



CAMPUS MASTER PLAN



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- A: Enrollment Projections
- B: Geotechnical Report



This Master Plan was developed as a result of the following:

Meetings with the Master Plan Committee

This Committee met numerous times to discuss District needs, to review gathered information and to develop this Master Plan document. The Committee included:

- Michael Sawyers, Superintendent
- Rebecca Jenkins, Treasurer
- Lori Lofton, Assistant Superintendent Teaching & Learning
- Ken Kraemer, High School Principal (Incoming Assistant Superintendent Business & Operations)
- Tony Schorr, Schorr Architects, Inc.
- Kevin Harrison, Harrison Planning Group
- Michael Dingeldein, Community Design Alliance

Gathering Information of Current Academic Needs

Initially Tony Schorr, Kevin Harrison and Michael Dingeldein toured the academic facilities with Ken Kraemer.

A District Facility Programming Study survey was sent to the teachers and staff districtwide asking them to provide feedback on current facility needs. We received numerous responses.

After we received responses, Michael Dingeldein met with teachers and staff at the High School, Middle School, Intermediate School, Primary School and Early Learning Center.

Gathering Information of Current Athletic Needs

Initially Tony Schorr met with Ken Kraemer, Richie Wildenhaus, High School Athletic Director and Crickett Anderson, Middle School Athletic Director to discuss current athletic needs and did an initial tour of some of the athletic facilities.

Tony Schorr twice toured parts of athletic facilities with Ken, Richie and Crickett to gather additional information.

Gather Site Information

John Kerr, Roger D. Fields, Mechanical/Electrical Engineers, met with Chuck Lasure, District Coordinator of Maintenance and Operations to gather electric and gas site utility information. He also obtained site telecommunications information from Mike Voss.

Megan Cyr, The Kleingers Group, Civil Engineers, gathered water and sanitary site utility information from Chuck Lasure as well as the City of New Albany.

Geotechnical Consultants performed soil borings at the current High School baseball and softball fields, which is the proposed site for the new Grades 1 & 2 School. A copy of this report is included in the Appendix.

ENROLLMENT PROJECTIONS IMPACT

School	Program Capacity	22-23 Enrollment	22-23 Utilization	1-5 Years				5-10 Years		>10 Years	
				Active & Planned Developments	Utilization + Developments	Future Developments	Utilization + Developments	Future Developments	Utilization + Developments	Developments from Vacant Land	Utilization + Developments
*New Albany Early Learning Center	562	505	90%	12	92%	12	94%	59	105%	141	130%
New Albany Primary School	1,080	1,060	98%	47	102%	46	107%	221	127%	533	176%
New Albany Intermediate School	1,248	1,122	90%	50	94%	49	98%	235	117%	568	162%
^New Albany Middle School	1,121	783	70%	35	73%	34	76%	164	91%	397	126%
^New Albany High School	1,990	1,594	80%	72	84%	71	87%	341	104%	823	146%
TOTAL	6,001	5,064	84%	216	88%	213	92%	1,020	109%	2,462	150%

*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

IDEAL UTILIZATION: 75-85%
 Allows for flexibility: especially large cohorts, pull-out resource/intervention space, additional special education classes, etc.

	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

*Enrollment	Current	5-10 Growth	Projected		
PRE-K	177	40	217	584	ALL PreK-K
K	307	60	367		
1	348	74	422	863	1-2
2	367	74	441		
3	377	74	451	922	3-4
4	393	78	471		
5	327	78	405	880	5-6
6	397	78	475		
7	382	82	464	924	7-8
8	378	82	460		
9	424	85	509	1,997	9-12
10	356	85	441		
11	459	85	544		
12	418	85	503		
	5,110	1,060	6,170	6,170	

*Cooperative Strategies/Woolpert

ENROLLMENT PROJECTIONS IMPACT

Proposed facility program capacity with expansions

	Projected Enrollment 5-10 Year 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%
	6,170		1,569	7,451	83%

