Construction Services – Construction Management/General Contractor (CM/GC) and Subcontractors
 - a. PPS projects include additional pre-construction scope of work that is beyond what is included on the BHS project.
 - b. Those additional pre-construction efforts are valued at between \$1.5M - \$6.5M depending on the project.



- c. It is difficult to identify potential savings that could be realized as a result of added the PPS pre-construction work with the CM/GC and Subcontractors.
 - d. Conclusion / Recommendation: It is recommended that PPS review the pre-construction requirements included in the CM/GC contracts to confirm that overall value is being realized for the efforts of the contractors. We agree that pre-construction work is beneficial, so the key is to confirm that the current effort included in the estimates is what PPS wants completed.
3. GMP (Guaranteed Max Price) Escalation
 - a. The Current PPS projects (CHS, JHS and IBW) include an estimated amount of escalation dollars. This is included in the cost estimates in an attempt to predict and account for inflation and cost increases that could occur between the time that the cost estimate was completed and the future time when the project will actually be bid out when the Bid Documents (drawings and specifications) are completed.
 - b. For the LHS project, there is no escalation included as the project is complete.
 - c. On the BHS project, some escalation has been included in the GMP for the Contractor, but this amount is much less than the PPS projects since bidding has been completed on the project.
 - d. A second overall Cost Summary page has been added in an attempt to make the bottom-line costs more comparable to each other. Escalation of the completed LHS project and current BHS project has been estimated to mid-2027. This is the time to which the current PPS cost estimates for CHS, JHS and IBW have been escalated to.
 - e. Conclusion / Recommendation: The amount included in the current PPS projects is an estimate and place holder at this time. The actual costs will be realized when those projects are completed and bid out to subcontractors. PPS should continue to review these costs in future estimates (DD and 50% CD estimates), and as the time between the estimates and bid dates is reduced, the escalation estimate amount should be reduced accordingly.
4. CM/GC General Conditions (GC's)
 - a. When comparing the projects, the General Conditions on the current PPS projects are substantially higher than the GC's on the BHS project.
 - b. If PPS can reduce costs by other means which are mentioned in this report, the CM/GC General Conditions, and other contract markups (Fee, Bond, Insurance) should also be reduced as well.
 - c. Conclusion / Recommendation: We recommend that PPS review the General Conditions for each current cost estimate, and work with the CM/GC contractors to find options and ways to reduce these costs. This could possibly include a change in the PPS requirements listed in the CM/GC contracts, and the way projects are managed including the project management software and systems that PPS requires their teams to use.



5. Basement Construction

- a. In general, Basement Construction work is a premium compared to above grade construction work due to the need for additional excavation, foundations, dewatering, and shoring walls to facilitate the work.
- b. The Cleveland High School project includes significant basement construction work. This is due to the site constraints at CHS, and building height restrictions required to meet building code. This accounts for additional project construction costs of approximately \$6.5 million dollars.
- c. Ida B Wells also includes some basement construction work as well. There is about 37k SF of basement work, which accounts to an estimated premium amount of \$3.0 million dollars.
- d. Conclusion / Recommendation: This is a site specific and code related item that most likely can't be changed or value engineered to reduce costs.

6. Site Logistics Premiums

- a. In general, Site Logistics costs are due to the general nature of the existing site size, site constraints, or the site conditions that make it more difficult to complete the work compared to a standard construction site. We have attempted to identify unique site conditions that account for additional costs on the projects being compared.
- b. When comparing the various high school sites, it was clear that the Cleveland HS project site includes some challenging site constraints. The small size of the site (4 acres for the main HS building site), and its being surrounded by existing city streets on all sides makes construction a challenge. Other factors also are included in the site logistics premium as well, including trade parking and contractor laydown areas.
- c. There are some site logistics premiums that have been identified for the Ida B Wells project as well. Those items include additional dewatering required, temporary shoring, work for the Pool support building, and pedestrian flagging and temporary barriers.
- d. Conclusion / Recommendation: Site Logistics premiums are costs that are inherent to a given project due to its location, and most likely cannot be reduced via the Value Engineering process.

7. Building Structure Type

- a. The type of building structure can add overall costs to a construction project, and there are options available to Owners and Design Teams when designing a new building, or building addition.
- b. Beaverton High School has been designed based on Structural Steel Construction for the majority of the building systems, along with Concrete Tilt Up construction for some large areas such as the Gymnasium for efficiency.



- c. Portland Public Schools has set a standard of using Mass Timber construction. It is composed of multiple solid wood panels nailed or glued together, which provide strength and stability. It's a low-carbon alternative to concrete and steel. Mass Timber construction often also comes with a cost premium compared to traditional steel construction.
 - d. The CHS project team has identified a premium of \$5.6M, and the IBW project team has identified a premium of \$6.2M for the Mass Timber option.
 - e. The JHS project team has estimated a cost savings of \$3M due to the savings in time on the construction schedule of about 30 months for designing the building with a Mass Timber structure.
 - f. Conclusion / Recommendation: This is an area we feel that PPS can consider Value Engineering or design changes to reduce overall project costs. This would require additional work by the PPS project teams to identify and confirm the scope and potential savings.
8. Risk Category Level Design
- a. All of the HS projects that we compared included a Risk Category 4 structure. It was difficult to compare cost differences due to the Risk Category design and construction, so for this analysis we did not identify any cost differences due to this factor.
 - b. Conclusion / Recommendation: We do not feel this is a major difference between the projects being compared.
9. Sustainability Design and Goals / LEED Gold Design
- a. When designing a building, the Owner has the option to either meet or exceed the Building Codes and their requirements for Mechanical, Electrical and Plumbing (MEP) Systems.
 - b. The Beaverton HS project includes MEP systems that meet Code at a minimum, and are more traditional with a combination of Gas and Electric designs.
 - c. Portland Public Schools has identified this area as a priority and set standards that exceed Building Code requirements in an effort to Design and Build buildings that are sustainable, resilient, healthy, and efficient. All bond modernization projects will be LEED Gold certified according to PPS.
 - d. With input from the project teams, this cost premium has been estimated to be \$10M per project for the current PPS High School projects being designed.
 - e. Conclusion / Recommendation: Designing the projects to a LEED Gold level is a cost premium above what is required by Building Code. PPS could possibly adjust its design standard and goals for the projects to realize cost savings. Additional work by the PPS project teams would be needed to identify and confirm the scope change and potential overall cost savings for the projects.



10. Energy Use Index (EUI)

- a. We were not able to identify cost differences between the projects based on this factor.

11. Diversity Goals

- a. When putting a project out to bid, or working with a CM/GC Contractor, the Owner has options when establishing goals or requirements for Diversity on the project, and among the Contractors and Subcontractors, etc.
- b. PPS has established Diversity Goals that are to be met and included by the CM/GC Contractor and their Subcontractors per contract
- c. While comparing the projects, this was an area that we found costs to be higher at PPS compared to the BHS project, due to the specific standards and goals that are set for the PPS projects and teams.
- d. The cost estimated premium for the PPS goals is \$8M per HS project.
- e. PPS could review these requirements with the specific project teams to help identify actual savings amounts by project based on adjusting the Goals if so desired.
- f. Conclusion / Recommendation: The current standard and goal for the PPS projects Diversity Goals is a cost premium compared to the BHS project. PPS could adjust its standard and goals for the projects to realize cost savings. Additional work by the PPS project teams would be needed to identify and confirm the scope change and potential overall cost savings for the projects.

12. Health Center, Teen Parent Center

- a. On the HS Comparison Summary matrix, we have listed these items to inform whether the project included these areas to help understand difference between the scopes of work

13. Project Schedule

- a. The overall project schedule construction duration has been listed on the HS Comparison Summary in order to understand what the listed project costs are based on.
- b. Each individual project team can review their project schedule, and determine if there are options to reduce or adjust the schedule to realize cost savings.
- c. On the CHS project, the project schedule was adjusted from 2 years to roughly 3 years of construction, and with that change an approximate savings of \$53M was realized. This savings has already been updated on the attached HS Cost Comparison Summary.
- d. Conclusion / Recommendation: PPS could review all project schedules to confirm with the CM/GC contractors if adjustments to overall timelines could reduce the estimated cost of the projects, similar to what the project team did on



the CHS project. This would need to be weighed against the impacts that any schedule changes would have on the district as a whole.

14. Metro SHS Tax (Supportive Housing Services)

- a. Current estimates on the PPS HS projects include the SHS tax.
- b. This is an amount of approximately \$3.8M for each current PPS project.
- c. We have not done a complete tax analysis to compare the BHS and PPS projects, but it does appear that this is a Premium cost associated with doing work in the Metro area.
- d. This cost is listed only for informational purposes while comparing projects.

15. Kitchen / Servery

- a. The BHS project did not include a Kitchen / Servery as part of the scope of work.
- b. This component of the project was completed in a previous area of the school on a previous project, so it is not included in the BHS Total Construction Cost.
- c. The PPS projects all include the Kitchen / Servery as part of their scope of work.
- d. This cost is listed as to identify costs included in the PPS Total Construction Costs.

Market Conditions:

The past 5 years have been volatile in the Construction Market. Escalation of Construction Prices has ranged from a low of 3% per year (2020), to a high of 17% per year (2021). The average escalation over that time has been approximately 8% per year.

