

Update Presentation 06-24-2024



CAMPUS MASTER PLAN



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- Relocation of High School Baseball & Softball Fields
- New Transportation Facility



School	Program Capacity	22-23 Enrollment	22-23 Utilization	1-5 Years		
				Active & Planned Developments	Utilization + Developments	D
*New Albany Early Learning Center	562	505	90%	12	92%	
New Albany Primary School	1,080	1,060	98%	47	102%	
New Albany Intermediate School	1,248	1,122	90%	50	94%	
^New Albany Middle School	1,121	783	70%	35	73%	
^New Albany High School	1,990	1,594	80%	72	84%	
TOTAL	6,001	5,064	84%	216	88%	

*Future utilizations assume ELC will serve a consistent PreK enrollment; PreK enrollment is based on space availability

^Capacities for middle and high school assume 1 planning period per teacher-classroom per day; some high school classes are taught in the middle school

	Enrollment	Grade Band	Program Band	Utilization	5-10 Year Growth	TOTAL
Early Learning Center	505	PK-K	562	90%	79	584
Primary School	1092	1-3	1,080	101%	222	1314
Intermediate School	1117	4-6	1,248	90%	234	1351
Middle School	783	7-8	1,121	70%	164	924
High School	1653	9-12	1,990	83%	344	1997
	5,150		6,001	86%	1,043	6,170

Proposed facility program capacity with expansions

	Projected Enrollment 5-10 yr growth	Grade Band	Proposed Expansion	Proposed Program Cap	Proposed Utilization
Early Learning Center	584	PK-K	166	750	78%
New School	863	1-2	1000	1000	86%
Primary School	922	3-4	0	1080	85%
Intermediate School	880	5-6	0	1100	80%
Middle School	924	7-8	0	1121	82%
High School	1997	9-12	403	2400	83%
	6170		1569	7451	83%
Ideal Utilization <85%					

Proposed facility program capacity with expansions

	Projected Enrollment 5-10 yr growth	Grade Band	Proposed Expansion	Proposed Program Cap	Proposed Utilization
Early Learning Center	418	PK-half day K	0	500	84%
New School	1029	All day K,1-2	1166	1250	82%
Primary School	922	3-4	0	1080	85%
Intermediate School	880	5-6	0	1100	80%
Middle School	924	7-8	0	1121	82%
High School	1997	9-12	403	2400	83%
	6170		1569	7451	83%
Ideal Utilization <85%					

A Concept for Addition to Early Learning Center for Pricing

Description

23,000 sf addition to existing Early Learning Center
Expanded bus lane (18 buses)

Summary

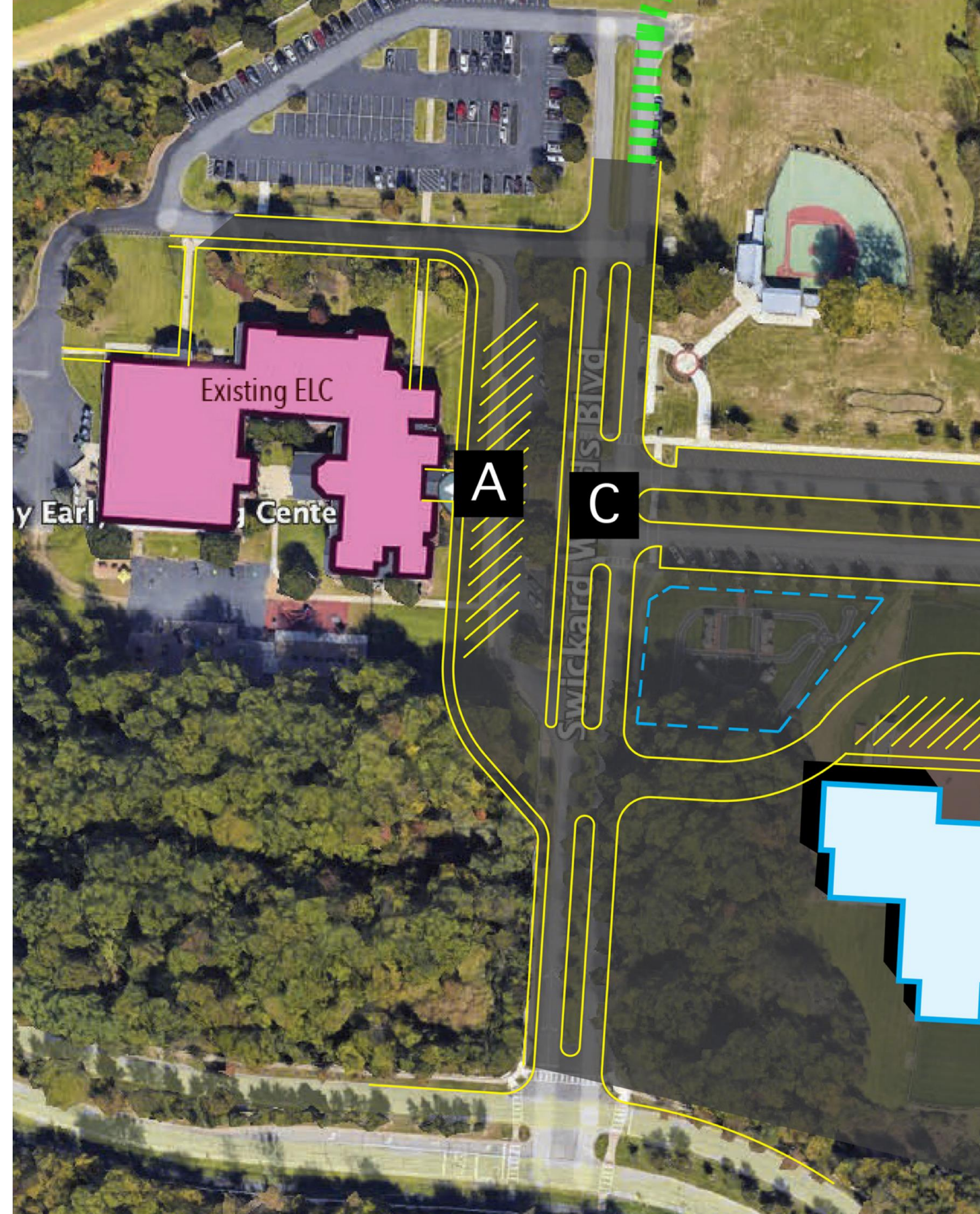
This proposed project comprises additional classroom capacity for kindergarten enrollment growth, a new dedicated student dining commons separate from the gymnasium, a new kitchen, and new public restrooms accessible to the playground. Also proposed is an expanded angled bus depot for 18 full size buses.

Probable Cost Statement

Hard Costs	Includes construction, furniture, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency $23,000 \text{ sf} \times \$420/\text{sf} = \$9,660,000$
Owner Construction Contingency	Funds for changes during construction $\$9,660,000 \times 7\% = \$676,200$
Soft Costs	Includes CMR pre-construction services, architectural fees, HVAC commissioning, air and water balancing, builders risk insurance and legal services $\$9,660,000 \times 13\% = \$1,255,800$
Design Contingency	Additional funds due to very conceptual design to date $\$11,592,000 \times 5\% = \$579,600$
Escalation	Additional funds for project 2025 cost escalation $\$11,592,000 \times 5\% = \$579,600$
Total Opinion of Probable Costs	\$12,751,200

\$12,751,200

\$432,100



B Concept for New School for Grades 1-2 for Pricing

Description

New 112,000 sf elementary school for grades 1-2
200 spaces dedicated parking / drop-off queue
18 space bus lane
Playground and multipurpose field

Summary

This proposed project comprises a new two grade level band and facility to address current and future capacity needs of the district. This conceptual proposal builds from the early grade design concepts around differentiated learning and opportunities for all students to thrive. Separate dedicated spaces for gymnasium, student dining, wellness, art, technology, and music classes and a playground are provided.

Probable Cost Statement

Hard Costs	Includes construction, furniture, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and Insurance and CMR construction contingency $112,784 \text{ sf} \times \$350/\text{sf} = \$39,474,400$
Owner Construction Contingency	Funds for changes during construction $\$39,474,400 \times 5\% = \$1,973,720$ (use \$1,973,800)
Soft Costs	Includes CMR pre-construction services, architectural fees, HVAC commissioning, air and water balancing, builders risk insurance, legal services and aid-to-construction $\$39,474,400 \times 14\% = \$5,526,416$ (use \$5,526,500)
Design Contingency	Additional funds due to very conceptual design to date $\$46,974,700 \times 5\% = \$2,348,735$ (use \$2,348,800)
Escalation	Additional funds for project 2025 cost escalation $\$46,974,700 \times 5\% = \$2,348,735$ (use \$2,348,800)
Total Opinion of Probable Costs	\$51,672,300

\$51,672,300



B Concept for New School for Grades 1-2 for Pricing

Description

New 112,000 sf elementary school for grades 1-2
 200 spaces dedicated parking / drop-off queue
 18 space bus lane
 Playground and multipurpose field

Summary

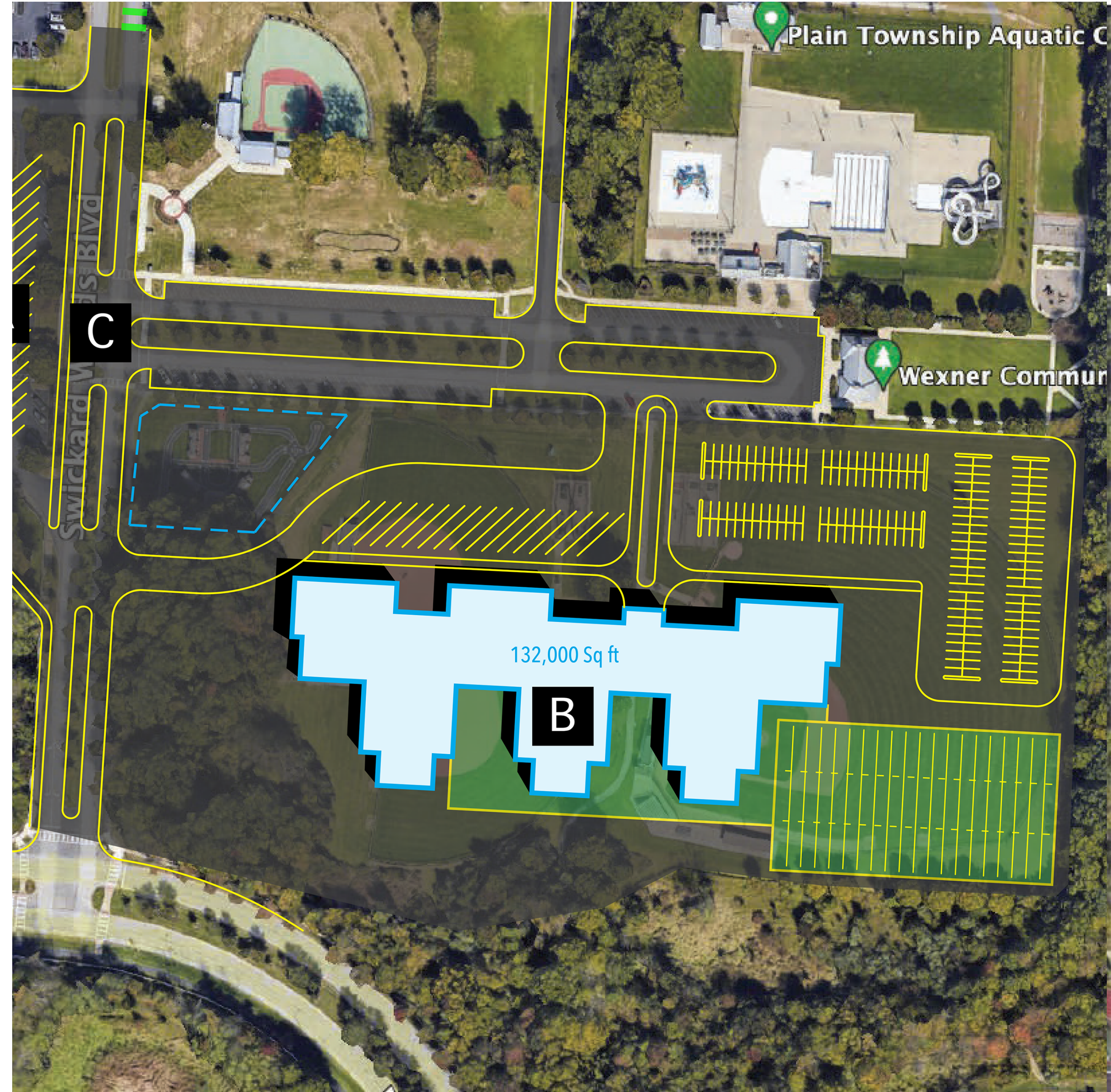
This proposed project comprises a new two grade level band and facility to address current and future capacity needs of the district. This conceptual proposal builds from the early grade design concepts around differentiated learning and opportunities for all students to thrive. Separate dedicated spaces for gymnasium, student dining, wellness, art, technology, and music classes and a playground are provided.

Probable Cost Statement

Hard Costs	Includes construction, furniture, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and Insurance and CMR construction contingency 112,784 sf x \$350/sf = \$39,474,400
Owner Construction Contingency	Funds for changes during construction \$39,474,400 x 5% = \$1,973,720 (use \$1,973,800)
Soft Costs	Includes CMR pre-construction services, architectural fees, HVAC commissioning, air and water balancing, builders risk insurance, legal services and aid-to-construction \$39,474,400 x 14% = \$5,526,416 (use \$5,526,500)
Design Contingency	Additional funds due to very conceptual design to date \$46,974,700 x 5% = \$2,348,735 (use \$2,348,800)
Escalation	Additional funds for project 2025 cost escalation \$46,974,700 x 5% = \$2,348,735 (use \$2,348,800)

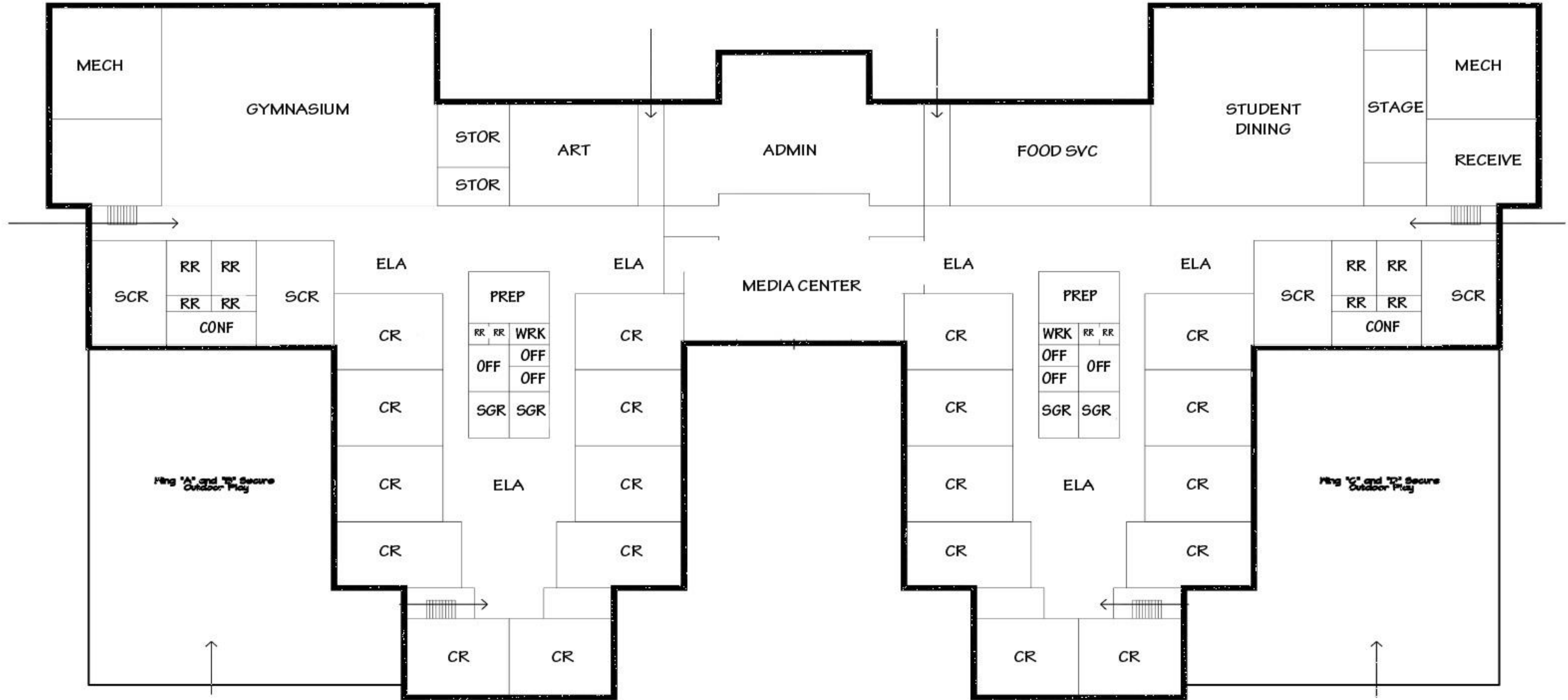
Total Opinion of Probable Costs \$51,672,300

\$51,672,300 **\$58,951,200**



B

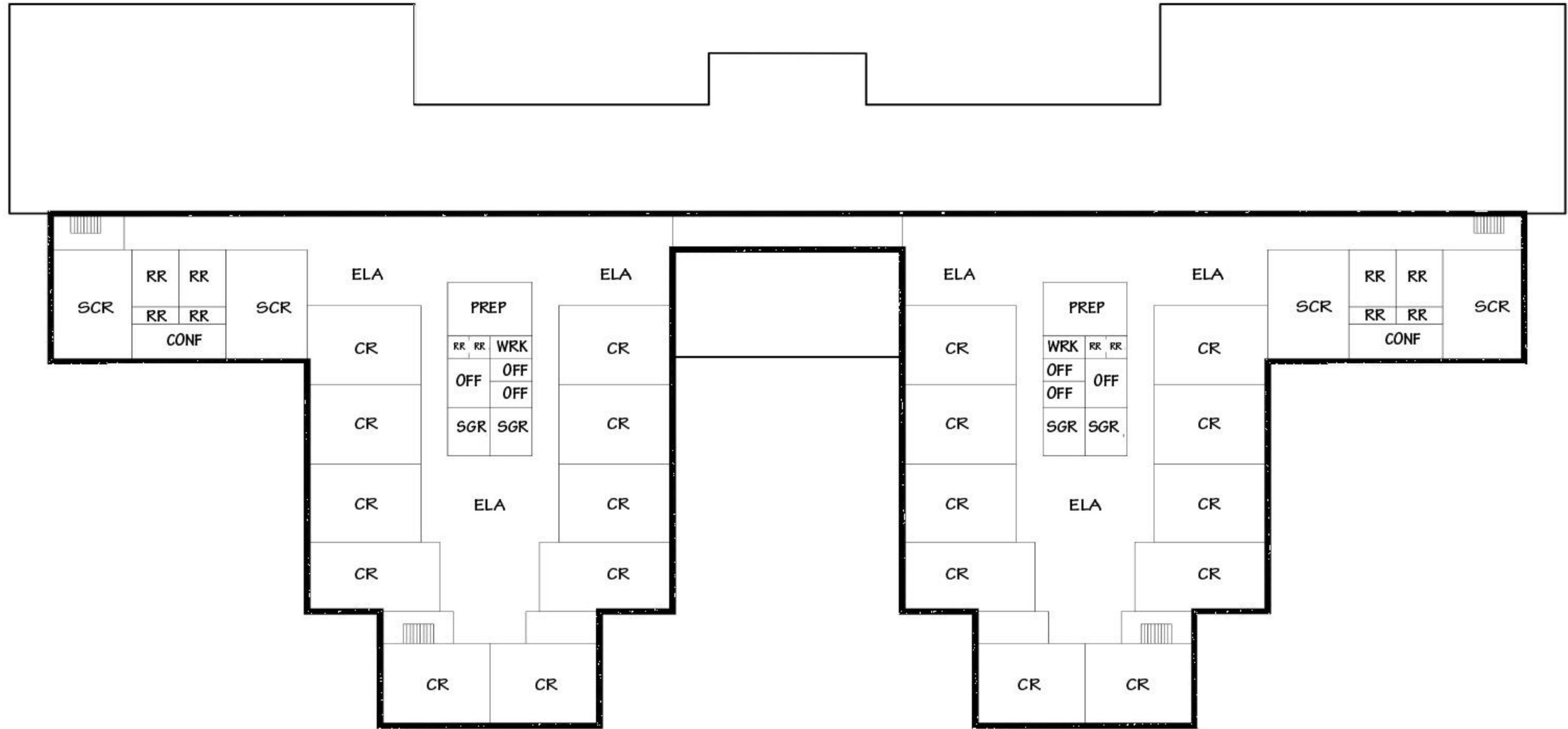
Concept Plan for pricing
New School for Grades 1-2



