

# Elementary School Needs Assessment Report

## Tonawanda City School District - Elementary Schools

July 2018

Prepared by Tonawanda City School District

Reviewed by Gordon W. Jones Architects and Campus Construction Management Group

### SUMMARY

#### Summary of Complete and Total Building Costs

Mullen Elementary	\$	21,650,492
Riverview Elementary	\$	22,846,753
Fletcher Elementary	\$	26,175,264
<b>Grand Total</b>	<b>\$</b>	<b>70,672,510</b>

#### Information Sources:

- [2015 Building Condition Survey](#)
- Contingencies and construction market escalators reflecting start of construction in 2021
- Instructional program enhancements included in the proposed TONA2020 initiative

# Needs Assessment Report: Mullen Elementary School

July 2018

<b>Sitework</b>	
Drainage & Stormwater	
Bldg. site Lighting	
New Pole mtd. Transformers & feeder	
Sidewalks, Curbs, (Concrete )	
Sidewalks, Curbs, parking lots( Asphalt )	
Sitework - Isolated Parent Drop Off & Faculty Parking	
<b>Division Cost Total:</b>	<b>\$ 1,878,510</b>

<b>Playfields</b>	
Asphalt Court	
Athletic Fields & Structures	
Playgrounds & Equipment	
<b>Division Cost Total:</b>	<b>\$ 520,000</b>

<b>Structural</b>	
Foundations	
<b>Division Cost Total:</b>	<b>\$ 31,900</b>

<b>Exterior</b>	
Walls - Brick ( Repointing )	
Walls - Metal Panel Fascia	
Doors	
Steps & Ramps	
Windows ( Aluminum, Wood, Steel )	
Lighting ( LED )	
Skylights	
<b>Division Cost Total:</b>	<b>\$ 818,514</b>

<b>Interiors Finishes</b>	
Ceilings	
Lockers	
Doors	
Stairs	
<b>Division Cost Total:</b>	<b>\$ 1,017,898</b>

<b>Interior Spaces</b>	
Main Office	
Nurse Office	
Cafeteria ( Solar shading )	
Gymnasium	
Classrooms to SED Standars	
Auditorium ( ADA, Seating, & Rigging )	
Locker Rooms	
Crawl Space	
<b>Division Cost Total:</b>	<b>\$ 2,209,380</b>

# Needs Assessment Report: Mullen Elementary School

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<b>Technology &amp; Access Controls</b>	
Building Access Controls	
Secure Entrances	
PA & Clock Systems	
Cameras	
IT / Technology infrastructure & equipment	
<b>Division Cost Total:</b>	<b>\$ 526,170</b>

<b>Flooring</b>	
Carpeting	
Ceramic Tile / Sheet Vinly / Concrete	
<b>Division Cost Total:</b>	<b>\$ 142,530</b>

<b>Plumbing</b>	
Fixtures	
Domestic Hot Water	
Drainage	
Sanitary Sewer Improvements	
<b>Division Cost Total:</b>	<b>\$ 125,000</b>

<b>HVAC</b>	
Exhaust	
Ventilation (Paint Room, Locker rooms, Aud., Boiler Rm., Etc. including Media Center & Gym Units)	
Split Systems	
Piped Heating ( Pumps, Valves, steam convectors & ventilators, controls. Etc. )	
Boiler Plant	
PTAC Replacement	
Temperature Controls from Pneumatic to DDC	
<b>Division Cost Total:</b>	<b>\$ 2,384,750</b>

<b>Electrical / Power Generation</b>	
Standby Generator	
Overall Lighting Fixtures convert to LED ( Corridors, classrooms, Gym, etc. )	
Emergency Lighting	
Electrical Distribution and Replacement	
Replace transformers, service entrance switchgear, panels & panel feeders.	
<b>Division Cost Total:</b>	<b>\$ 1,031,550</b>

# Needs Assessment Report: Mullen Elementary School

July 2018

## Building Expansion

Additional Spaces:	Qty.	Sq. Ft.	Subtotal
Art @ 1800 sq. ft.	1	1800	1800
Music Rm. @ 615 sq. ft.	1	615	615
Music Storage @ 360 sq. ft	1	360	360
Music Office @ 276 sq. ft.	1	276	276
Classrooms ( 2 ) @ 780 sq. ft ea.	2	780	1560
Special Ed. ( 2 ) @ 782 sq. ft. ea.	2	782	1564
Faculty Rm @ 642 sq. ft.	1	642	642
Reading Rm ( 4 ) @ 243 sq. ft ea.	4	243	972

Total Square Footage:	7,789 sq. ft.
Circulation ( @ 15% of Total Sq. Ft. )	1,168 sq. ft.
Total Additional Square Footage:	8,957 sq. ft.

