



April 13, 2021

Alaska Dept. of Education and Early Development  
Division of School Finance and Facilities  
801 West 10<sup>th</sup> Street, Suite 200  
Juneau, Alaska 99811-0500

Attn: Tim Mearig, Manager FSS/Facilities

RE: 20<sup>th</sup> Edition Program Demand Cost Model – Model School Summary of Proposed Changes

Dear Mr. Mearig,

This year we have reviewed and updated the pricing associated with the 20<sup>th</sup> Edition Program Demand Cost Model. Due to the escalation of pricing from factors including the COVID-19 pandemic, current state of the economy, and other supply and demand issues, the vast majority of changes to the model were material price increases. Exceptions were some assemblies and more expensive items that have, thus far, held their pricing and absorbed the cost changes.

A few items in the various elemental categories have seen revisions in the labor hours associated with them. These are a result of updates to the labor costs in the RS Means database or the judgement of the estimators involved. Most of these labor changes were in the Site Work sections.

No substantive changes were made to the line items or building assemblies found in the Model School. The changes made last year to the exterior wall assembly, security needs, and flat panel monitors seem to have encapsulated the required updates to the Model School and this still represents all of the components desired to fulfill the overall needs of the Program Demand Cost Model.

After review if you have questions, concerns, or suggestions, we would be pleased to discuss them.

Sincerely,

Rob Brown  
RB/as

HMS Project No.: 21013

**SUMMARY COST COMPARISON**

	<i>2020 Total</i>	<i>2021 Total</i>	<i>Delta</i>	<i>Comments</i>
01 - EXISTING CONDITIONS	\$ 0	\$ 0	N/A	
02 - SUBSTRUCTURE	801,865	869,614	0.08	Material price updates
03 - SUPERSTRUCTURE	2,059,671	2,368,749	0.15	Material price updates
04 - EXTERIOR CLOSURE	1,612,976	1,257,248	-0.22	Material price updates, labor rate correction
05 - ROOF SYSTEMS	1,220,856	1,289,640	0.06	Material price updates
06 - INTERIORS				
General Contractor	754,960	781,072	0.03	Material price updates
Subcontractor	919,700	960,223	0.04	Material price updates
07 - CONVEYING EQUIPMENT	0	0	N/A	
08 - MECHANICAL	2,332,227	2,437,954	0.05	Material price updates
09 - ELECTRICAL	1,695,597	1,742,535	0.03	Material price updates
10 - EQUIPMENT AND FURNISHINGS	461,470	471,203	0.02	Material price updates
11 - SPECIAL CONDITIONS	0	0	N/A	
<b>SUBTOTAL:</b>	<b>\$ 11,859,322</b>	<b>\$ 12,178,238</b>	<b>0.03</b>	
12 - GENERAL REQUIREMENTS AND PROFIT	3,000,958	3,104,611	0.03	No change
<b>SUBTOTAL:</b>	<b>\$ 14,860,280</b>	<b>\$ 15,282,849</b>	<b>0.03</b>	
13 - SITE AND INFRASTRUCTURE				
General Contractor	\$ 1,233,437	\$ 1,492,053	0.21	Material price updates, labor rate correction
Subcontractor (Site Electrical)	66,034	76,484	0.16	Material price updates, labor rate correction
<b>SUBTOTAL:</b>	<b>\$ 16,159,751</b>	<b>\$ 16,851,386</b>		
14 - CONTINGENCIES	1,615,975	1,685,139	0.04	No change
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>	<b>\$ 17,775,726</b>	<b>\$ 18,536,525</b>	<b>0.04</b>	
<b>COST PER SQUARE FOOT:</b>	<b>\$ 429.37 /SF</b>	<b>\$ 447.74 /SF</b>		
<b>GROSS FLOOR AREA:</b>	<b>41,400 SF</b>	<b>41,400 SF</b>		

STATE OF ALASKA  
ESCALATION COST STUDY

MODEL SCHOOL BUILDING  
ANCHORAGE, ALASKA (BASE)

APRIL 2021



HMS Project No.: 21013

## ***MODIFICATIONS BASED ON THE FOLLOWING***

### **LABOR RATES**

A.S. Title 36 April 2021.

### **SBS RATES**

Price List January 2021.

### **PLUMBING PIPING**

Central Plumbing and Heating, February 2021; Ferguson, February 2021; R.S. Means 2021; Google product searches.

### **CONCRETE**

Anchorage Sand & Gravel, Spring 2021 based on standard 4,000 lb., 5 1/2 sack mix, 4,000 psi design strength, no air entrainment.

### **ELECTRICAL WIRE/CONDUIT**

Gray Bar and North Coast Electric, February 2021.

Light fixture pricing is based on review of recent lighting quotes, R.S. Means 2021, and Google product searches.

### **STRUCTURAL STEEL**

Steel Fab of Anchorage, Alaska, February 2021.

Bar Joists and Metal Deck, Andy Milner Company, February 2021.

HMS Project No.: 21013

**ALASKAN CONSTRUCTION ESCALATION INDEX**

<i>Base Year 1980</i>	<i>Estimated Basis for Calculations</i>	<i>100.00</i>
1980	\$ 1,038,604	100.00
1981	1,084,425	104.40
1982	1,125,068	107.70
1983	1,200,180	115.60
1984	1,231,503	118.60
1985	1,222,949	117.70
1986	1,261,102	121.40
1987	1,277,361	123.00
1988	1,296,492	124.80
1989	1,312,471	126.40
1990	1,368,466	131.80
1991	1,394,828	134.30
1992	1,441,972	138.80
1993	1,488,141	143.30
1994	1,499,924	144.40
1995	1,488,894	143.40
1996	1,518,343	146.20
1997*	5,895,775	146.70
1998*	6,038,745	149.12
1999*	6,146,839	150.96
2000*	6,243,856	152.60
2001*	6,357,677	154.53
2002*	6,829,911	162.54
2003*	7,053,768	166.34
2004*	7,999,739	176.57
2005*	8,719,586	188.55
2006*	9,629,545	198.41
2007*	10,306,665	205.73
2008**	12,742,474	208.59
2009**	12,865,338	209.55

HMS Project No.: 21013

**ALASKAN CONSTRUCTION ESCALATION INDEX**

<i>Base Year 1980</i>	<i>Estimated Basis for Calculations</i>	<i>100.00</i>
2010**	\$ 13,228,267	212.38
2011**	13,742,935	216.27
2012**	14,073,498	218.67
2013**	14,664,252	222.87
2014**	15,245,384	223.78
2015**	15,470,256	228.32
2016**	15,414,300	227.49
2017**	15,714,707	229.91
2018***	16,696,141	244.27
2019***	16,932,962	248.19
2020***	17,255,758	240.40
2021***	18,536,525	TBD

\* These are a representative project which was updated in 1997 through 2007 to reflect, at that time, changes for a representative project including technological developments.

\*\* Improved school including current IT electrical installation, steel structure and other improvements.

\*\*\* Improved school including incorporation of ASHRAE 90.1 envelope requirements.