

Requirement Forecast Report - Site



Ratings to be based on the following scoring system

Client:	Yellow Springs School	1. End of useful life
Campus:	Yellow Springs HS/MMS	2. In need of Repair/Replacement
Asset:	Yellow Springs HS/MMS	3. Condition is satisfactory
Site Area:	34.97 acre	4. Recently replaced
		5. New work Recommended

- Prioritization Category
1. Critical - Life Safety, Code, Technology, Security
 2. Priority - Infrastructure, Maintenance, Roof, Envelope
 3. Deferred - Finishes, Furnishings, Fixtures

Drives and Parking	Quantity	Detail (models, sizing, etc.)	Condition	Unit Cost	Total Cost
Provide off-street ADA Parking	6 ea	Construct parking on site with access to the main entry for three ADA parking spaces and three spaces with access to either the main entrance or an alterantive accessible entrance.	5	\$ 4,000.00	24,000
Provide improve student drop-off lane	2,000 sf	Provide designated student drop off lane that is clearly marked with and unobstructed walkway to the main entrance.	5	\$ 7.22	14,444
Crack and seal coat student parking lot	63,623 sf	Crack Seal, seal coat and pavement markings	3	\$ 0.50	31,812
Reconstruct main entry parking, staff parking and access drive.	30,260 sf	Full reconstruction with standard duty asphalt pavement.	2	\$ 7.22	218,477
Extend the concrete dumpster pad	300 sf	6" steel reinforced concrete thicked at the edges	2	\$ 8.00	2,400
Walks and Access					
Remove and replace front walks and walks directly adjacent to the building.	5,300 sf	Remove existing walk and prepare base for new 8' wide 4" thick concrete walk.	1	\$ 6.00	31,800
Install vertical curb to provide separation between vehicles and pedestrians where possible. This will require draiange improvments, see drainage section.	400 lf	Install integral vertical curb as part of sidewalk replacement at main entry and student drop off areas.	5	\$ 20.00	8,000
Install concrete walk for egress from all exit doors.	1,765 sf	Prepare base and install new 6' wide 4" thick concrete walk.	5	\$ 6.00	10,590
Remove and replace concrete in the courtyard as part of the reconstruction of the 1988 addition.	5,084 sf	Concrete walks, ramps and steel handrails with plantings.	1	\$ 12.00	61,008
Site Safety and Security					
Replace steel hand rail at basment stiairs	35 lf	Painted steel guardrail	2	\$ 60.00	2,100
Fence at stadium has been damaged and needs to be repaired or replaced.	370 lf	10' tall chain link fence with midrail	2	\$ 85.00	31,450
Site Drainage					
Provide subsurface draiange with stormwater inlets as part of drive and walkway seperation work	1 ls	To provide veritcal seperation between pedestrians and vehicles at the front entry and student drop off areas, the access drive must be lowered and a storm drianage system installed.	5	\$ 45,000.00	45,000
Base Site Work Allowance					
Site Work Allowance	74,229 sf	Provide \$1.50 per building square footage.	2	\$ 1.50	111,344

Critical	Priority	Deferred
24,000		
14,444		
		31,812
		218,477
	\$ 2,400	
		31,800
\$ 8,000		
10,590		
61,008		
\$ 2,100		
		31,450
45,000		
111,344		
\$276,486	\$284,127	\$31,812
\$27,649	\$28,413	\$3,181
\$13,824	\$14,206	\$1,591
\$19,354	\$19,889	\$2,227
\$8,295	\$8,524	\$954
\$345,607	\$355,159	\$39,764
\$62,209	\$63,929	\$7,158
\$407,817	\$419,088	\$46,922

Subtotal Project Cost		592,425
Estimate Contingency	10.0%	59,242
Contractor General Conditions	5.0%	29,621
Project Contingency	7.0%	41,470
Phasing Costs	3.0%	17,773
Estimate of Probable Construction Costs		740,531
Project Soft Costs	18.0%	133,296
TOTAL Project Estimate of Probable Costs		873,826