Based on recent projects and bid results, we have seen increased competition and number of bids received. Contractors are eager to find work, and have less backlog of work on their books. PPS should continue to work with the CM/GC contractors to monitor and adjust the estimated escalation factors and dollar amounts in their estimates.

Some options to control costs are:

- Pre-purchase materials when possible
- Pre-purchase of equipment when possible
- Utilize trade partners for scopes that are beneficial to PPS

The trade partner process can be beneficial to gain contractor assistance during the design phase, improve design coordination, research existing conditions, pre-purchase long lead materials / equipment, and guarantee project labor forces for key trades. In some cases, we have found that utilizing the traditional design / bid / build (DBB) process can result in lower prices and be the best option for the Owner. We would recommend that each Trade Partner option being considered is weighed closely against the DBB process.



CORNERSTONE
Management Group, Inc.

Final Notes and Summary:

In our review and comparison of the projects, CMG feels there are areas that Portland Public Schools could benefit from additional review and Value Engineering to reduce overall project costs. In some cases, PPS would need to adjust goals and standards that have been put in place in order to realize the cost savings. There are policies, procedures, and standards that PPS has put into place over time that contribute to the higher prices for work on your projects.

One advantage we have found in the CM/GC process is that contractors are typically willing to work with the school district and project teams to identify areas to modify scope or make other changes that can reduce overall costs for the projects. It is then up to the school district to review the options for savings, and make decisions to accept or reject them. Sometimes the cost savings options are tough decisions to make, but required to keep the project within the stated overall budget.

Thank you again for the opportunity to review the projects, and help Portland Public Schools find areas to focus on in an effort to reduce the estimated costs of your current projects.

Supporting Documents attached for reference:

- Beaverton HS 50% CD cost estimate Summary from Skanska dtd 10/17/24
- LHS Final Pay Application #56 dtd 6/30/24
- CHS 75% SD (post VE) cost estimate Summary from Skanska dtd 11/15/24
- JHS 50% SD cost estimate Summary from Anderson Construction dtd 11/15/24
- IDA B Wells 100% SD cost estimate Summary from Hoffman dtd 11/18/24

Beaverton HS 50% CD GMP (based on low bids)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53

300,978 gsf

High Bid Quantity of Bids

Notes

WC 12 - Demo and Abatement - BHS and West Annex	\$4,504,282	\$14.97	\$6,015,295
WC 13 - Structural Concrete	\$9,202,262	\$30.57	\$9,969,379
WC 14 - Masonry	\$1,875,660	\$6.23	\$2,355,832
WC 15 - Structural Steel	\$16,770,021	\$55.72	\$21,561,514
WC 16 - Metal Framing Insulation GB and Ceilings	\$19,340,894	\$64.26	\$19,340,894
WC 17 - Waterproofing	\$412,030	\$1.37	\$512,349
WC 18 - Metal Panels	\$8,696,336	\$28.89	\$10,902,835
WC 19 - Roofing	\$4,574,932	\$15.20	\$5,399,071
WC 20 - Storefronts and Glazing	\$2,566,028	\$8.53	\$3,181,248
WC 21 - Elevators	\$706,360	\$2.35	\$755,650
WC 22 - Fire Suppression	\$1,220,326	\$4.05	\$1,751,400
WC 23 - Plumbing and HVAC	\$25,722,227	\$85.46	\$25,722,227
WC 24 - Electrical and LV	\$32,943,236	\$109.45	\$32,943,236
WC 25 - Earthwork	\$16,272,911	\$54.07	\$26,423,874
WC 26 - Site Concrete	\$3,245,905	\$10.78	\$3,959,808
WC 27 - Casework	\$1,415,913	\$4.70	\$3,621,800
WC 28 - Fixed Audience Seating	\$265,500	\$0.88	\$561,947
WC 29 - DFH	\$3,040,428	\$10.10	\$3,250,552
WC 30 - OH and Coiling Doors	\$199,344	\$0.66	\$199,344
WC 31 - Building Specialties	\$1,353,923	\$4.50	\$2,467,471
WC 32 - Tiling	\$205,923	\$0.68	\$292,951
WC 33 - Wood Flooring	\$627,848	\$2.09	\$689,350
WC 34 - Flooring	\$754,190	\$2.51	\$1,152,275
WC 35 - Paint and Wall Coverings	\$1,655,208	\$5.50	\$1,790,999
WC 36 - Signage	\$235,900	\$0.78	\$320,665
WC 37 - Folding Panel Partitions	\$141,932	\$0.47	\$141,932
WC 38 - Metal Lockers	\$464,789	\$1.54	\$636,890
WC 39 - Theatre Equipment	\$1,406,505	\$4.67	\$1,918,058
WC 40 - Gym Equipment	\$431,843	\$1.43	\$488,137
WC 41 - Window Coverings	\$194,095	\$0.64	\$306,148
WC 42 - Telescoping Bleachers	\$420,950	\$1.40	\$465,821
WC 43 - Metal Building Systems	\$528,291	\$1.76	\$557,250
WC 44 - Pavement Markings	\$0	\$0.00	\$0
WC 45 - Landscaping	\$3,088,135	\$10.26	\$3,269,758
WC 46 - Fencing and Gates	\$906,811	\$3.01	\$906,811
WC 47 - Site Furnishings	\$0	\$0.00	\$0
WC 48 - Rubberized Surfacing	\$144,062	\$0.48	\$144,062
WC 49 - Resinous Flooring	\$285,224	\$0.95	\$498,114
WC 50 - Site Concrete Curbs	\$615,709	\$2.05	\$1,067,580
WC 51 - Fireproofing	\$937,614	\$3.12	\$1,422,000
WC 52 - Final Cleaning	\$198,390	\$0.66	\$410,780
WC 53 - Skylights	\$251,316	\$0.83	\$251,316
WC 54 - Concrete Floor Finishes	\$1,105,209	\$3.67	\$1,333,402
WC 55 - Synthetic Field Drainage and Rock Base	\$0	\$0.00	\$0
WC 56 - Finish Carpentry	\$1,341,679	\$4.46	\$2,282,216
Alternate No. 01: Add Running Track B208 in Main Gym B104	\$453,527	\$1.51	\$453,527
Alternate No. 10: West Athletic Fields	\$2,906,833	\$9.66	\$2,906,833

54	SUBTOTAL DIRECT CONSTRUCTION COSTS	\$173,630,501	\$577	\$204,602,601
55				
56	Construction Contingency @ 5%	\$8,681,525	\$28.84	
57	Owner Contingency	\$563,645	\$1.87	
58	Design/Estimating/Escalation Contingency 1.5% (5% at 100% DD)	\$2,734,680	\$9.09	
59	Overtime Contingency	\$900,000	\$2.99	
60	Builder's Risk - By Beaverton School District	\$0	\$0.00	
61	General Conditions & General Requirements	\$13,778,251	\$45.78	
62	Allowances - See follow-up document	(\$51,491)	(\$0.17)	
63	Fee, Bond, SDI	\$10,366,540	\$34.44	
64	General Liability Insurance (GLI) is OCIP not covered @ 0.2%	\$418,690	\$1.39	
65				
66	SUBTOTAL INDIRECT CONSTRUCTION COSTS	\$37,391,840	\$124	
67				
68	Previously Contracted Scope EWA's			
69	EWA #1 - MEP Trade Partner Preconstruction Services	\$212,154	\$0.70	
70	EWA #2 - Portables Relocation	\$1,517,966	\$5.04	
71	EWA #3 - Framing Trade Partner Preconstruction Services	\$52,444	\$0.17	
72	EWA #4 - Conex Walkways	\$38,504	\$0.13	
73	EWA #5 - Merle Davies Abatement and Demo	\$2,934,848	\$9.75	
74	Previously Contracted Scope COP's			
75	Change Order #1	\$11,208	\$0.04	
76	Change Order #2	\$17,652	\$0.06	
77	Change Order #3	(\$7,750)	(\$0.03)	
78				
79	EWA's #1 - 5 Total & Executed Change Orders	\$4,777,026	\$16	
80				
81	TOTAL GMP Value	\$215,799,367	\$717	
82	Preconstruction Services			
83	Skanska Preconstruction Services	\$560,000	\$1.86	
84				
85	Preconstruction Total	\$560,000	\$2	
86	TOTAL Contract Value	\$216,359,367	\$719	



Hoffman Pacificmark LLC JV

3017293

805 SW Broadway Ste 2100
Portland, OR 97205-3361

I N V O I C E

To:
PORTLAND PUBLIC SCHOOLS

Invoice Date: 6/28/24

Application #: 56

Remit To:
Hoffman Pacificmark, LLC

Attention: ERIK GERDING

6030118 Lincoln HS

PAYROLL	0.00
PAYROLL BURDEN	0.00
SALARIED PAYROLL	0.00
MATERIALS 6030118	5,446.99
MATERIALS 6039518	6,340.86
FEE @ 3 % ON COST	192,167.04
SUB TOTAL	<hr/> 203,954.89
INVOICE TOTAL	<hr/> 203,954.89
BALANCE FORWARD	0.00
TOTAL DUE	<hr/> <hr/> 203,954.89

