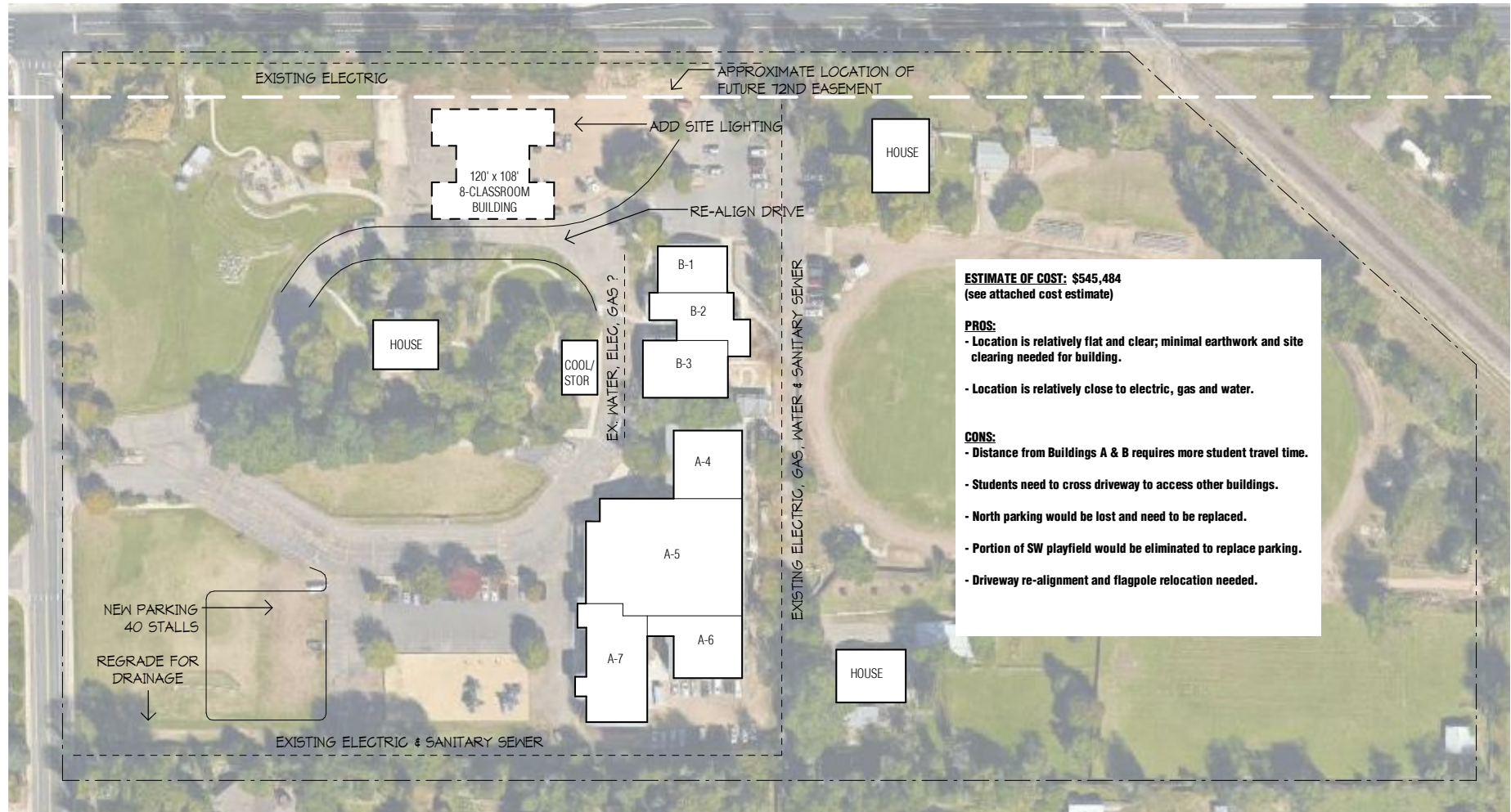
