

MASTER PLAN
NIPPERSINK SCHOOL DISTRICT 2
 Commission No. 183204
 13-May-19



SUMMARY OF POTENTIAL COSTS

CATEGORY	BUILDING			TOTAL
	NIPPERSINK MIDDLE SCHOOL	SPRING GROVE ELEMENTARY SCHOOL	RICHMOND GRADE SCHOOL	
PRIORITY INCLUSIONS	\$10,660,300	\$7,688,750	\$1,797,325	\$20,146,375
FUTURE ELEMENTS	\$21,863,438	\$9,244,500	\$12,248,531	\$43,356,469
TOTAL MASTER PLAN	\$32,523,738	\$16,933,250	\$14,045,856	\$63,502,844
REPLACEMENT COST	\$46,321,875	\$30,881,250	\$32,596,875	\$109,800,000



PRIORITY INCLUSIONS

RECOMMENDED RENOVATIONS

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
1	Roof Replacement	43,400	SF	\$18.00	\$781,200	\$195,300	\$976,500
2	Mechanical Replacement	76,320	SF	\$50.00	\$3,816,000	\$954,000	\$4,770,000
3	Architectural for Mechanical	76,320	SF	\$5.00	\$381,600	\$95,400	\$477,000
4	Electrical Panels and Wiring	76,320	SF	\$5.50	\$419,760	\$104,940	\$524,700
5	Electrical Lighting & Devices	76,320	SF	\$6.00	\$457,920	\$114,480	\$572,400
6	Fire Alarm Replacement	76,320	SF	\$3.00	\$228,960	\$57,240	\$286,200
7	Extend Fire Suppression System	76,320	SF	\$2.50	\$190,800	\$47,700	\$238,500
TOTAL RENOVATIONS					\$6,276,240	\$1,569,060	\$7,845,300

RECOMMENDED ADDITIONS

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
1	Main Office Addition - Ground Floor Only	5,900	SF	\$360.00	\$2,124,000	\$531,000	\$2,655,000
2	Repurpose former office	1,600	SF	\$80.00	\$128,000	\$32,000	\$160,000
TOTAL ADDITIONS					\$2,252,000	\$563,000	\$2,815,000

TOTAL PRIORITY INCLUSIONS	\$8,528,240	\$2,132,060	\$10,660,300
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MASTER PLAN - FUTURE ELEMENTS

FUTURE RENOVATIONS

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
1	Classroom modernization	21,360	SF	\$75.00	\$1,602,000	\$400,500	\$2,002,500
2	General renovations: restrooms, cafeteria/kitchen, learning center, collaboration space	43,350	SF	\$75.00	\$3,251,250	\$812,813	\$4,064,063
TOTAL FUTURE RENOVATIONS					\$4,853,250	\$1,213,313	\$6,066,563

FUTURE ADDITIONS

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
1	Classroom Addition - Second Floor	6,500	SF	\$360.00	\$2,340,000	\$585,000	\$2,925,000
2	Fine Arts Addition	9,700	SF	\$360.00	\$3,492,000	\$873,000	\$4,365,000
3	Extended Learning Addition	3,050	SF	\$360.00	\$1,098,000	\$274,500	\$1,372,500
4	Demolish North wing	11,500	SF	\$15.00	\$172,500	\$43,125	\$215,625
5	Expand Parking	3,000	SY	\$45.00	\$135,000	\$33,750	\$168,750
6	Gymnasium and locker Addition	15,000	SF	\$360.00	\$5,400,000	\$1,350,000	\$6,750,000
TOTAL FUTURE ADDITIONS					\$12,637,500	\$3,159,375	\$15,796,875

TOTAL FUTURE ELEMENTS	\$17,490,750	\$4,372,688	\$21,863,438
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GRAND TOTAL MASTER PLAN	\$17,490,750	\$4,372,688	\$32,523,738
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REPLACEMENT COST COMPARISON

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
1	Construct new school - 675 students @ 180 SF/student	121,500	SF	\$305.00	\$37,057,500	\$9,264,375	\$46,321,875
					\$37,057,500	\$9,264,375	\$46,321,875

Soft costs include design fees, testing, furnishings, fixtures, and equipment, miscellaneous Owner's costs, and 10% contingency



PRIORITY INCLUSIONS

A. RECOMMENDED RENOVATIONS

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
A1	Elevator - includes necessary renovations	1	EA	\$300,000.00	\$300,000	\$75,000	\$375,000
A2	Required Alterations - Renovated Program Space to replace mobile classrooms	5,000	SF	\$200.00	\$1,000,000	\$250,000	\$1,250,000
TOTAL RENOVATIONS					\$1,300,000	\$325,000	\$1,625,000

RECOMMENDED ADDITIONS

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
A3	Classroom and Learning Center Addition - to replace mobile classrooms	13,475	SF	\$360.00	\$4,851,000	\$1,212,750	\$6,063,750
TOTAL ADDITIONS					\$4,851,000	\$1,212,750	\$6,063,750

TOTAL PRIORITY INCLUSIONS					\$6,151,000	\$1,537,750	\$7,688,750
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B. MASTER PLAN - FUTURE ELEMENTS

