

Cost Breakdown

Recommended Improvement	Construction Cost	Design Contingency 10%	Fees & Expenses @ 20%	Project Budget
Wadsworth Intermediate School				
Site Conditions				
Replace the deteriorating concrete sidewalks and aprons	\$20,000	\$2,000	\$4,400	\$26,400
Repair concrete steps where deteriorating	\$500	\$50	\$110	\$660
Provide steel hand railings at various stairs where none	\$3,360	\$336	\$739	\$4,435
Paint metal hand railings at east stairs	\$1,000	\$100	\$220	\$1,320
Repair damaged asphalt at concrete aprons and crack fill and seal coat the parking lots adjacent to the building	\$8,300	\$830	\$1,826	\$10,956
Mill asphalt at parking a crossed from South Layman St. and provide stress absorbing interlayer membrane and 2" of asphalt	\$45,000	\$4,500	\$9,900	\$59,400
Replace 4' high chain link fencing	\$4,200	\$420	\$924	\$5,544
Replace 8' high chain link fencing	\$26,400	\$2,640	\$5,808	\$34,848
Paint chain link fencing	\$1,500	\$150	\$330	\$1,980
Paint metal fencing at front of site	\$3,000	\$300	\$660	\$3,960
Replace playground equipment and surfacing	\$100,000	\$10,000	\$22,000	\$132,000
Replace 4 basketball post and back stops	\$12,000	\$1,200	\$2,640	\$15,840
Handicapped Accessibility				
Provide compliant curb ramps, detectable warnings, additional accessible parking spaces and designated loading/unloading zones accessible parking spaces and designated loading/unloading zones	\$5,000	\$500	\$1,100	\$6,600
Provide and renovate ramp access to the Administrative Offices at the 1907 Building and provide ramps to elevated entries and platforms	\$59,400	\$5,940	\$13,068	\$78,408
Upgrade all non compliant door assemblies and provide required maneuvering clearance.	\$85,800	\$8,580	\$18,876	\$113,256
Upgrade all non compliant restrooms and showers to fully comply with the provisions of the ADA/ANSI Guidelines, includes replacement of plumbing fixtures	\$856,300	\$85,630	\$188,386	\$1,130,316
Provide accessible handrails at non-conforming stair assemblies and ramp at Auditorium Mezzanine	\$165,000	\$16,500	\$36,300	\$217,800
Provide lift at main entry stair	\$33,000	\$3,300	\$7,260	\$43,560
Relocate/provide toilet accessories, grab bars and provide ADA signage throughout	\$33,000	\$3,300	\$7,260	\$43,560
Provide dual height accessible water coolers	\$23,760	\$2,376	\$5,227	\$31,363
Exterior Wall and Soffits				
Repair all cracked bricks and provide tuck pointing at mortar joints where deficient	\$144,000	\$14,400	\$31,680	\$190,080
Replace missing or damaged or mismatched brick	\$20,000	\$2,000	\$4,400	\$26,400
Chemically clean and apply water repellent all masonry	\$192,000	\$19,200	\$42,240	\$253,440
Rebuild brick where movement at two locations	\$10,000	\$1,000	\$2,200	\$13,200
Replace terra cotta detailing with precast units	\$314,500	\$31,450	\$69,190	\$415,140
Replace painted galvanized metal detail with new pre-finished metal	\$6,000	\$600	\$1,320	\$7,920
Add two vertical expansion joints where brick cracked at south elevation	\$2,000	\$200	\$440	\$2,640
Rake out joint sealant at vertical expansion joints and provide new	\$1,200	\$120	\$264	\$1,584
Provide pre-finished metal soffits at two entrances along the south elevation	\$1,500	\$150	\$330	\$1,980
Repair wood trim at canopy at front of Auditorium and paint	\$8,000	\$800	\$1,760	\$10,560
Paint steel lintels at windows	\$20,000	\$2,000	\$4,400	\$26,400