FIRST FLOOR DIAGRAM
70,478 sq ft

B

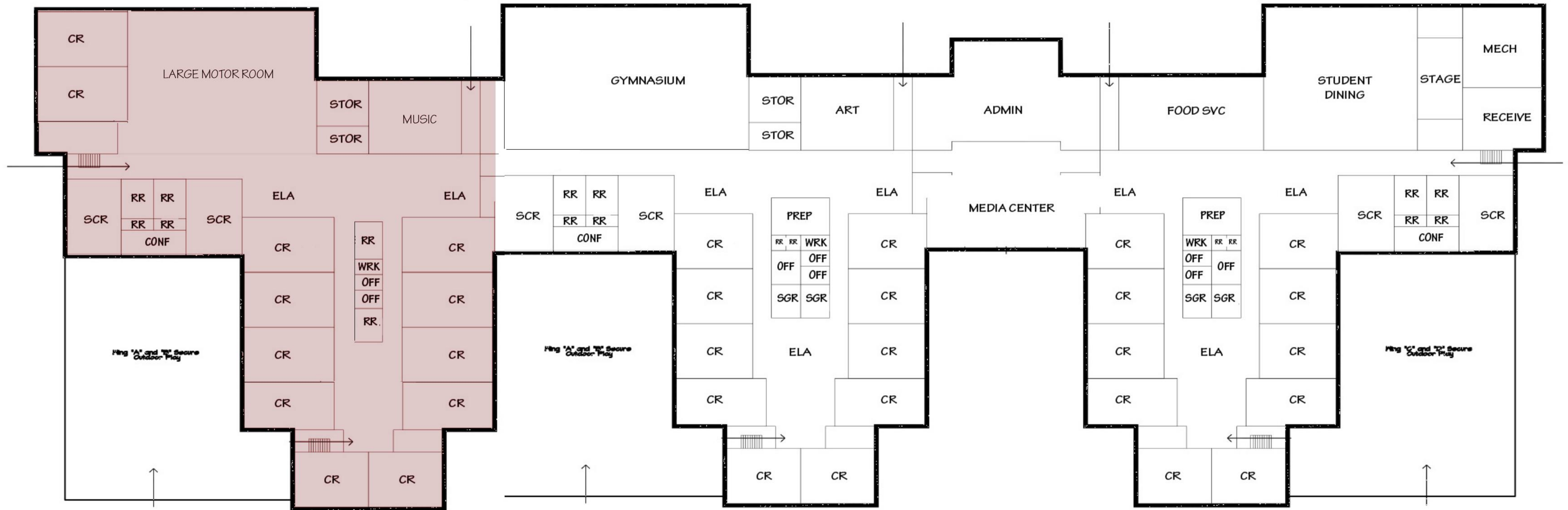
Concept Plan for pricing
New School for Grades 1-2



SECOND FLOOR DIAGRAM
42,306 sq ft

B

Concept Plan for pricing
New School for Grades 1-2



FIRST FLOOR DIAGRAM
70,478 sq ft

C Swickard Woods Boulevard Improvements

Description

New public right of way improvements to support ELC and New 1-2 School Building Improvements (traffic light) at Fodor Road Intersection

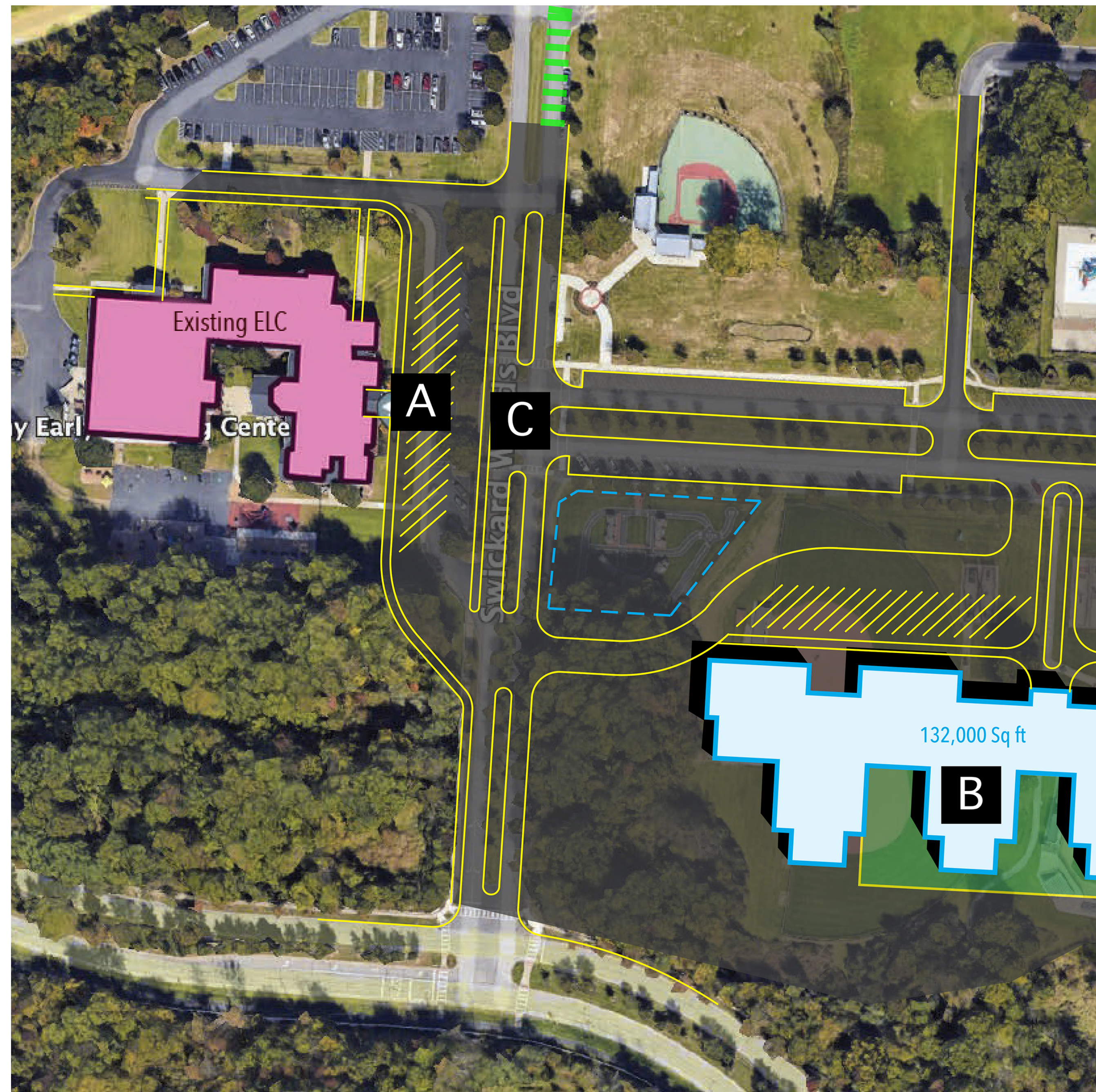
Summary

This proposed project comprises the supporting right of way improvements and curb cut alignments to accommodate improved traffic patterns to support parent dropoff/ pick-up and school bus traffic for both the expanded ELC and New Grade 1-2 School Building. This project requires coordination and involvement with the City of New Albany.

Probable Cost Statement

Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency
Drive -	\$ 949,000
Intersection -	\$1,265,000
	\$2,214,000
Owner Construction Contingency	Funds for changes during construction \$2,214,000 x 7% = \$154,980 (use \$155,000)
Soft Costs	Includes CMR pre-construction services, architectural fees, traffic study, builders risk insurance and legal services \$2,214,000 x 12% = \$265,580 (use \$265,600)
Design Contingency	Additional funds due to very conceptual design to date \$2,634,600 x 5% = \$131,730 (use \$131,800)
Escalation	Additional funds for project 2025 cost escalation \$2,634,600 x 5% = \$131,730 (use \$131,800)
Total Opinion of Probable Costs	\$2,898,200

\$2,871,800



D Annex Demolition/Expansion of District Administration

Description

Demolish existing Annex building based upon current condition to allow for other site improvements.

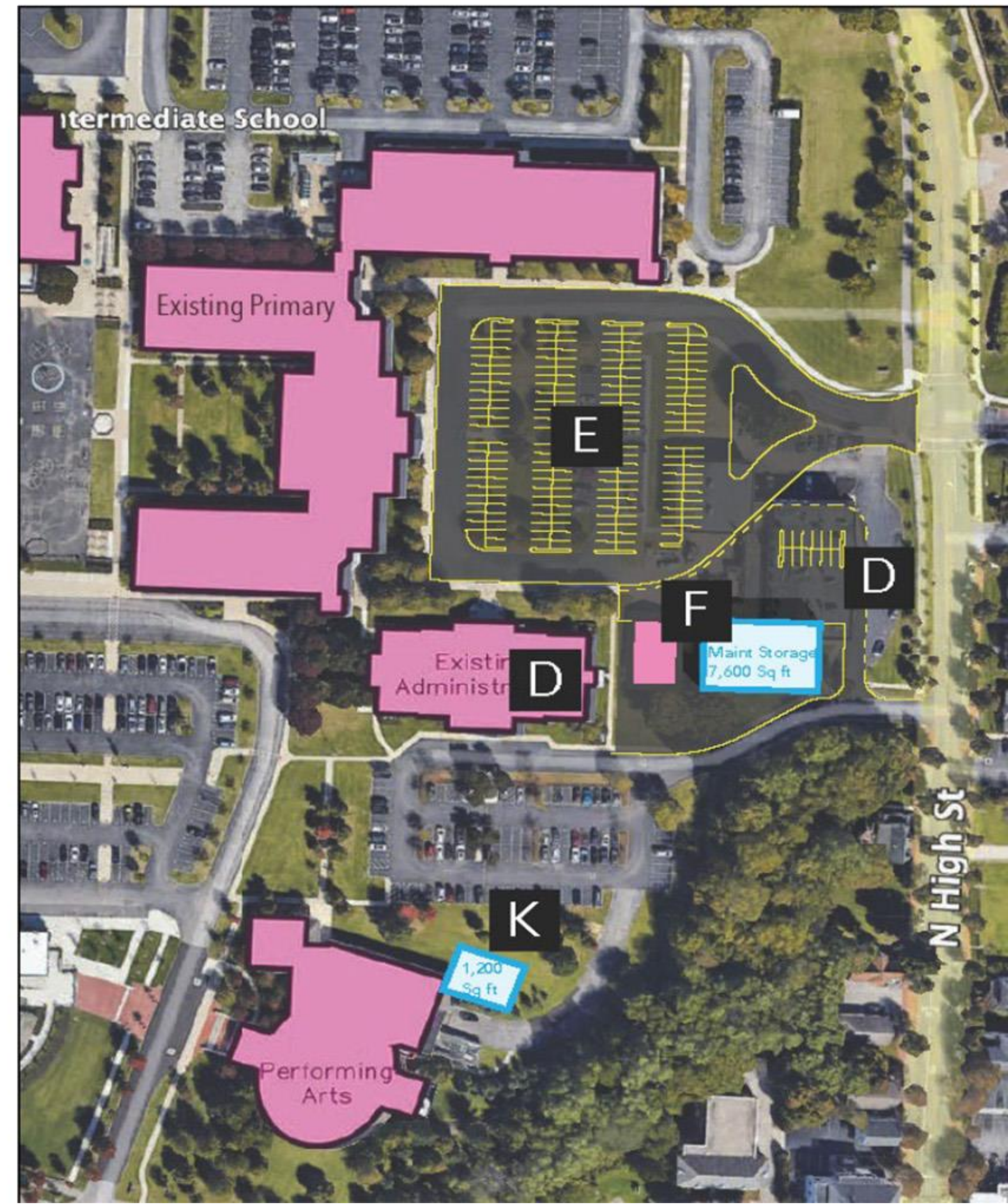
Summary

As part of other improvements on the school campus, demolish the existing Annex building and relocate operations departments to the Administrative Office building. This relocation will also require the leasing tenant to be relocated to achieve other site improvements.

Probable Cost Statement

Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and Insurance and CMR construction contingency	
	Demolition of Annex -	\$ 368,000
	Renovation of District Office (10,000 sf x \$100/sf) =	<u>\$1,000,000</u>
		\$1,368,000
Owner Construction Contingency	Funds for changes during construction	
	\$1,368,000 x 5% =	\$68,400
Soft Costs	Includes CMR pre-construction services, architectural fees, air and water balancing, builders risk insurance and legal services	
	\$1,368,000 x 12% =	\$164,160 (use \$164,200)
Design Contingency	Additional funds due to very conceptual design to date	
	\$1,600,600 x 5% =	\$80,030 (use \$80,000)
Escalation	Additional funds for project 2025 cost escalation	
	\$1,600,600 x 5% =	\$80,030 (use \$80,000)
Total Opinion of Probable Costs		\$1,760,600

\$1,760,600





New Albany
Primary School

Mount Carmel Lab
Service Center New...

Mount Carmel Medical
Group New Albany

NEW ALBANY
FOOD PANTRY

Green Dr

N High St

N High St

N High St

Miller Ave

605

68E

E Site Improvements at Primary School

Description

- New 200 space dedicated parking lot for the Primary School
- New 850 linear feet drop-off/pick-up queue for Primary School
- Improvements to the Miller Avenue Intersection
- Requires the demolition of Annex Building (Project "D")

Summary

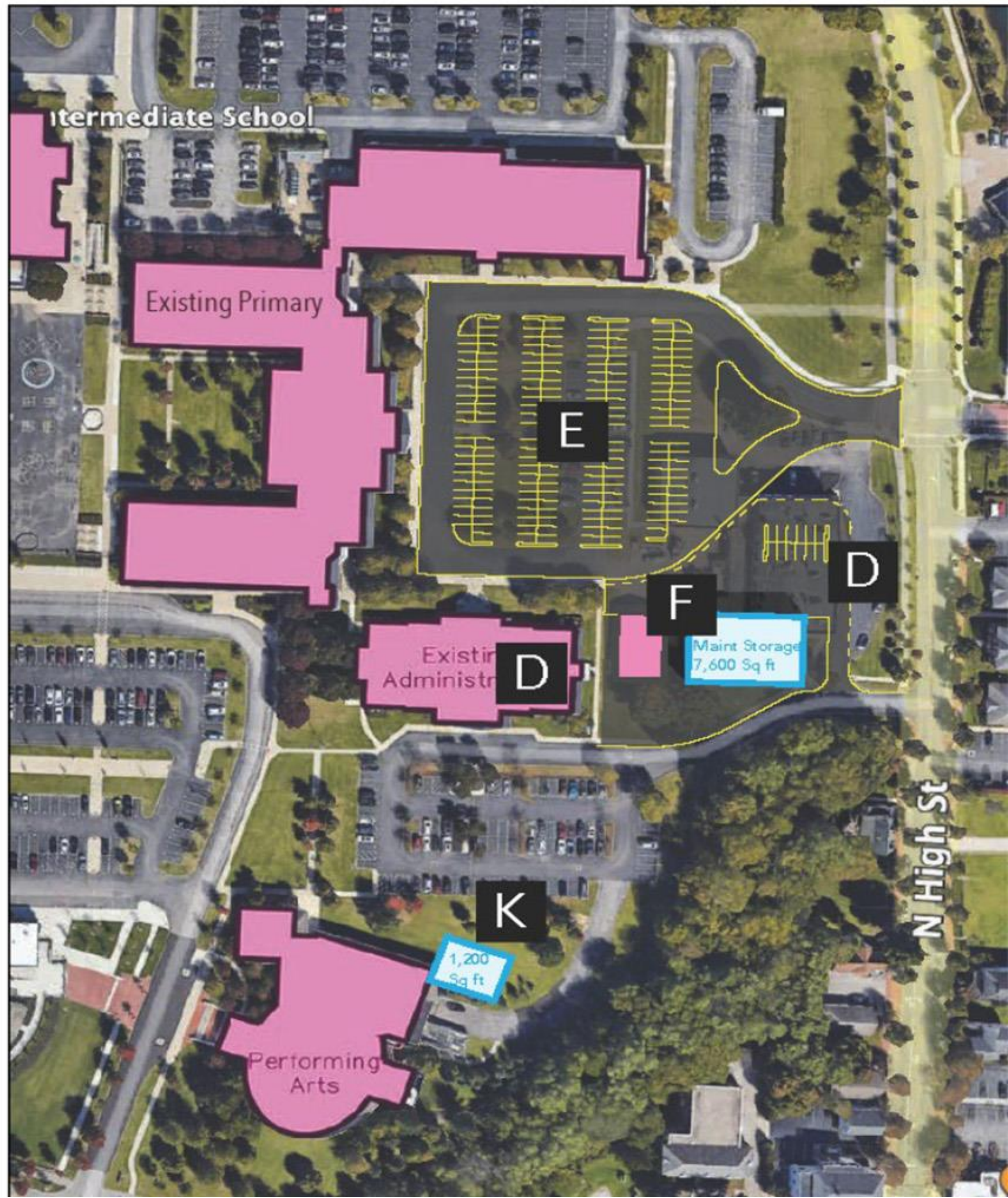
This proposed project comprises the development of a new entry queue and dedicated parking lot (200 spaces) to support the existing Primary School to assist with traffic flow and congestion while reducing dependence on the Intermediate and Middle School facilities.

Probable Cost Statement

Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and Insurance and CMR construction contingency Site Improvements - \$1,771,000
Owner Construction Contingency	Funds for changes during construction $\$1,771,000 \times 7\% = \$123,970$ (use \$124,000)
Soft Costs	Includes CMR pre-construction services, architectural fees, builders risk insurance and legal services $\$1,771,000 \times 12\% = \$212,520$ (use \$212,600)
Design Contingency	Additional funds due to very conceptual design to date $\$2,107,600 \times 5\% = \$105,380$ (use \$105,400)
Escalation	Additional funds for project 2025 cost escalation $\$2,107,600 \times 5\% = \$105,380$ (use \$105,400)

Total Opinion of Probable Costs \$2,318,400

\$2,318,400



F

Maintenance Storage Facility

Description

7,600 sf pre-engineered metal building
 Related storage yard and parking

Summary

Provide a 72' x 105' maintenance storage facility to replace and expand upon limited storage currently available with the demolishing of the Annex.

