

SCHOOL DISTRICT OF WISCONSIN DELLS

SCHOOL BOARD MEETING
FEBRUARY 12, 2024



SCHOOL BOARD MEETING

- New Primary School – PK-1
- Middle School
- Spring Hill Elementary School
- Summary
- Schedule



NEW PRIMARY SCHOOL | PK-1 PROGRAM

OPTION 1A: One-story Building Breakdown New PK-1 Early Learning Center	
Learning Spaces / Classrooms	41,784
Gymnasium	12,600
Support / Administration	3,470
Cafeteria / Kitchen	5,552
Circulation	21,781
Service	9,425
Total	94,612

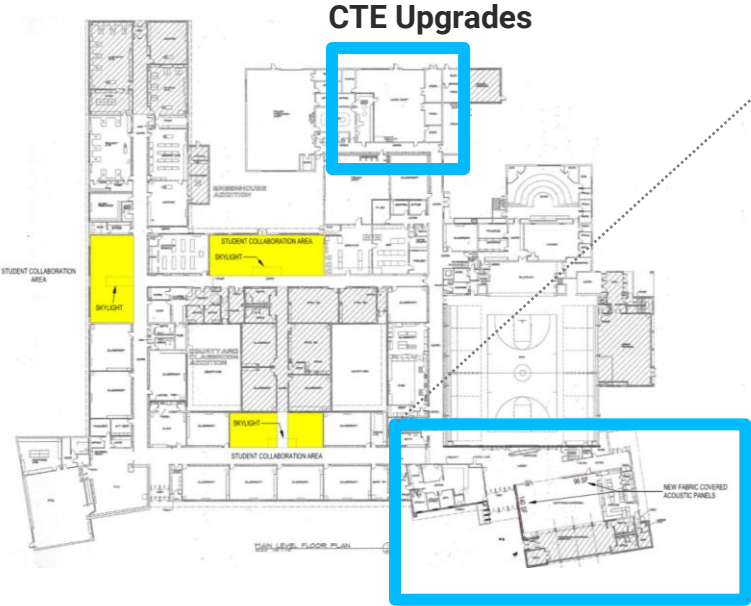


NEW PRIMARY SCHOOL | COST STUDY

Option 1A - PK-1

1.0 - CONSTRUCTION COSTS	SF	\$/SQFT	COST, \$	%	NOTES
1.1 - Substructure	94,612	\$ 16.66	\$1,576,236		
1.2 - Shell	94,612	\$ 98.37	\$9,306,982		
1.3 - Interior Construction	94,612	\$ 58.21	\$5,507,365		
1.4.1 - Services - Conveying Systems	94,612	\$ -	\$0		
1.4.2 - Services - Fire Protection	94,612	\$ 3.90	\$368,987		
1.4.3 - Services - Plumbing	94,612	\$ 11.97	\$1,132,506		
1.4.4 - Services - HVAC	94,612	\$ 37.00	\$3,500,644		
1.4.5 - Services - Electrical Systems	94,612	\$ 33.88	\$3,205,143		
1.5 - Equipment and Furnishings	94,612	\$ 11.48	\$1,086,146		
1.6 - Sitework	94,612	\$ 73.45	\$6,949,251		
1.7 - General Requirements	94,612	\$ 30.96	\$2,929,073		
1.8 - Inflation Through April 2025	94,612	\$ 22.55	\$2,133,740	6.00%	Construction Start April of 2025
TOTAL CONSTRUCTION COSTS	94,612	\$ 398.43	\$37,696,072		
Construction Contingency			\$1,884,804	5.00%	
CGS Insurance			\$336,437	0.85%	
CGS Bond			\$379,214	0.95%	
CGS Fee			\$423,114	1.05%	
TOTAL PROJECT COST	94,612	\$ 430.39	\$40,719,642		
2.0 - SOFT COSTS	SQFT	\$/SQFT	COST, \$	%	NOTES
2.1 - FF&E	94,612	\$ 36.58	\$3,461,170	8.5%	
2.2 - Technology	94,612	\$ 8.61	\$814,393	2.0%	
2.3 - Development & Soft Costs	94,612	\$ 4.30	\$407,196	1.0%	
2.4 - Design & Engineering	94,612	\$ 32.28	\$3,053,973	7.5%	
2.5 - Owner Contingency	94,612	\$ 12.91	\$1,221,589	3.0%	
TOTAL SOFT COSTS	94,612	\$ 94.68	\$8,958,321	22.0%	
TOTAL PROJECT COSTS	94,612	\$ 525.07	\$49,677,963		

