## 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



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





#### **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



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





#### **NEW PRIMARY SCHOOL | COST STUDY**

#### Option 1A - PK-1

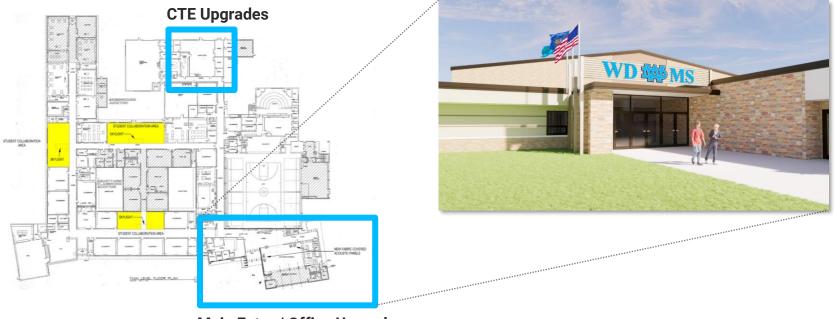
1.0 - CONSTRUCTION COSTS	SF	\$/	SQFT	COST, \$	%	NOTES
1.1 - Substructure	94,612	\$	16.66	\$1,576,236		
1.2 - Shell	94,612	\$	98.37	\$9,306,982		
1.3 - Interior Construction	94,612	\$	58.21	\$5,507,365		
1.4.1 - Services - Conveying Systems	94,612	\$		\$0		
1.4.2 - Services - Fire Protection	94,612	\$	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		40 s.
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	

CGSchmidt Prop



#### **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		
20 - SOFT COSTS	SOFT	\$/SOFT	COST \$	9/0	NOTES

2.0 - SOFT COSTS	TS SQFT \$/SQFT COST, \$		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	0E 14	\$4,331,426
TOTAL PROJECT COSTS	40,029	95.14	\$4,551,420



#### **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
OTAL CONSTRUCTION COSTS	2,320		\$263.79	\$612,001		
Construction Contingency		Ť.		\$30,600	5.00%	
CGS Insurance				\$5,462	0.85%	
CGS Bond				\$6,157	0.95%	
CGS Fee		j.		\$6,869	1.05%	
Inflation through 2026				\$0	0.00%	INCLUDED
TOTAL PROJECT COST	2,320	\$	284.95	\$661,089		
.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	



#### **MIDDLE SCHOOL** | **COST STUDY** – **CTE RENOVATION**

1.0 - CONSTRUCTION COSTS	SF		\$/SQFT	COST, \$	%	NOTES
1.1 - Interior Construction	3,365	S	85.72	\$288,443		
1.2 - Shell	3,365	S	13.63	\$45,866		
1.3.1 - Services - Fire Sprinklers	3,365	S	1.82	\$6,125		
1.3.2 - Services - Plumbing	3,365	S	1.49	\$5,000		
1.3.3 - Services - HVAC	3,365	S	31.30	\$105,338		
1.3.4 - Services - Electrical	3,365	S	28.54	\$96,037		
1.4 - General Requirements	3,365	\$	16+3	\$0		Included in main project
TOTAL CONSTRUCTION COSTS	3,365	\$	162.50	\$546,808		
Construction Contingency				\$27,340	5.00%	
CGS Insurance		- 52 KS 25. 65		\$4,880	0.85%	
CGS Bond				\$5,501	0.95%	
CGS Fee		8.8		\$6,138	1.05%	
Inflation through 2026		112 CG		\$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	S	35.11	\$118,133	20.0%	
2.2 - Technology	3,365	S	3.51	\$11,813	2.0%	
2.3 - Development & Soft Costs	3,365	S	1.76	\$5,907	1.0%	
2.4 - Design & Engineering	3,365	S	13.16	\$44,300	7.5%	
2.5 - Owner Contingency	3,365	S	5.27	\$17,720	3.0%	
TOTAL SOFT COSTS	3,365	S	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**