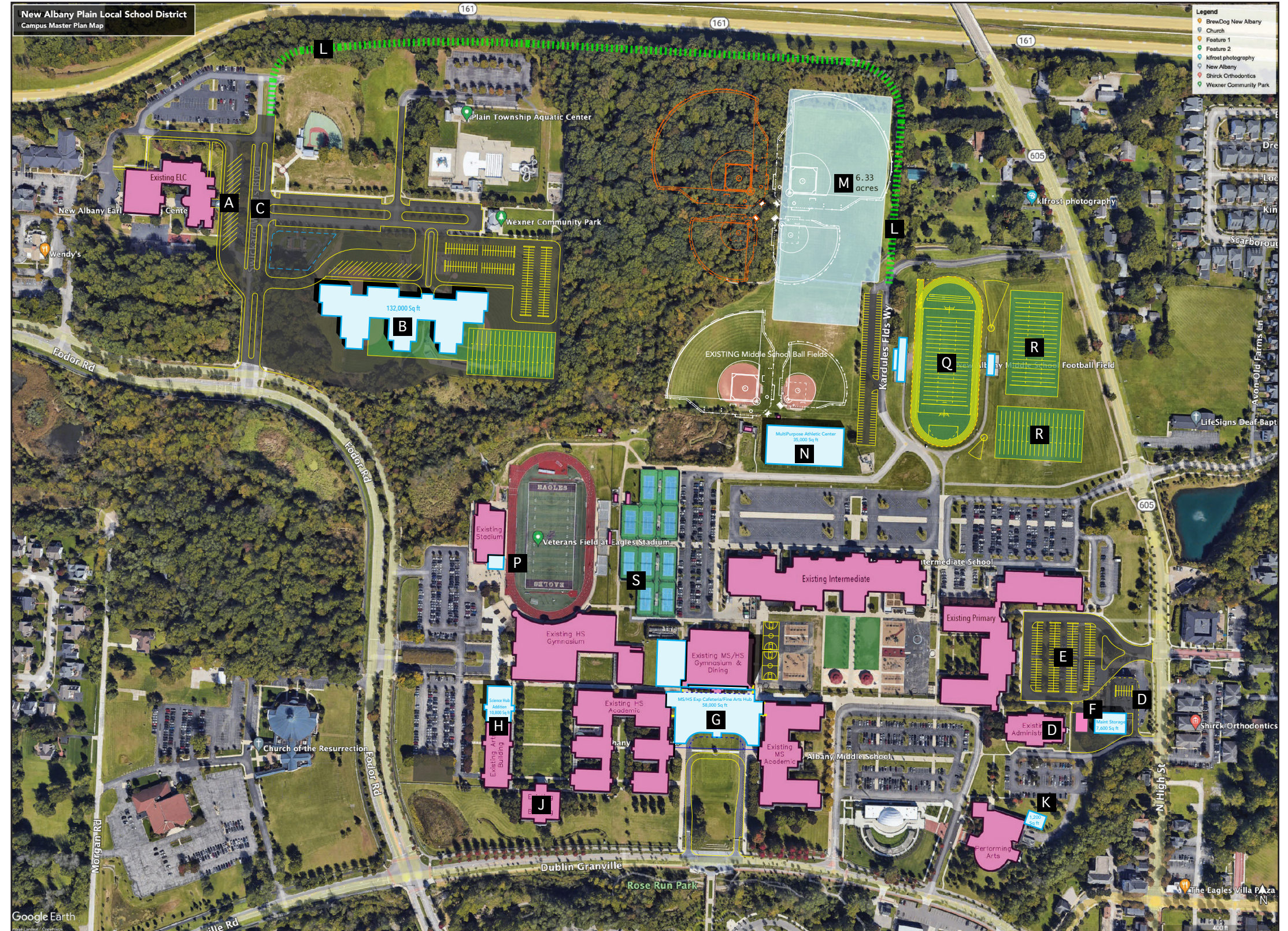
IDEAL UTILIZATION: 85%

PROPOSED MASTER PLAN COMPONENTS

New Albany-Plain Local School District Campus Map

PROJECT LEGEND

A	Concept for Expansion of Bus Lane at Early Learning Center
B	Concept for New School for Grades 1-2 for Pricing
C	Swickard Woods Boulevard Improvements
D	Annex Demolition/Expansion of District Administration
E	Site Improvements at Primary School
F	Maintenance Storage Facility
G	Middle School/High School Expanded Cafeteria Space & Fine Arts Hub for Pricing
H	High School Science Hub for Pricing
J	High School Tech Hub for Pricing
K	McCoy Storage for School
L	Cross Campus Bus Connector Service Drive
M	Potential Future Facility Development Location
N	Concept for New Multipurpose Athletic Facility for Pricing
P	High School Stadium Improvements
Q	Middle School Football Stadium Improvements
R	Multipurpose Practice Fields
S	Tennis Court Lighting