MIDDLE SCHOOL | ADDITIONS & RENOVATIONS



Main Entry / Office Upgrades



SCHOOL DISTRICT OF WISCONSIN DELLS
SCHOOL BOARD MEETING – FEBRUARY 12, 2024



MIDDLE SCHOOL | COST STUDY – RENOVATION

1.0 - CONSTRUCTION COSTS	SF	\$/SQFT	COST, \$	%	NOTES
1.1 - Interior Construction	45,529	\$ 17.03	\$775,408		
1.2 - Shell	45,529	\$ 10.05	\$457,650		
1.3.1 - Services - HVAC	45,529	\$ 29.40	\$1,338,687		
1.3.2 - Services - Electrical Systems	45,529	\$ 7.82	\$355,874		
1.4 - General Requirements	45,529	\$ 7.89	\$359,104		
TOTAL CONSTRUCTION COSTS	45,529	72.19	\$3,286,724		
Construction Contingency			\$164,336	5.00%	
CGS Insurance			\$29,334	0.85%	
CGS Bond			\$33,064	0.95%	
CGS Fee			\$36,891	1.05%	
Inflation through 2026			\$0	0.00%	INCLUDED
TOTAL PROJECT COST	45,529	\$ 77.98	\$3,550,349		

2.0 - SOFT COSTS	SQFT	\$/SQFT	COST, \$	%	NOTES
2.1 - FF&E	45,529	\$ 6.63	\$301,780	8.5%	
2.2 - Technology	45,529	\$ 1.56	\$71,007	2.0%	
2.3 - Development & Soft Costs	45,529	\$ 0.78	\$35,503	1.0%	
2.4 - Design & Engineering	45,529	\$ 5.85	\$266,276	7.5%	
2.5 - Owner Contingency	45,529	\$ 2.34	\$106,510	3.0%	
TOTAL SOFT COSTS	45,529	\$17.16	\$781,077	22.0%	

TOTAL PROJECT COSTS	45,529	95.14	\$4,331,426		
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MIDDLE SCHOOL | COST STUDY – SECURE ENTRY

1.0 - CONSTRUCTION COSTS	SF	\$/SQFT	COST, \$	%	NOTES
1.1 - Interior Construction	2,320	\$ 102.95	\$238,838		
1.2 - Shell	2,320	\$ 54.62	\$126,709		
1.3 - Equipment	2,320	\$ 3.57	\$8,277		
1.4.1 - Services - HVAC	2,320	\$ 45.01	\$104,425		
1.4.2 - Services - Electrical	2,320	\$ 43.16	\$100,137		
1.5 - Sitework	2,320	\$ 14.49	\$33,616		
1.6 - General Requirements	2,320	\$ -	\$0		Included in main project
TOTAL CONSTRUCTION COSTS	2,320	\$263.79	\$612,001		
Construction Contingency			\$30,600	5.00%	
CGS Insurance			\$5,462	0.85%	
CGS Bond			\$6,157	0.95%	
CGS Fee			\$6,869	1.05%	
Inflation through 2026			\$0	0.00%	INCLUDED
TOTAL PROJECT COST	2,320	\$ 284.95	\$661,089		

2.0 - SOFT COSTS	SQFT	\$/SQFT	COST, \$	%	NOTES
2.1 - FF&E	2,320	\$ 24.22	\$56,193	8.5%	
2.2 - Technology	2,320	\$ 5.70	\$13,222	2.0%	
2.3 - Development & Soft Costs	2,320	\$ 2.85	\$6,611	1.0%	
2.4 - Design & Engineering	2,320	\$ 21.37	\$49,582	7.5%	
2.5 - Owner Contingency	2,320	\$ 8.55	\$19,833	3.0%	
TOTAL SOFT COSTS	2,320	\$ 62.69	\$145,440	22.0%	

TOTAL PROJECT COSTS	2,320	\$ 347.64	\$806,528		
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MIDDLE SCHOOL | COST STUDY – CTE RENOVATION

