



Berryhill Administrative Complex

Cost Analysis

Joseph B. Harrell, Assistant Superintendent

January 12, 2016

Committee Members

School District Officials

- **Joey Harrell** — Assistant Superintendent
Administrative Services
- **Tim Wyrosdick** — Superintendent, (non-voting)
- **Richard Laing** — Director of Building Maintenance
- **Rufus Phillips** — Building Code Official,
Maintenance Foreman II
- **Dr. Diane Scott** — School Board Member, District **1**
(non-voting)

Independent Citizens

- **Nathan Ford** — Assistant to the City Manager,
Gulf Breeze, FL
- **Cinnamon Holderman** — Abaca Mortgage,
Navarre, FL
- **Mike Lewis** — Milton Historic Preservation Board
Chairman, Milton, FL
- **Rhonda Royals** — Building Official, Santa Rosa
County, FL

Professional Resources

- Stephen W. Leonard, PE Berube Leonard LLC
- Mike Martin, Construction Manager, Pinder-Martin Associates Inc.
- David Pinder, Architect, Pinder-Martin Associates Inc.

Cost Analysis Requirements – Steps

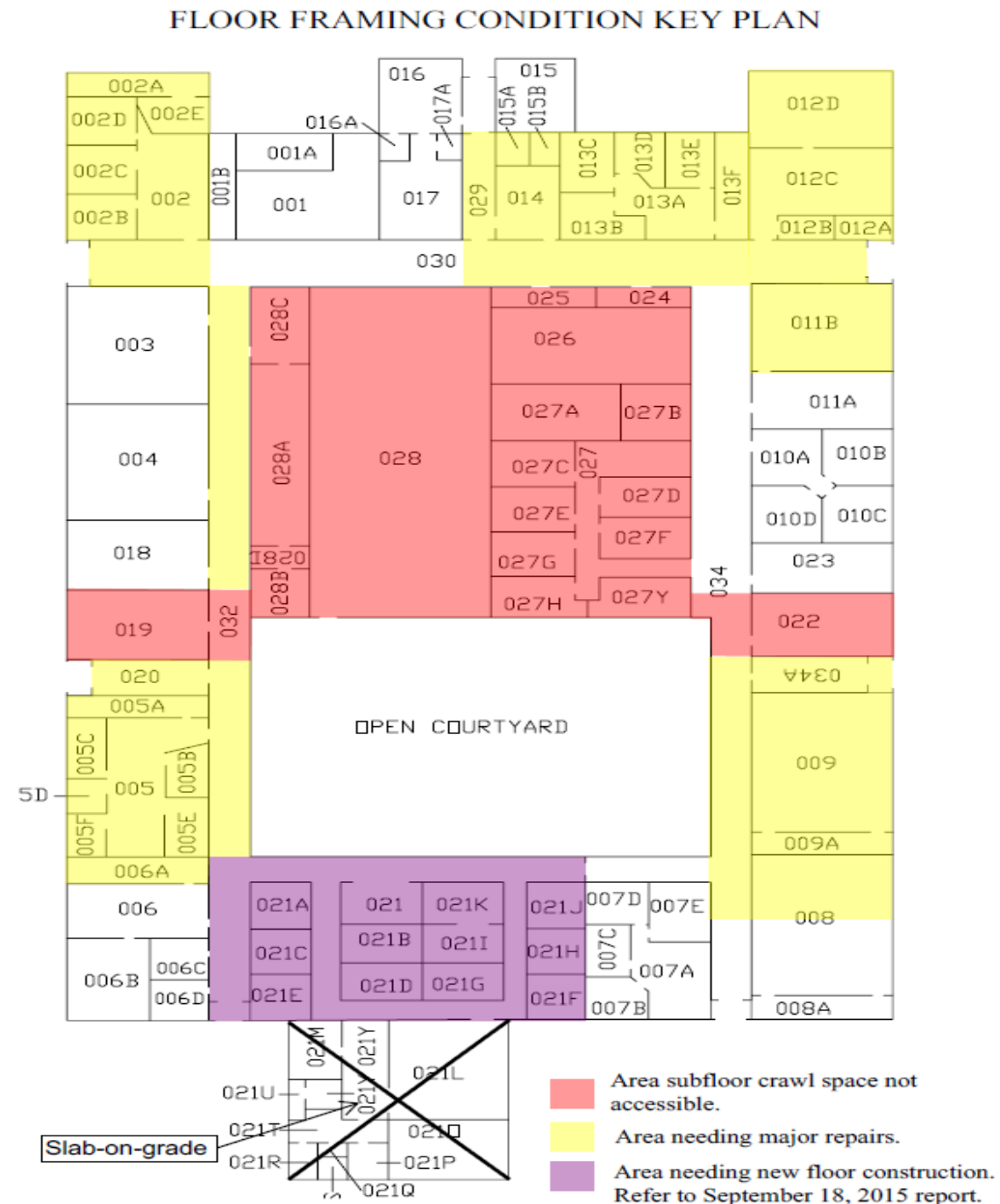
Office of Educational Facilities, DOE

- i. Castaldi Analysis (or other cost analysis formula to support the proposed project).
- ii. The following five questions must be addressed:
 1. How many years will modernization extend the useful life of the modernized building(s)?
 2. Does the existing building(s) lend itself to improvement, alteration, remodeling, and expansion?
If no, explain why not.
 3. Explain how a modernized and a replacement building(s) fits into a well-conceived long-range plan of the district/community college?
 4. What is the percentage derived by dividing the cost for modernization by the cost for a replacement building?
 5. A committee of district officials and independent citizens from outside the school attendance zone has determined that the replacement of the building(s) is financially justified and no other alternative is feasible? (Not applicable to community colleges)

BAC

Structural Analysis

(Refer to Handout)