PROPOSED MASTER PLAN COMPONENTS

A Concept for Expansion of Bus Lane at Early Learning Center

Description

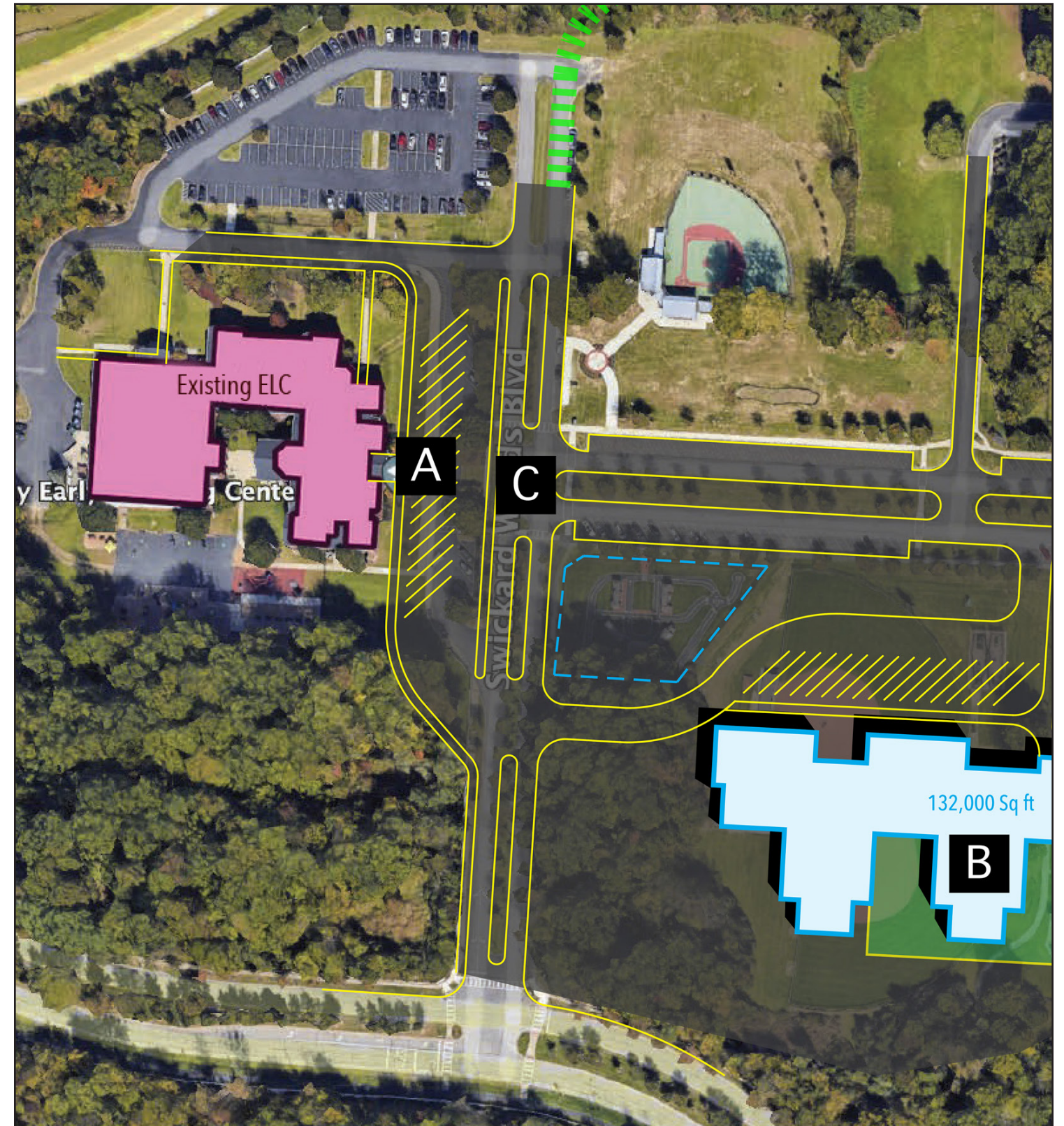
Expanded bus lane (18 buses)

Summary

This proposed project comprises of an expanded angled bus depot for 18 full size buses.

Probable Cost Statement

Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency Bus lane - \$330,000
Owner Construction Contingency	Funds for changes during construction $\$330,000 \times 7\% = \$23,100$
Soft Costs	Includes CMR pre-construction services, architectural fees, builders risk insurance and legal services $\$330,000 \times 12\% = \$39,600$
Design Contingency	Additional funds due to very conceptual design to date $\$392,700 \times 5\% = \$19,635$ (use \$19,700)
Escalation	Additional funds for project 2025 cost escalation $\$392,700 \times 5\% = \$19,635$ (use \$19,700)
Total Opinion of Probable Costs	\$432,100