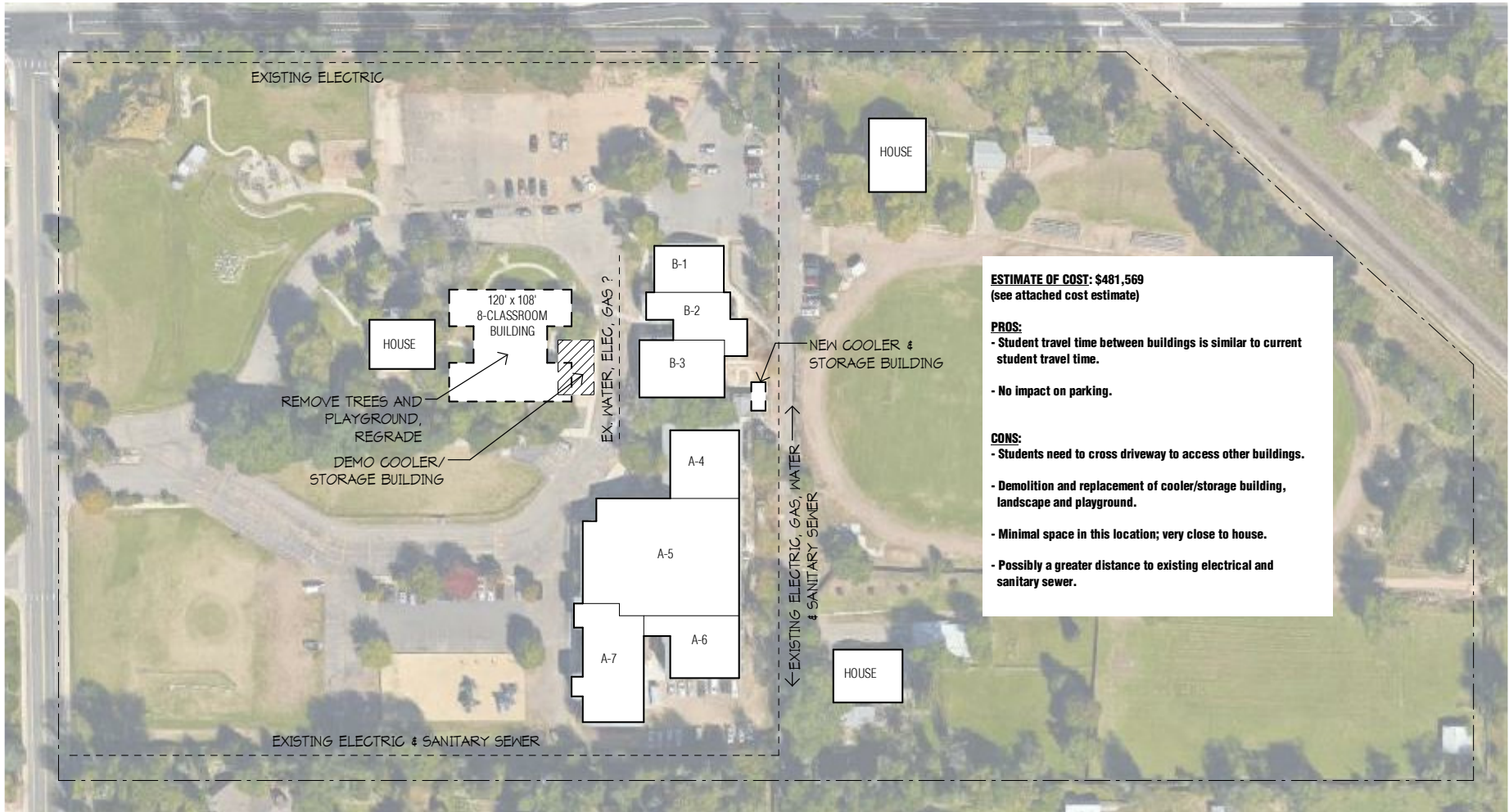