BAC Structural Analysis 9/18/15



Floor Plan 006A – 0021F
Wood Rot

BAC Structural Analysis 9/18/15



Floor Plan 006A – 0021F
Wood Rot

BAC Structural Analysis

10/26/15

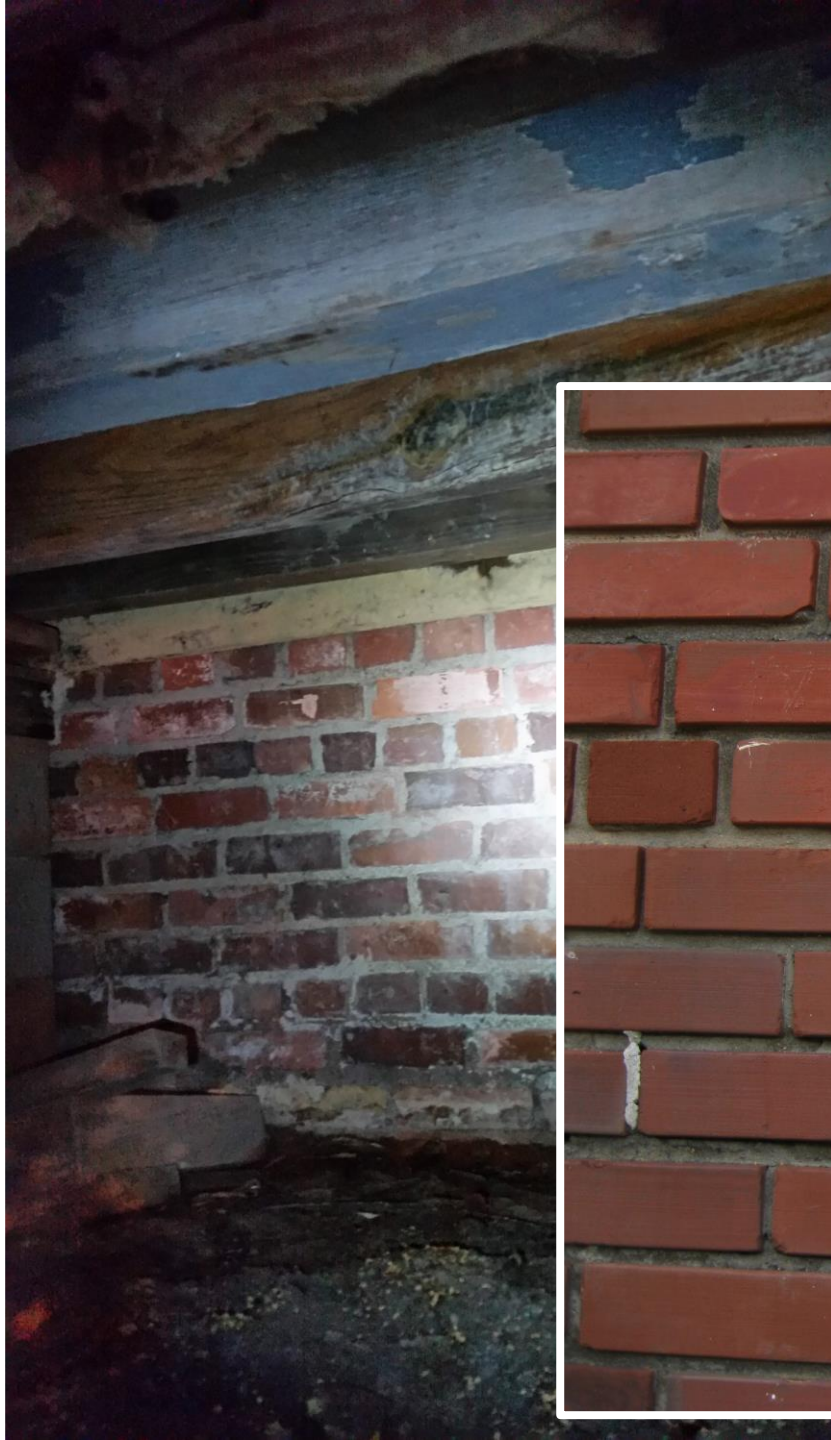
Beam Failure
Room 028

Beam and
Joist Failure
Room 002



BAC Structural Analysis

10/26/15



CASTALDI ANALYSIS

BERRYHILL ADMINISTRATIVE COMPLEX				24,629	SF	RATES BASED UPON MIDDLE SCHOOL FACILITIES		
BUILDING #1							COST/GSF (NEW CONSTRUCTION): \$159.00	
							COST/GSF (REMODELING): \$ 79.50	

AGE OF BUILDING:

Lr = Expected useful life of school:

(Note: Castaldi uses 65 years; 100 years utilized to avoid negative numbers)

Lm = Remaining useful life:

(Expected useful life minus age of building)

90 YEARS

100 YEARS

10 YEARS

SURVEY RECOMMENDATIONS:

Ce = Cost of educational improvements

REMODEL

GSF

24,629

COST/GSF

\$ 79.50

TOTAL

\$ 1,958,005.500

Ch = Cost for improvements in healthfulness

\$0

Cs = Cost for improvements in safety (Fire Sprinkler, Fire Walls, Fireproof Doors)

\$1,400,000

Ia = Index of adequacy of a modernized building compared to a new building:

0.75 Allowed by State of Florida

R = Replacement of existing building

REPLACEMENT

GSF

24,629

COST/GSF

\$ 159.00

TOTAL

\$ 3,916,011.00

Oc = Other estimated hidden costs associated with remodeling projects (Cost + 20%)

1.2

CASTALDI GENERALIZED FORMULA FOR SCHOOL MODERNIZATION

IF:	REMODEL		REPLACEMENT	THEN:
	$\frac{(Ce + Ch + Cs) \times (Oc)}{(Lm) \times (Ia)}$	>	$\frac{R}{Lr}$	Building should be replaced; otherwise building should be modernized (remodeled).
	$\frac{(\$1,958,005.50 + \$0 + \$1,400,000.00) \times (1.2)}{(100 - 90) \times (.75)}$	>	$\frac{\$ 3,916,011.000}{100}$	