PROPOSED MASTER PLAN COMPONENTS

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

Description

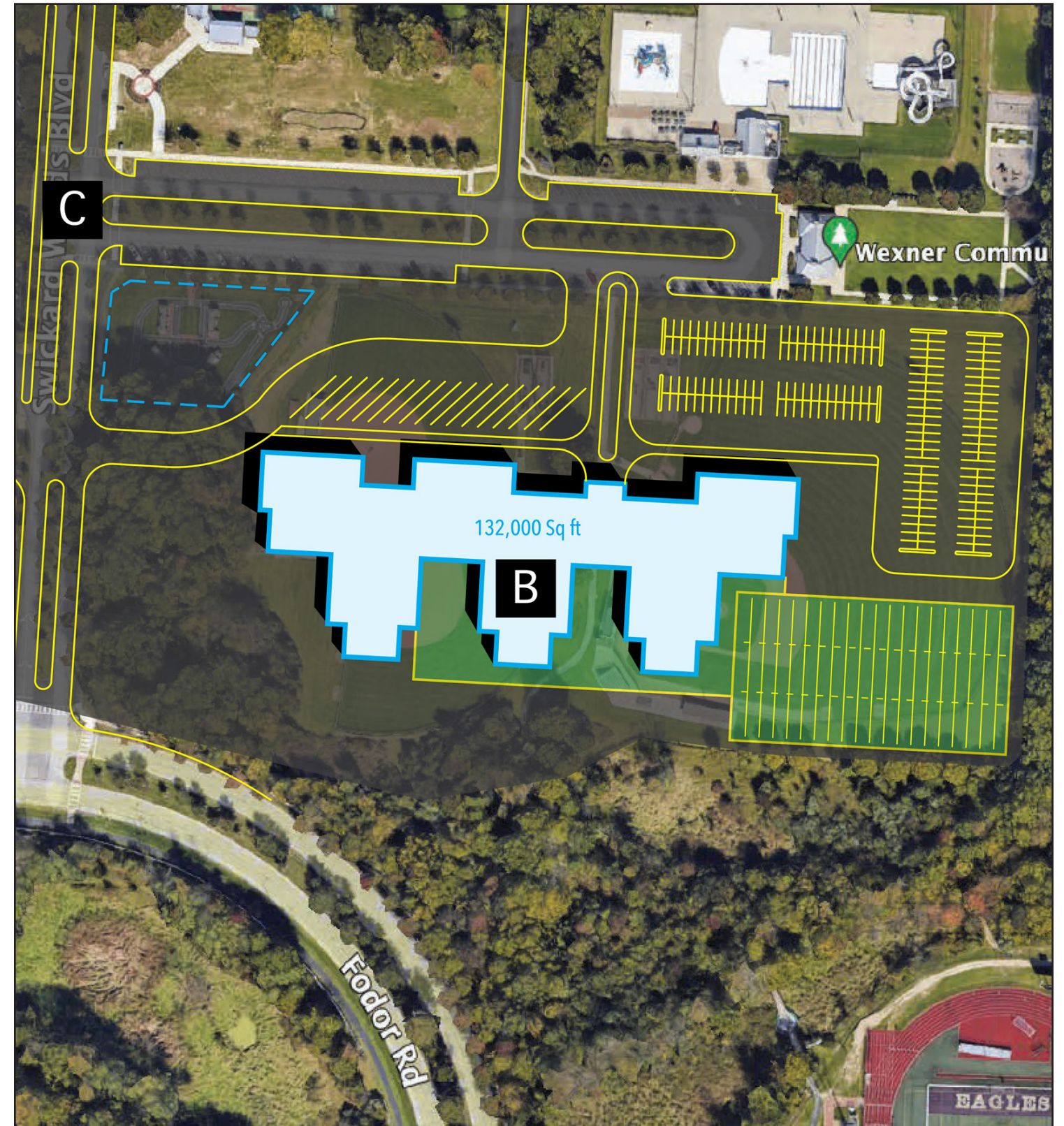
New 132,000 sf elementary school for grades 1-2
 200 spaces dedicated parking / drop-off queue
 18 space bus lane
 Playground and multipurpose field

Summary

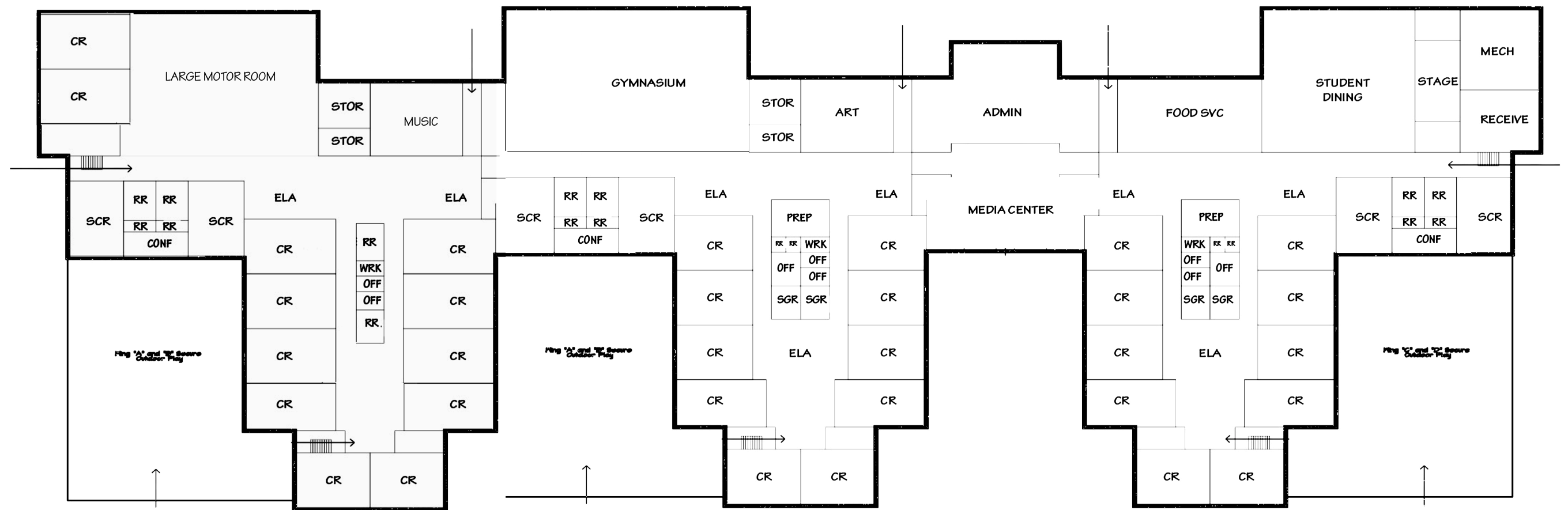
This proposed project comprises a new two grade level band and facility to address current and future capacity needs of the district. This conceptual proposal builds from the early grade design concepts around differentiated learning and opportunities for all students to thrive. Separate dedicated spaces 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 132,000 sf x \$344/sf = \$45,408,000
Owner Construction Contingency	Funds for changes during construction \$45,408,000 x 4% = \$1,816,320 (use \$1,816,400)
Soft Costs	Includes CMR pre-construction services, architectural fees, HVAC commissioning, air and water balancing, builders risk insurance, legal services and aid-to-construction \$45,408,000 x 12% = \$5,448,960 (use \$5,449,000)
Design Contingency	Additional funds due to very conceptual design to date \$52,673,400 x 5% = \$2,633,670 (use \$2,633,700)
Escalation	Additional funds for project 2025 cost escalation \$52,673,400 x 5% = \$2,633,670 (use \$2,633,700)
Total Opinion of Probable Costs	\$57,940,800