1.0 - CONSTRUCTION COSTS	SF	\$/SQFT	COST, \$	%	NOTES
1.1 - Interior Construction	3,365	\$ 85.72	\$288,443		
1.2 - Shell	3,365	\$ 13.63	\$45,866		
1.3.1 - Services - Fire Sprinklers	3,365	\$ 1.82	\$6,125		
1.3.2 - Services - Plumbing	3,365	\$ 1.49	\$5,000		
1.3.3 - Services - HVAC	3,365	\$ 31.30	\$105,338		
1.3.4 - Services - Electrical	3,365	\$ 28.54	\$96,037		
1.4 - General Requirements	3,365	\$ -	\$0		Included in main project
TOTAL CONSTRUCTION COSTS	3,365	\$ 162.50	\$546,808		
Construction Contingency			\$27,340	5.00%	
CGS Insurance			\$4,880	0.85%	
CGS Bond			\$5,501	0.95%	
CGS Fee			\$6,138	1.05%	
Inflation through 2026			\$0	0.00%	INCLUDED
TOTAL PROJECT COST	3,365	\$ 175.53	\$590,667		
2.0 - SOFT COSTS	SQFT	\$/SQFT	COST, \$	%	NOTES
2.1 - FF&E	3,365	\$ 35.11	\$118,133	20.0%	
2.2 - Technology	3,365	\$ 3.51	\$11,813	2.0%	
2.3 - Development & Soft Costs	3,365	\$ 1.76	\$5,907	1.0%	
2.4 - Design & Engineering	3,365	\$ 13.16	\$44,300	7.5%	
2.5 - Owner Contingency	3,365	\$ 5.27	\$17,720	3.0%	
TOTAL SOFT COSTS	3,365	\$ 58.80	\$197,874	33.5%	
TOTAL PROJECT COSTS	3,365	\$ 234.34	\$788,541		

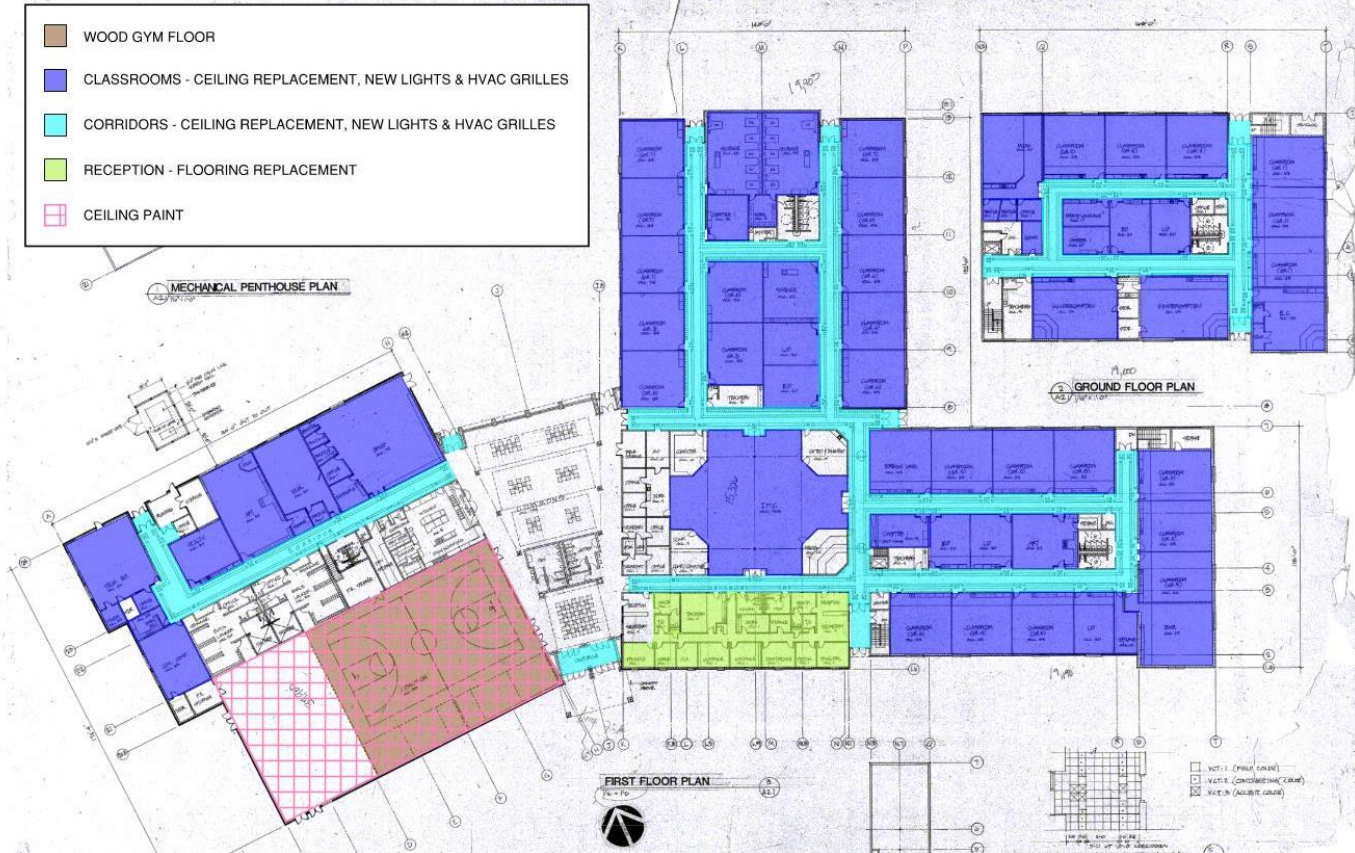
SPRING HILL ELEMENTARY SCHOOL | SITE CIRCULATION / PARKING