**Division Cost Total: \$ 3,152,864**

## Mullen Base Total Costs

### Renovation and New Construction

Cumulative Division Cost Total: \$ 13,839,066

### Construction Costs

General Conditions	10.0%	\$ 1,383,907
Escalation	7.5%	\$ 1,141,723
Design Contingency	5.0%	\$ 818,235
Construction Contingency	5.0%	\$ 859,147
Incidental Budget	20.0%	\$ 3,608,415

**Complete & Total Building Cost: \$ 21,650,492**

# Needs Assessment Report: Riverview Elementary School

July 2018

Sitework	
Site Gas ( Generator service )	
Bldg. site Lighting	
Parking Lot Lighting	
Sidewalks, Curbs, ( Concrete )	
Sidewalks, Curbs, parking lots( Asphalt )	
Sitework - Isolated Parent Drop Off & Faculty Parking	
<b>Division Cost Total:</b>	<b>\$ 1,661,167</b>

Playfields	
Asphalt Court	
Playgrounds & Equipment	
<b>Division Cost Total:</b>	<b>\$ 544,000</b>

Structural	
Foundations	
<b>Division Cost Total:</b>	<b>\$ 80,000</b>

Exterior	
Walls - Brick ( Repointing )	
Walls - Metal Panel Fascia	
Chimmney - Repointing ( New Cap )	
Doors	
Windows ( Aluminum, Wood, Steel )	
Roofing	
Skylights	
<b>Division Cost Total:</b>	<b>\$ 1,994,587</b>

Interiors Finishes	
Ceilings	
Lockers	
Doors	
ADA Hardware Upgrades	
<b>Division Cost Total:</b>	<b>\$ 647,500</b>

Interior Spaces	
Nurse Office	
Kitchen	
Gymnasium	
Classrooms ( new casework )	
Auditorium ( ADA, Seating, Lighting / Sound & Rigging )	
Music Rooms ( to SED standars )	
Locker Rooms	
<b>Division Cost Total:</b>	<b>\$ 1,204,361</b>

Technology & Access Controls	
Building Access Controls	
Secure Entrances	
PA & Clock Systems	
Cameras	
IT / Technology infrastructure & equipment	
<b>Division Cost Total:</b>	<b>\$ 648,610</b>

# Needs Assessment Report: Riverview Elementary School

July 2018

<b>Flooring</b>	
Carpeting	
Resilant Tile / Sheet Vinly	
Hard Flooring ( Ceramic tile, concrete, stone )	
	<b>Division Cost Total: \$ 295,045</b>

<b>Plumbing</b>	
Insulation ( Replace )	
Domestic Hot Water	
Sanitary Sewer Improvements	
	<b>Division Cost Total: \$ 167,500</b>

<b>HVAC</b>	
Exhaust	
Ventilation ( Paint Room, Locker rooms, Boiler Rm., Etc )	
Split Systems	
Piped Heating ( Pumps, Valves, steam convectors & ventilators, controls. Etc. )	
Insulation ( Boiler Room Replace )	
AHU Complete ( Gym, Auditorium & Media Center )	
Boiler Plant	
Temperature Controls from Pneumatic to DDC	
	<b>Division Cost Total: \$ 2,326,750</b>

<b>Electrical / Power Generation</b>	
Standby Generator	
Overall Lighting Fixtures convert to LED ( Corridors, classrooms, Gym, etc. )	
Emergency Lighting	
Electrical Distribution and Replacement	
Replace transformers, service entrance switchgear, panels & panel feeders.	
	<b>Division Cost Total: \$ 1,000,750</b>

<b>Equipment</b>	
White and Tack Boards	
	<b>Division Cost Total: \$ 83,400</b>

# Needs Assessment Report: Riverview Elementary School

July 2018

## Building Expansion

Additional Spaces:	Qty.	Sq. Ft.	Subtotal
Steam ( 2 ) @ 1000 sq. ft. ea.	2	1000	2000
Art @ 1800 sq. ft.	1	1800	1800
Music Rm. @ 615 sq. ft.	1	615	615
Music Storage @ 360 sq. ft	1	360	360
Music Office @ 276 sq. ft.	1	276	276
Classrooms ( 2 ) @ 780 sq. ft ea.	2	780	1560
Special Ed. ( 2 ) @ 782 sq. ft. ea.	2	782	1564
OT/PT Space @ 780 sq. ft.	1	780	780
Faculty Rm @ 642 sq. ft.	1	642	642
Reading Rm ( 4 ) @ 243 sq. ft ea.	4	243	972

Total Square Footage:	10,569 sq. ft.
Circulation ( @ 15% of Total Sq. Ft. )	1,585 sq. ft.
Total Additional Square Footage:	12,154 sq. ft.