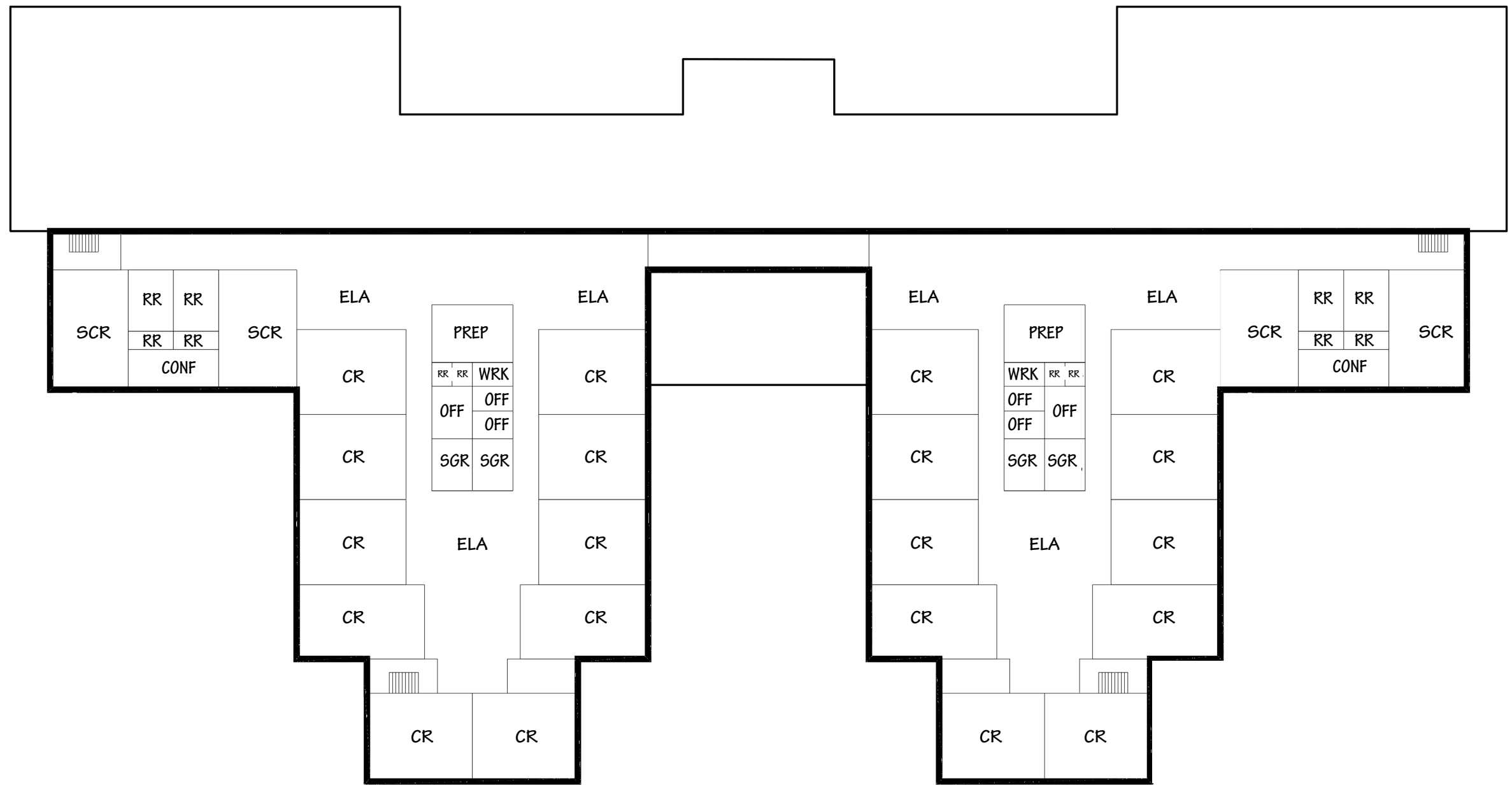


B Concept for New School for Grades 1-2 for Pricing



FIRST FLOOR DIAGRAM
89,694 sq ft

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



SECOND FLOOR DIAGRAM
42,306 sq ft

PROPOSED MASTER PLAN COMPONENTS