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER:
 Portland Public School District #1J
 501 North Dixon Street
 FROM CONTRACTOR:
 Hoffman PacificMark LLC
 805 SW Broadway, Suite 2100
 Portland, OR 97205
 CONTRACT FOR: Lincoln HS

PROJECT: Lincoln HS
 Portland, OR
 VIA ARCHITECT: Bora Architects

APPLICATION NO: 56
 PERIOD TO: 6/30/2024
 PROJECT NOS: 6030118 17011
 CONTRACT DATE: 4/15/2019

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	190,380,556.00
2. Net change by Change Orders	\$	6,247,718.00
3. CONTRACT SUM TO DATE	\$	196,628,274.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	190,881,262.90
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0.00
b. % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b) or Total in Column I of G703	\$	
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	190,881,262.90
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 f/ prior Certificate)	\$	190,677,308.01
8. CURRENT PAYMENT DUE	\$	203,954.89
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	5,747,011.10

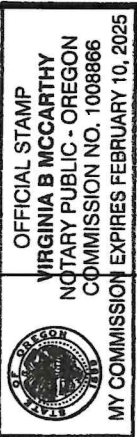
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: [Signature] Date: 07/01/24

State of: Oregon County of: Multnomah
 Subscribed and sworn to before me this 1st day of July 2024
 Notary Public: Virginia B. McCarthy
 My Commission expires: 2/10/2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 203,954.89

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: [Signature] Date: 7/2/24

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 56
 APPLICATION DATE: 6/30/2024
 PERIOD TO: 6/30/2024
 ARCHITECT'S PROJECT NO: 17011

A ITEM NO.	B DESCRIPTION OF WORK	ORIGINAL (FINAL GMP)	CHANGES	CONTINGENCY ALLOCATION	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D ORE)	RETENTION	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD			TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)		
DIV 1	GENERAL REQUIREMENTS				\$ -								
	01-012100 - Façade Mockup	\$ 141,250.00			\$ 141,250.00	\$ 101,251.35			\$ 5,062.57	\$ 101,251.35	71.68%	\$ 39,998.65	
	01-012200 - Work Platform at Theater	\$ 50,000.00	\$ 65,748.00	\$ 115,748.00	\$ 116,301.23			\$ 2,087.73	\$ 116,301.23	100.48%	\$ (553.23)		
	01-018000 - GC Covid Expenses	\$ -	\$ 1,328,582.43	\$ 1,328,582.43	\$ 1,325,075.78			\$ 66,253.79	\$ 1,325,075.78	99.74%	\$ 3,506.65		
DIV 2	EXISTING CONDITIONS												
	02-024100 Demolition	\$ 1,846,000.00	\$ 492,688.79	\$ 2,338,688.79	\$ 2,337,320.35			\$ 5,999.24	\$ 2,337,320.35	99.94%	\$ 1,368.44		
DIV 3	CONCRETE												
	03-033000 - Cast-In-Place Concrete (Incl Tilt Panels)	\$ 5,940,600.00	\$ 2,075,508.15	\$ 8,016,108.15	\$ 7,991,667.72			\$ 344,520.07	\$ 7,991,667.72	99.70%	\$ 24,440.43		
	03-034500 - Precast Architectural Concrete	\$ 362,252.00	\$ 375,287.47	\$ 737,539.47	\$ 667,169.70			\$ 28,091.08	\$ 667,169.70	90.46%	\$ 70,369.77		
	03-035300 - Concrete Topping	\$ 432,678.00	\$ 39,380.74	\$ 472,058.74	\$ 490,143.74			\$ 23,185.30	\$ 490,143.74	103.83%	\$ (18,085.00)		
DIV 4	MASONRY												
	04-042200 - Concrete Unit Masonry	\$ 1,946,410.00	\$ 160,035.00	\$ 2,106,445.00	\$ 2,074,356.00			\$ 98,502.20	\$ 2,074,356.00	98.48%	\$ 32,089.00		
DIV 5	METALS												
	05-051200 - Structural Steel Framing	\$ 12,552,375.00	\$ 3,498,679.92	\$ 16,051,054.92	\$ 16,043,089.86			\$ 745,479.29	\$ 16,043,089.86	99.95%	\$ 7,965.06		
DIV 6	WOODS AND PLASTICS												
	06-060100 - Rough Carpentry		\$ 349,267.00	\$ 349,267.00	\$ 349,267.00				\$ 349,267.00	100.00%			
	06-064100 - Architectural Wood Casework	\$ 2,834,259.00	\$ 598,247.29	\$ 3,432,506.29	\$ 3,430,584.67			\$ 157,545.03	\$ 3,430,584.67	99.94%	\$ 1,921.62		
DIV 7	THERMAL AND MOISTURE PROTECTION												
	07-071000 - Dampproofing and Waterproofing	\$ 222,068.00	\$ 121,932.35	\$ 344,000.35	\$ 333,814.35			\$ 14,164.75	\$ 333,814.35	97.04%	\$ 10,186.00		
	07-075000 - Membrane Roofing	\$ 2,913,605.00	\$ 774,327.76	\$ 3,687,932.76	\$ 3,687,932.76			\$ 162,730.10	\$ 3,687,932.76	100.00%			
	07-076200 - Sheet Metal Flashing and Trim	\$ 1,748,900.00	\$ 1,630,591.92	\$ 3,379,491.92	\$ 3,351,917.63			\$ 96,343.05	\$ 3,351,917.63	99.18%	\$ 27,574.29		
	07-077100 - Roof Specialties	\$ 35,000.00	\$ (32,300.79)	\$ 2,699.21	\$ 2,699.21			\$ 134.96	\$ 2,699.21	100.00%	\$ (0.00)		
DIV 8	OPENINGS												
	08-081000 - Doors and Frames	\$ 1,481,050.00	\$ 192,865.15	\$ 1,673,915.15	\$ 1,643,210.64			\$ 66,869.71	\$ 1,643,210.64	98.17%	\$ 30,704.51		
	08-081300 - Access Doors & Panels		\$ -	\$ -	\$ -								
	08-083300 - Coiling Doors and Grilles	\$ 284,573.00	\$ 63,165.00	\$ 347,738.00	\$ 336,045.99			\$ 14,398.12	\$ 336,045.99	96.64%	\$ 11,692.01		
	08-084400 - Curtain Wall and Glazed Assemblies	\$ 3,051,094.00	\$ 202,610.62	\$ 3,253,704.62	\$ 3,287,207.36			\$ 156,998.43	\$ 3,287,207.36	101.03%	\$ (33,502.74)		
	08-086200 - Unit Skylights	\$ 255,500.00	\$ 49,110.28	\$ 304,610.28	\$ 306,610.28			\$ 12,849.03	\$ 306,610.28	100.66%	\$ (2,000.00)		
DIV 9	FINISHES												
	09-092000 - Drywall, Taktl, Fireproofing, Fiberglass Windows	\$ 24,549,397.00	\$ 6,782,894.56	\$ 31,332,291.56	\$ 30,955,125.30	\$ 204.37		\$ 1,395,018.04	\$ 30,955,329.67	98.80%	\$ 376,961.89		
	09-093000 - Tiling	\$ 530,893.00	\$ 78,508.09	\$ 609,401.09	\$ 609,506.24			\$ 29,194.56	\$ 609,506.24	100.02%	\$ (105.15)		
	09-096200 - Specialty Flooring	\$ 336,017.00	\$ (32,849.50)	\$ 303,167.50	\$ 285,082.50			\$ 14,107.98	\$ 285,082.50	94.03%	\$ 18,085.00		
	09-096400 - Wood Flooring	\$ 345,309.00	\$ 43,983.59	\$ 389,292.59	\$ 389,292.59			\$ 15,393.00	\$ 389,292.59	100.00%			
	09-096500 - Carpet & Resilient Flooring	\$ 1,639,975.00	\$ 218,957.38	\$ 1,858,932.38	\$ 1,855,292.38			\$ 87,184.73	\$ 1,855,292.38	99.80%	\$ 3,640.00		
	09-099000 - Painting and Coating	\$ 888,631.00	\$ 349,030.96	\$ 1,237,661.96	\$ 1,030,107.73			\$ 38,270.92	\$ 1,030,107.73	99.27%	\$ 7,554.23		
DIV 10	SPECIALTIES												
	10-101100 - Visual Display Surfaces	\$ 294,045.00	\$ 58,003.92	\$ 352,048.92	\$ 311,402.60			\$ 14,884.78	\$ 311,402.60	88.45%	\$ 40,646.32		
	10-101400 - Signage & Photoluminescent Markings	\$ 300,000.00	\$ 152,966.84	\$ 452,966.84	\$ 327,303.84			\$ 2,146.25	\$ 327,303.84	72.26%	\$ 125,663.00		
	10-102213 - Wire Mesh Partitions	\$ 61,775.00	\$ (32,175.00)	\$ 29,600.00	\$ 29,600.00			\$ 787.60	\$ 29,600.00	100.00%			
	10-102226 - Operable Partitions	\$ 37,448.00	\$ 37,448.00	\$ 74,896.00	\$ 47,035.00			\$ 2,351.75	\$ 47,035.00	125.60%	\$ (9,587.00)		
	10-102813 - Toilet Accessories & Toilet Partitions	\$ 389,706.00	\$ 30,385.28	\$ 420,091.28	\$ 410,129.40			\$ 20,054.51	\$ 410,129.40	97.63%	\$ 9,961.88		
	10-105000 - Storage Specialties (Spacesaver)	\$ 161,717.00	\$ 206,117.85	\$ 367,834.85	\$ 343,794.45			\$ 7,966.91	\$ 343,794.45	93.46%	\$ 24,040.40		
	10-105100 - Lockers	\$ 682,940.00	\$ (35,866.08)	\$ 647,073.92	\$ 647,073.92			\$ 22,791.79	\$ 647,073.92	100.00%	\$ 0.00		
	10-107500 - Flagpoles	\$ 74,602.00	\$ 51,243.95	\$ 125,845.95	\$ 125,845.95			\$ 2,003.25	\$ 125,845.95	100.00%			
DIV 11	EQUIPMENT												
	11-111300 - Loading Dock Equipment	\$ 109,000.00	\$ (84,635.00)	\$ 24,365.00	\$ 24,365.00				\$ 24,365.00	100.00%			
	11-113100 - Residential Appliances	\$ 61,200.00	\$ 97,273.50	\$ 158,473.50	\$ 157,639.50			\$ 6,798.10	\$ 157,639.50	99.47%	\$ 834.00		
	11-114000 - Food service Equipment	\$ 962,370.00	\$ 112,123.04	\$ 1,074,493.04	\$ 1,071,679.96			\$ 35,225.02	\$ 1,071,679.96	99.74%	\$ 2,813.08		
	11-115000 - Educational and Scientific Equipment	\$ 8,075.00	\$ 2,277.00	\$ 10,352.00	\$ 10,352.00			\$ 517.60	\$ 10,352.00	100.00%			