**Division Cost Total: \$ 3,950,050**

## Riverview Base Total Costs

<b>Renovation and New Construction</b>			
Cumulative Division Cost Total:		\$	14,603,720
<b>Construction Costs</b>			
General Conditions	10.0%	\$	1,460,372
Escalation	7.5%	\$	1,204,807
Design Contingency	5.0%	\$	863,445
Construction Contingency	5.0%	\$	906,617
Incidental Budget	20.0%	\$	3,807,792
<b>Complete &amp; Total Building Cost:</b>		<b>\$</b>	<b>22,846,753</b>

# Needs Assessment Report: Fletcher Elementary School

July 2018

<b>Sitework</b>	
Site Gas to Generator	
Bldg. site Lighting	
New Pole mtd. Transformers & feeder	
Sidewalks, Curbs, ( Concrete )	
Sidewalks, Curbs, parking lots( Asphalt )	
Sitework - Isolated Parent Drop Off & Faculty Parking	
<b>Division Cost Total:</b>	<b>\$ 2,673,700</b>

<b>Playfields</b>	
Asphalt Court	
Grass Fields	
Playgrounds & Equipment	
<b>Division Cost Total:</b>	<b>\$ 585,000</b>

<b>Structural</b>	
Foundations	
<b>Division Cost Total:</b>	<b>\$ 80,050</b>

<b>Exterior</b>	
Walls - Brick ( Repointing )	
Walls - Stone ( Repointing )	
Chimmney Repairs	
Doors	
Steps & Ramps	
Windows ( Aluminum, Storefront, Glass Block )	
Lighting ( LED )	
Roof	
Skylights	
<b>Division Cost Total:</b>	<b>\$ 2,193,138</b>

<b>Interiors Finishes</b>	
Structural Walls	
Structural Floors	
Walls	
Ceilings	
Lockers	
Doors	
Stairs	
<b>Division Cost Total:</b>	<b>\$ 290,956</b>

<b>Interior Spaces</b>	
Main Office	
Nurse Office	
Cafeteria	
Gymnasium	
Classrooms to SED Standars	
Auditorium ( ADA, Seating, & Rigging )	
Crawl Space	
<b>Division Cost Total:</b>	<b>\$ 3,238,780</b>



# Needs Assessment Report: Fletcher Elementary School

July 2018

<b>Technology &amp; Access Controls</b>	
Security	
Revised Main Entry	
PA & Clock Systems	
Cameras	
IT / Technology infrastructure & equipment	
	<b>Division Cost Total: \$ 654,019</b>

<b>Flooring</b>	
Carpeting	
Tile / Sheet Vinly / Terrazo	
	<b>Division Cost Total: \$ 83,449</b>

<b>Plumbing</b>	
Fixtures	
Sanitary Sewer Improvements	
	<b>Division Cost Total: \$ 150,500</b>

<b>HVAC</b>	
Exhaust	
Ventilation ( Kitchen, Locker rooms, Auditorium, Boiler Rm., Etc. including Media Ctr. & Gym units )	
Split Systems	
Piped Heating ( Pumps, Valves, steam convectors & ventilators, controls. Etc. )	
Temperature Controls from Pneumatic to DDC	
	<b>Division Cost Total: \$ 2,969,000</b>

<b>Electrical / Power Generation</b>	
Standby Generator	
Overall Lighting Fixtures convert to LED ( Corridors, classrooms, Gym, etc. )	
Electrical Distribution and Replacement	
	<b>Division Cost Total: \$ 537,650</b>

<b>Equipment</b>	
White and tack Boards	
	<b>Division Cost Total: \$ 16,400</b>

## Needs Assessment Report: Fletcher Elementary School

July 2018

### Building Expansion

Additional Spaces:	Qty.	Sq. Ft.	Subtotal
Steam ( 2 ) @ 1000 sq. ft ea.	2	1000	2000
Art @ 1800 sq. ft.	1	1800	1800
Music Rm. @ 615 sq. ft.	1	615	615
Music Storage @ 360 sq. ft	1	360	360
Music Office @ 276 sq. ft.	1	276	276
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Special Ed. ( 2 ) @ 782 sq. ft. ea.	2	782	1564
OT/PT Space @ 780 sq. ft.	1	780	780
Faculty Rm @ 642 sq. ft.	1	642	642
Reading Rm ( 4 ) @ 243 sq. ft ea.	4	243	972

Total Square Footage:	10,569 sq. ft.
Circulation ( @ 15% of Total Sq. Ft. )	1,585 sq. ft.
Total Additional Square Footage:	12,154 sq. ft.

**Division Cost Total: \$ 3,950,050**

### Fletcher Base Total Costs

<b>Renovation and New Construction</b>		
Cumulative Division Cost Total:		\$ 17,422,692
<b>Construction Costs</b>		
General Conditions	10.0%	\$ 1,742,269
Escalation	7.5%	\$ 1,437,372
Design Contingency	5.0%	\$ 1,030,117
Construction Contingency	5.0%	\$ 1,081,622
Incidental Budget	20.0%	\$ 4,542,814
<b>Complete &amp; Total Building Cost:</b>		<b>\$ 26,175,264</b>