C Swickard Woods Boulevard Improvements

Description

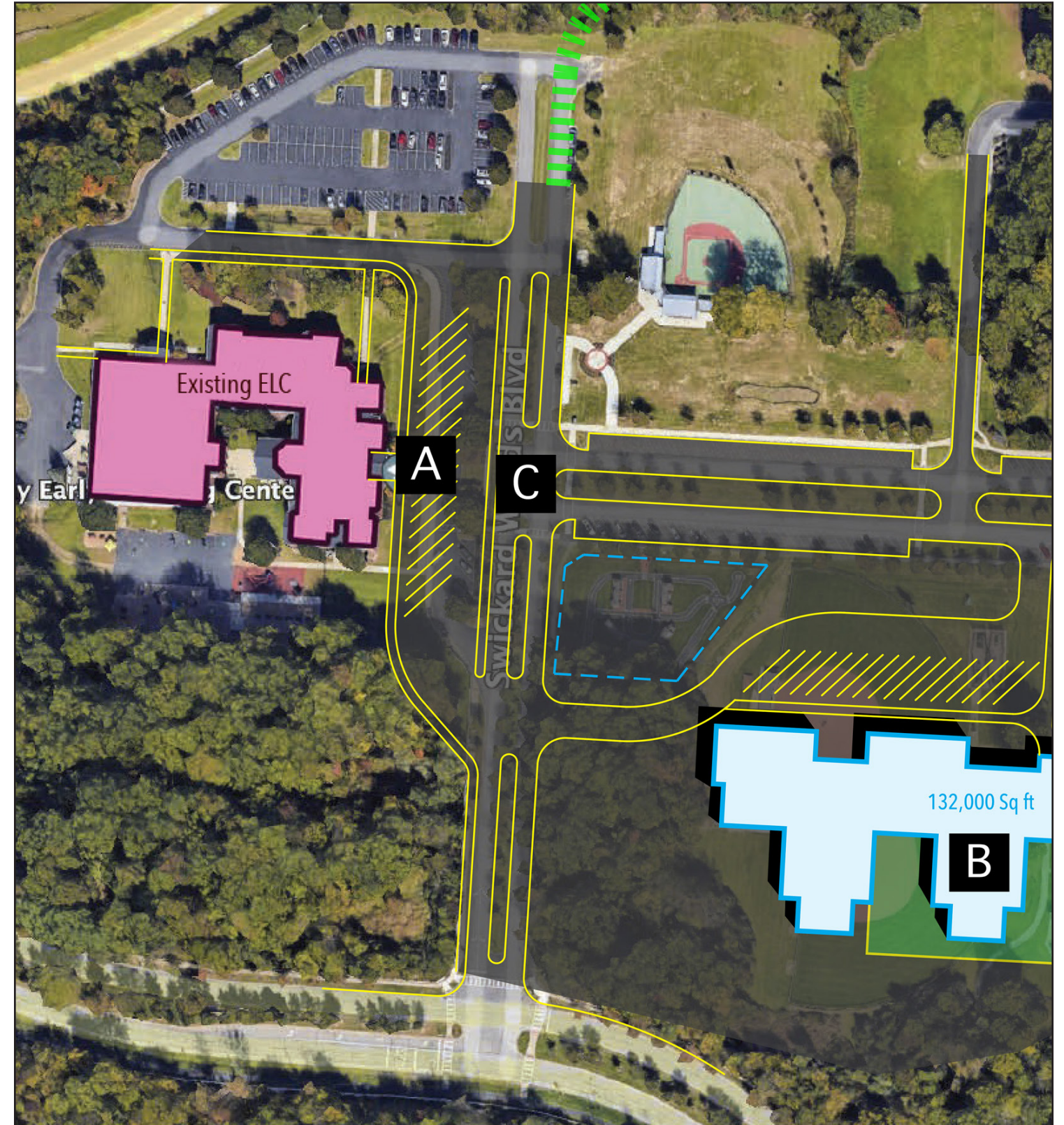
New public right of way improvements to support ELC and New 1-2 School Building Improvements (traffic light) at Fodor Road intersection

