

## Part IV A. Proposed Solutions | HIGH SCHOOL

ITEM	Cost Range	
	11,997,500	17,882,000
<b>High School Estimated Costs (111,560 SF)</b>		
<b>1. Safety, Security + Accessibility</b>	<b>46,000</b>	<b>82,000</b>
a. Renovate room 104A to appropriately house chemicals: ventilation fume hood, chemical management counter, move door	20,000	30,000
b. Replace fence posts and their foundations around track / football	20,000	40,000
c. Address placement of electrical outlets by science lab emergency showers	1,000	2,000
d. If Ag building continues to be used by students, add concrete stair to parking lot	5,000	10,000
<b>2. Building Envelope</b>	<b>65,000</b>	<b>100,000</b>
a. Repair leaking roof between gymnasium and school	10,000	15,000
b. Replace gutters throughout (if not replaced in reconstruction)	5,000	10,000
c. Replace 1 window per classroom with an operable window	50,000	75,000
<b>3. Mechanical, Electrical + Plumbing</b>	<b>2,208,000</b>	<b>3,115,000</b>
a. New Rooftop units and Air handling units.	200,000	300,000
b. New Rooftop units and Air handling units.	250,000	350,000
c. Distribution ductwork in classrooms if unit ventilators are replaced with vertical	250,000	350,000
d. New pumps	90,000	120,000
e. Re-pipe mechanical room for 4-pipe system and piping in building	784,000	1,120,000
f. New Controls	330,000	400,000
g. New backflow preventer	5,000	10,000
h. New locker room water heater	50,000	100,000
i. Interior Lighting Controls	10,000	15,000
j. Exterior Lighting Controls	4,000	8,000
k. Fire Alarm Voice Alarm System	25,000	30,000
l. Upgrade parking lights to LED	10,000	12,000
m. Upgrade football field lights to LED	200,000	300,000
<b>4. Interior – Academic Programs, Organization + Efficiency</b>	<b>1,062,500</b>	<b>1,450,000</b>
a. Replace PA system	250,000	350,000
b. Remove and replace computer wire drops in English classrooms	1,500	2,000
c. Build-out locked storage rooms underneath open stairs in stairwells	50,000	75,000

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d. Remove wall between 144 and 145 to create larger conference room	5,000	10,000
e. Add shelving to art storage room 226	3,000	8,000
i. Or convert into digital art lab	25,000	50,000
f. Replace furniture and shelving in Library with mobile / collaborative pieces	25,000	50,000
g. Replace classroom student and teacher furniture throughout, allow fidgeting and mobile	700,000	900,000
h. Replace fridge in Biology lab 108	1,500	2,500
i. Remove VCT in kitchen mop room, sand, and seal concrete below	1,500	2,500
<b>5. Interior – Support Programs, Health, Wellness + Environment</b>	<b>290,000</b>	<b>495,000</b>
a. Increase sound isolation of band room (101) between ceiling and floor above	10,000	15,000
b. Increase sound isolation between shop lab (114) and classroom 112	10,000	15,000
c. Increase sound isolation between offices 151, 152, 153	10,000	15,000
d. Increase sound isolation around art classroom 210	10,000	15,000
e. Renovate locker room gang showers into single stalls OR storage	30,000	75,000
<b>f. Repair / replace broken fixtures and equipment in P.E. locker rooms</b>	<b>10,000</b>	<b>15,000</b>
g. Replace gym bleachers in 5-10 years	150,000	250,000
i. Opportunity for upper bleachers to be backward scoping – allow for acoustical separation and multiple practices to take place in gymnasium	200,000	250,000
h. Add outdoor seating area to cafeteria with fence / enclosure	50,000	75,000
<b>i. Improve ventilation / heat removal at laundry room</b>	<b>10,000</b>	<b>20,000</b>
<b>6. Exterior Site / Campus</b>	<b>3,125,000</b>	<b>5,580,000</b>
<b>a. Secondary vehicular entry and exit point off Sylvania Rd [3,500 sf]</b>	<b>150,000</b>	<b>250,000</b>
b. Add new baseball and softball fields – significant site work to level	1,000,000	2,500,000
i. Include: CMU dugouts, lighting, press box (shared), scoreboards and sound systems, batting cage at each field, fencing, built-up backstop, ADA parking		
ii. Alternate Add: New concessions and restrooms facility (shared w/ football)	500,000	750,000
c. Upgrade / maintenance to shot and discuss	50,000	75,000
d. Pave road and accessible parking spots at football field	100,000	150,000
e. Continue access drive around football field to Sylvania Rd	350,000	500,000
f. Pave / maintain gravel lot	30,000	50,000
g. Paint parking lot lines and driving lane lines	10,000	15,000
h. Add gate to prevent students from driving up to transportation area	10,000	15,000
i. Football irrigation replacement and re-crown / sod	200,000	250,000
i. Or athletic turf football field	600,000	850,000
j. Increase brightness and coverage of lighting at parking lot and entries	75,000	100,000