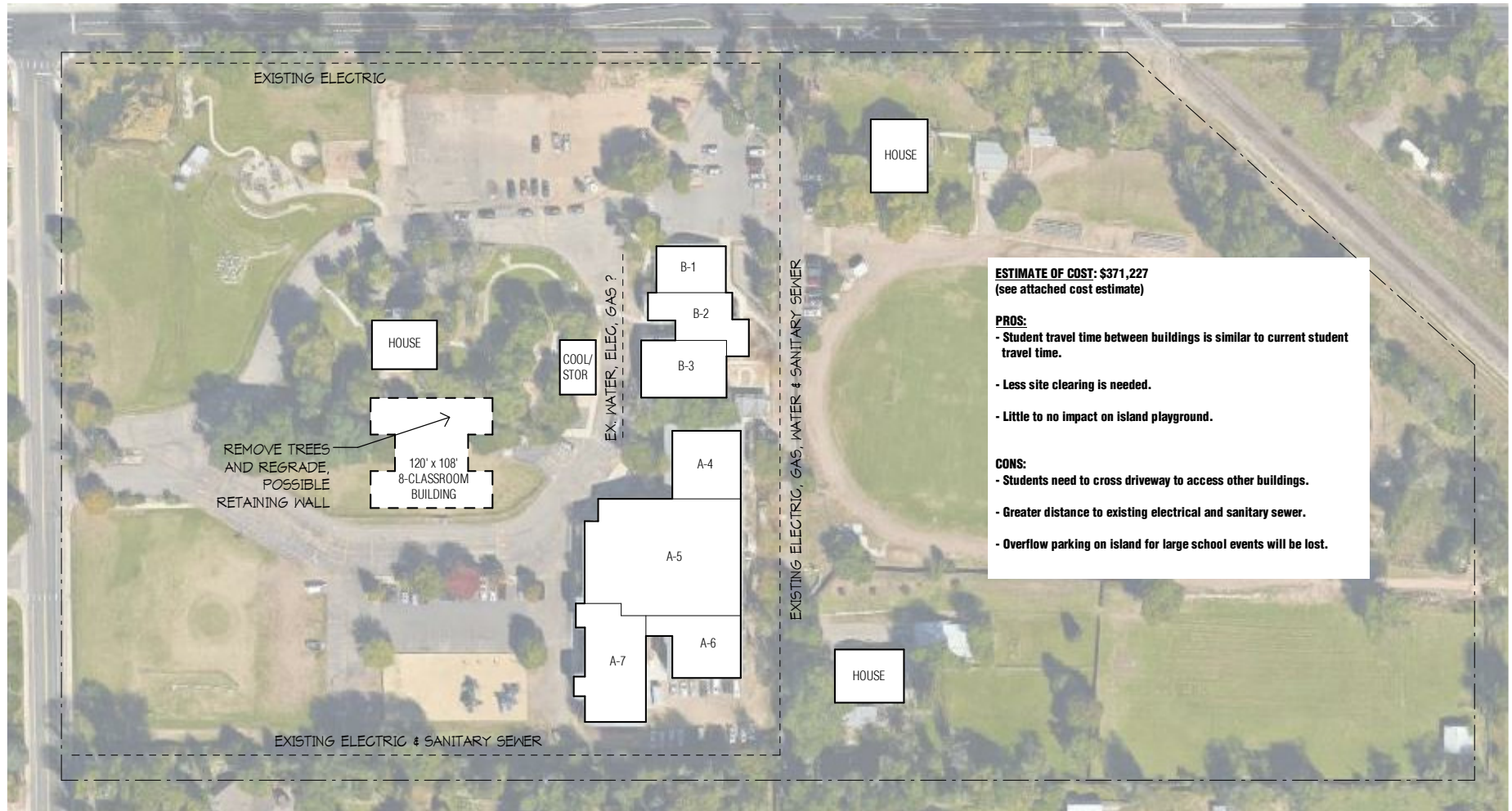