Probable Cost Statement

Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency 7,600 sf x \$200/sf = \$1,520,000
Owner Construction Contingency	Funds for changes during construction \$1,520,000 x 5% = \$76,000
Soft Costs	Includes CMR pre-construction services, architectural fees, builders risk insurance, legal services and aid-to-construction \$1,520,000 x 12% = \$182,400
Design Contingency	Additional funds due to very conceptual design to date \$1,778,400 x 5% = \$88,920 (use \$89,000)
Escalation	Additional funds for project 2025 cost escalation \$1,778,400 x 5% = \$88,920 (use \$89,000)
Total Opinion of Probable Costs	\$1,956,400

\$1,956,400



K**McCoy Storage for School****Description**

1,200 sf addition to the Performing Arts Center for dedicated theater storage

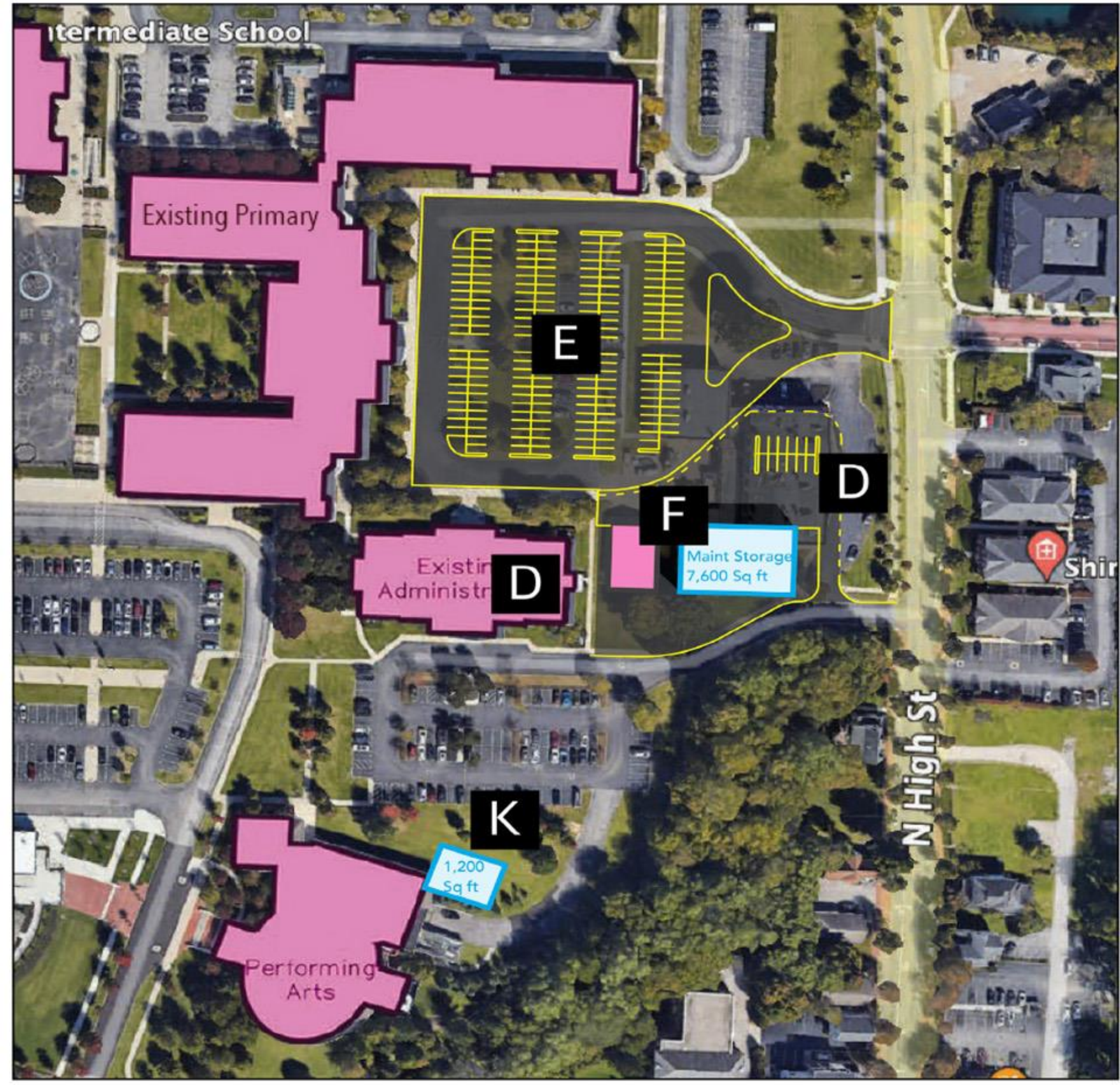
Summary

The current theater storage is in the Annex Building. If the building is to be demolished, then there needs to be a space for dedicated theater storage. Locating the new space on the Performing Arts Center will create better accessibility.

Probable Cost Statement

Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency 1,200 sf x \$450/sf = \$540,000
Owner Construction Contingency	Funds for changes during construction \$540,000 x 7% = \$37,800
Soft Costs	Includes CMR pre-construction services, architectural fees, builders risk insurance, legal services and aid-to-construction \$540,000 x 12% = \$64,800
Design Contingency	Additional funds due to very conceptual design to date \$642,600 x 5% = \$32,130 (use \$32,200)
Escalation	Additional funds for project 2025 cost escalation \$642,600 x 5% = \$32,130 (use \$32,200)
Total Opinion of Probable Costs	\$707,000

\$707,000



G Middle School/High School Expanded Cafeteria Space & Fine Arts Hub

Description

New 68,000 sf expanded MS/HS Cafeteria Space & Fine Arts Hub, including Instrumental (Orchestra), Instrumental (Band), Theater program, Black Box, Vocal, Ensemble rooms, Practice rooms, Art, Digital photography, Dark room, Kiln/Ceramic storage

Summary

This proposed project will efficiently expand and reorganize the High School campus in a way which creates the capacity for 400 additional students by adding, repurposing and improving upon existing spaces that will benefit numerous students.

The expanded MS/HS Cafeteria Space & Fine Arts Hub will connect the high school academic buildings with the middle school to provide easy access between and across the 7-12 campus, shared library, and provide new Fine Arts programming & student dining space of appropriate sizes to serve middle and high school students. The Fine Arts Hub is imagined to permit student programming to meet curricula needs for Grades 6-12.

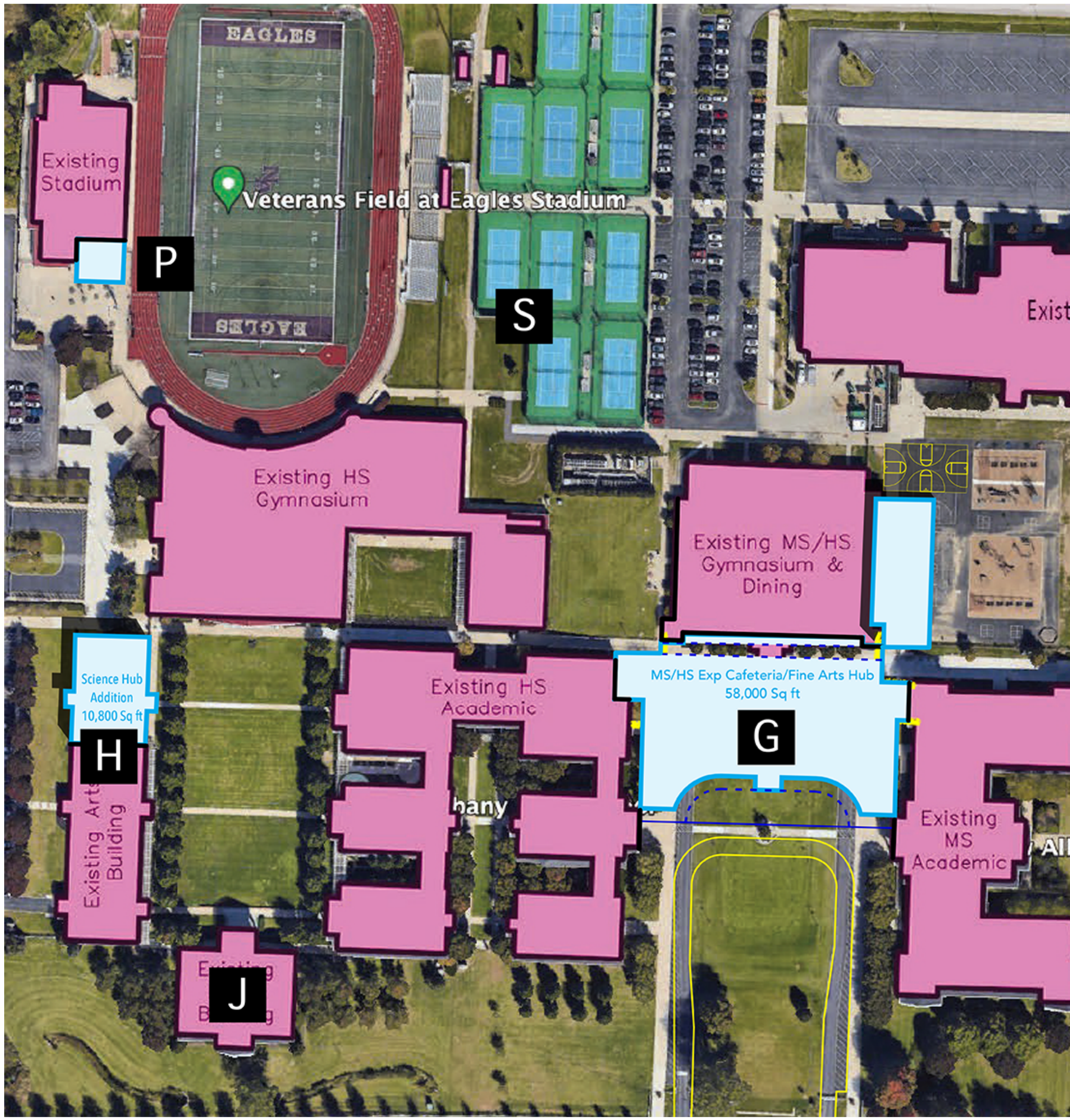
Probable Cost Statement

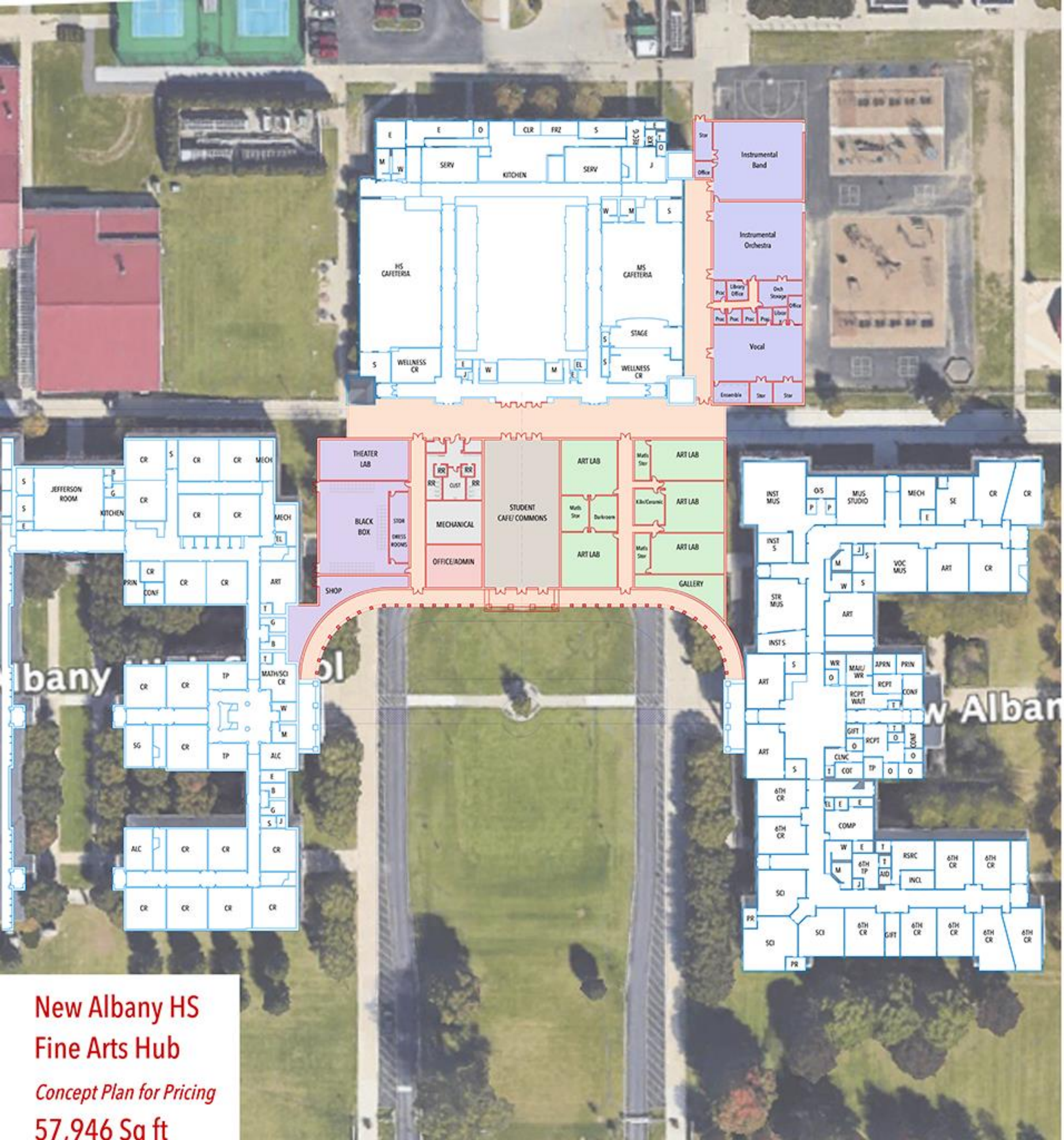
Hard Costs	Includes construction, furniture, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency.
	68,000 sf x \$400/sf = \$27,200,000
	Relocation of electric, gas, telecom, sanitary and storm site utilities - \$ 650,000
	\$27,850,000
Owner Construction Contingency	Funds for changes during construction
	\$27,850,000 x 7% = \$1,949,500 (use \$1,950,000)
Soft Costs	Includes CMR pre-construction services, architectural fees, HVAC commissioning, air and water balancing, builders risk insurance and legal services
	\$27,850,000 x 13% = \$3,620,500
Design Contingency	Additional funds due to very conceptual design to date
	\$33,420,500 x 5% = \$1,671,025 (use \$1,671,000)
Escalation	Additional funds for project 2025 cost escalation
	\$33,420,500 x 5% = \$1,671,025 (use \$1,671,000)