FUTURE RENOVATIONS

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
B1	New Main Office - renovated classroom area	1,050	SF	\$125.00	\$131,250	\$32,813	\$164,063
B2	Special Ed Suite renovations	1,240	SF	\$125.00	\$155,000	\$38,750	\$193,750
B3	Classroom modernization - 9 classrooms	6,670	SF	\$125.00	\$833,750	\$208,438	\$1,042,188
B4	Band and Music alterations to existing cafeteria	2,160	SF	\$125.00	\$270,000	\$67,500	\$337,500
B5	Remaining condition assessment items	1	LS	\$350,000.00	\$350,000	\$87,500	\$437,500
TOTAL FUTURE RENOVATIONS					\$1,740,000	\$435,000	\$2,175,000

FUTURE ADDITIONS

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
B6	Main Office Addition	1,060	SF	\$360.00	\$381,600	\$95,400	\$477,000
B7	Cafeteria/Kitchen Addition	4,300	SF	\$360.00	\$1,548,000	\$387,000	\$1,935,000
B8	New Bus Lane and staff parking	6,000	SY	\$45.00	\$270,000	\$67,500	\$337,500
B9	Future classrooms - increases rated capacity to 675 students	9,600	SF	\$360.00	\$3,456,000	\$864,000	\$4,320,000
TOTAL FUTURE ADDITIONS					\$5,655,600	\$1,413,900	\$7,069,500

TOTAL FUTURE ELEMENTS					\$7,395,600	\$1,848,900	\$9,244,500
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GRAND TOTAL MASTER PLAN					\$7,395,600	\$1,848,900	\$16,933,250
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C. REPLACEMENT COST COMPARISON

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
C1	Construct new school - 675 students @ 120 SF/student	81,000	SF	\$305.00	\$24,705,000	\$6,176,250	\$30,881,250
					\$24,705,000	\$6,176,250	\$30,881,250

Soft costs include design fees, testing, furnishings, fixtures, and equipment, miscellaneous Owner's costs, and 10% contingency



A. PRIORITY INCLUSIONS

RECOMMENDED RENOVATIONS

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
A1	Roof Replacement - Original Building	40,920		\$18.00	\$736,560	\$184,140	\$920,700
A2	Roof Replacement - 1995 Additions	15,850		\$18.00	\$285,300	\$71,325	\$356,625
A3	Replace 1962 Unit Ventilators	26,000		\$16.00	\$416,000	\$104,000	\$520,000
TOTAL RENOVATIONS					\$1,437,860	\$359,465	\$1,797,325

RECOMMENDED ADDITIONS

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
A4	Classroom Addition - not required to replace mobile classrooms			\$360.00	\$0	\$0	\$0
TOTAL ADDITIONS					\$0	\$0	\$0

TOTAL PRIORITY INCLUSIONS					\$1,437,860	\$359,465	\$1,797,325
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B. MASTER PLAN - FUTURE ELEMENTS

FUTURE RENOVATIONS

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
B1	New Main Office - renovated classroom area	1,755	SF	\$200.00	\$351,000	\$87,750	\$438,750
B2	Cafeteria alterations - Art and Music	2,800	SF	\$200.00	\$560,000	\$140,000	\$700,000
B3	Enlarge Kindergarten Rooms	5,500	SF	\$200.00	\$1,100,000	\$275,000	\$1,375,000
B4	Classroom modernization - 15 classrooms	12,625	SF	\$125.00	\$1,578,125	\$394,531	\$1,972,656
B5	Special Education Suite	2,300	SF	\$200.00	\$460,000	\$115,000	\$575,000
B6	Collaboration Spaces	4,050	SF	\$125.00	\$506,250	\$126,563	\$632,813
B7	Restroom Revocations	4	EA	\$150,000.00	\$600,000	\$150,000	\$750,000
B8	Pre-K Entrance/Control	810	SF	\$125.00	\$101,250	\$25,313	\$126,563
B9	Pre-K Parking and Drop Off Lane	4,000	SY	\$45.00	\$180,000	\$45,000	\$225,000
B10	Remaining condition assessment items	1	LS	\$350,000.00	\$350,000	\$87,500	\$437,500
TOTAL FUTURE RENOVATIONS					\$5,786,625	\$1,446,656	\$7,233,281

FUTURE ADDITIONS

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
B8	Main Office Addition	1,570	SF	\$360.00	\$565,200	\$141,300	\$706,500
B9	Cafeteria/Kitchen and classroom Addition - increases Rated K to 2 Capacity to 675	8,900	SF	\$360.00	\$3,204,000	\$801,000	\$4,005,000
B10	Expand Pre-K Classrooms	675	SF	\$360.00	\$243,000	\$60,750	\$303,750
TOTAL FUTURE ADDITIONS					\$4,012,200	\$1,003,050	\$5,015,250

TOTAL FUTURE ELEMENTS					\$9,798,825	\$2,449,706	\$12,248,531
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GRAND TOTAL MASTER PLAN					\$9,798,825	\$2,449,706	\$14,045,856
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C. REPLACEMENT COST COMPARISON

ITEM NO	DESCRIPTION	AREA	UNIT	UNIT COST	CONSTRUCTION COST	SOFT COSTS	TOTAL PROJECT
C1	Construct new school - 675 students @ 120 SF/student, plus Pre-kindergarten - 80 students	85,500	SF	\$305.00	\$26,077,500	\$6,519,375	\$32,596,875
					\$26,077,500	\$6,519,375	\$32,596,875

Soft costs include design fees, testing, furnishings, fixtures, and equipment, miscellaneous Owner's costs, and 10% contingency