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Exterior Doors and Windows				
Replace pair of exterior door frames, doors and hardware with new aluminum entrances	\$80,000	\$8,000	\$17,600	\$105,600
Replace single exterior door frame, door and hardware with new aluminum entrances	\$5,000	\$500	\$1,100	\$6,600
Replace all windows with aluminum thermally broken windows with insulated glass and integral blinds	\$609,000	\$60,900	\$133,980	\$803,880
Flooring and Base				
Replace floor finishes including rubber treads throughout the 1907 Building, 1927 Addition, 1960s Additions, 1973 Gymnasium and 1990 Addition excluding the Auditorium House, terrazzo floor finishes and Kitchen quarry tile	\$808,730	\$80,873	\$177,921	\$1,067,524
Replace stairs accessing the mechanical/electrical room	\$700	\$70	\$154	\$924
Allowance to provide concrete and miscellaneous floor repairs	\$15,000	\$1,500	\$3,300	\$19,800
Wall Finishes				
ACM- Plaster replacement 1907 and 1927 Buildings (estimate)	\$2,365,440	\$236,544	\$520,397	\$3,122,381
Gypsum board wall/ceiling repair/replacement disturbed form abatement work at 1907, 1927 1960s and 1973 additions (estimate)	\$88,710	\$8,871	\$19,516	\$117,097
Allowance to provide masonry and miscellaneous wall repairs.	\$35,000	\$3,500	\$7,700	\$46,200
Provide door protection and new rigid sheet protection panels, corner guards and at high abuse areas	\$6,600	\$660	\$1,452	\$8,712
Upgrade all paint wall finishes throughout the complex	\$300,000	\$30,000	\$66,000	\$396,000
Ceilings				
Replace ceilings throughout the 1907, 1927, 1960s and 1973 Additions as a result of HVAC improvements, excluding the Auditorium, Student Dining and Gymnasium	\$335,300	\$33,530	\$73,766	\$442,596
Replace ceilings throughout the 1990 Addition due to condition	\$409,200	\$40,920	\$90,024	\$540,144
Casework and Cabinetry				
All casework and cabinetry throughout the complex should be replaced with extensive renovation of the structure	\$693,000	\$69,300	\$152,460	\$914,760
Replace window sills at the 1907/1927 Building with a solid surface material	\$172,800	\$17,280	\$38,016	\$228,096
Toilet/Shower Partitions & Accessories				
Replace toilet partitions at accessible toilets in conjunction with extensive facility renovation	\$39,600	\$3,960	\$8,712	\$52,272
Interior Doors and Hardware				
Replace all dated doors and hardware at the 1907 Building	\$107,250	\$10,725	\$23,595	\$141,570
Replace all doors and hardware at the 1927,1960s, 1973 and 1990 Addition with extensive renovation of the complex	\$221,760	\$22,176	\$48,787	\$292,723
Lockers				
Remove/reinstall/replace locker assemblies disturbed by abatement work	\$151,800	\$15,180	\$33,396	\$200,376
Roofing				
Remove all roofing and insulations down to decks and provide new insulation and single-ply roofing system	\$780,000	\$78,000	\$171,600	\$1,029,600
Remove skylight and infill with structure, roofing and ceiling tile	\$28,000	\$2,800	\$6,160	\$36,960
Remove metal coping and provide new pre-finished metal at all parapet locations	\$48,000	\$4,800	\$10,560	\$63,360
Replace metal gutters and downspouts with new pre-finished metal	\$12,000	\$1,200	\$2,640	\$15,840
Allowance for decking replacement where damaged	\$50,000	\$5,000	\$11,000	\$66,000
Miscellaneous				
Allowance to replace visual display surface disturbed by renovation/abatement work	\$59,400	\$5,940	\$13,068	\$78,408
Replace bleachers	\$105,600	\$10,560	\$23,232	\$139,392

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Furniture				
Some of the furniture needs replaced - over twenty years all will need replaced			TBD	TBD
Some of the kitchen equipment needs replaced - over twenty years all will need replaced			TBD	TBD
Hazardous Materials				
Abatement of remaining asbestos materials (estimate)	\$1,160,950	\$116,095	\$255,409	\$1,532,454
Fire Protection				
Partial fire suppression replacement	\$295,000	\$29,500	\$64,900	\$389,400
Plumbing				
Water service and booster pump refurbishing	\$17,500	\$1,750	\$3,850	\$23,100
Building sanitary sewers	\$146,000	\$14,600	\$32,120	\$192,720
Gas piping modifications	\$20,000	\$2,000	\$4,400	\$26,400
Roof drains	\$2,400	\$240	\$528	\$3,168
Domestic water heater and storage tank- 1990 Addition	\$10,000	\$1,000	\$2,200	\$13,200
Thermostatic mixing valve - 1990 Addition	\$3,000	\$300	\$660	\$3,960
Replace galvanized DW piping	\$140,000	\$14,000	\$30,800	\$184,800
Replace plumbing fixtures	\$153,000	\$15,300	\$33,660	\$201,960
HVAC				
Replace HVAC Systems, except in the Auditorium, Student Dining, Gymnasium, and 1990 Addition	\$1,960,000	\$196,000	\$431,200	\$2,587,200
Replace AC-1 & AC-2 in 1990 Addition	\$40,000	\$4,000	\$8,800	\$52,800
Replace gymnasium rooftop HVAC unit	\$90,000	\$9,000	\$19,800	\$118,800
1981 Air handling units/VAV boxes/HS piping	\$500,000	\$50,000	\$110,000	\$660,000
Upgrade DDC controls	\$90,300	\$9,030	\$19,866	\$119,196
Electrical/Technology				
Provide a standby emergency generator	\$50,000	\$5,000	\$11,000	\$66,000
Power for renovated HVAC systems	\$60,000	\$6,000	\$13,200	\$79,200
Additional circuits in renovated areas	\$50,000	\$5,000	\$11,000	\$66,000
LED interior light fixtures	\$518,000	\$51,800	\$113,960	\$683,760
LED exterior light fixtures and poles	\$100,000	\$10,000	\$22,000	\$132,000
Exterior lighting - Parking Lot	\$150,000	\$15,000	\$33,000	\$198,000
Exit/egress lighting	\$50,000	\$5,000	\$11,000	\$66,000
Fire alarm system upgrade	\$84,000	\$8,400	\$18,480	\$110,880
Security system upgrades	\$150,500	\$15,050	\$33,110	\$198,660
Classroom sound systems	\$112,600	\$11,260	\$24,772	\$148,632
Technology upgrades	\$670,000	\$67,000	\$147,400	\$884,400
			Total	\$21,591,055