SCHOOL DISTRICT OF WISCONSIN DELLS
SCHOOL BOARD MEETING – FEBRUARY 12, 2024



SPRING HILL ELEMENTARY SCHOOL | RENOVATION



SPRING HILL ELEMENTARY SCHOOL | COST STUDY – SITE

1.0 - CONSTRUCTION COSTS	SF	\$/SQFT	COST, \$	%	NOTES
1.1 - Sitework	102,260	\$ 6.54	\$669,250		
1.2 - General Requirements	102,260	\$ -	\$0		Included in main project
TOTAL CONSTRUCTION COSTS	102,260	\$ 6.54	\$669,250		
Construction Contingency			\$33,463	5.00%	
CGS Insurance			\$5,973	0.85%	
CGS Bond			\$6,733	0.95%	
CGS Fee			\$7,512	1.05%	
Inflation through 2026			\$0	0.00%	Included
TOTAL PROJECT COST	102,260	\$ 7.07	\$722,930		

2.0 - SOFT COSTS	SQFT	\$/SQFT	COST, \$	%	NOTES
2.1 - FF&E	102,260	\$ 0.60	\$61,449	8.5%	
2.2 - Technology	102,260	\$ 0.14	\$14,459	2.0%	
2.3 - Development & Soft Costs	102,260	\$ 0.07	\$7,229	1.0%	
2.4 - Design & Engineering	102,260	\$ 0.53	\$54,220	7.5%	
2.5 - Owner Contingency	102,260	\$ 0.21	\$21,688	3.0%	
TOTAL SOFT COSTS	102,260	\$ 1.56	\$159,045	22.0%	

TOTAL PROJECT COSTS	102,260	\$ 8.62	\$881,975		
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SPRING HILL ELEMENTARY SCHOOL | COST STUDY – RENOVATION

1.0 - CONSTRUCTION COSTS	SF	\$/SQFT	COST, \$	%	NOTES
1.1 - Interior Construction	95,089	\$ 17.78	\$1,690,995		
1.2 - Equipment	95,089	\$ 0.68	\$65,084		Inc. locker removal and coat shelf
1.3 - Services - Electrical	95,089	\$ 5.22	\$496,817		
1.4 - General Requirements	95,089	\$ 3.48	\$331,262		
TOTAL CONSTRUCTION COSTS	95,089	\$ 27.18	\$2,584,157		
Construction Contingency			\$129,208	5.00%	
CGS Insurance			\$23,064	0.85%	
CGS Bond			\$25,996	0.95%	
CGS Fee			\$29,005	1.05%	
Inflation through 2026			\$0	0.00%	INCLUDED
TOTAL PROJECT COST	95,089	\$ 29.36	\$2,791,430		

2.0 - SOFT COSTS	SQFT	\$/SQFT	COST, \$	%	NOTES
2.1 - FF&E	95,089	\$ 2.50	\$237,272	8.5%	
2.2 - Technology	95,089	\$ 0.59	\$55,829	2.0%	
2.3 - Development & Soft Costs	95,089	\$ 0.29	\$27,914	1.0%	
2.4 - Design & Engineering	95,089	\$ 2.20	\$209,357	7.5%	
2.5 - Owner Contingency	95,089	\$ 0.88	\$83,743	3.0%	
TOTAL SOFT COSTS	95,089	\$ 6.46	\$614,115	22.0%	

