

**OPTION 1: Total Renovation
Estimated Cost Breakdown**

December 2, 2016

I. Description

Complete renovation of the existing building and site to address ADA, deferred maintenance items and provide additional parking. The building PDE capacity would remain 675 students and the (2) existing temporary classrooms would be retained. Project requires phased renovation and (8) additional temporary classrooms.

II. Summary of Construction Cost (Hard Cost)

Replace Temporary Classrooms	2	@	\$100,000	\$200,000
Temp. Classrooms for Construction	8	@	\$100,000	\$800,000
Interior Renovation Cost	63,443	x	\$180	\$11,419,740
Site Development Cost				\$800,000
Food Service Equipment				\$150,000
			Sub-Total	\$13,369,740

III. Additional Costs (Soft Cost)

Architectural / Engineering Fees	\$13,369,740	x	7.5%	\$1,002,731
Land Development Engineering Fees				\$750,000
Movable Equipment Cost				\$500,000
Additional Construction Related Cost (includes geotechnical and environmental reports, site surveys, agency approval fees, printing, miscellaneous expenses, contingency and 2% inflation)				\$1,738,066
Financing Costs (Including bond discount, legal fees, financial advisor, capitalized interest, and printing)	\$15,857,806	x	3.0%	\$475,734
			Sub-Total	\$4,466,531

IV. TOTAL ESTIMATED COST

\$17,836,271

**OPTION 1A: Total Renovation
Estimated Cost Breakdown**

February 1, 2017

I. Description

Renovation of the existing building limited to HVAC, Electrical and Plumbing capital improvement and associated architectural items. Specifically excluded is the work associated with ADA compliance and exterior site / parking improvements. The building PDE capacity would remain 675 students and the (2) existing temporary classrooms would be replaced. Project requires phased renovation and (8) additional temporary classrooms during construction.

II. Summary of Construction Cost (Hard Cost)

Replace Temporary Classrooms <i>(includes demolition)</i>	2 @ \$120,000	\$240,000
Temp. Classrooms for Construction	8 @ \$100,000	\$800,000
Interior Renovation Cost	63,443 x \$115	\$7,295,945
Required ADA investment	20% of Renovation Cost	\$1,459,189
Food Service Equipment	Included in Renovation Cost	\$0
	Sub-Total	\$9,795,134

III. Additional Costs (Soft Cost)

Architectural / Engineering Fees	\$9,795,134 x 7.5%	\$734,635
Land Development Engineering Fees		\$0
Movable Equipment Cost		\$0
Additional Construction Related Cost <i>(includes environmental reports, agency approval fees, printing, miscellaneous expenses, contingency and 2% inflation)</i>		\$1,273,367
Financing Costs <i>(District will use local funds)</i>	\$11,068,501 x 0.0%	\$0
	Sub-Total	\$2,008,002

IV. TOTAL ESTIMATED COST

\$11,803,136

OPTION 3: Renovation and 3-Story Addition
Estimated Cost Breakdown

December 2, 2016

I. Description

Renovate the existing main floor level and demolish the Multi-purpose room and Kindergarten levels. Construct approximately 44,000 square foot additions for new core facilities and 3 stories of classrooms. Increase the building PDE capacity to 675 students. Project requires phased demolition/construction and (8) additional temporary classrooms.

II. Proposed Room Schedule

6	Regular Classrooms	@	850	5,100 sf
3	Special Education Classrooms	@	850	2,550 sf
3	Half-day Kindergarten Classrooms	@	1,000	3,000 sf
0	Full-day Kindergarten Classroom	@	1,000	0 sf
0	Small Group Rooms	@	550	0 sf
0	Library	@	2,200	0 sf
0	Computer Classroom	@	0	0 sf
1	Instrumental Music Classroom	@	800	800 sf
0	Art Room	@	1,000	0 sf
0	Planning Centers	@	0	0 sf
1	Gymnasium	@	6,400	6,400 sf
1	Stage	@	1,000	1,000 sf
1	Cafeteria	@	3,800	3,800 sf
1	Kitchen & Serving	@	2,200	2,200 sf
0	Faculty Dining	@	550	0 sf
TOTAL APPROX. SCHEDULED AREA				24,850 sf

Total Approx. Architectural Area 1.75 approx. ratio **43488 sf**

III. Summary of Construction Cost (Hard Cost)

Building Addition Cost	43,785	x	\$232	\$10,158,120
Interior Renovation Cost	35,518	x	\$180	\$6,393,240
Selective Demolition	27,786	x	\$36	\$1,000,000
Temp. Classrooms for Construction	8	@	\$100,000	\$800,000
Site Development Cost				\$2,500,000
Food Service Equipment				\$400,000

Sub-Total **\$21,251,360**

IV. Additional Costs (Soft Cost)

Architectural / Engineering Fees	\$21,251,360	x	6.8%	\$1,434,467
Land Development Engineering Fees				\$200,000
Movable Equipment Cost				\$500,000

Additional Construction Related Cost **\$3,187,704**
 (includes geotechnical and environmental reports, site surveys, agency approval fees, printing, miscellaneous expenses, contingency and 2% inflation)

Financing Costs	\$24,639,064	x	3.0%	\$739,172
(Including bond discount, legal fees, financial advisor, capitalized interest, and printing)				

Sub-Total **\$6,061,343**

V. TOTAL ESTIMATED COST

\$27,312,703

**OPTION 4: 2-Story Addition and Multi-Purpose Room Renovation
Estimated Cost Breakdown**

December 2, 2016

I. Description

Renovate the existing lowest floor level including the Multi-purpose room and adjoining spaces. Construct 93,000 square foot additions for new core facilities and 2 stories of classrooms. Increase the building PDE capacity to 675 students. Project requires phased construction/demolition.