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k. Add concrete pad and drive to Wood shop exterior overhead door [2,500 sf]	20,000	25,000
l. Add landscaping throughout, wildflowers and grasses recommended	30,000	50,000
<b>7. New Construction</b>	<b>5,000,000</b>	<b>6,810,000</b>
a. Add public restrooms and storage at lower level of gymnasium	500,000	600,000
i. Opportunity to add athletic suite at first level adjacent to gymnasium	500,000	600,000
b. Add auditorium / multipurpose room – theater, athletics, assemblies	3,000,000	4,000,000
i. Associated Site Re-work	200,000	400,000
c. Add Ag addition to school building, use existing building for storage and maintenance.	500,000	700,000
i. Opportunity for room between 109 and 107 to be used for shared outside consultant offices / small meeting room	1,000	10,000
ii. Build-out football locker rooms in existing Ag building	300,000	500,000

## Part IV B. Proposed Solutions | MIDDLE, ELEMENTARY + CENTRAL OFFICE

ITEM	Cost Range	
<b>Middle, Elementary School + Office Estimated Costs (157,420 SF)</b>	<b>22,360,000</b>	<b>35,273,500</b>
<b>1. Safety, Security + Accessibility</b>	<b>1,170,000</b>	<b>1,772,000</b>
a. Replace all exterior and interior doors throughout	200,000	400,000
b. Replace or repair staff key-less entry	5,000	7,000
c. Add Video Intercom to both school visitor entries	10,000	15,000
d. Create parent pick-up and drop-off queue	300,000	400,000
e. Add graphic film (window clings) to reduce visibility inward at both visitor entries	20,000	40,000
f. Add graphic film (window clings) at cafeteria to reduce visibility inward	10,000	15,000
g. Add more exterior lighting for coverage at entries and parking lots	100,000	150,000
h. Add blinds to all exterior windows	150,000	200,000
i. Replace security camera system throughout (might be in the works for Jan-Feb)	300,000	400,000
i. Add control screen in MS admin area for reception to monitor cameras	1,000	5,000
j. Investigate and remediate fungicidal growth throughout, especially original building	50,000	70,000
k. Add ADA accessible path to accessible playground equipment	25,000	75,000
<b>2. Building Envelope</b>	<b>1,362,000</b>	<b>1,897,500</b>
a. Replace covered canopy and extend towards Elementary	200,000	350,000
b. Replace gutters throughout	50,000	75,000
c. Replace flat roofs throughout	750,000	900,000
i. Opportunity to add daylighting tubes at roof for window-less rooms	25,000	50,000
d. (Middle) Repair Masonry issues east wall of Gymnasium, replace cracked porcelain tile	25,000	50,000
e. (Middle) Replace exterior air register at east wall of Gymnasium	5,000	7,500
f. (Middle) Replace shingle roof at "football locker room"	10,000	20,000
g. (Middle) Replace EIFS at north wall of classrooms 502 to 602	50,000	75,000
h. (Middle) Replace cracked windowpane at room 503	2,000	4,000
i. (Elementary) Replace or repair drafty windows at front offices	5,000	6,000
j. (Elementary) Replace damaged EIFs, north side of courtyard and end of south corridor	40,000	60,000
k. (Elementary) Repair masonry issues at north and west walls of gymnasium	200,000	300,000
<b>3. Mechanical, Electrical + Plumbing</b>	<b>2,710,000</b>	<b>4,210,000</b>
a. New Rooftop units and Air handling units.	340,000	440,000