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 56
APPLICATION DATE: 6/30/2024
PERIOD TO: 6/30/2024
ARCHITECT'S PROJECT NO: 17011

Table with columns A-I: ITEM NO., DESCRIPTION OF WORK, ORIGINAL (FINAL GMP), CHANGES, CONTINGENCY ALLOCATION, SCHEDULED VALUE, WORK COMPLETED (FROM PREVIOUS APPLICATION, THIS PERIOD), MATERIALS (PRESENTLY STORED), RETENTION, TOTAL COMPLETED AND STORED TO DATE, % (G+C), BALANCE TO FINISH, RETAINAGE.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
 In tabulations below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 56
 APPLICATION DATE: 6/30/2024
 PERIOD TO: 6/30/2024
 ARCHITECT'S PROJECT NO: 17011

A ITEM NO.	B DESCRIPTION OF WORK	ORIGINAL (FINAL GMP)	CHANGES	CONTINGENCY ALLOCATION	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D O R E)	RETENTION	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
						FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD			TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)		
	01-610003 - General Conditions Contingency GC Fee (3%)	\$ 1,177,166.00 \$ 5,563,903.00		\$ (1,177,273.73) \$ 181,972.00	\$ (107.73) \$ 5,745,875.00 \$ -	\$ (3,053.54) \$ 5,553,707.96	\$ 192,167.04		\$ 224,351.84	\$ (3,053.54) \$ 5,745,875.00	2834.44% 100.00%	\$ 2,945.81 \$ (0.00)	
	SUBTOTAL (EXCLUDES PRECON - PREVIOUSLY BILLED THROUGH SEPARATE PROJECT)	\$ 190,380,556.00	\$ -	\$ 6,413,755.18	\$ 196,794,311.18	\$ 190,505,537.02	\$ 203,954.89	\$ -	\$ 7,702,746.48	\$ 190,881,262.90	97.00%	\$ 5,913,048.28	\$ -
	PRECONSTRUCTION (Previously billed under precon billings)												
	Job 6039318	\$ 1,004,828.00		\$ (243,876.52)	\$ 760,951.48	\$ 760,951.48				\$ 760,951.48	100.00%		\$ -
	23-230000 Hydrotamp Mechanical	\$ 366,782.00		\$ (9,259.16)	\$ 357,522.84	\$ 357,522.84				\$ 357,522.84	100.00%		\$ -
	26-260000 Prairie Electric	\$ 275,000.00		\$ 1,249.50	\$ 276,249.50	\$ 276,249.50				\$ 276,249.50	100.00%		\$ -
	09-092000 Performance Contracting	\$ -		\$ 80,850.00	\$ 80,850.00	\$ 80,850.00				\$ 80,850.00	100.00%		\$ -
	31-316300 Hayward Baker	\$ 5,000.00		\$ -	\$ 5,000.00	\$ 5,000.00				\$ 5,000.00	100.00%		\$ -
	TOTAL (INCLUDES PRECON EFFECTIVE 08/2022)	\$ 192,032,166.00	\$ -	\$ 6,242,719.00	\$ 198,274,885.00	\$ 191,986,110.84	\$ 203,954.89	\$ -		\$ 192,361,836.72		\$ 5,913,048.28	\$ -

EXHIBIT E

Portland Public Schools

Prime Contractor, (CM/GC) Conditional Waiver and Release Upon Progress Payment

The undersigned CM/GC, upon receipt of a check in the sum of Two Hundred Three Thousand & Nine Hundred Fifty Four 89/100 Dollars (\$203,954.89) payable to CM/GC, and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, hereby waives *and* releases any stop notice and any and all claims CM/GC has with respect to it Work on the Lincoln High School, ("Project") under and related to its prime contract for the Project with Portland Public Schools, ("District") dated April 15 2019, to the following extent. This waiver and release is effective as to a progress payment for labor, services, overhead, materials, and equipment furnished and any and all other claims by the CM/GC and its subcontractors and suppliers at all tiers during the period commencing on and including March 31, 2024 and ending and including March 31, 2024, excluding retainage. This document may be relied upon by the Agency, and principal and surety on a bond, and any lender financing for the Project; provided that any party intending to rely upon this document should first verify evidence of payment to the CM/GC of the full amount set out above.

Date: July 1, 2024 _____ CM/GC Hoffman Construction Co of Oregon

By:  _____ (signature)

Name: Noelle Idehara _____ (printed or typed)

Title: Project Manager

Prime Contractor, (CM/GC) Unconditional Waiver and Release Upon Progress Payment

The undersigned CM/GC, has received the sum of One Hundred Ninety Million & Six Hundred Seventy Seven Thousand & Three Hundred Eight 01/100 Dollars (\$190,677,308.01) payable to CM/GC, and hereby waives and releases any stop notice and any and all claims CM/GC has with respect to it Work on the Lincoln High School, ("Project") under and related to its prime contract with the District for the Project dated April 15, 2019 to the following extent. This waiver and release is effective as to a progress payment for labor, services, overhead, materials, and equipment furnished and any and all other claims by the CM/GC and its subcontractors and suppliers at all tiers during the period prior to and including March 31, 2024, excluding retainage. This document may be relied upon by the Agency, and principal and surety on a bond, and any lender providing financing for the Project; provided that any party intending to rely upon this document should first verify evidence of payment to the CM/GC of the full amount set out above.

Date: July 1, 2024 _____ CM/GC Hoffman Construction Co of Oregon

By:  _____ (signature)

Name: Noelle Idehara _____ (printed or typed)