TOTAL PROJECT COSTS	95,089	\$ 35.81	\$3,405,544		
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EXECUTIVE SUMMARY

GROUP CODE	DESCRIPTION	QUANTITY	CONSTRUCTION COST	CSF	SOFT COSTS	GRAND TOTAL	CSF
1	New One Story PK-1 School Option 1A	94,612 GSF	\$40,719,642	\$430	\$8,958,321	\$49,677,963	\$525
2	Middle School Renovation	45,529 GSF	\$3,550,349	\$78	\$781,077	\$4,331,426	\$95
3	Middle School Secure Entry Renovation	2,320 GSF	\$661,089	\$285	\$145,440	\$806,528	\$348
4	Middle School CTE Renovation	3,365 GSF	\$590,667	\$176	\$197,874	\$788,541	\$234
5	Spring Hill Parking Lot Renovation	102,260 GSF	\$722,930	\$7	\$159,045	\$881,975	\$9
6	Spring Hill Elementary Renovation	95,089 GSF	\$2,791,430	\$29	\$614,115	\$3,405,544	\$36
TOTAL CONSTRUCTION BUDGET		343,175 GSF <i>(excluding site area)</i>	\$49,036,107		\$10,855,870	\$59,891,978	

ALTERNATIVE

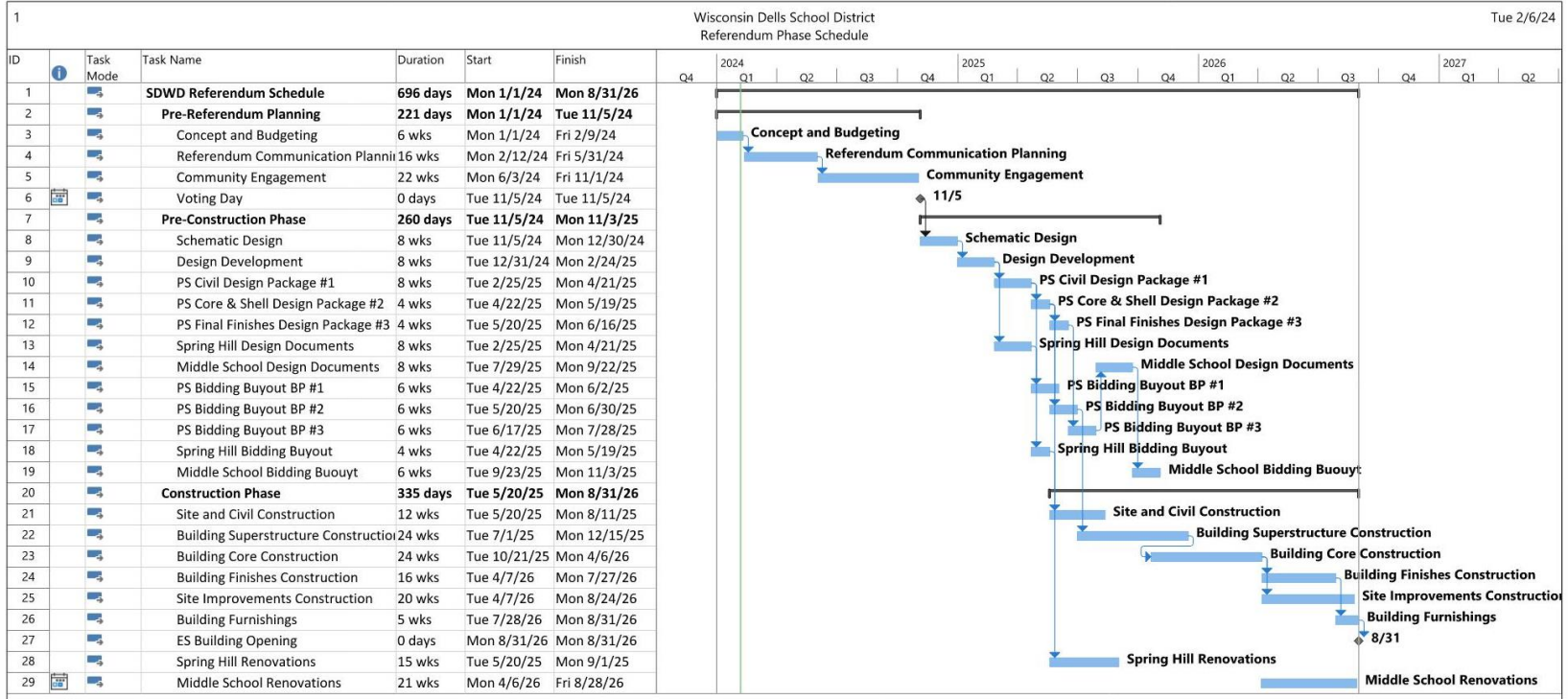
GROUP CODE	DESCRIPTION	QUANTITY	CONSTRUCTION COST	CSF	SOFT COSTS	GRAND TOTAL	CSF
1B	Option 1B One Story PK-2	109,624 GSF	\$47,180,590	\$430	\$10,379,730	\$57,560,320	\$525
2	Option 2 One Story PK-5	110,633 GSF	\$47,614,849	\$430	\$10,475,267	\$58,090,116	\$525