DTDA PLUNKETT RAYSICH ARCHITECTS, LLP

**GSchmid** 

#### **SPRING HILL ELEMENTARY SCHOOL | COST STUDY – SITE**

1.0 - CONSTRUCTION COSTS	SF	\$/5	SQFT	COST, \$	%	NOTES
1.1 - Sitework	102,260	S	6.54	\$669,250		
1.2 - General Requirements	102,260	\$	1.5	\$0		Included in main project
TOTAL CONSTRUCTION COSTS	102,260	\$	6.54	\$669,250		
Construction Contingency				\$33,463	5.00%	
CGS Insurance			6	\$5,973	0.85%	
CGS Bond		14		\$6,733	0.95%	
CGS Fee				\$7,512	1.05%	
Inflation through 2026		2		\$0	0.00%	Included
			7.07	6700 000		
TOTAL PROJECT COST	102,260	\$	7.07	\$722,930		
TOTAL PROJECT COST 2.0 - SOFT COSTS	102,260 SQFT		SQFT	\$722,930 COST, \$	%	NOTES
					<b>%</b> 8.5%	NOTES
2.0 - SOFT COSTS	SQFT	\$/5	SQFT	COST, \$		NOTES
2.0 - SOFT COSTS 2.1 - FF&E	<b>SQFT</b> 102,260	\$/\$ S	<b>5QFT</b> 0.60	<b>COST, \$</b> \$61,449	8.5%	NOTES
2.0 - SOFT COSTS 2.1 - FF&E 2.2 - Technology	<b>SQFT</b> 102,260 102,260	\$/\$ \$ \$	6QFT 0.60 0.14	<b>COST, \$</b> \$61,449 \$14,459	8.5% 2.0%	NOTES
2.0 - SOFT COSTS 2.1 - FF&E 2.2 - Technology 2.3 - Development & Soft Costs	SQFT 102,260 102,260 102,260	\$/\$ \$ \$ \$	0.60 0.14 0.07	COST, \$ \$61,449 \$14,459 \$7,229	8.5% 2.0% 1.0%	NOTES

TOTAL PROJECT COSTS	102,260	\$ 8.62	\$881,975	



## **SPRING HILL ELEMENTARY SCHOOL** | **COST STUDY** – **RENOVATION**

1.0 - CONSTRUCTION COSTS	SF	\$	/SQFT	COST, \$	%	NOTES
1.1 - Interior Construction	95,089	S	17.78	\$1,690,995		
1.2 - Equipment	95,089	S	0.68	\$65,084		Inc. locker removal and coat shelf
1.3 - Services - Electrical	95,089	S	5.22	\$496,817		
1.4 - General Requirements	95,089	S	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	8			\$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	S	2.50	\$237,272	8.5%	
2.2 - Technology	95,089	S	0.59	\$55,829	2.0%	
2.3 - Development & Soft Costs	95,089	S	0.29	\$27,914	1.0%	
2.4 - Design & Engineering	95,089	S	2.20	\$209,357	7.5%	
2.5 - Owner Contingency	95,089	S	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		



#### **EXECUTIVE SUMMARY**

GROUP CODE	DESCRIPTION	QUAN	ТІТҮ	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 C	CONSTRUCTION BUDGET	343,175	GSF (excluding site area)	\$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**