Title: Project Manager

Owners Statement of Value Report

Company: Hoffman Pacificmark LLC JV - 00409

Job Name: 6030118 - Lincoln HS

As of Date **06/30/2024**

Cost Code	Original Budget	Budget Adjustments	Change Orders	Revised Budget	Previous Billed	Current Month	Billed to Date	% Cmpl	Estimated to Complete
007082 - Business Tax	0	0	0	0	0	0	0	0.00%	0
012100 - Facade Mockup	141,250	0	0	141,250	101,251	0	101,251	71.68%	39,999
012200 - Work Platform-Theater	50,000	0	65,748	115,748	116,301	0	116,301	100.48%	(553)
024100 - Demolition	1,846,000	0	492,689	2,338,689	2,337,320	0	2,337,320	99.94%	1,368
033000 - Cast-In-Place Concrete	5,940,600	0	2,254,495	8,195,095	7,990,391	0	7,990,391	97.50%	204,704
034000 - Precast Concrete	0	0	4,589	4,589	3,368	0	3,368	73.38%	1,221
034500 - Precast Architectural Concrete	362,252	0	370,698	732,950	665,079	0	665,079	90.74%	67,872
035300 - Concrete Topping	432,678	0	(220,037)	212,641	490,144	0	490,144	230.50%	(277,503)
042200 - Concrete Unit Masonry	1,946,410	0	157,772	2,104,182	2,074,356	0	2,074,356	98.58%	29,826
050000 - Metals	0	0	0	0	0	0	0	0.00%	0
051200 - Structural Steel Framing	12,552,375	0	3,749,228	16,301,603	16,043,090	0	16,043,090	98.41%	258,513
053000 - Metal Decking	0	0	0	0	0	0	0	0.00%	0
054000 - Cold-Formed Metal Framing	0	0	0	0	0	0	0	0.00%	0
054100 - Structural Metal Stud Framing	0	0	0	0	0	0	0	0.00%	0
055000 - Metal Fabrications	0	0	2,443	2,443	0	0	0	0.00%	2,443
055100 - Metal Stairs	0	0	0	0	0	0	0	0.00%	0
057300 - Decorative Metal Railings	0	0	0	0	0	0	0	0.00%	0
061000 - Rough Carpentry	0	0	329,962	329,962	349,267	0	349,267	105.85%	(19,305)
061600 - Sheathing	0	0	0	0	0	0	0	0.00%	0
062000 - Finish Carpentry	0	0	0	0	0	0	0	0.00%	0
064100 - Architectural Wood Casework	2,834,259	0	1,454,237	4,288,496	3,430,585	0	3,430,585	80.00%	857,911
071000 - Dampproofing and Waterproc	222,068	0	121,932	344,000	333,814	0	333,814	97.04%	10,186
071100 - Dampproofing	0	0	0	0	0	0	0	0.00%	0
072100 - Thermal Insulation	0	0	0	0	0	0	0	0.00%	0
072500 - Weather Barriers	0	0	0	0	0	0	0	0.00%	0
074000 - Roofing and Siding Panels	0	0	0	0	0	0	0	0.00%	0
075000 - Membrane Roofing	2,913,605	0	774,328	3,687,933	3,687,933	0	3,687,933	100.00%	0
076000 - Flashing and Sheet Metal	0	0	1,077,129	1,077,129	345,318	0	345,318	32.06%	731,811
076100 - Sheet Metal Roofing	0	0	0	0	0	0	0	0.00%	0
076200 - Sheet Metal Flashing and Trirr	1,748,900	0	1,268,106	3,017,006	3,006,600	0	3,006,600	99.66%	10,406
077100 - Roof Specialties	35,000	0	(32,301)	2,699	2,699	0	2,699	100.00%	0
077600 - Roof Pavers	0	0	0	0	0	0	0	0.00%	0
078100 - Applied Fireproofing	0	0	0	0	0	0	0	0.00%	0
078400 - Firestopping	0	0	0	0	0	0	0	0.00%	0
079200 - Joint Sealants	0	0	0	0	0	0	0	0.00%	0
079500 - Expansion Control	0	0	0	0	0	0	0	0.00%	0
081000 - Doors and Frames	1,481,050	0	281,740	1,762,790	1,676,534	0	1,676,534	95.11%	86,256
083000 - Specialty Doors and Frames	0	0	2,800	2,800	0	0	0	0.00%	2,800

Cost Code	Original Budget	Budget Adjustments	Change Orders	Revised Budget	Previous Billed	Current Month	Billed to Date	% Cmpl	Estimated to Complete
083100 - Access Doors and Panels	0	0	0	0	0	0	0	0.00%	0
083300 - Coiling Doors and Grilles	284,573	0	60,365	344,938	336,046	0	336,046	97.42%	8,892
083500 - Folding Doors and Grilles	0	0	0	0	0	0	0	0.00%	0
084100 - Entrances and Storefronts	0	0	1,176	1,176	7,158	0	7,158	608.46%	(5,982)
084400 - Curtain Wall and Glazed Asser	3,051,094	0	305,427	3,356,521	3,246,725	0	3,246,725	96.73%	109,795
085000 - Windows	0	0	0	0	0	0	0	0.00%	0
086200 - Unit Skylights	255,500	0	295,132	550,632	306,610	0	306,610	55.68%	244,022
087100 - Door Hardware	0	0	0	0	0	0	0	0.00%	0
088000 - Glazing	0	0	0	0	0	0	0	0.00%	0
089000 - Louvers and Vents	0	0	0	0	0	0	0	0.00%	0
092000 - Plaster and Gypsum Board	24,549,397	0	14,577,297	39,126,694	30,955,125	204	30,955,330	79.12%	8,171,364
092216 - Non-Structural Metal Framing	0	0	0	0	0	0	0	0.00%	0
093000 - Tiling	530,893	0	138,730	669,623	609,506	0	609,506	91.02%	60,116
095000 - Ceilings	0	0	0	0	0	0	0	0.00%	0
095100 - Acoustical Ceilings	0	0	0	0	0	0	0	0.00%	0
096200 - Specialty Flooring	336,017	0	11,101	347,118	285,083	0	285,083	82.13%	62,035
096400 - Wood Flooring	345,309	0	111,817	457,126	389,293	0	389,293	85.16%	67,834
096500 - Resilient Flooring	1,639,975	0	1,468,771	3,108,746	1,855,292	0	1,855,292	59.68%	1,253,454
096700 - Fluid-Applied Flooring	0	0	3,640	3,640	0	0	0	0.00%	3,640
096800 - Carpeting	0	0	0	0	0	0	0	0.00%	0
098300 - Acoustic Finishes	0	0	0	0	0	0	0	0.00%	0
099000 - Painting and Coating	688,631	0	731,346	1,419,977	1,029,075	0	1,029,075	72.47%	390,902
100000 - Specialties	0	0	0	0	0	0	0	0.00%	0
101100 - Visual Display Surfaces	294,045	0	89,957	384,002	311,403	0	311,403	81.09%	72,600
101200 - Display Cases	0	0	0	0	0	0	0	0.00%	0
101300 - Directories	0	0	0	0	0	0	0	0.00%	0
101400 - Signage	300,000	0	263,383	563,383	327,304	0	327,304	58.10%	236,079
102113 - Toilet Compartments	0	0	(37,761)	(37,761)	984	0	984	[2.61%]	(38,745)
102213 - Wire Mesh Partitions	61,775	0	(32,175)	29,600	29,600	0	29,600	100.00%	0
102226 - Operable Partitions	37,448	0	0	37,448	47,035	0	47,035	125.60%	(9,587)
102813 - Toilet Accessories	389,706	0	67,674	457,380	410,181	0	410,181	89.68%	47,199
104400 - Fire Protection Specialties	0	0	472	472	(1,036)	0	(1,036)	[219.54%]	1,508
105000 - Storage Specialties	161,717	0	206,118	367,835	343,794	0	343,794	93.46%	24,040
105100 - Lockers	682,940	0	(35,866)	647,074	647,074	0	647,074	100.00%	0
107500 - Flagpoles	74,602	0	51,244	125,846	125,846	0	125,846	100.00%	0
111200 - Parking Control Equipment	0	0	0	0	0	0	0	0.00%	0
111300 - Loading Dock Equipment	109,000	0	(84,635)	24,365	24,365	0	24,365	100.00%	0
113100 - Residential Appliances	61,200	0	97,274	158,474	157,640	0	157,640	99.47%	834
114000 - Food service Equipment	962,370	0	112,123	1,074,493	1,071,680	0	1,071,680	99.74%	2,813
115000 - Educational and Scientific Equ	8,075	0	2,277	10,352	10,352	0	10,352	100.00%	0
115100 - Library Equipment	0	0	0	0	0	0	0	0.00%	0
115200 - Audio-Visual Equipment	0	0	0	0	0	0	0	0.00%	0
115300 - Laboratory Equipment	95,835	0	115,339	211,174	186,476	0	186,476	88.30%	24,698