Total Opinion of Probable Costs **\$36,762,500**

\$36,762,500

\$30,566,300





**New Albany HS
Fine Arts Hub**

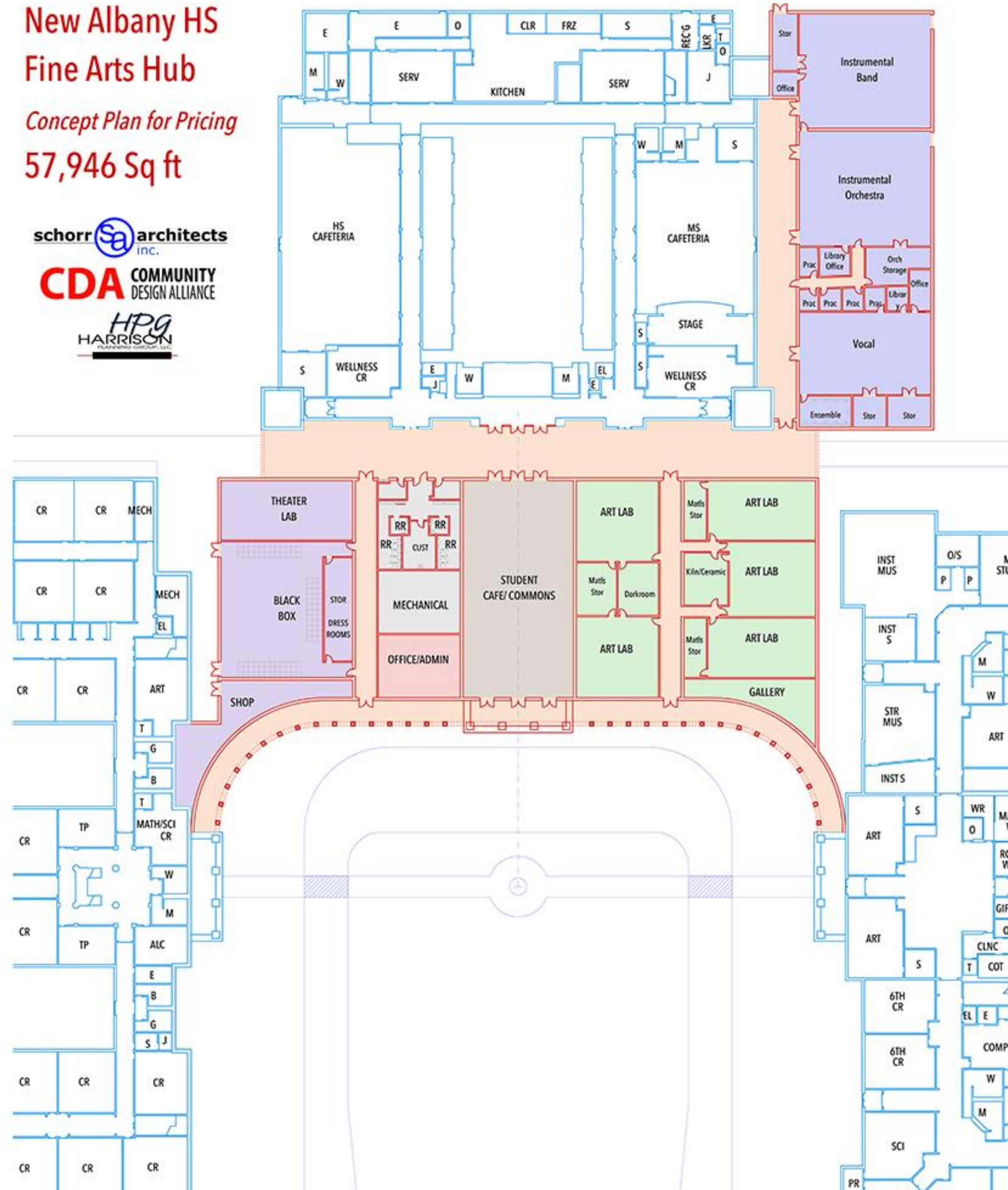
Concept Plan for Pricing

57,946 Sq ft

**New Albany HS
Fine Arts Hub**

Concept Plan for Pricing

57,946 Sq ft



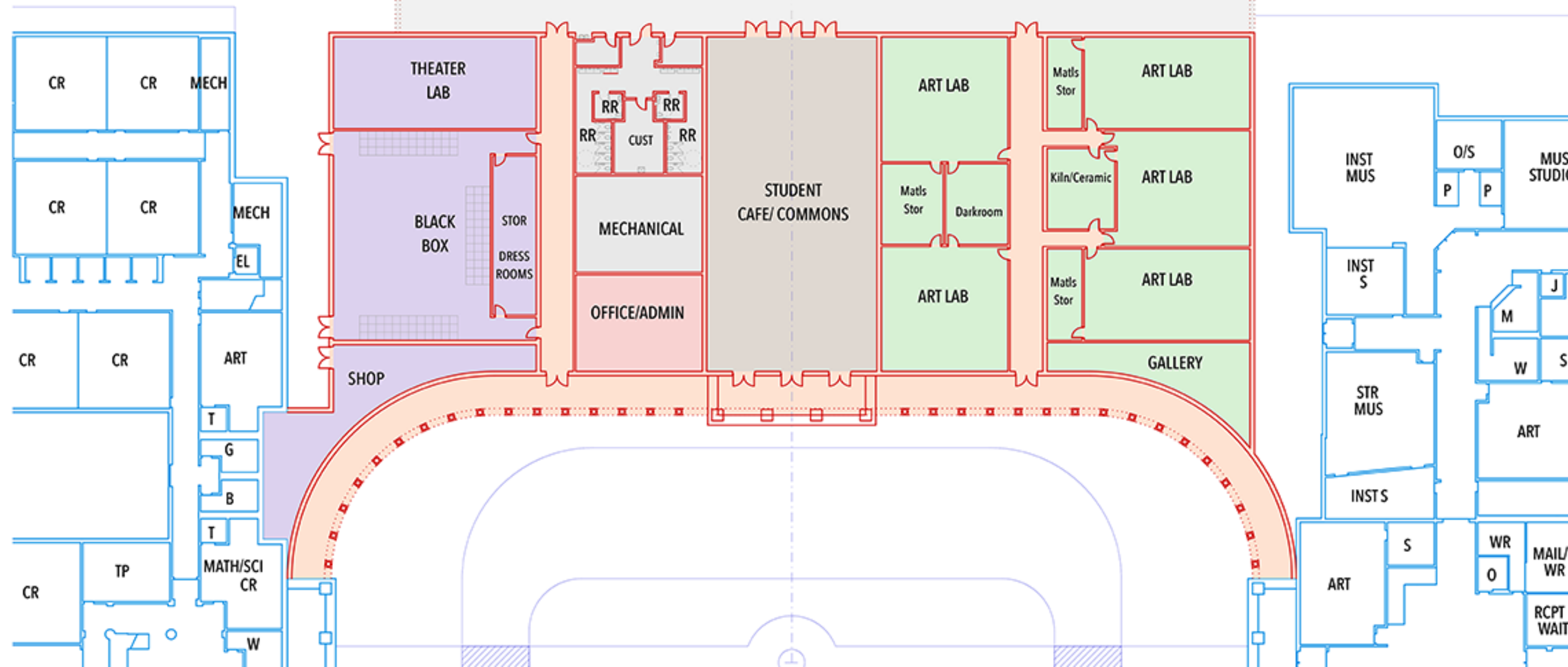
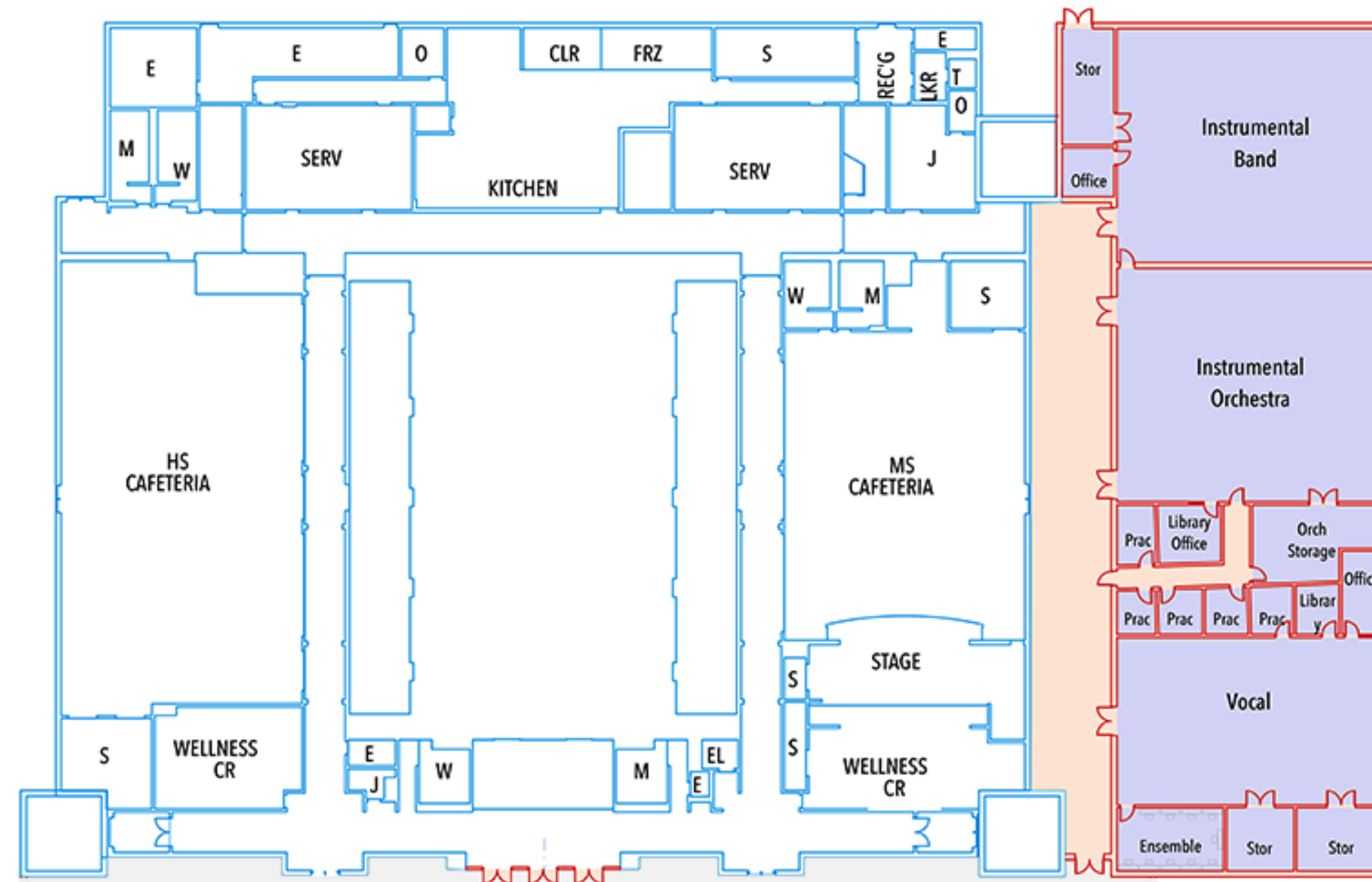
New Albany HS Fine Arts Hub

Concept Plan for Pricing
57,946 Sq ft

schorr architects
inc.

CDA COMMUNITY
DESIGN ALLIANCE

HPG
HARRISON
PLANNING GROUP, LLC



H High School Science Hub

Description
30,200 sf expanded Science Hub

Summary
This proposed project will efficiently expand and reorganize the High School campus in a way which creates the capacity for 400 additional students by adding, repurposing and improving upon existing spaces that will benefit numerous students.

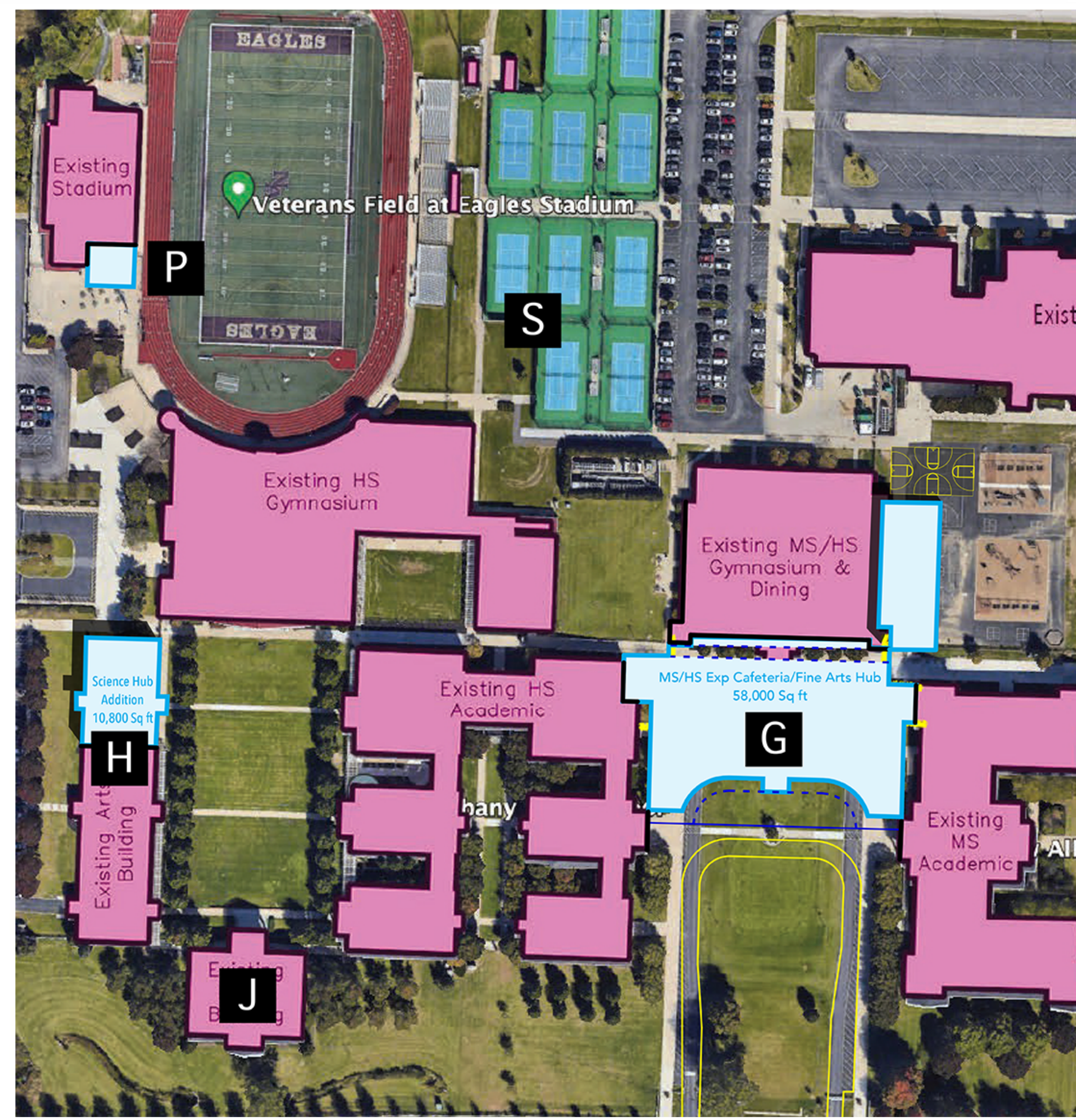
With the relocation and remodeling of existing fine arts course classrooms located in I Building, this project will create a Science Hub with the addition of 8 new appropriately equipped science labs.

Probable Cost Statement

Hard Costs	Includes construction, furniture, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and Insurance and CMR construction contingency
	10,800 sf addition x \$440/sf = \$ 4,752,000
	19,400 sf renovation x \$300/sf = \$ 5,820,000
	\$10,572,000
Owner Construction Contingency	Funds for changes during construction
	\$10,572,000 x 7% = \$740,040 (use \$740,000)
Soft Costs	Includes CMR pre-construction services, architectural fees, HVAC commissioning, air and water balancing, builders risk insurance, legal services and aid-to-construction
	\$10,572,000 x 13% = \$1,374,360 (use \$1,374,400)
Design Contingency	Additional funds due to very conceptual design to date
	\$12,686,400 x 5% = \$634,320 (use \$634,400)
Escalation	Additional funds for project 2025 cost escalation
	\$12,686,400 x 5% = \$634,320 (use \$634,400)

Total Opinion of Probable Costs \$13,955,200

\$13,955,200



New Albany High School Science Hub

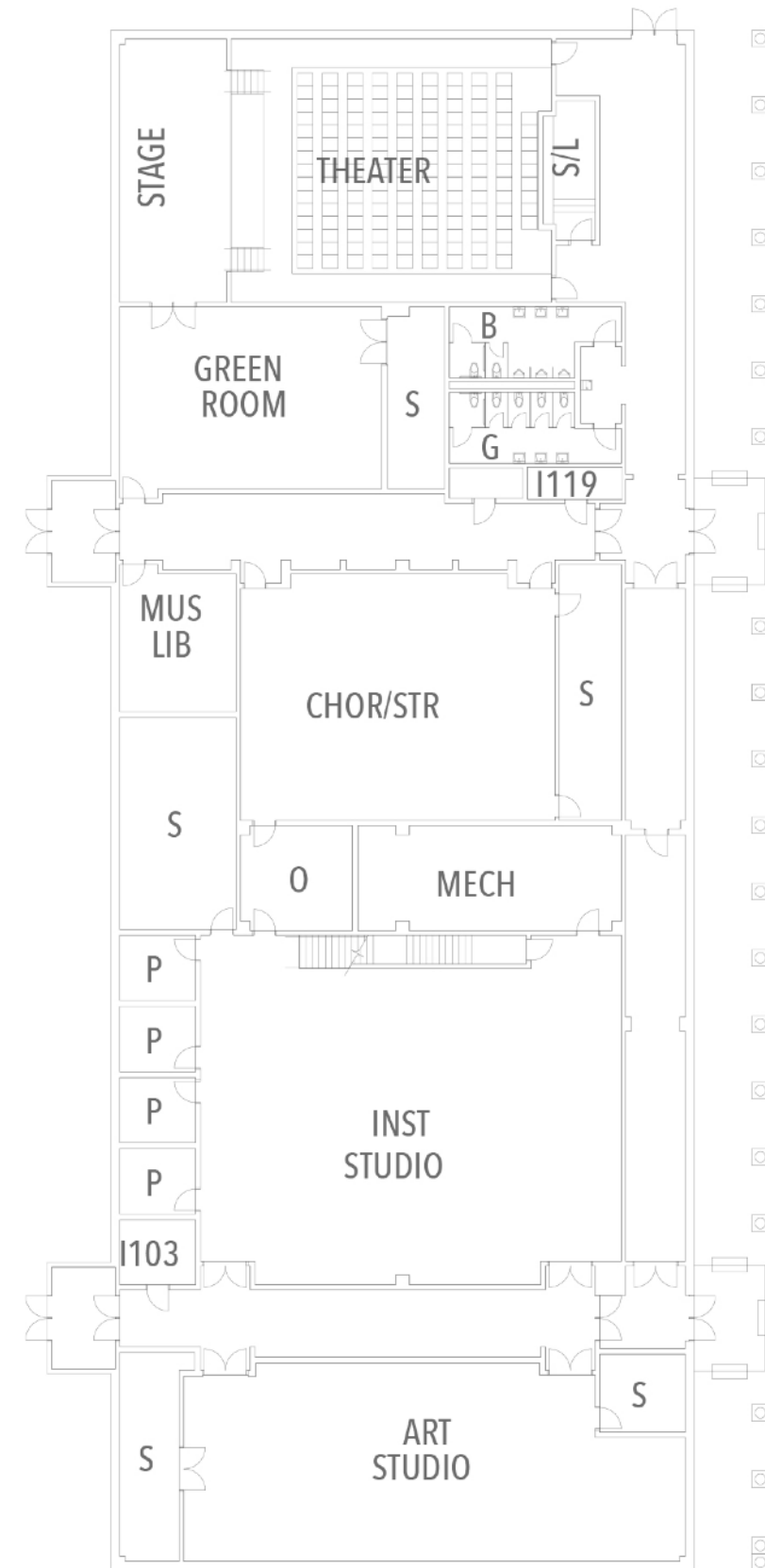
Concept Plan for Pricing

29,366 Sq ft

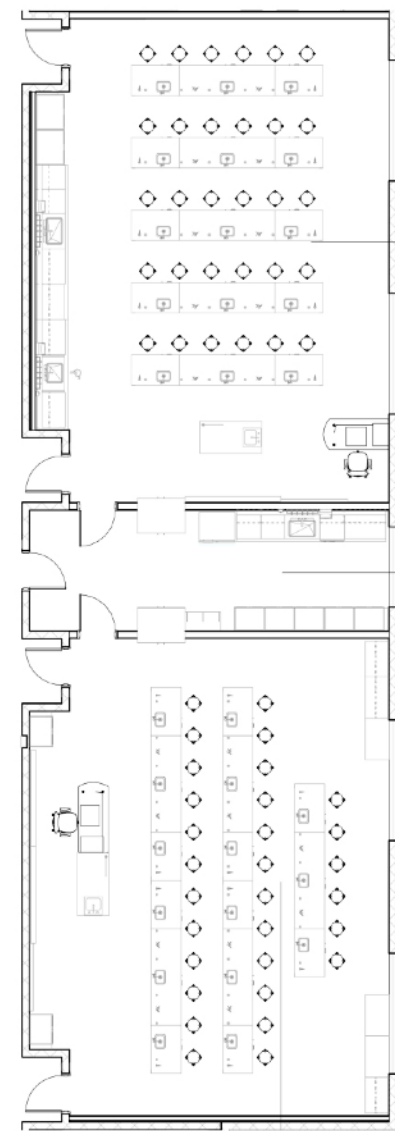
schorr architects
inc.