II. Proposed Addition Room Schedule

21 Regular Classrooms	@	850	17,850 sf
6 Special Education Classrooms	@	850	5,100 sf
3 Half-day Kindergarten Classrooms	@	1,000	3,000 sf
0 Full-day Kindergarten Classroom	@	1,000	0 sf
9 Small Group Rooms	@	600	5,400 sf
1 Large Group Room	@	1,150	1,150 sf
1 Library	@	2,200	2,200 sf
1 Music Classroom	@	1,000	1,000 sf
1 Instrumental Music Classroom	@	800	800 sf
1 Art Room	@	1,000	1,000 sf
1 Planning Center	@	600	600 sf
1 Gymnasium	@	6,400	6,400 sf
1 Stage	@	1,000	1,000 sf
1 Cafeteria	@	3,800	3,800 sf
1 Kitchen & Serving	@	2,200	2,200 sf
1 Faculty Dining	@	550	550 sf
TOTAL APPROX. SCHEDULED AREA			52,050 sf
Approx. Addition Arch. Area			78075 sf
1.71 approx. ratio			

III. Summary of Construction Cost (Hard Cost)

Building Addition Cost	93,321	x	\$232	\$21,650,472
Interior Renovation Cost	11,783	x	\$180	\$2,120,940
Selective Demolition	51,660	x	\$24	\$1,250,000
Site Development Cost				\$2,500,000
Food Service Equipment				\$400,000
			Sub-Total	\$27,921,412

IV. Additional Costs (Soft Cost)

Architectural / Engineering Fees	\$27,921,412	x	6.5%	\$1,814,892
Land Development Engineering Fees				\$200,000
Movable Equipment Cost				\$500,000
Additional Construction Related Cost (includes geotechnical and environmental reports, site surveys, agency approval fees, printing, miscellaneous expenses, contingency and 2% inflation)				\$4,188,212
Financing Costs (Including bond discount, legal fees, financial advisor, capitalized interest, and printing)	\$32,309,624	x	3.0%	\$969,289
			Sub-Total	\$7,672,392

V. TOTAL ESTIMATED COST

\$35,593,804

**OPTION 5: New Elementary School
Estimated Cost Breakdown**

December 2, 2016

I. Description

A New K-5 grade building with a PDE capacity of about 700, constructed on the site to the rear of the existing building. The existing school remains in operation during construction and is demolished after the new building is occupied.

II. Proposed Room Schedule

26 Regular Classrooms	@	850	22,100 sf
3 Special Education Classrooms	@	850	2,550 sf
3 Half-day Kindergarten Classrooms	@	1,000	3,000 sf
1 Full-day Kindergarten Classroom	@	1,000	1,000 sf
8 Small Group Rooms	@	550	4,400 sf
1 Library	@	2,200	2,200 sf
0 Computer Classroom	@	0	0 sf
1 Music Classroom	@	1,000	1,000 sf
1 Art Room	@	1,000	1,000 sf
0 Planning Centers	@	0	0 sf
1 Gymnasium	@	6,400	6,400 sf
1 Stage	@	1,000	1,000 sf
1 Cafeteria	@	3,800	3,800 sf
1 Kitchen & Serving	@	2,200	2,200 sf
1 Faculty Dining	@	550	550 sf
1 Administration/Guidance	@	2,000	2,000 sf
1 Health (nurse)	@	1,000	1,000 sf
TOTAL APPROX. SCHEDULED AREA			54,200 sf

Total Approx. Architectural Area 1.71 approx. ratio 92682 sf

III. Summary of Construction Cost (Hard Cost)

Building Cost	92,682 x	\$232	\$21,502,224
Building Demolition	63,443 x	\$16	\$1,000,000
Site Development Cost			\$2,800,000
Food Service Equipment			\$400,000
		Sub-Total	\$25,702,224

IV. Additional Costs (Soft Cost)

Architectural / Engineering Fees	\$25,702,224 x	6.0%	\$1,542,133
Land Development Engineering Fees			\$200,000
Movable Equipment Cost			\$500,000
Additional Construction Related Cost (includes geotechnical and environmental reports, site surveys, agency approval fees, printing, miscellaneous expenses, contingency and 2% inflation)			\$3,855,334
Financing Costs (Including bond discount, legal fees, financial advisor, capitalized interest, and printing)	\$29,757,558 x	3.0%	\$892,727
		Sub-Total	\$6,990,194

V. TOTAL ESTIMATED COST \$32,692,418