Cost Code	Original Budget	Budget Adjustments	Change Orders	Revised Budget	Previous Billed	Current Month	Billed to Date	% Cmpl	Estimated to Complete
116100 - Theater and Stage Equipment	2,000,388	0	(530,950)	1,469,438	1,464,245	0	1,464,245	99.65%	5,193
116600 - Athletic Equipment	513,254	0	593,190	1,106,444	881,714	0	881,714	79.69%	224,731
122000 - Window Treatments	411,628	0	79,844	491,472	168,508	0	168,508	34.29%	322,964
123000 - Casework	0	0	0	0	0	0	0	0.00%	0
123100 - Manufactured Metal Casework	140,000	0	20,938	160,938	48,631	0	48,631	30.22%	112,307
123500 - Specialty Casework	0	0	33,085	33,085	36,948	0	36,948	111.68%	(3,863)
124813 - Entrance Floor Mats and Fram	0	0	0	0	0	0	0	0.00%	0
126100 - Fixed Audience Seating-T	187,000	0	32,248	219,248	219,248	0	219,248	100.00%	0
126150 - Fixed Audience Seating-F	825,000	0	405,121	1,230,121	1,230,121	0	1,230,121	100.00%	0
129300 - Site Furnishings	0	0	0	0	0	0	0	0.00%	0
129313 - Bicycle Racks	0	0	0	0	0	0	0	0.00%	0
132000 - Scoreboards/Track Equip	243,605	0	(143,787)	99,818	99,818	0	99,818	100.00%	0
133000 - Site Buildings	443,032	0	(473,032)	(30,000)	0	0	0	0.00%	(30,000)
134000 - Isolated Slab System	86,625	0	0	86,625	86,625	0	86,625	100.00%	0
142000 - Elevators	679,349	(23,520)	471,364	1,127,193	705,923	0	705,923	62.63%	421,270
149000 - Other Conveying Equipment	60,000	0	337,481	397,481	201,967	0	201,967	50.81%	195,514
210000 - Fire Suppression	1,525,994	0	96,343	1,622,337	1,585,540	0	1,585,540	97.73%	36,797
220000 - Plumbing	3,995,739	0	2,990,280	6,986,019	20,518,771	4,257	20,523,028	293.77%	(13,537,009)
230000 - Heating, Ventilating, and Air	14,592,025	0	(23,978)	14,568,047	0	0	0	0.00%	14,568,047
230800 - Commissioning of HVAC	0	0	0	0	0	0	0	0.00%	0
230900 - Instrumentation and Control f	0	0	0	0	0	0	0	0.00%	0
260000 - Electrical	20,236,915	0	3,581,505	23,818,420	21,795,284	0	21,795,284	91.51%	2,023,136
270000 - Communications	0	0	0	0	0	0	0	0.00%	0
272000 - Data Communications	0	0	0	0	0	0	0	0.00%	0
273000 - Voice Communications	0	0	0	0	0	0	0	0.00%	0
274000 - Audio-Video Communications	0	0	0	0	0	0	0	0.00%	0
280000 - Electronic Safety and Security	0	0	0	0	0	0	0	0.00%	0
281000 - Electronic Access Control & In	0	0	0	0	0	0	0	0.00%	0
282000 - Electronic Surveillance	0	0	0	0	0	0	0	0.00%	0
283000 - Electronic Detection and Alarr	0	0	0	0	0	0	0	0.00%	0
310000 - Earthwork	0	0	218,286	218,286	1,962	0	1,962	0.90%	216,324
311000 - Site Clearing	472,535	0	(160,892)	311,643	310,406	0	310,406	99.60%	1,237
312000 - Earthwork	7,068,815	0	2,673,204	9,742,019	8,890,896	0	8,890,896	91.26%	851,123
314100 - Shoring	464,409	0	47,001	511,410	511,410	0	511,410	100.00%	0
316300 - Bored Piles	1,531,404	0	466,221	1,997,625	1,997,625	0	1,997,625	100.00%	0
316613 - Aggregate Piers	427,000	0	246,178	673,178	675,017	0	675,017	100.27%	(1,839)
320000 - Site Furnishings	296,054	0	(93,240)	202,814	204,389	0	204,389	100.78%	(1,575)
321700 - Athletic Surfacing-T&F Turf	2,379,801	0	284,943	2,664,744	2,670,425	0	2,670,425	100.21%	(5,681)
323000 - Site Concrete	3,206,654	0	979,027	4,185,681	4,211,157	0	4,211,157	100.61%	(25,476)
323100 - Fences & Gates	1,076,640	0	202,412	1,279,052	1,218,964	0	1,218,964	95.30%	60,089
329000 - Planting	1,098,343	0	178,116	1,276,459	918,072	0	918,072	71.92%	358,387
500001 - MLS Default	0	0	0	0	328,089	0	328,089	0.00%	(328,089)
600000 - Contingency	0	0	0	0	0	0	0	0.00%	0

Cost Code	Original Budget	Budget Adjustments	Change Orders	Revised Budget	Previous Billed	Current Month	Billed to Date	% Cmpl	Estimated to Complete
600001 - Allowance - Teen Parent Cent	500,000	0	(335,934)	164,066	164,066	0	164,066	100.00%	0
600002 - Student Success Act	718,836	0	23,510	742,346	717,298	986	718,283	96.76%	24,063
600004 - Allowance - Field Storage	500,000	0	(500,000)	0	0	0	0	0.00%	0
600006 - Owner Contingency	6,673,280	0	(15,019,744)	(8,346,464)	0	0	0	0.00%	(8,346,464)
600007 - Yet to Buy	7,903,804	0	(10,318,257)	(2,414,453)	1,033	0	1,033	[0.04%]	(2,415,486)
600008 - PGE Duct Bank Reroute	0	0	2,751,068	2,751,068	2,751,068	0	2,751,068	100.00%	0
610001 - Design Contingency	1,528,423	0	(1,537,724)	(9,301)	0	0	0	0.00%	(9,301)
610002 - COW Construction Contingen	7,014,628	23,520	(10,576,894)	(3,538,746)	0	0	0	0.00%	(3,538,746)
610004 - Phase 2 Escalation	1,730,621	0	(1,730,621)	0	0	0	0	0.00%	0
999900 - Fee	5,563,903	0	181,972	5,745,875	5,553,708	192,167	5,745,875	100.00%	0
999950 -	0	0	0	0	0	0	0	0.00%	0
Total	163,522,253	0	6,124,067	169,646,320	165,535,587	197,614	165,733,201	97.69%	3,913,119
SALES TAX					0	0	0		
RETENTION					0	0	0		
Final Total	163,522,253	0	6,124,067	169,646,320	165,535,587	197,614	165,733,201	93.15%	3,913,119

Voucher Listing

Company: 00409 - Hoffman Pacificmark LLC JV

Cost Center: 6030118 - Lincoln HS

Date Entered: 04-Jun-24

Page 1 of 1

Type	Voucher	Explanation	Invoice Number	Vendor #	Vendor Name	Amount
JE	1475111			0	Oregon CAT	\$221.00
JE	1482465			0	603 Final CAT Entry	\$764.61
PV	2887554	ASI-153 Facade & Weather Barri	ZERO VOUCHER	56565	McKinstry Co. LLC	\$0.00
PV	2899032	Subcontractor to incorporate a	200101447	661044	Hydro-Temp Mechanical Inc.	\$4,257.01
PV	2899138	ASI-153 Div.09 Drywall & Frami	3017065	213	Hoffman Specialty Contracting	\$204.37
Total for Job 6030118 - Lincoln HS						\$5,446.99

Voucher Detail by Cost Code

Comapny: 00409 - Hoffman Pacificmark LLC JV

Cost Center: 6030118 - Lincoln HS

Page 1 of 1

Voucher	Type	Explanation	Invoice Number	Vendor #	Vendor Name	Amount
Cost Code 076000Flashing and Sheet Metal						
2887554	PV	ASI-153 Facade & Weather Barri	ZERO VOUCHER	56565	McKinstry Co. LLC	\$0.00
Sub-total						\$0.00
Cost Code 092000Plaster and Gypsum Board						
2899138	PV	ASI-153 Div.09 Drywall & Frami	3017065	213	Hoffman Specialty Contracting	\$204.37
Sub-total						\$204.37
Cost Code 220000Plumbing						
2899032	PV	Subcontractor to incorporate a	200101447	661044	Hydro-Temp Mechanical Inc.	\$4,257.01
Sub-total						\$4,257.01
Cost Code 600002Student Success Act						
1475111	JE			0	Oregon CAT	\$221.00
1482465	JE			0	603 Final CAT Entry	\$764.61
Sub-total						\$985.61
Sub-total for Job: 6030118 - Lincoln HS						\$5,446.99

Voucher Summary by Cost Code

Company: 00409 - Hoffman Pacificmark LLC
JV

Cost Center: 6030118 - Lincoln HS

Date Entered: 04-Jun-24

Page 1 of 1

Cost Code	Description	Amount
076000	Flashing and Sheet Metal	\$0.00
092000	Plaster and Gypsum Board	\$204.37
220000	Plumbing	\$4,257.01
600002	Student Success Act	\$985.61
Total for Cost Center: 6030118 - Lincoln HS		\$5,446.99

Oregon Corporate Activity Tax
Thru 4/30/2024

Job 6030118
Lincoln High School

	6030118	
Thru 4/30/2024		165,535,587.00
Less Non- CAT Billings		
CAT Billings		165,535,587.00
Rate		0.376%
6030118 CAT		622,910.41
CAT from 6039518		94,608.30
Total CAT		717,518.71
CAT Accrued (from 600002)		717,297.71
Current Month JE		221.00

Cleveland High School Modernization
 3400 SE 26th Avenue, Portland, Oregon 97202
 Suite 500
 Reconciled 75% Schematic Design Estimate with VE