CDA COMMUNITY
DESIGN ALLIANCE

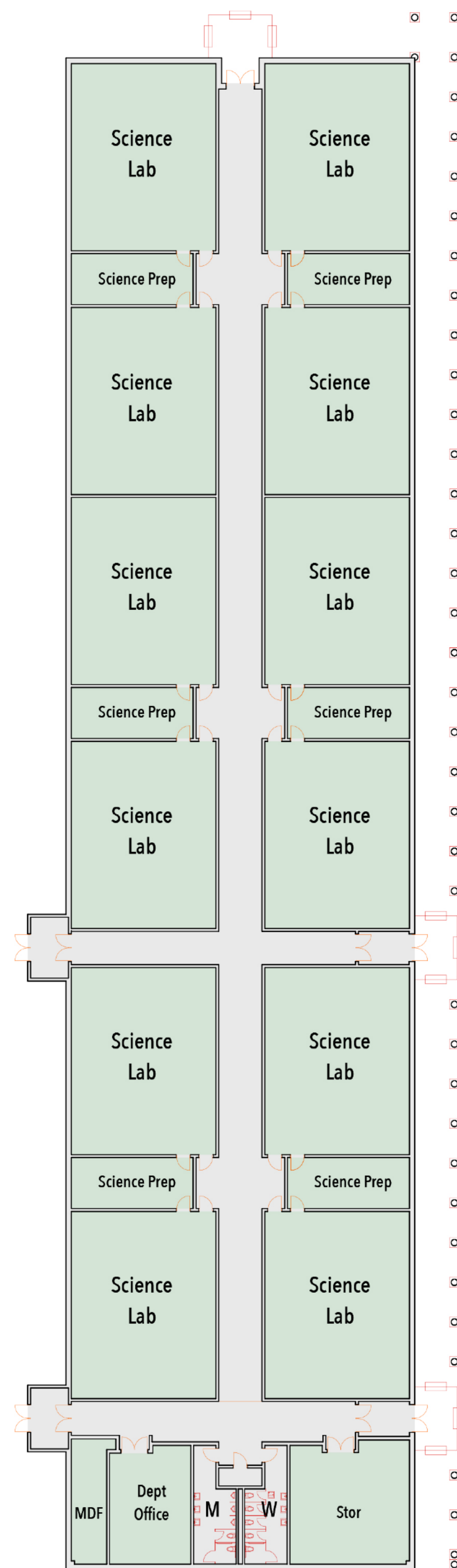
HPG
HARRISON
PLANNING GROUP, LLC



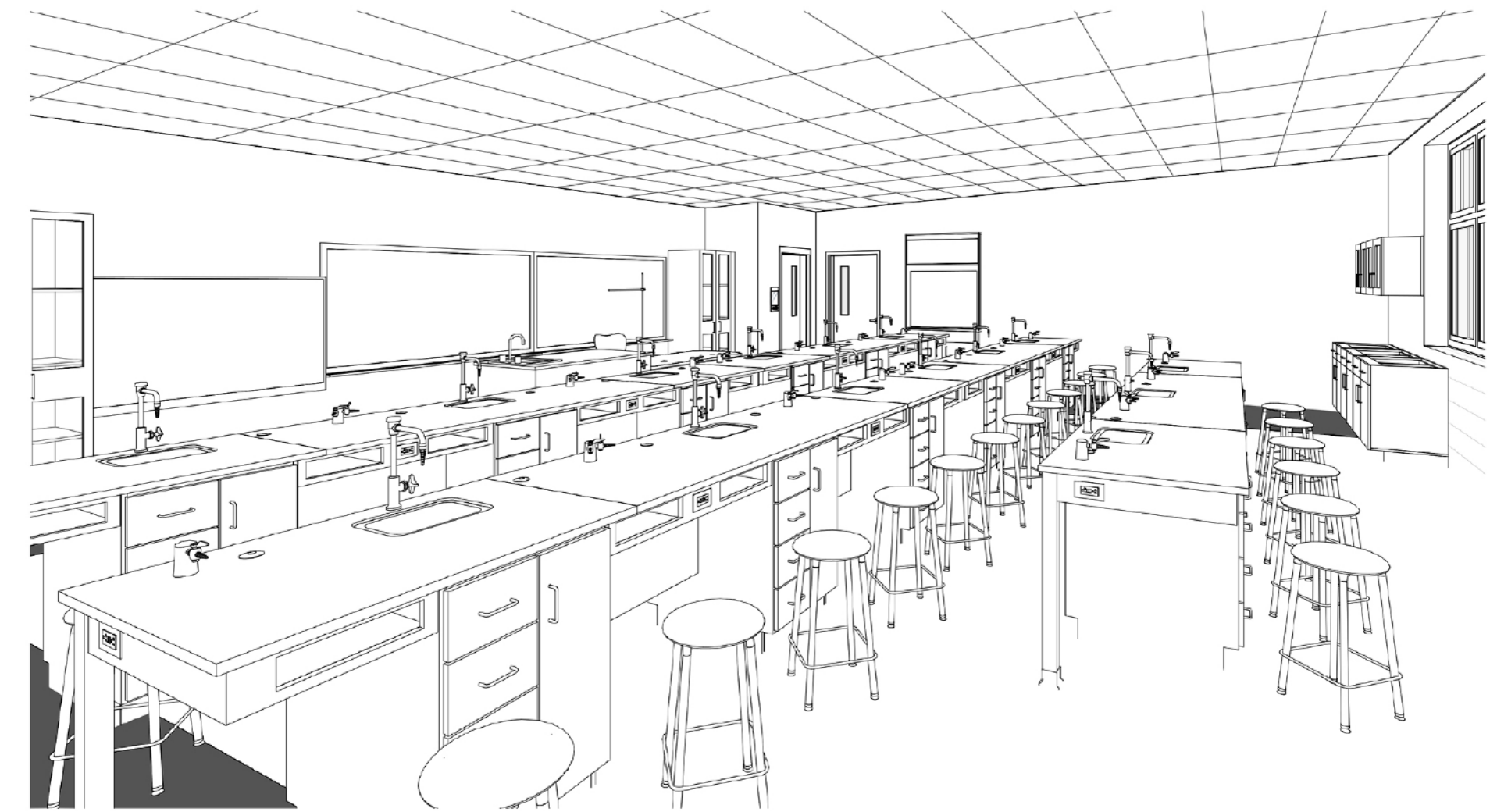
Exist Perf Arts



Example Lab Layout



Proposed Science Hub Concept w/ Addition



CHEMISTRY - OPTION 1

schorr architects
inc.

CDA COMMUNITY
DESIGN ALLIANCE

230 Bradenton Ave.
Dublin, OH 43017
TEL 614-798-2096
FAX 614-798-2097

236 High Street
Hamilton, OH 45011
TEL 513-275-1740

TYP. CHEM. CLASSROOM - OPTION 1

J High School Tech Hub

Description

New Tech Hub in former Library Building H

Summary

This proposed project will efficiently expand and reorganize the High School campus in a way which creates the capacity for 400 additional students by adding, repurposing and improving upon existing spaces that will benefit numerous students.

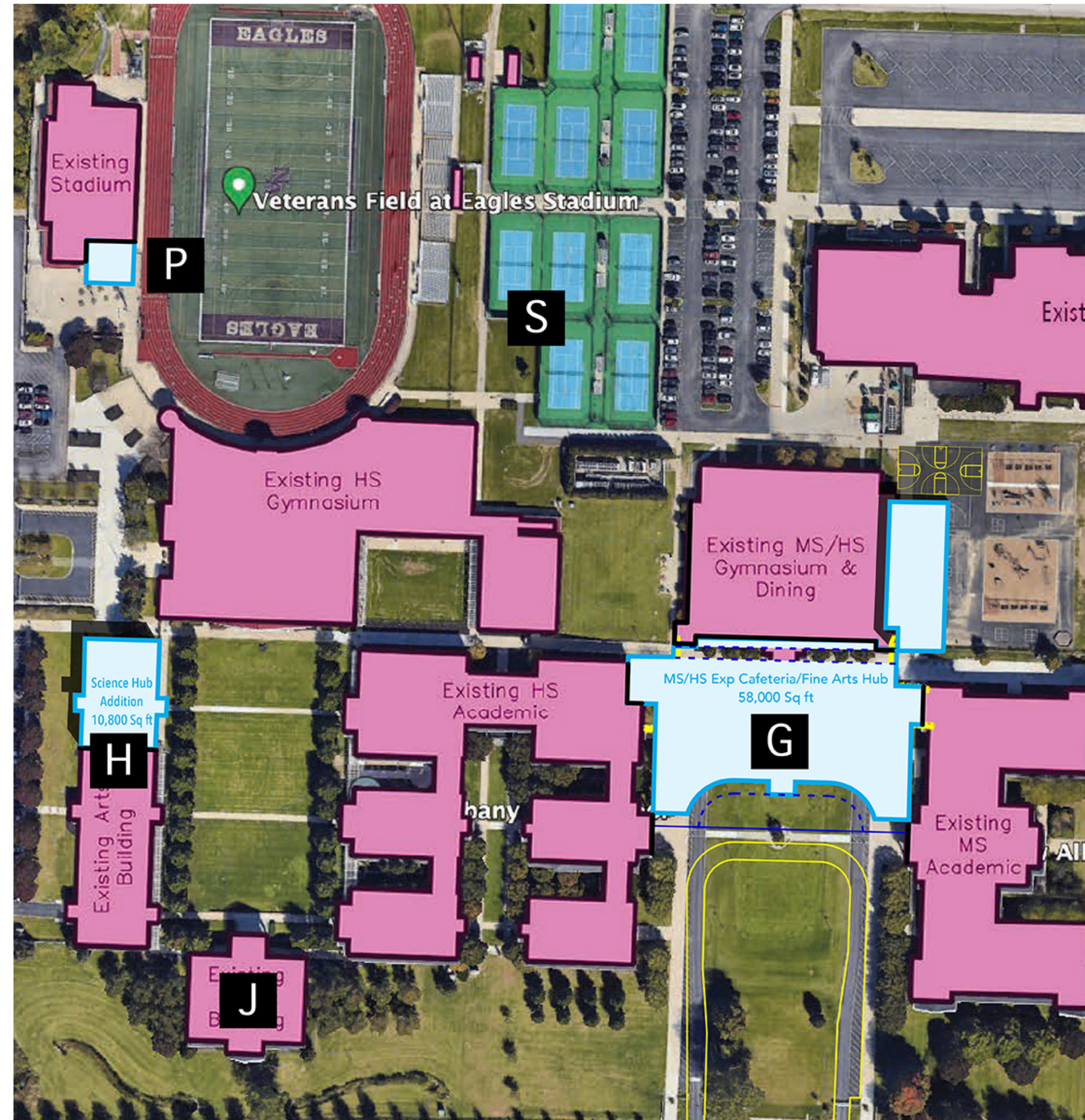
This renovation of the former library (Building H) will address the acoustic challenges of the dome space and provide a consolidated and leveraged opportunity to bring together technology curricula and related career pathways across the High School campus: i.e. cybersecurity, robotics, programming, CAD, computer science and more.

Probable Cost Statement

Hard Costs	Includes construction, furniture, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and Insurance and CMR construction contingency 20,300 sf x \$125/sf = \$2,537,500
Owner Construction Contingency	Funds for changes during construction \$2,537,500 x 5% = \$126,875 (use \$127,000)
Soft Costs	Includes CMR pre-construction services, architectural fees, air and water balancing, builders risk Insurance and legal services \$2,537,500 x 13% = \$329,875 (use \$333,000)
Design Contingency	Additional funds due to very conceptual design to date \$2,997,500 x 5% = \$149,875 (use \$150,000)
Escalation	Additional funds for project 2025 cost escalation \$2,997,500 x 5% = \$149,875 (use \$150,000)
Total Opinion of Probable Costs	\$3,297,500

\$3,297,500

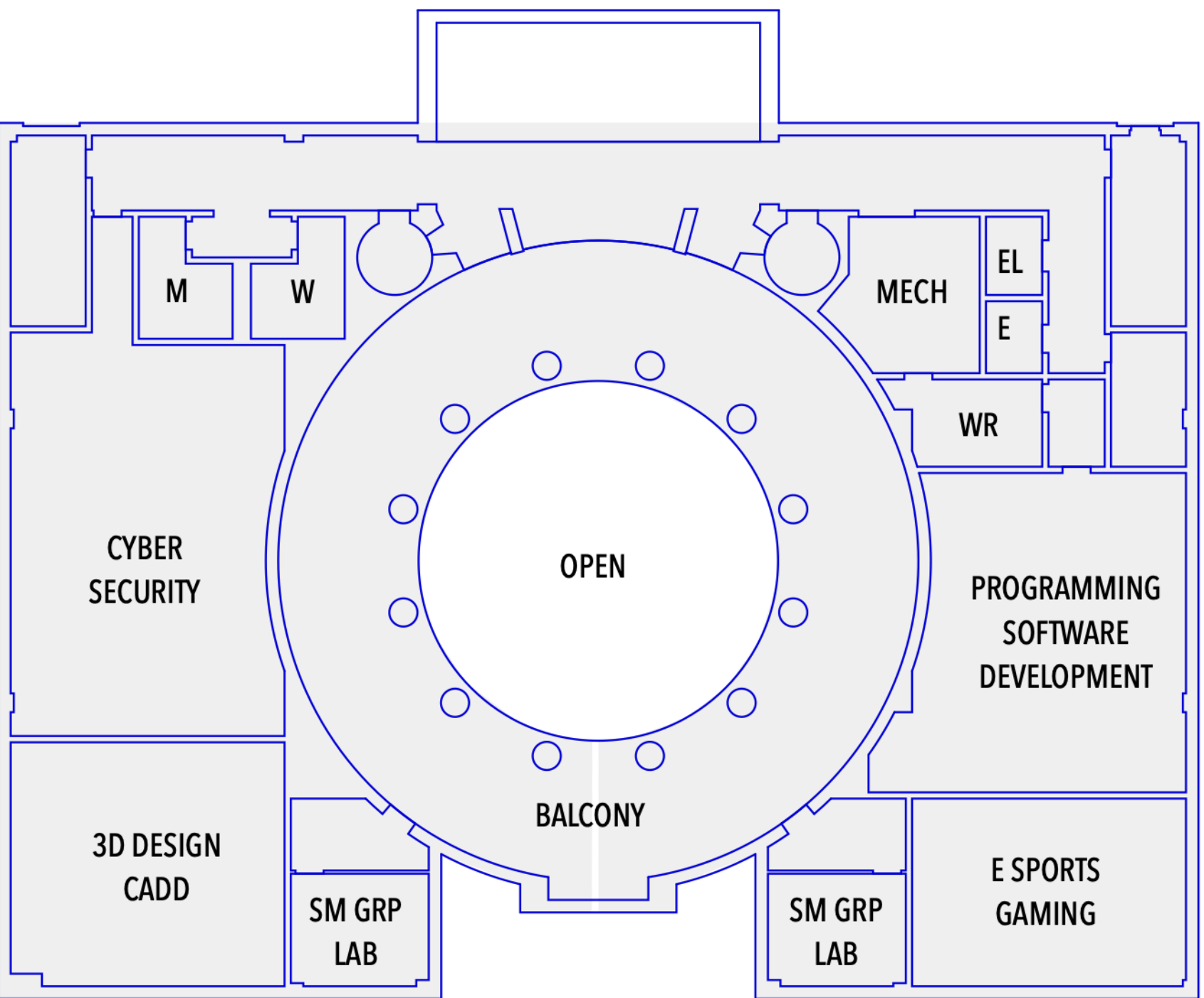
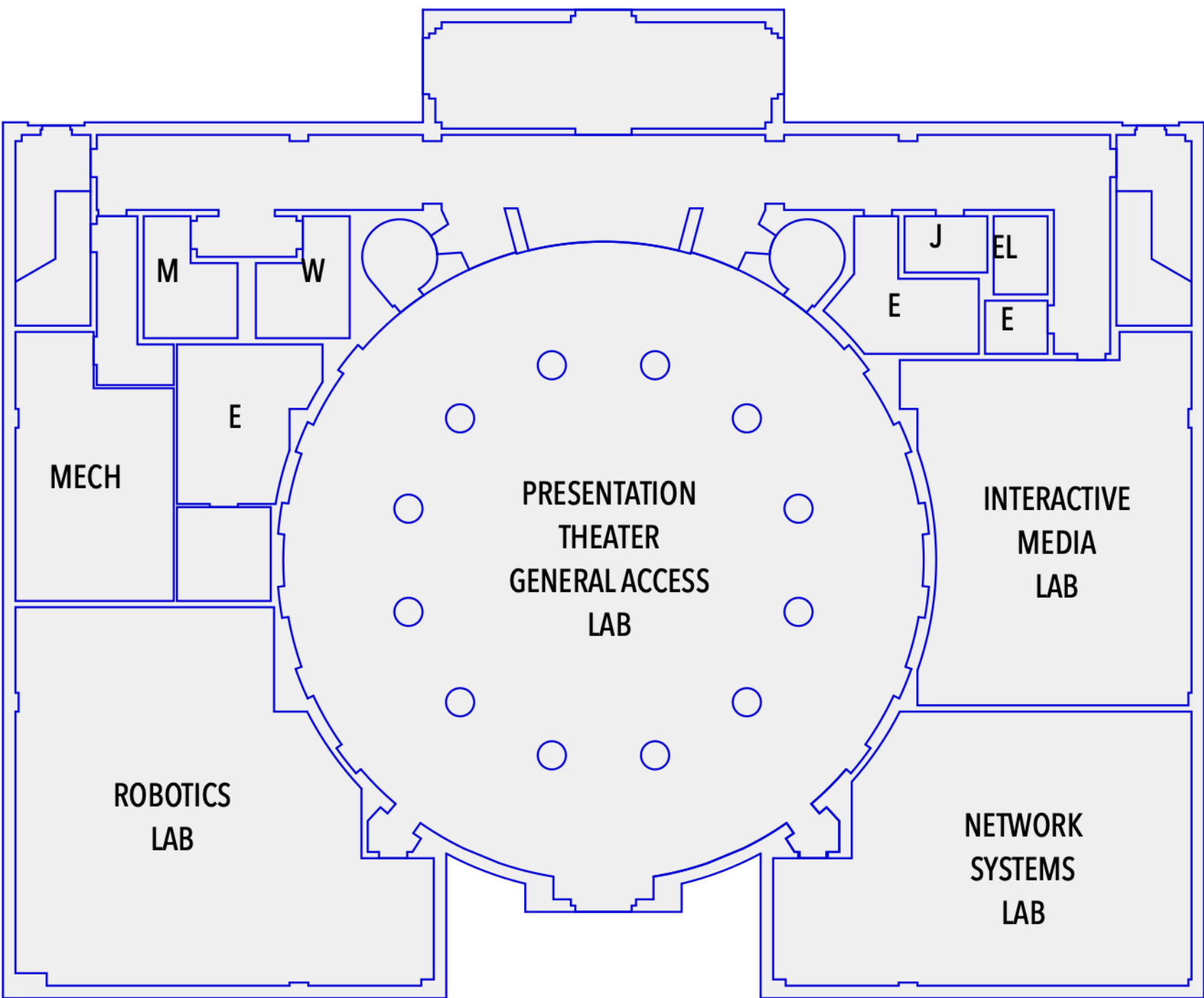
\$3,291,900

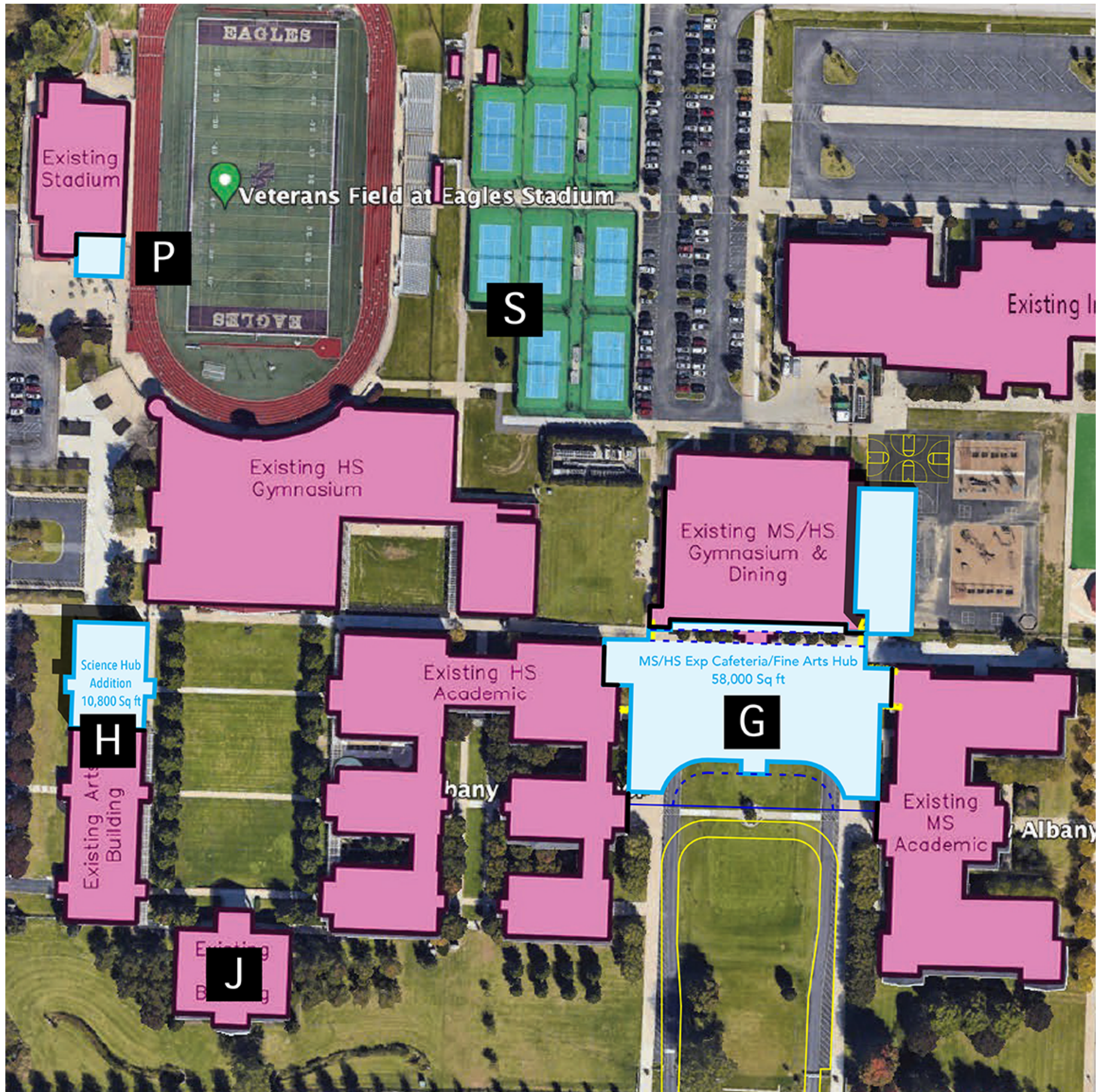


New Albany High School Tech Hub

Concept Plan for Pricing

22,432 Sq ft





High School programming net gain
= 17 general academic classrooms

N New Multipurpose Athletic Facility

Description

35,000 sf athletic facility that includes the following proposed spaces:

- Artificial turf field (27 yards wide x 40 yards long)
- Basketball/volleyball court with (198) spectator seating
- Weight room
- (3) golf hitting cage nets, 20' x 20' putting green, golf simulator
- Coaches' office
- Changing rooms with restrooms
- Public restrooms

Summary

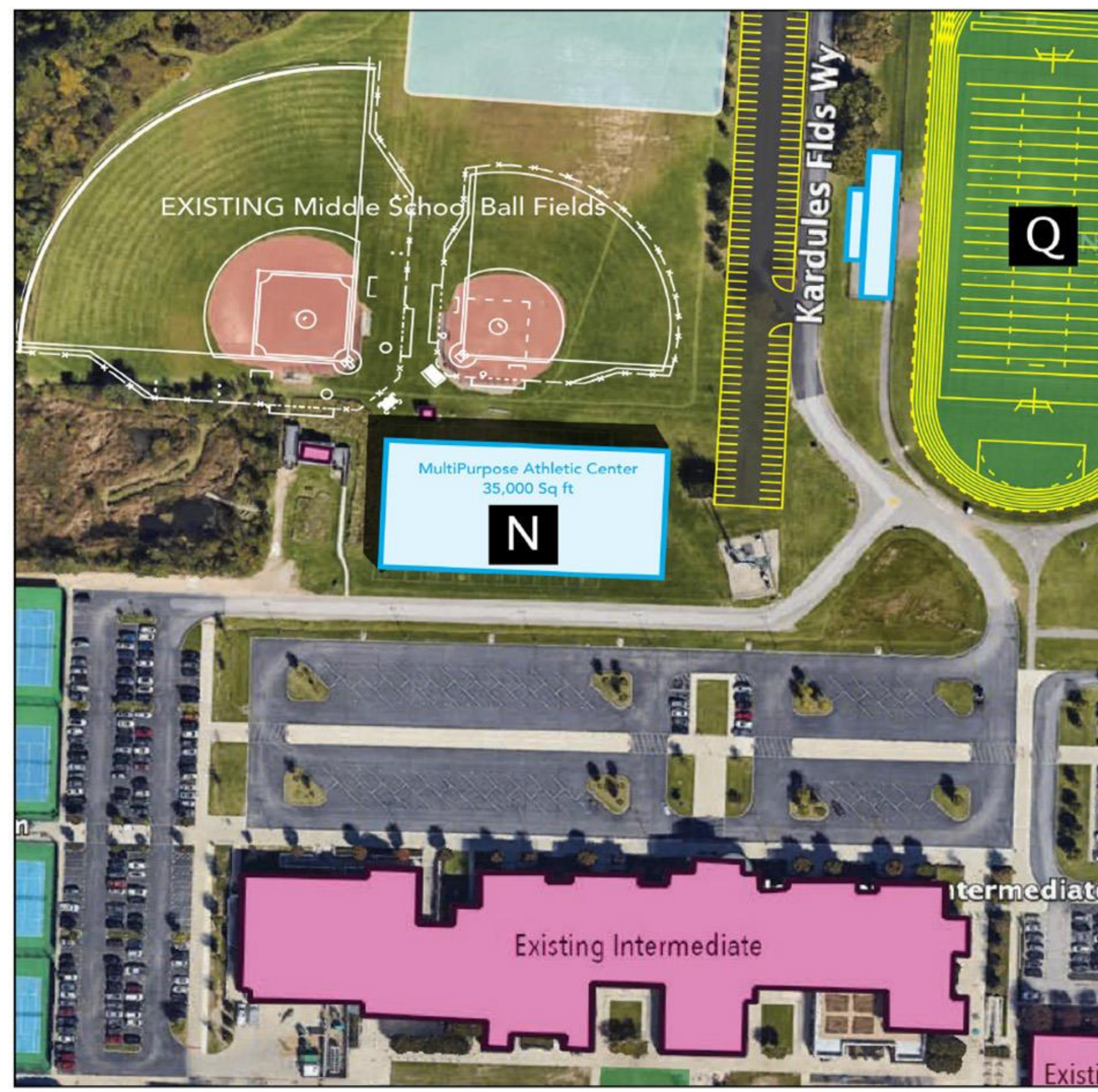
There is a need for additional space for wellness classes and year-round athletic usage. The indoor turf field and mixed-use court would allow for additional educational and practice areas for students, especially during inclement weather. The current weight room is located in the original High School cafeteria. This new space would allow for the existing location to be repurposed for academic usage with increasing student enrollment.

Probable Cost Statement

Hard Costs	Includes construction, furniture, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and Insurance and CMR construction contingency 35,000 sf x \$320/sf = \$11,200,000
Owner Construction Contingency	Funds for changes during construction \$11,200,000 x 5% = \$560,000
Soft Costs	Includes CMR pre-construction services, architectural fees, HVAC commissioning, air and water balancing, builders risk insurance, legal services and aid-to-construction \$11,200,000 x 14% = \$1,568,000
Design Contingency	Additional funds due to very conceptual design to date \$13,328,000 x 5% = \$667,000
Escalation	Additional funds for project 2025 cost escalation \$13,328,000 x 5% = \$667,000

Total Opinion of Probable Costs \$14,662,000

\$14,414,400





Chieftain Center

Engage. Educate. Empower. Succeed.



 MENU

SCHOOLS 

TRANSLATE 



CHIEFTAIN CENTER

Logan, Ohio



CALENDAR



CONTACT US



FORMS



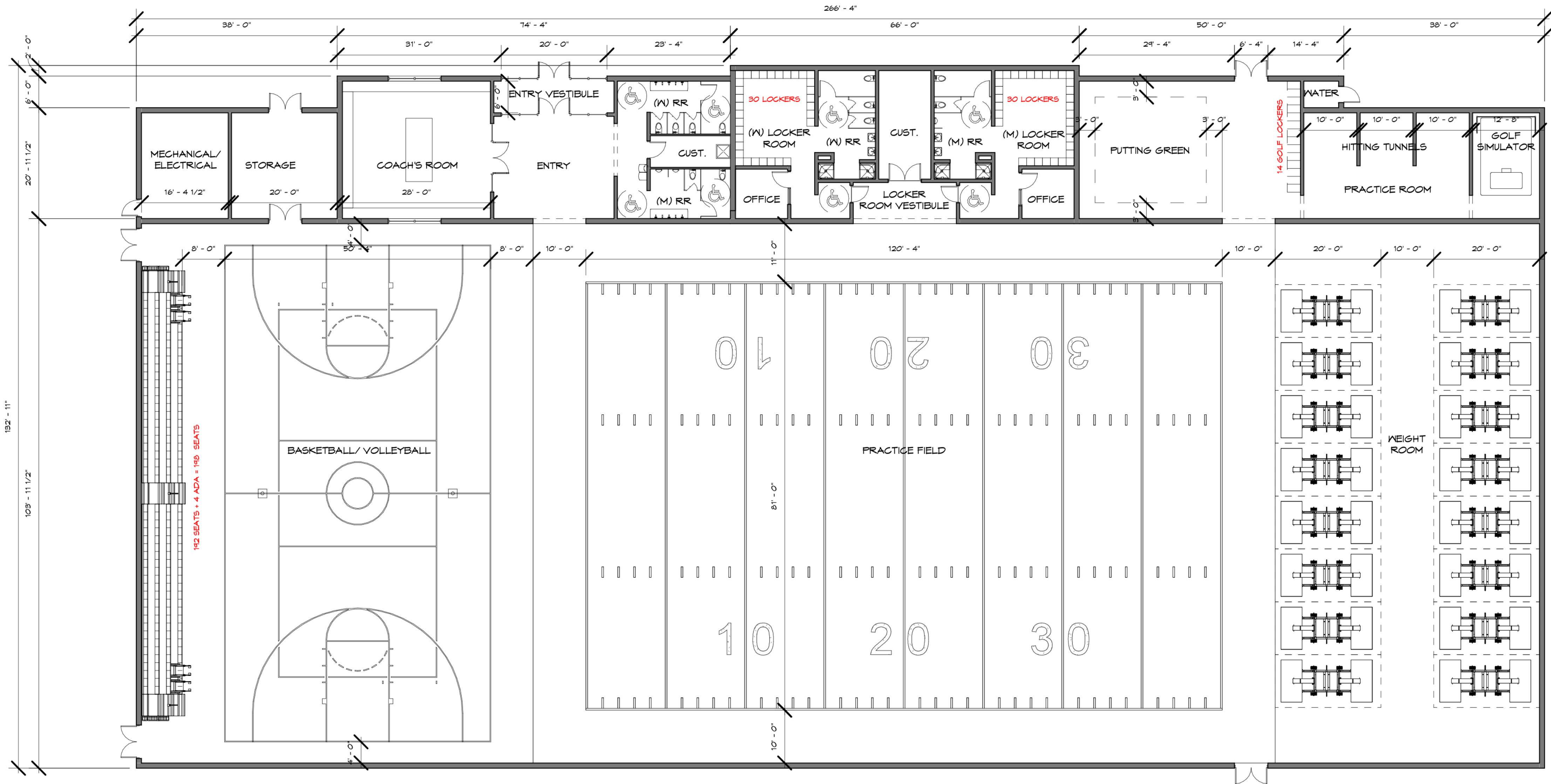
TICKETS



WEEKLY SCHEDULE



COMMUNITY HOURS



1

FIRST FLOOR SKETCH PLAN

1" = 20'-0"

OVERALL FOOT PRINT 34,540 SQ. FT.



SUMMARY OF OPINION OF PROBABLE COST

• Concept for Expansion of Bus Lane at Early Learning Center	\$432,100
• Concept for New School for Grades 1-2 for Pricing	\$58,951,200
• Swickard Woods Boulevard Improvements	\$2,871,800
• Annex Demolition/Expansion of District Administration	\$1,760,600
• Site Improvements at Primary School	\$2,318,400
• Maintenance Storage Facility	\$1,956,400
• Middle School/High School Expanded Cafeteria Space & Fine Arts Hub for Pricing	\$30,566,300
• High School Science Hub for Pricing	\$13,955,200
• High School Tech Hub for Pricing	\$3,291,900
• McCoy Storage for School	\$707,000
• Cross Campus Bus Connector Service Drive	\$2,513,400
• Concept for New Multipurpose Athletic Facility for Pricing	\$14,414,400
• High School Stadium Improvements	\$1,052,800
• Middle School Football Stadium Improvements	\$4,900,200
• Multipurpose Practice Fields	\$4,970,400
• Tennis Court Lighting	\$347,500
• High School Gymnasium & Locker Room Improvements	\$658,000
• High School, Middle School & Intermediate School Wellness & Athletics Storage	\$212,000
• Middle School Locker Room Renovations	\$125,400
• Relocation of High School Baseball & Softball Fields	\$11,391,400
• New Transportation Facility	\$9,095,400
	<hr/>
	\$166,491,800

\$166,491,800

\$178,250,700

Savings \$ 11,758,900

SUMMARY OF OPINION OF PROBABLE COST

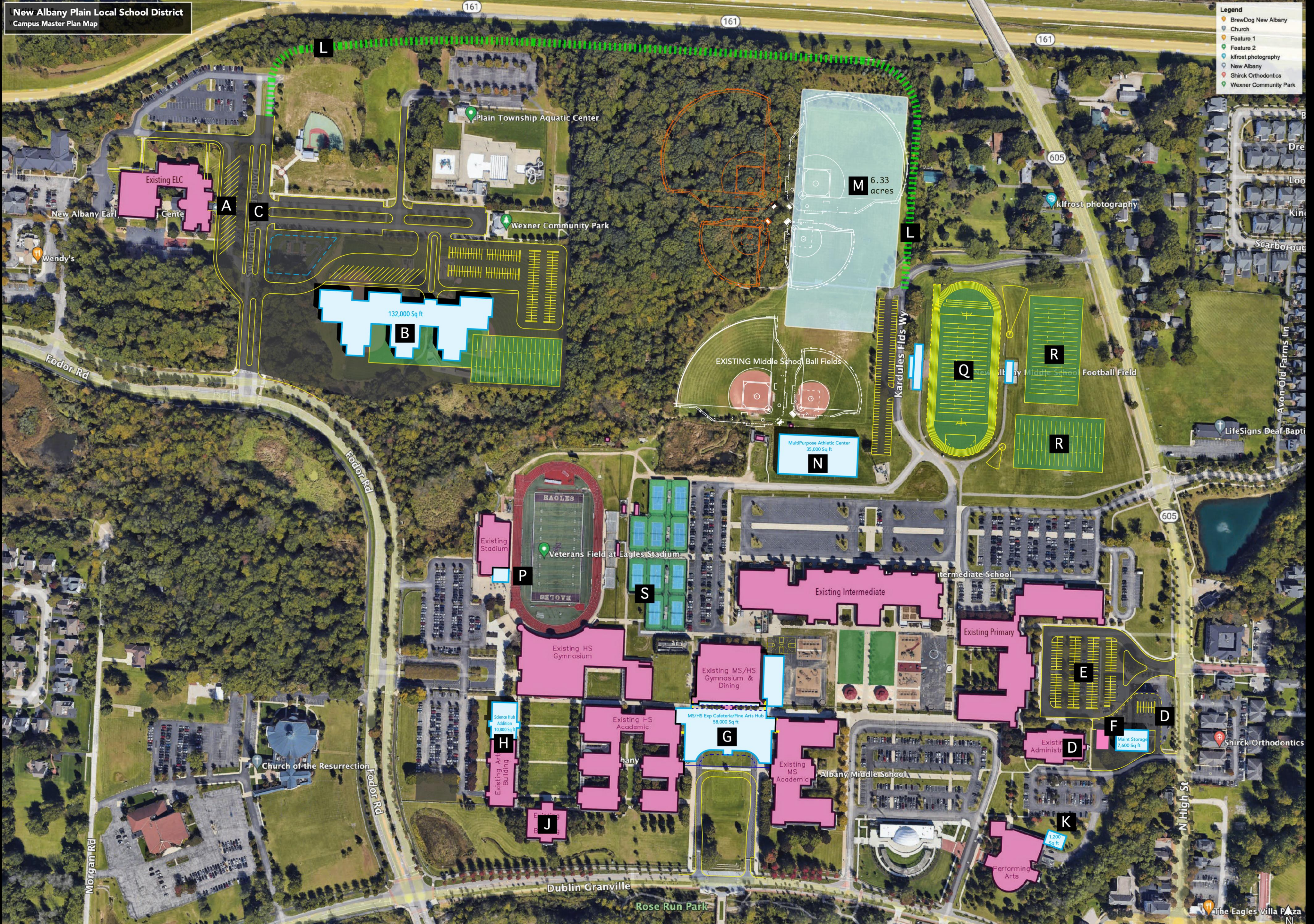
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\$166,491,800

\$178,250,700

Savings \$ 11,758,900

- BrewDog New Albany
- Church
- Feature 1
- Feature 2
- Kifrost photography
- New Albany
- Shirck Orthodontics
- Wexner Community Park



Existing ELC

132,000 Sq ft

6.33 acres

35,000 Sq ft

Existing Stadium

Veterans Field at Eagles Stadium

MultiPurpose Athletic Center

EXISTING Middle School Ball Fields

Existing Intermediate

Existing Primary

Existing HS Gymnasium

Existing MS/HS Gymnasium & Dining

Existing HS Academic

MS/HS Exp Cafeteria/Fine Arts Hub

Existing MS Academic

Albany Middle School

Existing Administr

Maint Storage

1,200 Sq ft

Performance Arts

New Albany Early Centre

Wendy's

Fodor Rd

Plain Township Aquatic Center

Wexner Community Park

EXISTING Middle School Ball Fields

Kardules Flds Wy

Albany Middle School Football Field

LifeSigns Deaf Bapti

Church of the Resurrection

Dublin Granville

Rose Run Park

The Eagles Villa Plaza

Morgan Rd

Fodor Rd

N High St

161

161

605

605

L Cross Campus Bus Connector Service Drive

Description

New dedicated bus connector service drive between Swickard Woods Boulevard & Kardules Fields Way

Summary

This proposed project comprises the development of a new internal bus connector service drive from the northwest campus to the main campus without the need to rely on Fodor Road and Dublin Granville Road connectors. This project will involve special coordination and cooperation with the City of New Albany for site access and control. This project will reduce traffic congestion and will maximize the efficient use of an expanded bus fleet.

Probable Cost Statement

Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency Site Improvements - \$1,920,000
Owner Construction Contingency	Funds for changes during construction $\$1,920,000 \times 7\% = \$134,400$
Soft Costs	Includes CMR pre-construction services, architectural fees, builders risk insurance and legal services $\$1,920,000 \times 12\% = \$230,400$
Design Contingency	Additional funds due to very conceptual design to date $\$2,284,800 \times 5\% = \$114,240$. (use \$114,300)
Escalation	Additional funds for project 2025 cost escalation $\$2,284,800 \times 5\% = \$114,240$. (use \$114,300)
Total Opinion of Probable Costs	\$2,513,400

\$2,513,400



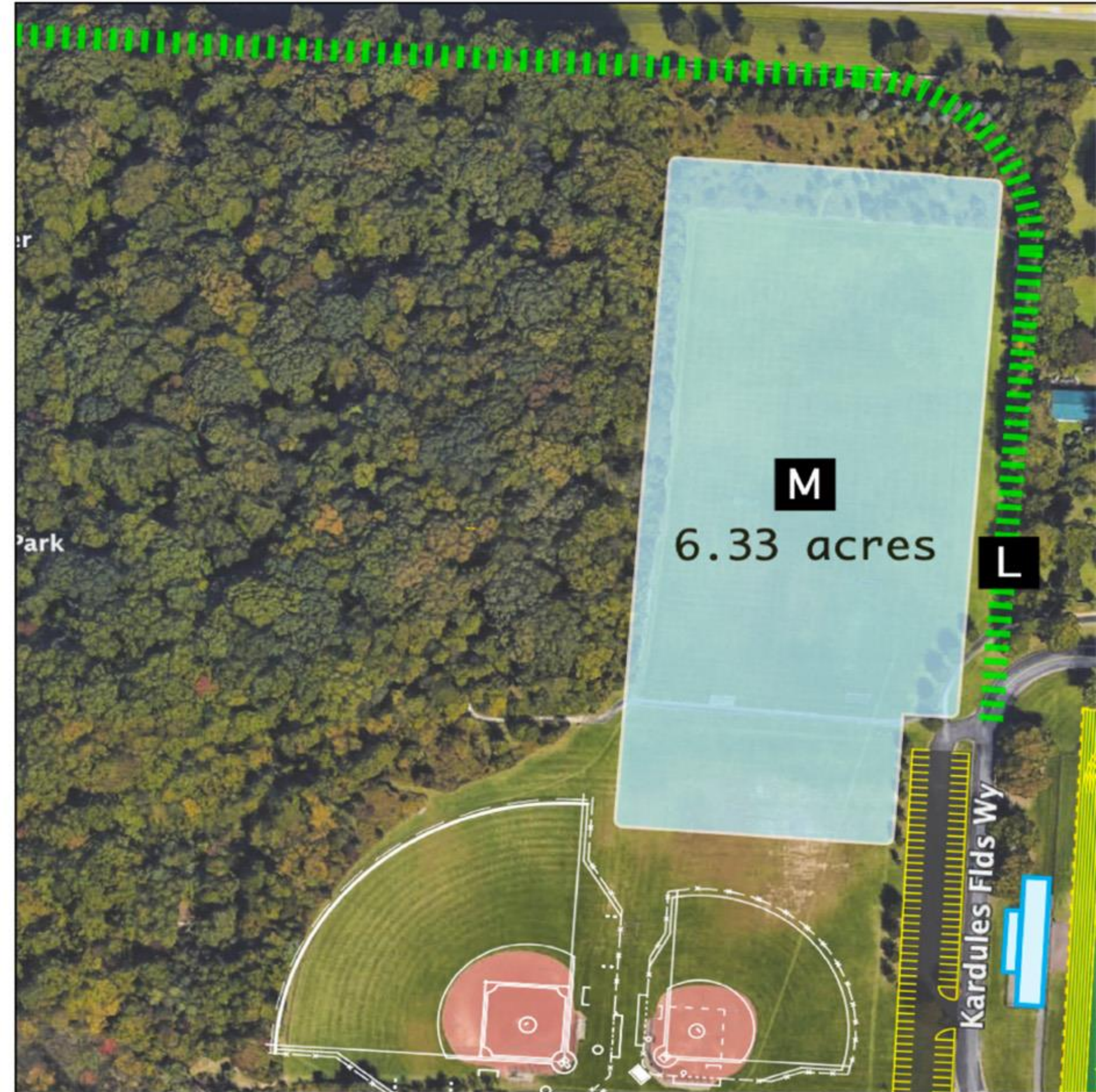
M Potential Future Facility Development Location

Description

Conceptual protected site development area for future facility growth

Summary

This proposed concept is simply prioritizing a 6.33-acre site development area for the construction of any future school facility as more important than any other site developments (ie. Roadways, athletics, parking, etc.) In order to maintain one school campus. Any potential future project will require coordination with and permission from the City of New Albany due to land ownership.