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 - <u>\$1,265,000</u>
	\$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 4% = \$105,384 (use \$105,400)
Escalation	Additional funds for project 2025 cost escalation
	\$2,634,600 x 5% = \$131,730 (use \$131,800)
Total Opinion of Probable Costs	\$2,871,800



PROPOSED MASTER PLAN COMPONENTS

D Annex Demolition/Expansion of District Administration

Description

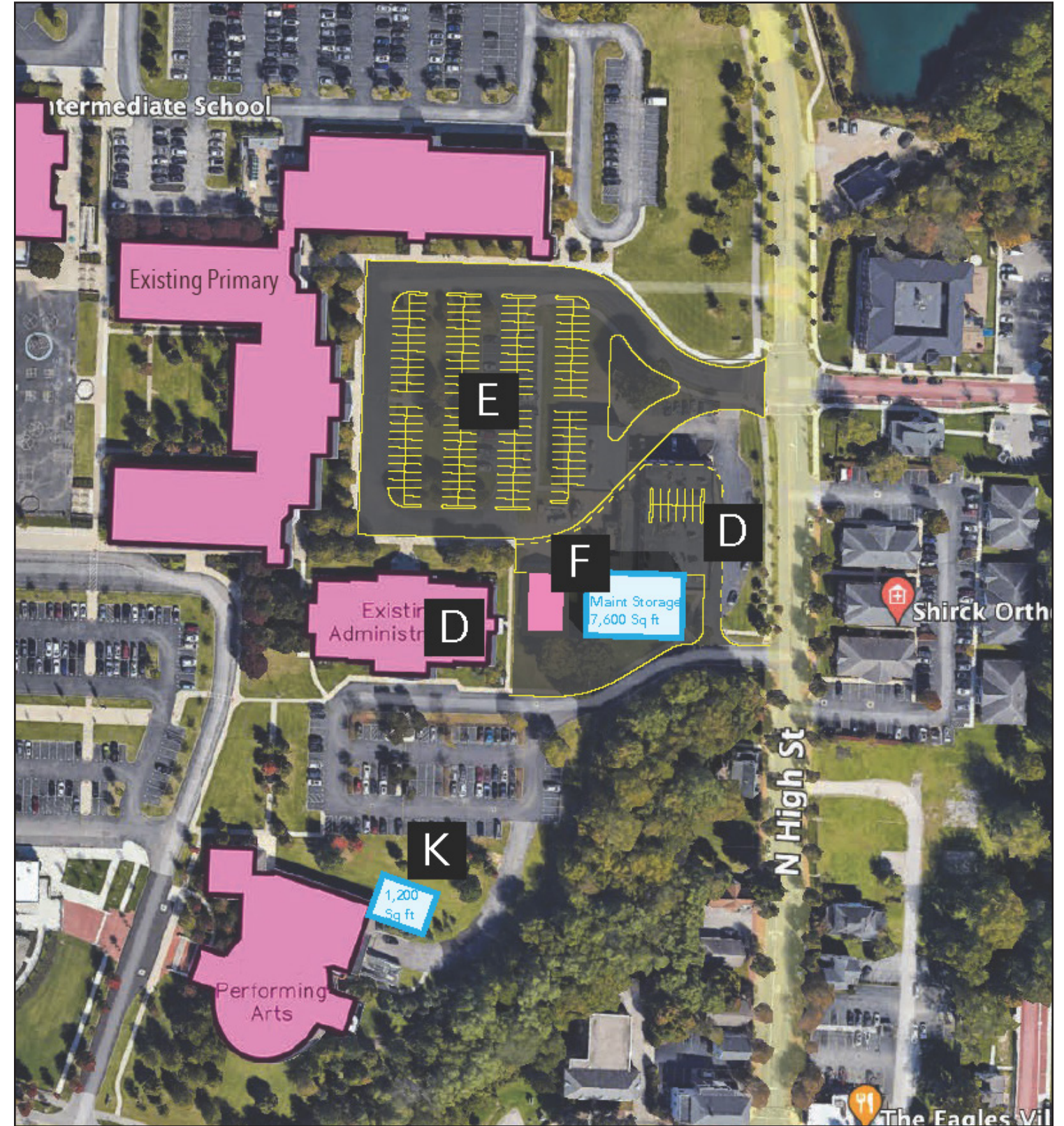
Demolish existing Annex building based upon current condition to allow for other site improvements.