Skanska USA Building
 1010 Flanders Street
 Portland, OR 97209

Estimate Cross-Tab Summary

	C		D		E		F		G		H	
	75% SD Est Recon with VE		75% SD Estimate Recon		Variance 11-15-24				Notes			
	316,000 gsf		336,000 gsf		(20,000) gsf							
Description	Cost	Cost/SF	Cost	Cost/SF	Cost	Percent+/-						
01 MAIN BUILDING	\$208,120,913	\$658.61	\$230,617,777	\$686.36	(\$22,496,864)	-10.81%						
A SUBSTRUCTURE	\$20,874,332	\$66.06	\$21,546,832	\$64.13	(\$672,500)	-3.22%						
B SHELL	\$71,301,724	\$225.64	\$83,551,870	\$248.67	(\$12,250,146)	-17.18%						
C INTERIORS	\$34,938,036	\$110.56	\$36,891,610	\$109.80	(\$1,953,574)	-5.59%						
D SERVICES	\$71,866,041	\$227.42	\$78,345,815	\$233.17	(\$6,479,774)	-9.02%						
D10 CONVEYING - ELEVATORS	\$525,500	\$1.66	\$685,500	\$2.04	(\$160,000)	-30.45%						
D20 PLUMBING	\$10,355,615	\$32.77	\$10,494,365	\$31.23	(\$138,750)	-1.34%						
D30 HVAC - Option 2	\$27,566,230	\$87.23	\$32,990,730	\$98.19	(\$5,424,500)	-19.68%						
D40 FIRE SUPPRESSION	\$2,313,411	\$7.32	\$2,368,911	\$7.05	(\$55,500)	-2.40%						
D50 ELECTRICAL	\$31,105,285	\$98.43	\$31,806,309	\$94.66	(\$701,024)	-2.25%						
E EQUIPMENT & FURNISHINGS	\$8,432,863	\$26.69	\$9,573,733	\$28.49	(\$1,140,870)	-13.53%						
z GENERAL REQUIREMENTS	\$707,917	\$2.24	\$707,917	\$2.11	\$0	0.00%						
02 MAIN SITE IMPROVEMENTS	\$14,361,022	\$45.45	\$15,642,493	\$46.56	(\$1,281,471)	-8.92%						
G SITEWORK	\$14,276,431	\$45.18	\$15,557,902	\$46.30	(\$1,281,471)	-8.98%						
z GENERAL REQUIREMENTS	\$84,591	\$0.27	\$84,591	\$0.27	\$0	0.00%						
03 WAVERLEIGH IMPROVEMENTS - OPTION A	\$200,001	\$0.63	\$200,001	\$0.60	\$0	0.00%						
G SITEWORK	\$184,517	\$0.58	\$184,517	\$0.55	\$0	0.00%						
z GENERAL REQUIREMENTS	\$15,484	\$0.05	\$15,484	\$0.05	\$0	0.00%						
04 FIELD HOUSE - 11,000sf	\$5,184,157	\$471.29	\$5,184,157	\$471.29	\$0	0.00%						
	Building=11,000sf		Building=11,000sf									
A SUBSTRUCTURE	\$1,040,943	\$94.63	\$1,040,943	\$94.63	\$0	0.00%						
B SHELL	\$1,476,847	\$134.26	\$1,476,847	\$134.26	\$0	0.00%						
C INTERIORS	\$736,045	\$66.91	\$736,045	\$66.91	\$0	0.00%						
D SERVICES	\$1,805,120	\$164.10	\$1,805,120	\$164.10	\$0	0.00%						
D20 PLUMBING	\$390,878	\$35.53	\$390,878	\$35.53	\$0	0.00%						
D30 HVAC	\$556,164	\$50.56	\$556,164	\$50.56	\$0	0.00%						
D40 FIRE SUPPRESSION	\$68,324	\$6.21	\$68,324	\$6.21	\$0	0.00%						
D50 ELECTRICAL	\$789,754	\$71.80	\$789,754	\$71.80	\$0	0.00%						
E EQUIPMENT & FURNISHINGS	\$69,564	\$6.32	\$69,564	\$6.32	\$0	0.00%						
G Building Sitework	\$10,388	\$0.94	\$10,388	\$0.94	\$0	0.00%						
z GENERAL REQUIREMENTS	\$45,250	\$0.14	\$45,250	\$0.13	\$0	0.00%						
	C		D		E		F		G		H	
	75% SD Est Recon with VE		75% SD Estimate Recon		Variance 11-15-24				Notes			
Description	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost/gsf						
05 STADIUM SITE IMPROVEMENTS	\$10,601,813	\$31.55	\$11,104,843	\$33.05	(\$503,030)	-4.74%						
	Buildings=2,776sf	Site=283,623	Buildings=2,776sf	Site=283,623								
A SUBSTRUCTURE	\$589,480	\$212.35	\$589,480	\$212.35	\$0	0.00%						
B SHELL	\$1,129,225	\$406.78	\$1,129,225	\$406.78	\$0	0.00%						
C INTERIORS	\$673,063	\$61.19	\$673,063	\$242.46	\$0	0.00%						
D SERVICES	\$755,821	\$272.27	\$755,821	\$272.27	\$0	0.00%						
D20 PLUMBING	\$445,524	\$160.49	\$445,524	\$160.49	\$0	0.00%						
D30 HVAC	\$119,889	\$43.19	\$119,889	\$43.19	\$0	0.00%						
D40 FIRE SUPPRESSION	\$27,813	\$10.02	\$27,813	\$10.02	\$0	0.00%						

D50 ELECTRICAL	\$162,595	\$58.57	\$162,595	\$58.57	\$0	0.00%	
E EQUIPMENT & FURNISHINGS	\$15,000	\$5.40	\$15,000	\$5.40	\$0	0.00%	
F SPECIAL CONSTRUCTION	\$1,524,000	\$5.37	\$1,724,000	\$6.08	(\$200,000)	-13.12%	
G SITEWORK	\$5,804,078	\$18.37	\$6,107,108	\$21.53	(\$303,030)	-5.22%	
z GENERAL REQUIREMENTS	\$111,146	\$0.35	\$111,146	\$0.39	\$0	0.00%	
06 26th AVENUE PARKING IMPROVEMENTS	\$1,735,033	\$5.49	\$2,035,033	\$6.06	(\$300,000)	-17.29%	
G SITEWORK	\$1,670,987	\$5.29	\$1,970,987	\$5.87	(\$300,000)	-17.95%	
z GENERAL REQUIREMENTS	\$64,046	\$0.20	\$64,046	\$0.19	\$0	0.00%	
SUBTOTAL DIRECT CONSTRUCTION COSTS	\$240,202,939	\$760.14	\$264,784,304	\$788.05	(\$24,581,365)	-10.23%	
Q ALLOWANCES							
Overtime & Schedule related - ALLOWANCE	\$1,078,414		\$20,826,714		(\$19,748,300)	-1831.24%	
OT lost productivity & GC's - ALLOWANCE	\$921,926		\$17,822,626		(\$16,900,700)	-1833.19%	
Trade parking transportation/rental - ALLOWANCE	\$2,400,000		\$2,400,000		\$0	0.00%	
Trade parking lost productivity - ALLOWANCE	\$1,041,949		\$5,241,949		(\$4,200,000)	-403.09%	
Green Energy @ 1.5% total construction cost	\$5,749,806		\$6,927,280		(\$1,177,475)	-20.48%	
Alternative Procurement Strategy	\$6,248,659		\$7,248,659		(\$1,000,000)	-16.00%	
ALLOWANCES	\$17,440,753		\$60,467,228		(\$43,026,475)	-246.70%	
	75% SD Est Recon with VE		75% SD Estimate Recon		Variance 11-15-24		Notes
	C	D	E	F	G	H	
Description	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost/gsf	
SUBTOTAL DIRECT CONST COSTS + ALLOWANCES	\$257,643,692	\$815.33	\$325,251,532	\$968.01	(\$67,607,840)	-28.15%	
Design/Estimating Contingency @ 10%	\$24,020,294		\$26,478,430		(\$2,458,136)	-10.23%	
Escalation to Midpoint - September 2027 @ 250/1000 = 0.75	\$22,780,277		\$23,168,627		(\$388,349)	-1.70%	
Construction Contingency @ 5%	\$12,882,185		\$16,262,577		(\$3,380,392)	-26.24%	
Subtotal Contingency/Escalation	\$59,682,756		\$65,909,634		(\$6,226,878)	-10.43%	
General Conditions & General Requirements	\$42,528,185		\$42,528,185		\$0	0.00%	
Subtotal General Conditions & General Requirements	\$42,528,185		\$42,528,185		\$0	0.00%	
Payment and Performance Bond @ 0.7%	\$2,683,238		\$3,232,731		(\$549,493)	-20.48%	
Builder's Risk - by Owner	\$0		\$0		\$0	0.00%	
Subcontractor Default Insurance (SDI) @ 1.25%	\$4,126,061		\$5,048,995		(\$922,934)	-22.37%	
General Liability Insurance GAP @ 0.2%	\$766,638		\$923,637		(\$156,999)	-20.48%	
Metro SHS tax @ 1%	\$3,833,208		\$4,618,187		(\$784,979)	-20.48%	
Fee @ 2.95%	\$10,983,915		\$13,233,270		(\$2,249,355)	-20.48%	
Measure 118 not included	\$0		\$0		\$0	0.00%	
Moving costs by Owner	\$0		\$0		\$0	0.00%	
Subtotal Indirect Costs	\$22,393,060		\$27,056,820		(\$4,663,761)	-20.83%	
Preliminary Services Fee from RFP	\$139,650		\$139,650		\$0	0.00%	
Preconstruction Services Fee from RFP	\$932,860		\$932,860		\$0	0.00%	
Subtotal Preconstruction Services	\$1,072,510		\$1,072,510		\$0	0.00%	
TOTAL 75% SD ESTIMATE	\$383,320,202	\$1,213.04	\$461,818,681	\$1,374.46	(\$78,498,479)	-20.48%	