P High School Stadium Improvements

Description

- Add 484 gross seats at the home side bleachers.
- Add storage under new bleacher section.
- Add lockers at each of the locker rooms.
- Replace aluminum and chain link fencing.

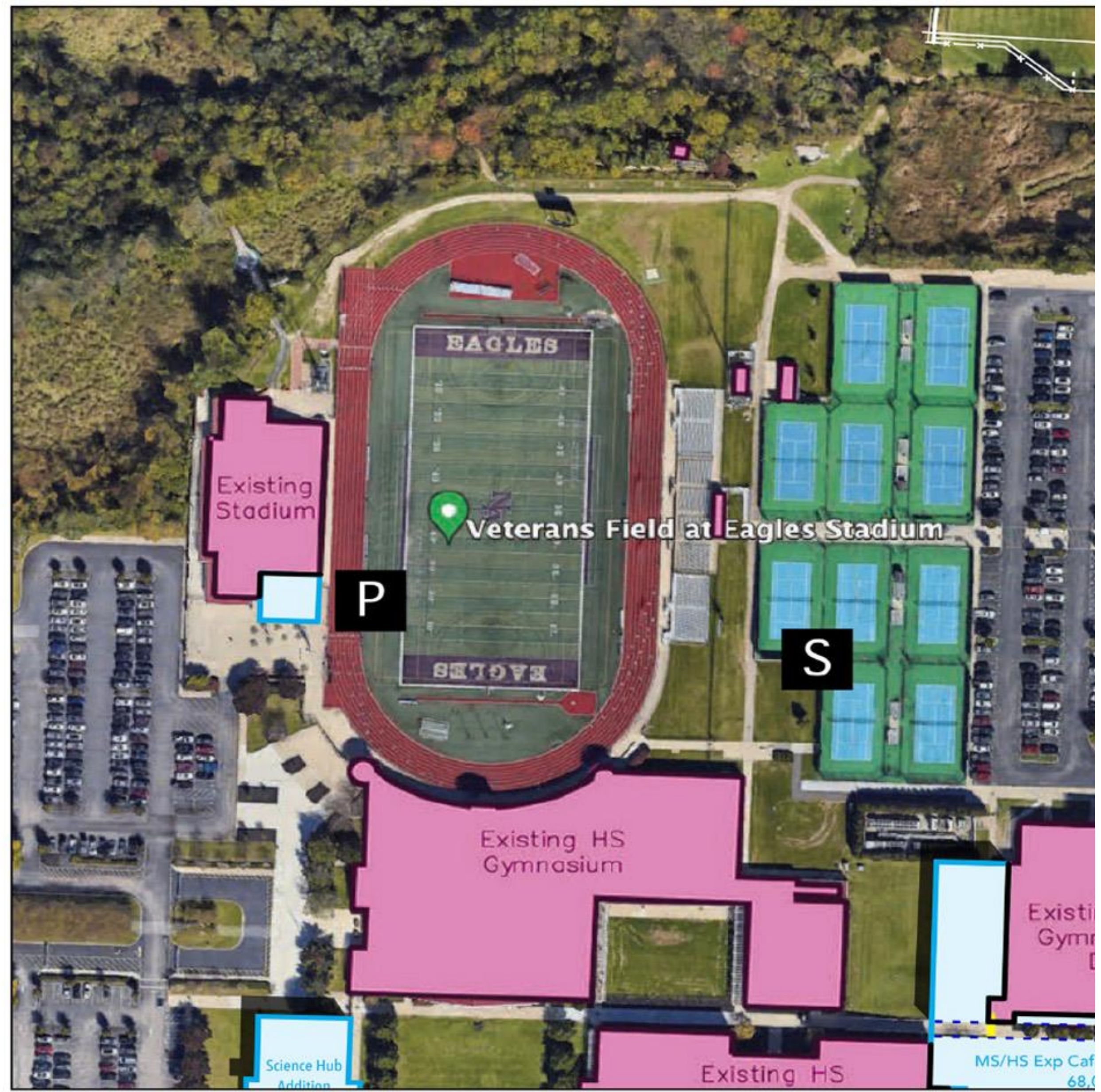
Summary

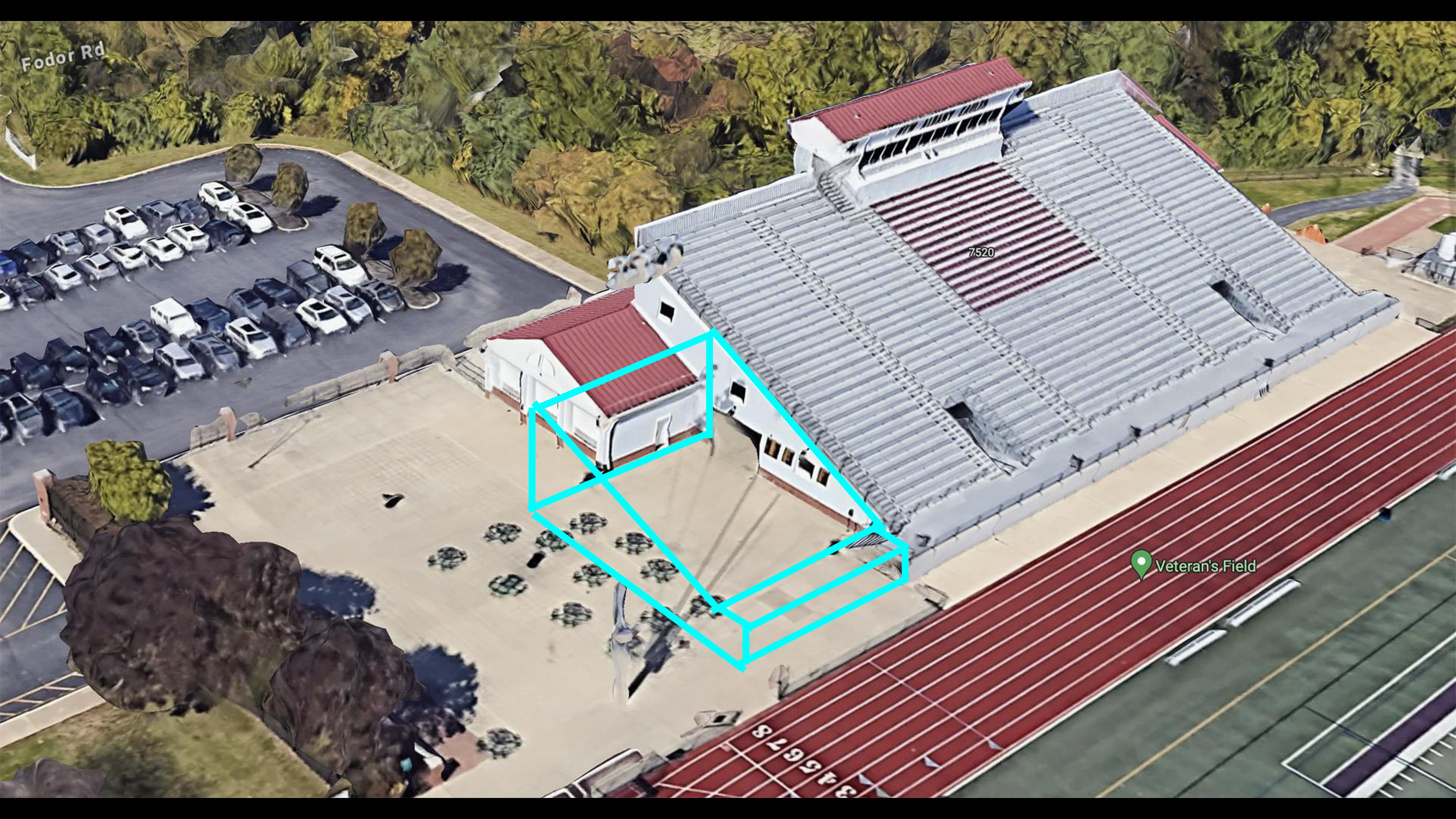
There is a need to increase the current capacity of the home side bleachers and a need for additional lockers in each locker room which may be achieved with the repurposing and remodeling of existing shower room locations.

Probable Cost Statement

Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency	
	Extension of bleachers -	\$500,000
	Add lockers at locker rooms -	\$ 50,000
	Replace metal and chain link fencing -	\$282,000
		\$832,000
Owner Construction Contingency	Funds for changes during construction	
	$\$832,000 \times 5\% =$	\$41,600
Soft Costs	Includes CMR pre-construction services, architectural fees, builders risk insurance and legal services	
	$\$832,000 \times 10\% =$	\$83,200
Design Contingency	Additional funds due to very conceptual design to date	
	$\$956,800 \times 5\% =$	\$47,840 (use \$48,000)
Escalation	Additional funds for project 2025 cost escalation	
	$\$956,800 \times 5\% =$	\$47,840 (use \$48,000)
Total Opinion of Probable Costs		\$1,052,800

\$1,052,800





Fodor Rd

7520

Veteran's Field

345678

Q Middle School Football Stadium Improvements

Description

Provide a regulation size 210' wide x 360' long artificial turf field with field lighting that may be used for middle and high school interscholastic sports competitions. The home side bleachers will double in size to allow for required additional seats and the visitor side bleachers will be expanded to allow for additional seating. A six-lane polyurethane track will be installed around the field. A new building would be constructed behind the home side bleachers that will include restrooms, concession and storage on the first floor and a press box, electrical and network rooms on the second floor. A new scoreboard will be installed with the capacity to support all interscholastic sports hosted in a stadium.

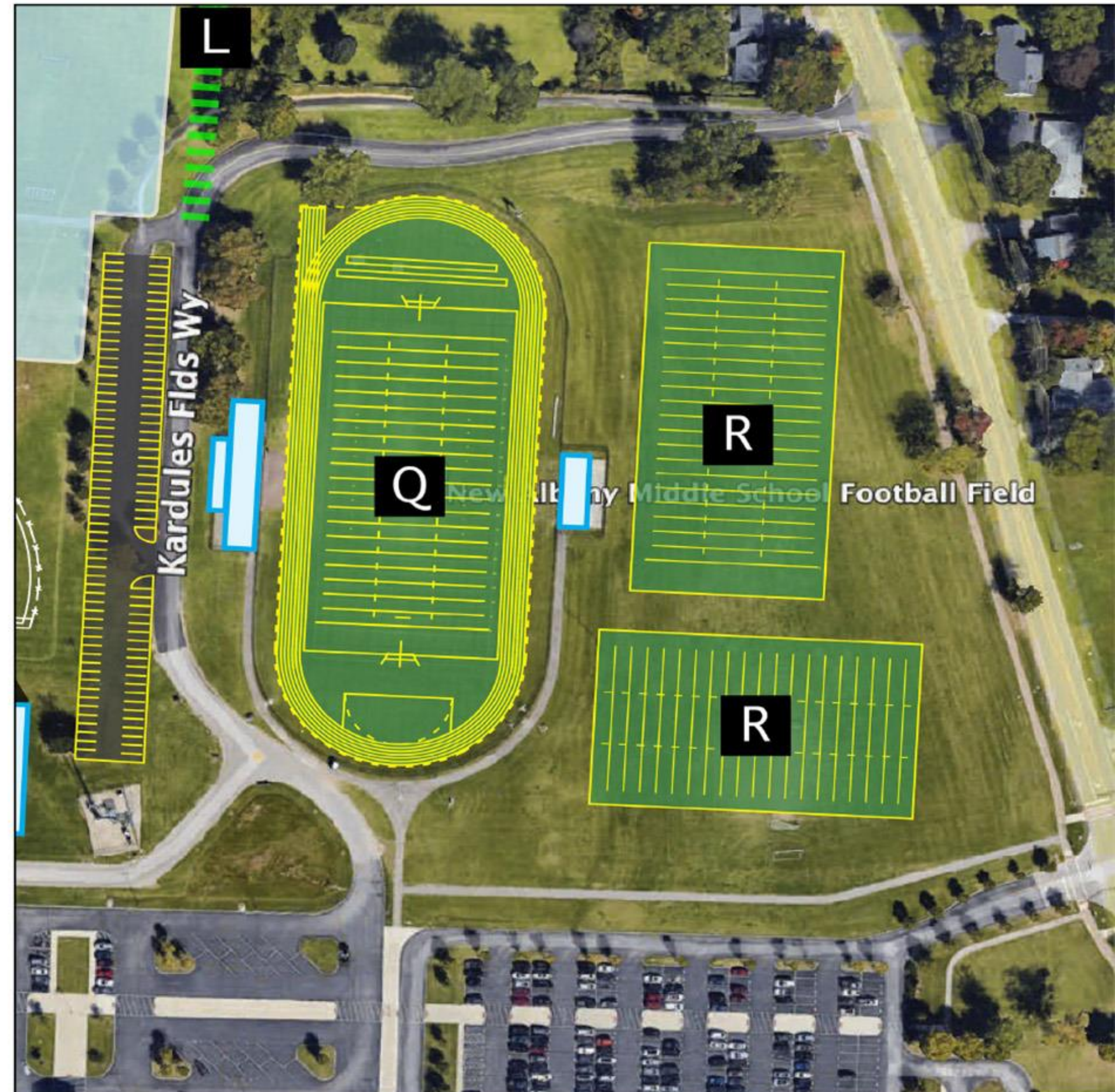
Summary

There is increasing need for an additional practice and interscholastic sports competition field on our school campus that may be utilized year round, including during inclement weather, for students in Grades 7-12. Wellness classes will utilize during the day.

Probable Cost Statement

Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency Stadium Improvements - \$3,775,000
Owner Construction Contingency	Funds for changes during construction $\$3,775,000 \times 5\% = \$188,750$ (use \$188,800)
Soft Costs	Includes CMR pre-construction services, architectural fees, HVAC commissioning, air and water balancing, builders risk insurance, legal services and aid-to-construction $\$3,775,000 \times 13\% = \$490,750$ (use \$490,800)
Design Contingency	Additional funds due to very conceptual design to date $\$4,454,600 \times 5\% = \$222,730$ (use \$222,800)
Escalation	Additional funds for project 2025 cost escalation $\$4,454,600 \times 5\% = \$222,730$ (use \$222,800)
Total Opinion of Probable Costs	\$4,900,200

\$4,900,200



R Multipurpose Practice Fields

Description

Provide artificial turf at two athletic practice fields. One field is 180' wide x 360' long and the other is 180' wide x 300' long. Install a 6' high black chain link fence along Route 605 and a 4' high black chain link fence around the other sides of the fields. Add light fixtures from new lighting poles at Middle School stadium.

Summary

There is an increasing need for additional practice field locations that may be utilized year round, including during inclement weather.

Probable Cost Statement

Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and Insurance and CMR construction contingency Improvements - \$4,000,000
Owner Construction Contingency	Funds for changes during construction \$4,000,000 x 5% = \$200,000
Soft Costs	Includes CMR pre-construction services, architectural fees, HVAC commissioning, air and water balancing, builders risk insurance, legal services and aid-to-construction \$4,000,000 x 10% = \$400,000
Design Contingency	Additional funds due to very conceptual design to date \$4,600,000 x 5% = \$230,000
Escalation	Additional funds for project 2025 cost escalation \$4,600,000 x 5% = \$230,000

Total Opinion of Probable Costs	Larger Field = \$2,760,000 Smaller Field = \$2,300,000 \$5,060,000	\$4,970,400
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Cost per Field for grass improvements, fencing, and Irrigation system	Larger Field = \$506,000 Smaller Field = \$417,500 \$923,500	\$907,500
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S Tennis Court Lighting

Description

Provide lighting at the (5) south tennis courts.