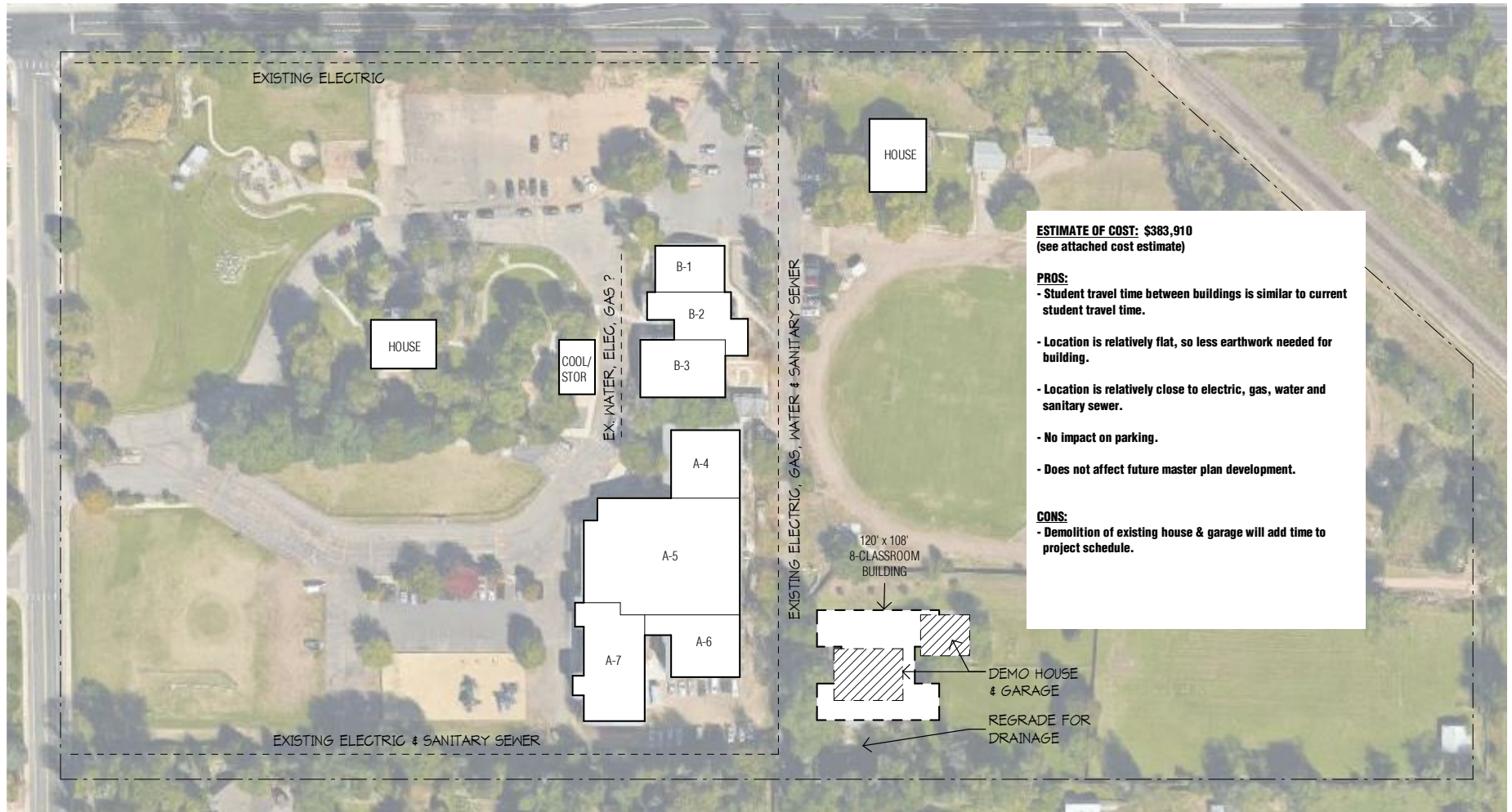