NOTES

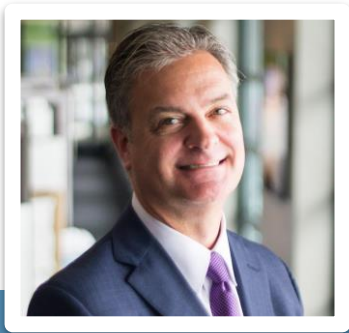
1 No fire protection work is included for any of the remodel work.



SCHEDULE



Questions?

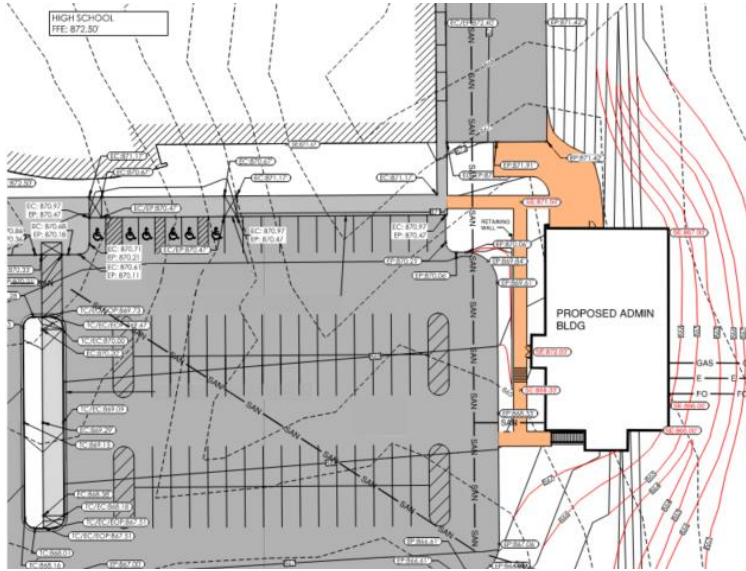


STEVE KIECKHAFER

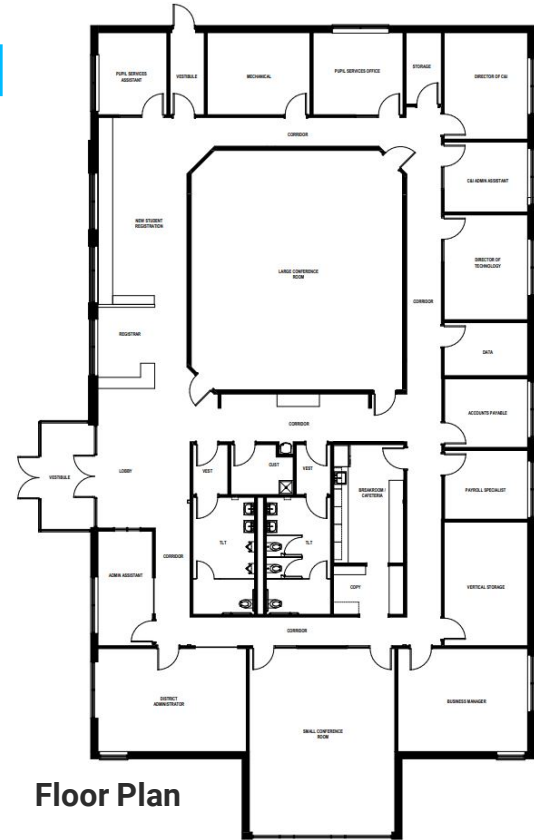


JUSTIN JOHNSON

NEW DISTRICT OFFICE | SITE & FLOOR PLAN



Site Plan



Floor Plan