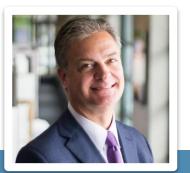
									sin Dells School District Tue 2/6/24 ndum Phase Schedule
	0	Task Mode	Task Name	Duration	Start	Finish	Q4	202	4 2025 2026 2027 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2
1			SDWD Referendum Schedule	696 days	Mon 1/1/24	Mon 8/31/26		-	
2			Pre-Referendum Planning	221 days	Mon 1/1/24	Tue 11/5/24	1	-	
3			Concept and Budgeting	6 wks	Mon 1/1/24	Fri 2/9/24			Concept and Budgeting
4			Referendum Communication Planni	16 wks	Mon 2/12/24	Fri 5/31/24	1		Referendum Communication Planning
5			Community Engagement	22 wks	Mon 6/3/24	Fri 11/1/24	1		Community Engagement
6		-,	Voting Day	0 days	Tue 11/5/24	Tue 11/5/24			• 11/5
7			Pre-Construction Phase	260 days	Tue 11/5/24	Mon 11/3/25			1
8		-	Schematic Design	8 wks	Tue 11/5/24	Mon 12/30/24			Schematic Design
9		-,	Design Development	8 wks	Tue 12/31/24	Mon 2/24/25			Design Development
10		-	PS Civil Design Package #1	8 wks	Tue 2/25/25	Mon 4/21/25			PS Civil Design Package #1
1		-	PS Core & Shell Design Package #2	4 wks	Tue 4/22/25	Mon 5/19/25			PS Core & Shell Design Package #2
2		-	PS Final Finishes Design Package #3	4 wks	Tue 5/20/25	Mon 6/16/25			PS Final Finishes Design Package #3
3			Spring Hill Design Documents	8 wks	Tue 2/25/25	Mon 4/21/25	1		Spring Hill Design Documents
14			Middle School Design Documents	8 wks	Tue 7/29/25	Mon 9/22/25	1		Middle School Design Documents
5		-	PS Bidding Buyout BP #1	6 wks	Tue 4/22/25	Mon 6/2/25			PS Bidding Buyout BP #1
6		-	PS Bidding Buyout BP #2	6 wks	Tue 5/20/25	Mon 6/30/25			PS Bidding Buyout BP #2
7			PS Bidding Buyout BP #3	6 wks	Tue 6/17/25	Mon 7/28/25	1		PS Bidding Buyout BP #3
18			Spring Hill Bidding Buyout	4 wks	Tue 4/22/25	Mon 5/19/25	1		📥 Spring Hill Bidding Buyout
9		-	Middle School Bidding Buouyt	6 wks	Tue 9/23/25	Mon 11/3/25			i Middle School Bidding Buouy
20		-	Construction Phase	335 days	Tue 5/20/25	Mon 8/31/26			r
21			Site and Civil Construction	12 wks	Tue 5/20/25	Mon 8/11/25			Site and Civil Construction
22			Building Superstructure Constructio	124 wks	Tue 7/1/25	Mon 12/15/25	1		Building Superstructure Construction
23			Building Core Construction	24 wks	Tue 10/21/25	Mon 4/6/26			Building Core Construction
24		-	<b>Building Finishes Construction</b>	16 wks	Tue 4/7/26	Mon 7/27/26			Building Finishes Construction
25		-	Site Improvements Construction	20 wks	Tue 4/7/26	Mon 8/24/26			Site Improvements Construction
26		-	Building Furnishings	5 wks	Tue 7/28/26	Mon 8/31/26			Building Furnishings
27			ES Building Opening	0 days	Mon 8/31/26	Mon 8/31/26			a <sup>*</sup> 8/31
28		-	Spring Hill Renovations	15 wks	Tue 5/20/25	Mon 9/1/25			Spring Hill Renovations
29	***		Middle School Renovations	21 wks	Mon 4/6/26	Fri 8/28/26	1		Middle School Renovations

**DYDA** PLUNKETT RAYSICH ARCHITECTS, LLP

**∛**CG**Schmidt** 



# Questions?

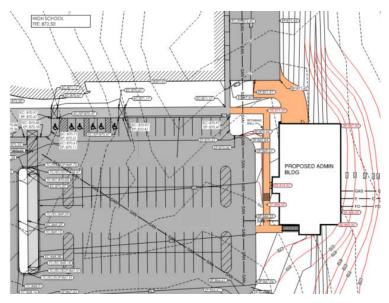




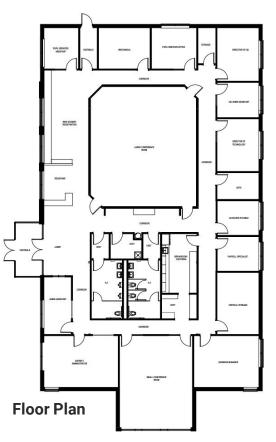
**STEVE KIECKHAFER** 

#### **JUSTIN JOHNSON**

## **NEW DISTRICT OFFICE** | **SITE & FLOOR PLAN**



Site Plan







PLUNKETT RAYSICH