ESTIMATE OF COST: \$383,910
(see attached cost estimate)

PROS:

- Student travel time between buildings is similar to current student travel time.
- Location is relatively flat, so less earthwork needed for building.
- Location is relatively close to electric, gas, water and sanitary sewer.
- No impact on parking.
- Does not affect future master plan development.

CONS:

- Demolition of existing house & garage will add time to project schedule.



Conceptual Cost Estimates for 8-Classroom Modular Building Installation

LOCATION 1 - NORTH PARKING LOT						
Section	Description	Qty	Unit	Unit Cost	Unit Cost	Total
01	General Conditions					
	Equipment & General Conditions (9% hard costs)	1	ls			\$34,380.00
02	Site Demolition					
	Site clearing	1	ls		\$5,000.00	\$5,000.00
	Driveway asphalt removal	1	ls		\$8,000.00	\$8,000.00
05	Metals					
	Landings, ramps, stairs (access to all doors w/ 2 larger landings)	1	ls		\$50,000.00	\$50,000.00
10	I.D. Devices					
	Signage	1	ls		\$1,000.00	\$1,000.00
22	Plumbing					
	Gas from meter to building	1	ls		\$2,000.00	\$2,000.00
	Water from meter to building	1	ls		\$2,000.00	\$2,000.00
26	Electrical					
	Fire alarm	1	ls		\$15,000.00	\$15,000.00
	Exterior lighting	1	ls		\$14,000.00	\$14,000.00
27	Communications					
	Phone & data	1	ls		\$20,000.00	\$20,000.00
28	Security					
	Access control (contacts at all doors & 4 cardreaders)	1	ls		\$10,000.00	\$10,000.00
31	Earthwork					
	Grading, prep	1	ls		\$20,000.00	\$20,000.00
32	Exterior Improvements					
	Fencing - temp	1	ls		\$4,000.00	\$4,000.00
	Sidewalks	1	ls		\$5,000.00	\$5,000.00
	Landscape	1	ls		\$3,000.00	\$3,000.00
	Replace parking lot (asphalt, base, curbs, paint)	40	stall	\$3,500.00	\$140,000.00	\$140,000.00
	Relocate flagpoles	1	ls		\$7,000.00	\$7,000.00
	Realign drive	1	ls		\$15,000.00	\$15,000.00
33	Site Utilities					
	Gas service	1	ls		\$20,000.00	\$20,000.00
	Water service	1	ls		\$15,000.00	\$15,000.00
	Sanitary Sewer	1	ls		\$10,000.00	\$10,000.00
	Electrical service	1	ls		\$16,000.00	\$16,000.00
	Subtotal					\$416,380.00
	Overhead & Profit @ 5.25%					\$21,859.95
	Bond @ 1%					\$4,163.80
	General Liability Insurance @ 3/4%					\$3,122.85
	Construction Subtotal					\$445,526.60
	Owner Rep & Design Fees					\$17,860.00
	Building Permit					\$2,000.00
	Furniture & Technology Equipment					\$40,000.00
	Contingency @ 8%					\$35,642.13
	Other Soft Costs (1%)					\$4,455.27
	Project Total					\$545,483.99

Possible Add Alternates

Replace all carpet	1,275	sy	\$27.50	\$35,063
A/C (replace 10 RTUs with new that have A/C)	1	ls	\$120,000.00	\$120,000



Conceptual Cost Estimates for 8-Classroom Modular Building Installation

LOCATION 2 - NORTH SIDE OF ISLAND						
Section	Description	Qty	Unit	Unit Cost	Unit Cost	Total
01	General Conditions					
	Equipment & General Conditions (9% hard costs)	1	ls			\$29,925.00
02	Site Demolition					
	Site clearing, playground removal	1	ls		\$20,000.00	\$20,000.00
05	Metals					
	Landings, ramps, stairs (access to all doors w/ 2 larger landings)	1	ls		\$50,000.00	\$50,000.00
10	I.D. Devices					
	Signage	1	ls		\$1,000.00	\$1,000.00
11	Food Service					
	10x10 walk-in cooler	1	ls		\$18,000.00	\$18,000.00
22	Plumbing					
	Gas from meter to building	1	ls		\$3,000.00	\$3,000.00
	Water from meter to building	1	ls		\$2,000.00	\$2,000.00
26	Electrical					
	Fire alarm	1	ls		\$18,000.00	\$18,000.00
	Exterior lighting	1	ls		\$10,000.00	\$10,000.00
27	Communications					
	Phone & data	1	ls		\$20,000.00	\$20,000.00
28	Security					
	Access control (contacts at all doors & 4 cardreaders)	1	ls		\$10,000.00	\$10,000.00
31	Earthwork					
	Grading, prep	1	ls		\$11,500.00	\$11,500.00
32	Exterior Improvements					
	Fencing - temp	1	ls		\$4,000.00	\$4,000.00
	Sidewalks	1	ls		\$5,000.00	\$5,000.00
	Landscape	1	ls		\$8,000.00	\$8,000.00
	Playground	1	ls		\$50,000.00	\$50,000.00
	Pre-engineered storage building 12x14	1	ls		\$12,000.00	\$12,000.00
33	Site Utilities					
	Gas service	1	ls		\$20,000.00	\$20,000.00
	Water service	1	ls		\$15,000.00	\$15,000.00
	Sanitary Sewer	1	ls		\$12,000.00	\$12,000.00
	Electrical service	1	ls		\$35,000.00	\$35,000.00
	Electrical service to new cooler	1	ls		\$8,000.00	\$8,000.00
	Subtotal					\$362,425.00
	Overhead & Profit @ 5%					\$18,121.25
	Bond @ 1%					\$3,624.25
	General Liability Insurance @ 3/4%					\$2,718.19
	Construction Subtotal					\$386,888.69
	Owner Rep & Design Fees					\$17,860.00
	Building Permit					\$2,000.00
	Furniture & Technology Equipment					\$40,000.00
	Contigency @ 8%					\$30,951.10
	Other Soft Costs (1%)					\$3,868.89
	Project Total					\$481,568.67