## Part IV B. Proposed Solutions | MIDDLE, ELEMENTARY + CENTRAL OFFICE

b.	New unit ventilators	350,000	475,000
c.	Distribution ductwork in classrooms if unit ventilators are replaced with vertical	350,000	475,000
d.	New exhaust fans	150,000	250,000
e.	New pumps	120,000	150,000
f.	New chiller	225,000	300,000
g.	New Controls	450,000	570,000
h.	New backflow preventer	5,000	10,000
i.	New wastewater treatment plant	200,000	700,000
j.	Add Ventilation to office	20,000	40,000
k.	Extend piping	200,000	300,000
l.	Modifications to existing ductwork	300,000	500,000
<b>4.</b>	<b>Interior – Academic Programs, Organization + Efficiency</b>	<b>10,760,000</b>	<b>16,645,000</b>
a.	Replace PA systems throughout – include digital music play	350,000	450,000
b.	(Middle) Renovate all classrooms – flooring, paint, new storage, writing boards	4,000,000	7,000,000
c.	(Elementary) Renovate classrooms – flooring, paint, new storage, cubbies, writing boards	4,000,000	7,000,000
d.	(Elementary) Refurbish Gymnasium and stage, add acoustical theater treatments, upgrade lighting and controls, replace curtain, industrial shelving storage	1,000,000	200,000
i.	Opportunity to increase height of stage 2-3'	100,000	150,000
e.	Repair / turn-on water and gas to 8 <sup>th</sup> grade science lab	50,000	75,000
f.	(Middle) Utilize counselor reception area	20,000	40,000
g.	Increase sound blocking between music and band rooms	15,000	20,000
h.	(Middle) Replace corridor lockers throughout	50,000	100,000
i.	Reconfigure and renovate kitchen	700,000	900,000
j.	Replace food service equipment: walk-in cooler, dishwasher, 2-3 serving lines	150,000	200,000
k.	(Elementary) Renovate / reconfigure Front Admin for better storage, conference room, resource, and ADA restroom	200,000	300,000
l.	(Elementary) Combine support rooms into 1 classroom, add wall division	25,000	35,000
m.	(Elementary) Renovate Classroom into STEM lab / Robotics lab	100,000	175,000
<b>5.</b>	<b>Interior – Support Programs, Health, Wellness + Environment</b>	<b>4,220,000</b>	<b>7,960,000</b>
a.	Renovate restrooms and locker rooms throughout, replace lockers and gang showers	1,500,000	2,500,000
b.	(Middle) Refurbish Gymnasium – increase lighting brightness, restore historic features	750,000	1,500,000
c.	(Middle) Refurbish stage / birds nest area	250,000	350,000
d.	(Middle) Refurbish old “football locker room” area for academic or athletic use	150,000	200,000
e.	Replace student and staff desks and chairs throughout	400,000	60,000