Jefferson High School 100% SD Estimate 10-18-24

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount
A10 FOUNDATIONS	322,451.00 GSF	23.54 /GSF	7,590,259
A20 SUBGRADE ENCLOSURES	322,451.00 GSF	0.40 /GSF	127,372
B10 SUPERSTRUCTURE	322,451.00 GSF	121.60 /GSF	39,211,573
B20 EXTERIOR VERTICAL ENCLOSURES	322,451.00 GSF	81.06 /GSF	26,139,485
B30 EXTERIOR HORIZONTAL ENCLOSURES	322,451.00 GSF	17.01 /GSF	5,484,171
C10 INTERIOR CONSTRUCTION	322,451.00 GSF	67.67 /GSF	21,821,817
C20 STAIRS	322,451.00 GSF	6.51 /GSF	2,099,301
C30 INTERIOR FINISHES	322,451.00 GSF	74.54 /GSF	24,034,746
D10 CONVEYING	322,451.00 GSF	4.68 /GSF	1,510,484
D20 PLUMBING / HVAC	322,451.00 GSF	125.34 /GSF	40,416,911
D40 FIRE PROTECTION	322,451.00 GSF	6.91 /GSF	2,227,569
D50 ELECTRICAL	322,451.00 GSF	132.56 /GSF	42,742,801
E10 EQUIPMENT	322,451.00 GSF	16.85 /GSF	5,433,296
E20 FURNISHINGS	322,451.00 GSF	5.58 /GSF	1,800,068
F20 FACILITY REMEDIATION	322,451.00 GSF	25.80 /GSF	8,318,931
F30 DEMOLITION	322,451.00 GSF	21.93 /GSF	7,071,480
G10 SITE PREPARATION	322,451.00 GSF	56.27 /GSF	18,143,652
G20 SITE IMPROVEMENTS	322,451.00 GSF	43.67 /GSF	14,082,582
Z10 GENERAL REQUIREMENTS	322,451.00 GSF	85.02 /GSF	27,414,958

Estimate Totals

Description	Amount	Totals	Rate	st per Unit
Subtotal Direct Cost of	295,671,457	295,671,457		
Estimating & Design	14,783,573		5.000	%
Escalation to Nov 25	16,853,273		5.700	%
Escalation from Nov 25 to Mid Construction Aug 27 (on 50% of _____)	15,056,182			31,909,455
Subtotal Design Phase Contingencies	46,693,028	342,364,485		
Owner GMP Contingency - NIC				
Construction Contingency	17,118,224		5.000	%
Subtotal Construction Contingencies	17,118,224	359,482,709		63,811,252
GCs Staff Labor & Support	28,954,314			
GCs Site Services - See Estimate				
Subtotal GCs	28,954,314	388,437,023		
Liability Ins. - NIC (DCIP)				
Builders Risk Insurance - NIC				
Non-Wrap Project Insurance	3,495,933		0.900	%
Sub Default Insurance	3,695,893		1.250	%
Sub Default Insurance on Contingencies	797,641			
Subtotal Insurances	7,989,467	396,426,490		
GC Performance & Payment Bond	3,550,864		0.850	%
Subtotal Bonds	3,550,864	399,977,354		
Fee	13,999,207		3.500	%
Subtotal Before Precon Agreement	13,999,207	413,976,561		
ACCO + CP Preconstruction & Early Investigation to	1,220,000			
Early Investigation Change Order	250,000			
ACCO + CP Preconstruction September 24 to Aug	2,302,176			
Early Trade Partner Precon & BIM - In COW				
Overall JHS Project Total	3,772,176	417,748,737		



BUILDING: Ida B Wells High School Replacement Portland, OR
 LOCATION: BORA
 ARCHITECT:
 SUBJECT: 100% SD Estimate Rev0

JOB NO: ESTIMATOR: MT/DB/LL
 CHECKED BY: NI

DATE: 11/11/2024
 DWG DATE: 10/14/2024

Description	Area	\$/sf	Total
New Building Estimate	324,593	\$926.43	\$300,713,853
Site Work Estimate	1,150,000	\$66.66	\$76,660,684
GMP Estimate	324,593	\$1,162.61	\$377,374,537
Budget			
Owner Contingency			
Total GMP Value			\$377,374,537

Alternate Pricing (including markups):	Cost Add / (Cost Deduct)	Alt 1:	
Alt 2: not used		Structural System	TBD
Alt 3: Structural - CLT Grade			TBD
Alt 4: Mechanical Plant			TBD
Alt 5: Mechanical Distribution			TBD
Alt 6: Façade Materials			TBD
Alt 7: Ceiling Fans in Classrooms			TBD
Alt 8: Green Roofs			TBD
Alt 9.: Smoke Detection			TBD
Alt 10: Generator			TBD
Alt 11: 1.5% GET Funds			TBD
Alt 12: Mechanical Screening			TBD
Alt 13: Bleacher Location			TBD
Alt 14: Bleacher Capacity			TBD
Alt 15: Multiu-Purpose Field			TBD
Alt 16: Hitting Facility			TBD
Alt 17: Artificial Turf			TBD

Allowance Pricing (incl. in estimate):	
Wayfinding and Storytelling Scope	\$500,000
Exterior Mockup	\$200,000

NOTES

Excludes Contaminated Soil Costs (except as noted) Excludes Permits (other than Trade Permits) Excludes FF&E
 Excludes Utility Connection Fees and Relocates (except as noted)

BUILDING: Ida B Wells High School Replacement
 LOCATION: Portland, OR
 MT/DB/LL
 ARCHITECT: BORA
 SUBJECT: 100% SD Estimate Rev0
 11/11/2024
 DWG DATE: 10/14/2024
BASE CONSTRUCTION SCOPE



JOB NO: 0
 ESTIMATOR:
 CHECKED BY: NI
 DATE:

	GSF	324,593	1,150,000	324,593	
Description	Building	Site	Total	Cost/GSF	
A10 - Foundations	\$6,512,131	\$0	\$6,512,131	\$20.06	

	A20 - Basement Construction	\$4,262,183	\$0	\$4,262,183	\$13.13
	B10 - Superstructure	\$33,495,653	\$0	\$33,495,653	\$103.19
	B20 - Exterior Enclosure	\$20,395,404	\$0	\$20,395,404	\$62.83
	B30 - Roofing	\$5,306,310	\$0	\$5,306,310	\$16.35
	C10 - Interior Construction	\$14,799,956	\$0	\$14,799,956	\$45.60
	C20 - Stairs	\$1,258,000	\$0	\$1,258,000	\$3.88
	C30 - Interior Finishes	\$15,644,368	\$0	\$15,644,368	\$48.20
	D10 - Conveying	\$970,000	\$0	\$970,000	\$2.99
	D20 - Plumbing	\$8,543,570	\$0	\$8,543,570	\$26.32
	D30 - HVAC	\$29,670,303	\$0	\$29,670,303	\$91.41
	D40 - Fire Protection	\$2,596,744	\$0	\$2,596,744	\$8.00
	D50 - Electrical	\$33,844,271	\$0	\$33,844,271	\$104.27
	E10 - Equipment	\$4,825,000	\$0	\$4,825,000	\$14.86
	E20 - Furnishings	\$4,220,737	\$0	\$4,220,737	\$13.00
	F10 - Special Construction	\$0	\$0	\$0	\$0.00
	F20 - Selective Building Demolition	\$0	\$0	\$0	\$0.00
	G10 - Site Preparation	\$0	\$11,861,377	\$11,861,377	\$36.54
	G20 - Site Improvements	\$0	\$28,639,575	\$28,639,575	\$88.23
	G30 - Site Mechanical Utilities	\$0	\$3,503,700	\$3,503,700	\$10.79
	G40 - Site Electrical Utilities	\$0	\$3,500,000	\$3,500,000	\$10.78
	G90 - Other Site Construction	\$0	\$0	\$0	\$0.00
	Z40 - General Requirements/Logistics	\$0	\$0	\$0	\$0.00
	Subtotal	\$186,344,630	\$47,504,651	\$233,849,281	\$720.44
		\$574.09	\$41.31	\$720.44	
	Contingencies & Escalation				
12.50%	Design Contingency	\$23,293,079	\$5,938,081	\$29,231,160	\$90.05
5.00%	Construction Contingency	\$9,317,231	\$2,375,233	\$11,692,464	\$36.02
13.75%	Esc. to Midpoint of Construction (5% to June 2027)	\$25,622,387	\$6,531,890	\$32,154,276	\$99.06
	General Conditions, Requirements & Logistics				
	Pre-Construction Services	\$762,091	\$194,279	\$956,370	\$2.95
	General Conditions, Requirements & Logistics	\$35,104,090	\$8,949,051	\$44,053,141	\$135.72
	Insurances				
1.107%	Subcontractor Default Insurance (SDI)	\$2,707,471	\$690,213	\$3,397,684	\$10.47
0.649%	Hoffman Bond	\$1,922,791	\$490,175	\$2,412,966	\$7.43
by owner	Builder's Risk Insurance	\$0	\$0	\$0	\$0.00
0.379%	Offsite GL and Professional Liability Insur	\$1,122,863	\$286,250	\$1,409,113	\$4.34
0.50%	DSIP Difference in Coverage	\$1,481,349	\$377,639	\$1,858,988	\$5.73
	Taxes				
Excluded	City of Portland Clean Energy Tax - NIC	\$0	\$0	\$0	\$0.00
	Fees & Non Marked Up Costs				
2.90%	Contractor Fee, including CAT	\$8,591,824	\$2,190,305	\$10,782,130	\$33.22
	TOTAL DIRECT CONSTRUCTION COST	\$296,269,806	\$75,527,767	\$371,797,573	\$1,145.43
1.50%	Allowance for Green Energy Technology	\$4,444,047	\$1,132,917	\$5,576,964	
	TOTAL with Green Energy Technology	\$300,713,853	\$76,660,684	\$377,374,537	\$1,162.61