Possible Add Alternates

Replace all carpet	1,275	sy	\$27.50	\$35,063
A/C (replace 10 RTUs with new that have A/C)	1	ls	\$120,000.00	\$120,000



Conceptual Cost Estimates for 8-Classroom Modular Building Installation

LOCATION 3 - SOUTH SIDE OF ISLAND							
Section	Description	Qty	Unit	Unit Cost	Unit Cost	Total	
01	General Conditions						
	Equipment & General Conditions (9% hard costs)	1	ls			\$22,095.00	
02	Site Demolition						
	Site clearing	1	ls		\$12,000.00	\$12,000.00	
05	Metals						
	Landings, ramps, stairs (access to all doors w/ 2 larger landings)	1	ls		\$50,000.00	\$50,000.00	
10	I.D. Devices						
	Signage	1	ls		\$1,000.00	\$1,000.00	
22	Plumbing						
	Gas from meter to building	1	ls		\$2,000.00	\$2,000.00	
	Water from meter to building	1	ls		\$2,000.00	\$2,000.00	
26	Electrical						
	Fire alarm	1	ls		\$15,000.00	\$15,000.00	
	Exterior lighting	1	ls		\$10,000.00	\$10,000.00	
27	Communications						
	Phone & data	1	ls		\$20,000.00	\$20,000.00	
28	Security						
	Access control (contacts at all doors & 4 cardreaders)	1	ls		\$10,000.00	\$10,000.00	
31	Earthwork						
	Grading, prep	1	ls		\$11,500.00	\$11,500.00	
32	Exterior Improvements						
	Fencing - temp	1	ls		\$4,000.00	\$4,000.00	
	Sidewalks	1	ls		\$5,000.00	\$5,000.00	
	Landscape	1	ls		\$5,000.00	\$5,000.00	
	Retaining wall	1	ls		\$20,000.00	\$20,000.00	
33	Site Utilities						
	Gas service	1	ls		\$20,000.00	\$20,000.00	
	Water service	1	ls		\$15,000.00	\$15,000.00	
	Sanitary Sewer	1	ls		\$12,000.00	\$12,000.00	
	Electrical service	1	ls		\$31,000.00	\$31,000.00	
	Subtotal					\$267,595.00	
	Overhead & Profit @ 5%					\$13,379.75	
	Bond @ 1%					\$2,675.95	
	General Liability Insurance @ 3/4%					\$2,006.96	
	Construction Subtotal					\$285,657.66	
	Owner Rep & Design Fees					\$17,860.00	
	Building Permit					\$2,000.00	
	Furniture & Technology Equipment					\$40,000.00	
	Contingency @ 8%					\$22,852.61	
	Other Soft Costs (1%)					\$2,856.58	
	Project Total					\$371,226.85	