	$\frac{\$4,029,606.60}{7.5}$	>	$\frac{\$ 3,916,011.00}{100}$	
	\$537,280.88	>	\$39,160.11	

THEREFORE: BUILDING #1 SHOULD BE REPLACED

ESTIMATED COST FOR REPLACEMENT

\$ 3,916,011.00

- i. Castaldi Analysis (or other cost analysis formula to support the proposed project).

Analysis indicates that the building should be replaced.

- i. The following five questions must be addressed:

- 1. How many years will modernization extend the useful life of the modernized building(s)?

Analysis assumes 10 additional years of useful life.

- 2. Does the existing building(s) lend itself to improvement, alteration, remodeling, and expansion? If no, explain why not.

No, the extent of the necessary improvements would require the entire building to become 2014 SREF compliant.

- 3. Explain how a modernized and a replacement building(s) fits into a well-conceived long-range plan of the district/community college?

Based on the Castaldi Analysis, modernization of the building is not the most feasible alternative. However, replacement must be accomplished in order to house various district personnel and alternatively placed ESE students.

- 4. What is the percentage derived by dividing the cost for modernization by the cost for a replacement building?

85.8%

- 5. A committee of district officials and independent citizens from outside the school attendance zone has determined that the replacement of the building(s) is financially justified and no other alternative is feasible?

Yes, consensus was achieved with respect to replacing the building. No other alternative was recommended.

Questions/Concerns/Comments