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f.	(Middle) Remove drop ceilings in '88 wing corridor and renovate for high-ceilings, replace or flash leaking windows	125,000	200,000
g.	(Middle) Replace vinyl wallpaper in '88 wing with paintable finish	50,000	70,000
h.	(Middle) Patch all holes and voids where previous decoration or equipment was located	10,000	15,000
i.	(Middle) Create commons area and individual instruction rooms	100,000	175,000
j.	(Elementary) Add sound absorption and diffusion to cafeteria (aka MPR)	20,000	35,000
k.	(Elementary) Split 3 classrooms for small capacity uses: Resource, Speech, etc.	150,000	200,000
l.	Replace drinking fountains throughout	25,000	40,000
m.	Brighten up corridor walls / paint, replace flooring with LVT	90,000	1,300,000
n.	(Elementary) Renovate staff lounge and include restroom, casework, fridge. Separate workroom from lounge area.	100,000	125,000
o.	Refurbish both libraries, replace bookshelves and furniture with mobile pieces	500,000	650,000
<b>6.</b>	<b>Exterior Site / Campus</b>	<b>1,188,000</b>	<b>1,929,000</b>
a.	Repair or replace in-ground flagpole lighting	3,000	6,000
b.	Replace flagpoles and hardware	5,000	7,000
c.	Add / improve landscaping, plant more wildflowers and grasses	25,000	35,000
d.	Remove HS Baseball and Softball Fields, including concession building and batting cages	50,000	75,000
	<i>i. Or renovate existing fields and facilities</i>	200,000	250,000
e.	Replace lower parking lot with Soccer Field	50,000	75,000
f.	(Middle) Consider adding frisbee golf course for outdoor PE, wooded area	10,000	25,000
g.	Resurface and repair parking west parking lot	500,000	800,000
h.	(Elementary) Replace broken slide at playground (likely custom order)	5,000	6,000
i.	(Elementary) Replace hard play surface and basketball goals	200,000	250,000
j.	(Elementary) New Pre-K Playground	100,000	200,000
k.	(Elementary) Add bioswale and garden beds to courtyard	25,000	75,000
l.	(Middle) Add Garden beds to courtyard, consider adding small greenhouse	15,000	125,000
<b>7.</b>	<b>New Construction</b>	<b>670,000</b>	<b>1,200,000</b>
a.	New Central Office	500,000	700,000
b.	Replace Boiler / Mechanical Room	150,000	300,000
c.	Remove or replace modular classrooms	20,000	800,000

## Part IV D. Estimated Cost Summary

ESTIMATED COST SUMMARY	High School		Renovate Elementary / Middle / Office		Phased Replacement Elementary / Middle / Office		New Elementary / Middle / Office		TOTAL COST RANGE	
	Low	High	Low	High	Low	High	Low	High	Low	High
Safety Security Accessibility	46,000	82,000	1,171,000	1,777,000					<b>1,217,000</b>	<b>1,859,000</b>
Building Envelope	65,000	100,000	1,362,000	1,897,500					<b>1,427,000</b>	<b>1,997,500</b>
Mechanical, Electrical + Plumbing	2,208,000	3,115,000	2,710,000	4,210,000					<b>4,918,000</b>	<b>7,325,000</b>
Interior – Academic Programs, Organization + Efficiency	1,062,500	1,450,000	10,760,000	16,645,000					<b>11,822,500</b>	<b>18,095,000</b>
Interior – Support Programs, Health, Wellness + Environment	490,000	745,000	4,220,000	7,960,000					<b>4,710,000</b>	<b>8,705,000</b>
Exterior Site / Campus	3,125,000	5,580,000	1,188,000	1,929,000					<b>4,313,000</b>	<b>7,509,000</b>
New Construction	5,001,000	6,810,000	670,000	1,200,000	29,100,000	37,150,000	20,075,000	25,200,000	<b>5,671,000</b>	<b>43,960,000</b>
<b>TOTAL</b>	<b>11,997,500</b>	<b>17,882,000</b>	<b>22,081,000</b>	<b>35,618,500</b>	<b>29,100,000</b>	<b>37,150,000</b>	<b>20,075,000</b>	<b>25,200,000</b>	<b>32,072,500</b>	<b>55,032,000</b>

**Project / Option 1: 2,848,000 - 4,632,500**

**Project / Option 2: 4,409,000 - 6,140,000**