Possible Add Alternates

Replace all carpet	1,275	sy	\$27.50	\$35,063
A/C (replace 10 RTUs with new that have A/C)	1	ls	\$120,000.00	\$120,000

Conceptual Cost Estimates for 8-Classroom Modular Building Installation

LOCATION 4 - SOUTH PARKING LOT						
Section	Description	Qty	Unit	Unit Cost	Unit Cost	Total
01	General Conditions					
	Equipment & General Conditions (9% hard costs)	1	ls			\$41,850.00
02	Site Demolition					
	Site clearing	1	ls		\$5,000.00	\$5,000.00
05	Metals					
	Landings, ramps, stairs (access to all doors w/ 2 larger landings)	1	ls		\$50,000.00	\$50,000.00
10	I.D. Devices					
	Signage	1	ls		\$1,000.00	\$1,000.00
22	Plumbing					
	Gas from meter to building	1	ls		\$2,000.00	\$2,000.00
	Water from meter to building	1	ls		\$2,000.00	\$2,000.00
26	Electrical					
	Fire alarm	1	ls		\$15,000.00	\$15,000.00
	Exterior lighting	1	ls		\$10,000.00	\$10,000.00
27	Communications					
	Phone & data	1	ls		\$20,000.00	\$20,000.00
28	Security					
	Access control (contacts at all doors & 4 cardreaders)	1	ls		\$10,000.00	\$10,000.00
31	Earthwork					
	Grading, prep	1	ls		\$20,000.00	\$20,000.00
32	Exterior Improvements					
	Fencing - temp	1	ls		\$4,000.00	\$4,000.00
	Sidewalks	1	ls		\$1,000.00	\$1,000.00
	Landscape	1	ls		\$5,000.00	\$5,000.00
	Retaining wall	1	ls		\$20,000.00	\$20,000.00
	Replace parking lot (asphalt, base, curbs, paint)	40	stall	\$3,500.00	\$140,000.00	\$140,000.00
	Realign drive	1	ls		\$100,000.00	\$100,000.00
33	Site Utilities					
	Gas service	1	ls		\$20,000.00	\$20,000.00
	Water service	1	ls		\$15,000.00	\$15,000.00
	Sanitary Sewer	1	ls		\$8,000.00	\$8,000.00
	Electrical service	1	ls		\$17,000.00	\$17,000.00
	Subtotal					\$506,850.00
	Overhead & Profit @ 5%					\$25,342.50
	Bond @ 1%					\$5,068.50
	General Liability Insurance @ 3/4%					\$3,801.38
	Construction Subtotal					\$541,062.38
	Owner Rep & Design Fees					\$17,860.00
	Building Permit					\$2,000.00
	Furniture & Technology Equipment					\$40,000.00
	Contingency @ 8%					\$43,284.99
	Other Soft Costs (1%)					\$5,410.62
	Project Total					\$649,617.99

Possible Add Alternates

Replace all carpet	1,275	sy	\$27.50	\$35,063
A/C (replace 10 RTUs with new that have A/C)	1	ls	\$120,000.00	\$120,000