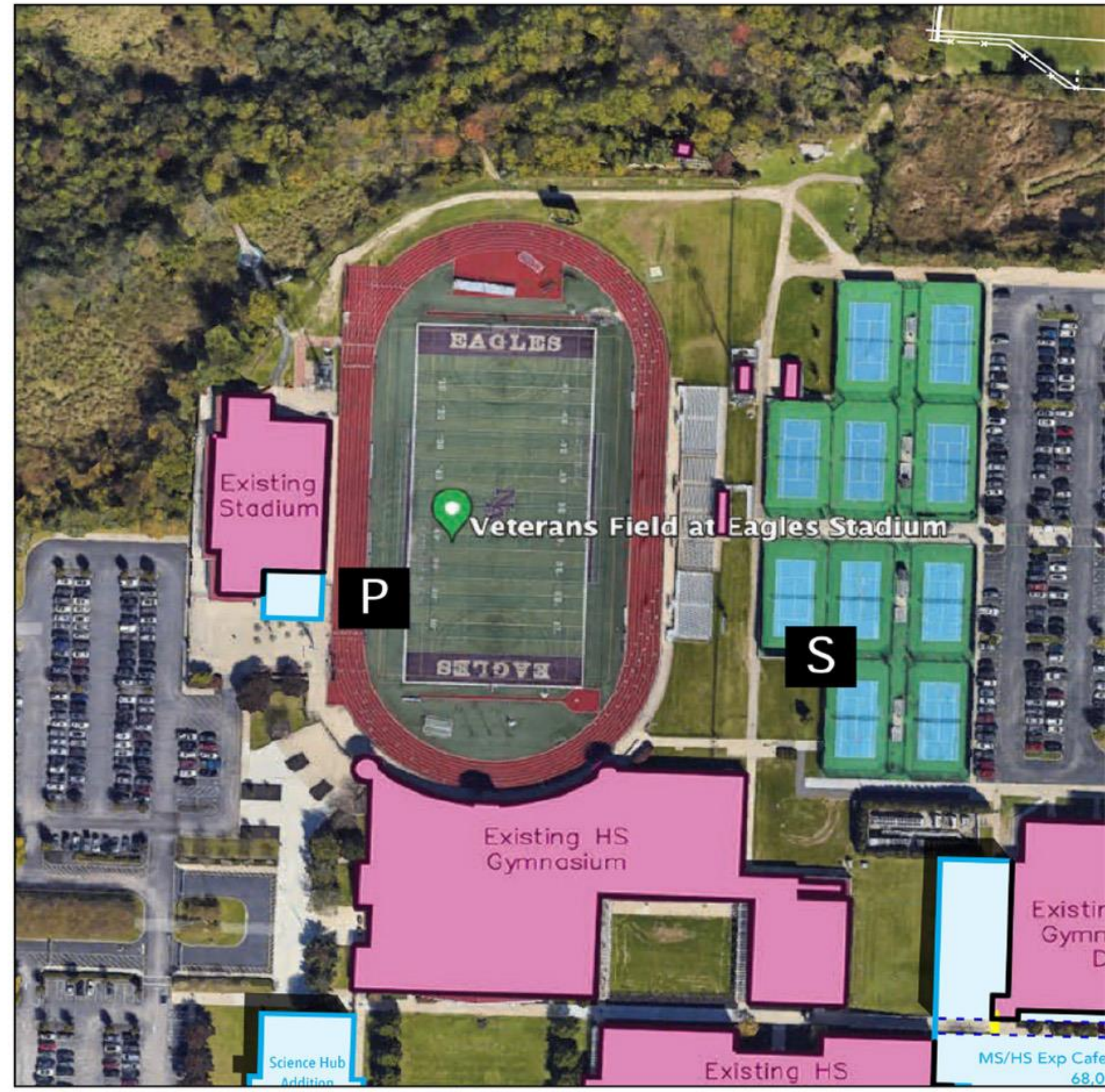
Summary

The lighting of the five south tennis courts will allow for expanded hours and usage of designated varsity tennis courts. The community may also benefit from additional hours of usage when courts are not reserved for school tennis practices and competitions.

Probable Cost Statement

Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency Lighting - \$270,000
Owner Construction Contingency	Funds for changes during construction \$270,000 x 7% = \$18,900
Soft Costs	Includes CMR pre-construction services, architectural fees, builders risk insurance and legal services \$270,000 x 10% = \$27,000
Design Contingency	Additional funds due to very conceptual design to date \$315,900 x 5% = \$15,795 (use \$15,800)
Escalation	Additional funds for project 2025 cost escalation \$315,900 x 5% = \$15,795 (use \$15,800)
Total Opinion of Probable Costs	\$347,500

\$347,500



High School Gymnasium & Locker Room Improvements

Description

Replace existing wood bleacher with molded plastic bleacher. Remove a set of doors and masonry vinyl wall. Repair wood flooring. Infill masonry opening. Provide new mold plastic bleachers where doors and walls removed. Also add (1) additional row along entire set of bleachers. Current gross seating = 1,342. New gross seating = 1,584.

Divide current locker rooms, install new lockers, and convert shower areas to restroom areas.

Summary

Existing wood bleachers are reaching the end of their life expectancy. Additional seating in the high school gymnasium is necessary to accommodate increased student and spectator populations.

Probable Cost Statement

Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency Improvements - \$520,000
Owner Construction Contingency	Funds for changes during construction $\$520,000 \times 5\% = 26,000$
Soft Costs	Includes CMR pre-construction services, architectural fees, builders risk insurance and legal services $\$520,000 \times 10\% = \$52,000$
Design Contingency	Additional funds due to very conceptual design to date $\$598,000 \times 5\% = \$29,900$ (use \$30,000)
Escalation	Additional funds for project 2025 cost escalation $\$598,000 \times 5\% = \$29,900$ (use \$30,000)
Total Opinion of Probable Costs	New Bleacher Scope = \$405,000 Locker Room Renovation Scope = <u>\$253,000</u> \$658,000

\$658,000

High School, Middle School & Intermediate School Wellness & Athletics Storage

Description

Add high-density storage carts in the wellness and athletics storage rooms.

Summary

There is insufficient storage space for wellness and athletics.

Probable Cost Statement

It is recommended the District directly purchases storage systems from the manufacturer.

Total Opinion of Probable Costs	High School -	\$82,000
	Middle School -	\$112,000
	Intermediate School -	<u>\$18,000</u>
		\$212,000

\$212,000

Middle School Locker Room Renovations

Description

Renovate and expand the men and women athletic locker rooms into the adjacent wellness locker rooms. Attempt to utilize some excess space for athletics storage.

Summary

The lockers at the current wellness locker rooms are not being utilized for wellness classes. Some of the lockers are used for athletics storage. The size of these locker rooms can reduce in size and the excess space used for larger athletic locker rooms and separate storage space.

Probable Cost Statement

Hard Costs Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency
Renovations - \$95,000

Owner Construction Contingency Funds for changes during construction
 $\$95,000 \times 10\% = \$9,500$

Soft Costs Includes CMR pre-construction services, architectural fees, builders risk insurance and legal services
 $\$95,000 \times 10\% = \$9,500$

Design Contingency Additional funds due to very conceptual design to date
 $\$114,000 \times 5\% = \$5,700$

Escalation Additional funds for project 2025 cost escalation
 $\$114,000 \times 5\% = \$5,700$

Total Opinion of Probable Costs **\$125,400**

\$125,400

Relocation of High School Baseball & Softball Fields

Description

- Relocate the displaced varsity baseball field, varsity softball field and junior varsity softball field.
- Add a junior varsity baseball field.
- Provide turfed Infields.
- Provide public restrooms/concessions/pressbox building.
- Provide a new indoor practice facility.

Summary

Due to the proposed location of the new elementary school for Grades 1 and 2, the varsity baseball field, varsity softball field and junior varsity softball field will be displaced. Replacement fields, with the addition of a junior varsity baseball field, will need to be located off the main school campus since existing school owned acreage is insufficient in size. This project requires coordination and involvement with the City of New Albany and other community partners to identify a centralized location. Probable cost estimate does not include any land purchase.

Probable Cost Statement

Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency
	Baseball fields with turf infield - \$4,000,000
	Softball fields with turf infield - \$2,200,000
	Restroom/concession/press box building (1,680 sf x \$700/sf) = \$1,176,000
	Indoor practice facility (4,000 sf x \$350/sf) = \$1,400,000
	\$8,776,000
Owner Construction Contingency	Funds for changes during construction
	\$8,776,000 x 5% = \$438,800
Soft Costs	Includes CMR pre-construction services, architectural fees, builders risk insurance, legal services and aid-to-construction.
	\$8,776,000 x 13% = \$1,140,880 (use \$1,141,000)
Design Contingency	Additional funds due to very conceptual design to date
	\$10,355,000 x 5% = \$517,750 (use \$517,800)
Escalation	Additional funds for project 2025 cost escalation
	\$10,355,000 x 5% = \$517,750 (use \$517,800)

Total Opinion of Probable Costs \$11,390,600

\$11,390,600



New Transportation Facility

Description

Provide a new 9,800 sf transportation center for required school transportation needs.

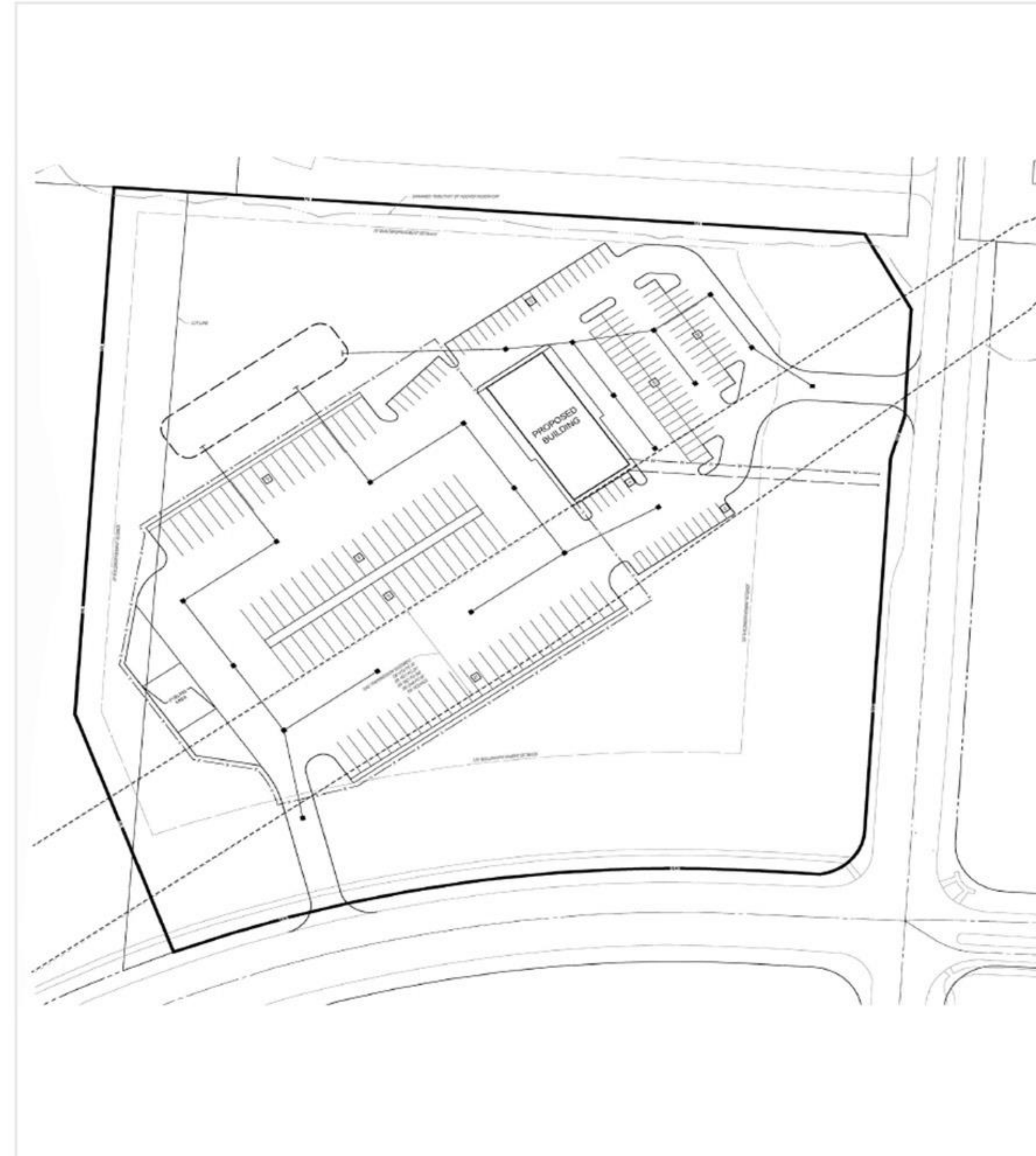
Summary

Increased student enrollment will require the expansion of the existing bus fleet and school vans to fulfill student transportation requirements. The egress in and out of the existing transportation center on Johnstown Road is becoming more challenging daily due to increased traffic and development. This relocation will eliminate our annual lease agreement and rental costs for "B Lot". Probable cost estimate does not include any land purchase.

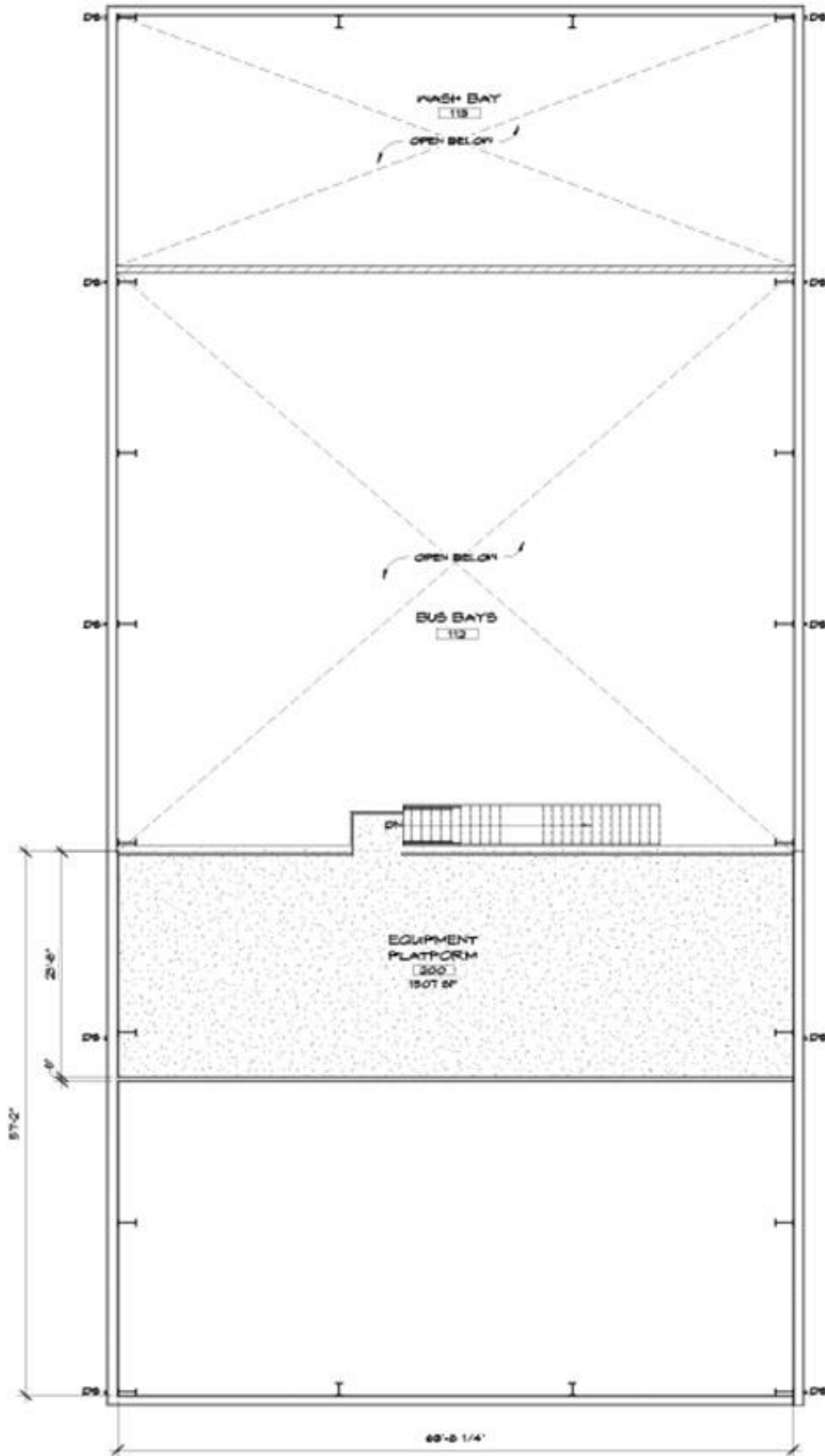
Probable Cost Statement

Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency $9,800 \text{ sf} \times \$715/\text{sf} = \$7,007,000$
Owner Construction Contingency	Funds for changes during construction $\$7,007,000 \times 7\% = \$490,490$ (use \$490,500)
Soft Costs	Includes CMR pre-construction services, architectural fees, air and water balancing, builders risk insurance, legal services and aid-to-construction $\$7,007,000 \times 13\% = \$910,910$ (use \$911,000)
Design Contingency	Additional funds due to very conceptual design to date $\$8,408,500 \times 5\% = \$420,425$ (use \$420,500)
Escalation	Additional funds for project 2025 cost escalation $\$8,408,500 \times 5\% = \$420,425$ (use \$420,500)
Total Opinion of Probable Costs	\$9,249,500

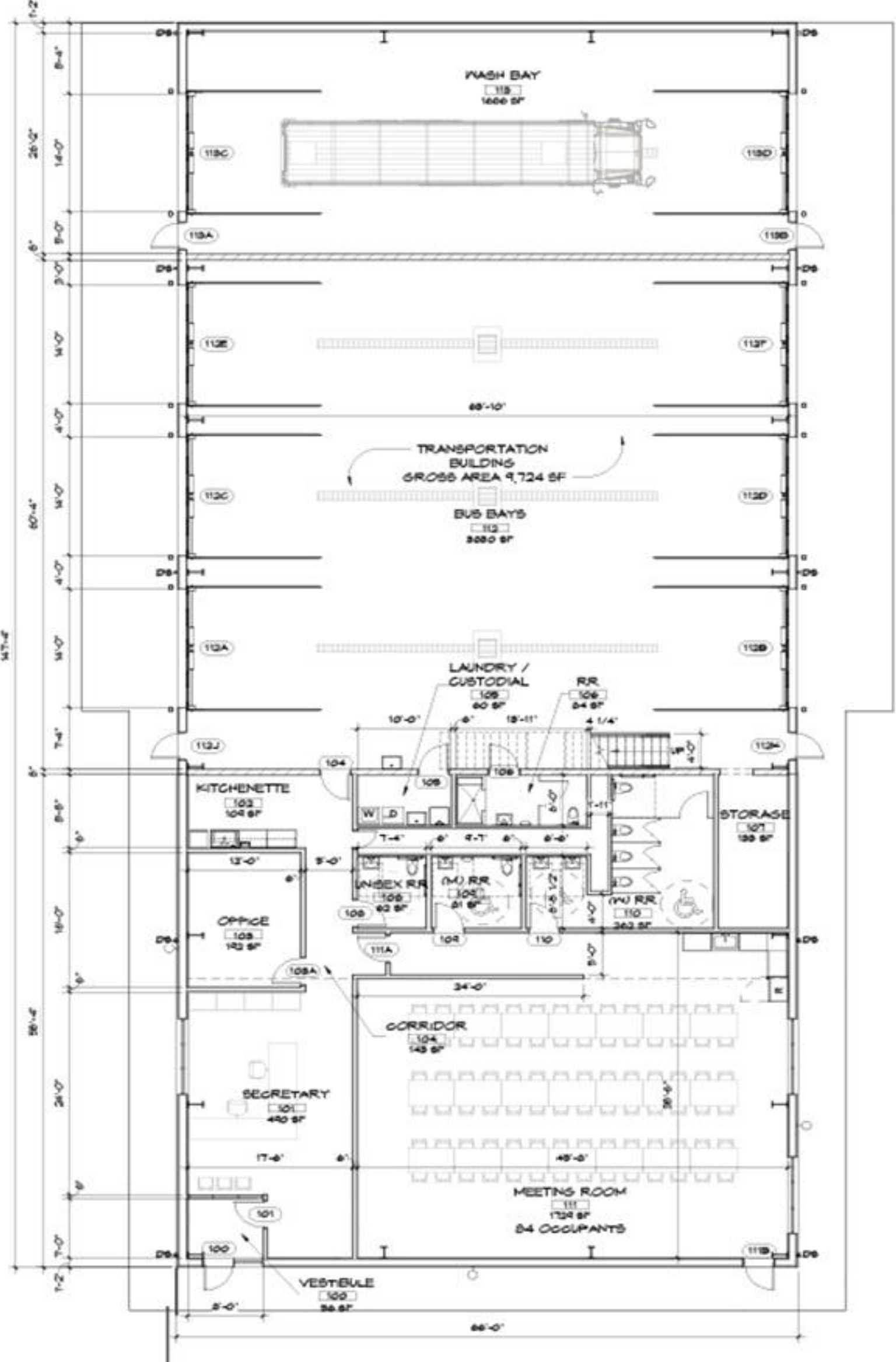
\$9,095,400



New Transportation Facility



MEZZANINE DIAGRAM
1,507 sq ft



FIRST FLOOR DIAGRAM
9,724 sq ft