Conceptual Cost Estimates for 8-Classroom Modular Building Installation

LOCATION 5 - NELSON STREET HOUSE						
Section	Description	Qty	Un	Unit Cost	Unit Cost	Total
01	General Conditions					
	Equipment & General Conditions (9% hard costs)	1	ls			\$22,995.00
02	Site Demolition					
	Demolition/relocation of house, garage	1	SF	\$30,000.00		\$30,000.00
	Site clearing	1	SF	\$20,000.00		\$20,000.00
05	Metals					
	Landings, ramps, stairs (access to all doors w/ 2 larger landings)	1	ls	\$50,000.00		\$50,000.00
10	I.D. Devices					
	Signage	1	ls	\$1,000.00		\$1,000.00
22	Plumbing					
	Gas from meter to building	1	ls	\$2,000.00		\$2,000.00
	Water from meter to building	1	ls	\$2,000.00		\$2,000.00
26	Electrical					
	Fire alarm	1	SF	\$15,000.00		\$15,000.00
	Exterior lighting	1	ls	\$10,000.00		\$10,000.00
27	Communications					
	Phone & data	1	ls	\$20,000.00		\$20,000.00
28	Security					
	Access control (contacts at all doors & 4 cardreaders)	1	ls	\$10,000.00		\$10,000.00
31	Earthwork					
	Grading, prep	1	ls	\$11,500.00		\$11,500.00
32	Exterior Improvements					
	Fencing - temp	1	ls	\$4,000.00		\$4,000.00
	Sidewalks	1	ls	\$10,000.00		\$10,000.00
	Landscape	1	ls	\$10,000.00		\$10,000.00
33	Site Utilities					
	Gas service	1	ls	\$20,000.00		\$20,000.00
	Water service	1	ls	\$15,000.00		\$15,000.00
	Sanitary Sewer	1	ls	\$8,000.00		\$8,000.00
	Electrical service	1	ls	\$17,000.00		\$17,000.00
	Subtotal					\$278,495.00
	Overhead & Profit @ 5%					\$13,924.75
	Bond @ 1%					\$2,784.95
	General Liability Insurance @ 3/4%					\$2,088.71
	Construction Subtotal					\$297,293.41
	Owner Rep & Design Fees					\$17,860.00
	Building Permit					\$2,000.00
	Furniture & Technology Equipment					\$40,000.00
	Contingency @ 8%					\$23,783.47
	Other Soft Costs (1%)					\$2,972.93
	Project Total					\$383,909.82

Possible Add Alternates

Replace all carpet	1,275	sy	\$27.50	\$35,063
A/C (replace 10 RTUs with new that have A/C)	1	ls	\$120,000.00	\$120,000

ID		Task Mode	Task Name	Duration	Start	Finish	1st Quarter Feb	Mar	2nd Quarter Apr	May	Jun	3rd Quarter Jul	Aug	Sep	4th Quarter Oct	Nov
1			LACS Board Meeting	1 day	Mon 3/14/16	Mon 3/14/16			3/14							
2			Planning Process													
3			Develop RFQ's for survey, geotech and General Contractor	6 days	Tue 3/15/16	Tue 3/22/16										
4			Solicit Survey & Geotech	4 days	Wed 3/23/16	Mon 3/28/16										
5			Survey & Geotech bidding	6 days	Tue 3/29/16	Tue 4/5/16										
6			Review and award	5 days	Wed 4/6/16	Tue 4/12/16										
7			LACS Board Meeting	1 day	Mon 4/11/16	Mon 4/11/16			4/11							
8			Survey Site	20 days	Wed 4/13/16	Tue 5/10/16										
9			Geotech	15 days	Wed 4/13/16	Tue 5/3/16										
10			Design Process													
11			LACS Board Meeting	1 day	Mon 5/9/16	Mon 5/9/16										
12			Design & Engineering	30 days	Wed 5/11/16	Tue 6/21/16										
13			LACS Board Meeting	1 day	Mon 6/13/16	Mon 6/13/16					6/13					
14			Permit Review	20 days	Wed 6/22/16	Tue 7/19/16										
15			GC Bidding	15 days	Wed 6/22/16	Tue 7/12/16										
16			Review & award	3 days	Wed 7/13/16	Fri 7/15/16										
17			Construction													
18			GC Contracts	5 days	Mon 7/18/16	Fri 7/22/16										
19			House Demolition	10 days	Mon 7/25/16	Fri 8/5/16										
20			Site Construction	20 days	Mon 8/1/16	Fri 8/26/16										
21			Setting Modulares	15 days	Mon 8/29/16	Fri 9/16/16										

Project: LACS Modular Schedul Date: Thu 3/10/16	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			

ID		Task Mode	Task Name	Duration	Start	Finish	1st Quarter		2nd Quarter		3rd Quarter			4th Quarter		
							Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
22			Interior/Exterior Construction	11 days	Mon 9/19/16	Mon 10/3/16										
23			Inspections	9 days	Mon 10/3/16	Thu 10/13/16										
24			Owner Move-In	5 days	Fri 10/14/16	Thu 10/20/16										



Project: LACS Modular Scheduling Date: Thu 3/10/16	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			