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)
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Total Opinion of Probable Costs 2025	\$1,760,600
Total Opinion of Probable Costs 2026	\$1,760,000 x 4% = \$1,831,024
Total Opinion of Probable Costs 2027	\$1,831,024 x 4% = \$1,904,265
Total Opinion of Probable Costs 2028	\$1,904,265 x 2% = \$1,942,350 (use \$1,942,400)



PROPOSED MASTER PLAN COMPONENTS

E Site Improvements at Primary School

Description

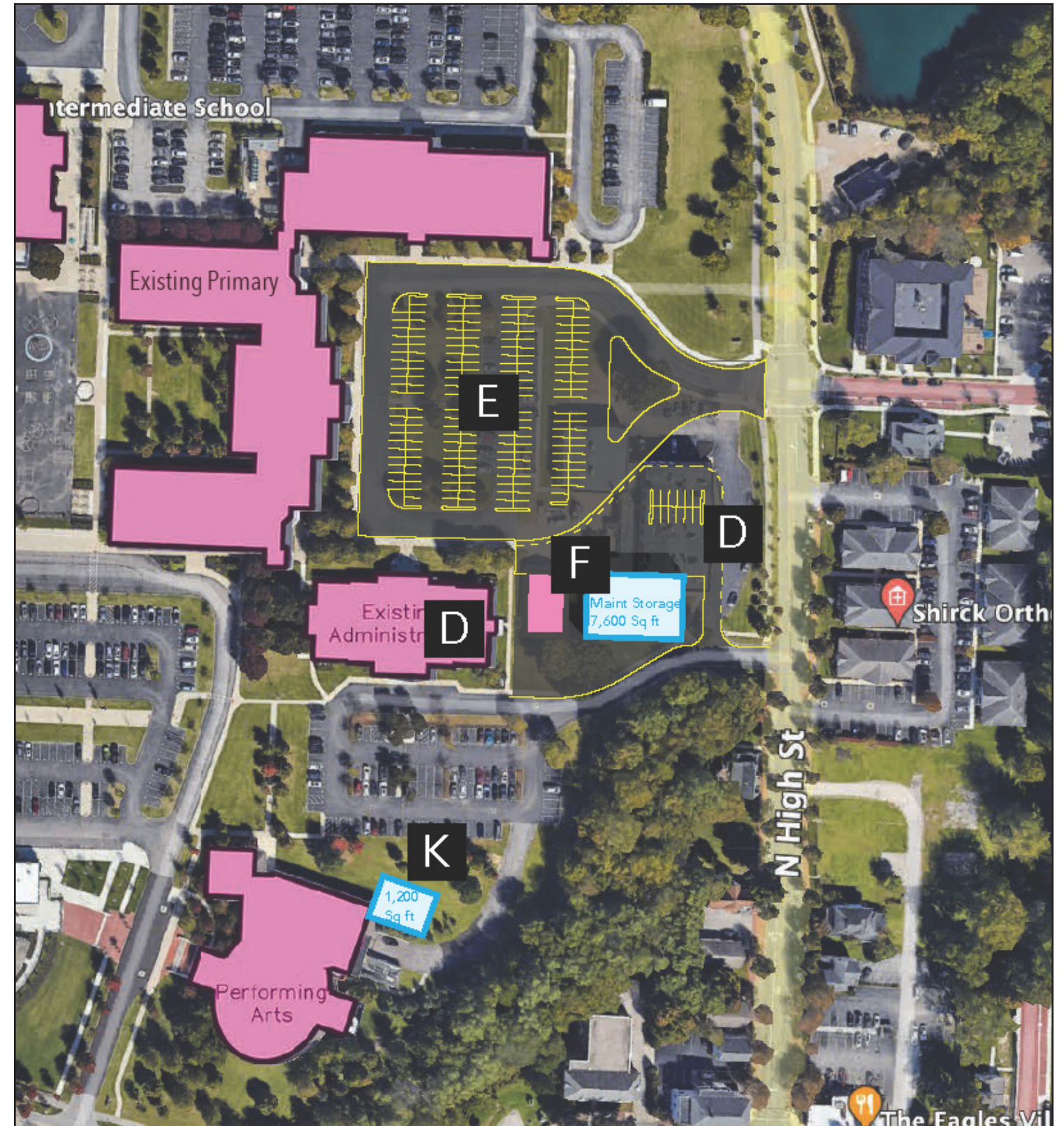
New 200 space dedicated parking lot for the Primary School
 New 850 linear feet drop-off/pick-up queue for Primary School
 Improvements to the Miller Avenue intersection
 Requires the demolition of Annex Building (Project "D")

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 x 7% = \$123,970 (use \$124,000)
Soft Costs	Includes CMR pre-construction services, architectural fees, builders risk insurance and legal services \$1,771,000 x 12% = \$212,520 (use \$212,600)
Design Contingency	Additional funds due to very conceptual design to date \$2,107,600 x 5% = \$105,380 (use \$105,400)
Escalation	Additional funds for project 2025 cost escalation \$2,107,600 x 5% = \$105,380 (use \$105,400)
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Total Opinion of Probable Costs 2025	\$2,318,400
Total Opinion of Probable Costs 2026	\$2,318,400 x 4% = \$2,411,136
Total Opinion of Probable Costs 2027	\$2,411,136 x 4% = \$2,507,581
Total Opinion of Probable Costs 2028	\$2,507,581 x 2% = \$2,557,733 (use \$2,557,800)



PROPOSED MASTER PLAN COMPONENTS

F Maintenance Storage Facility

Description

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

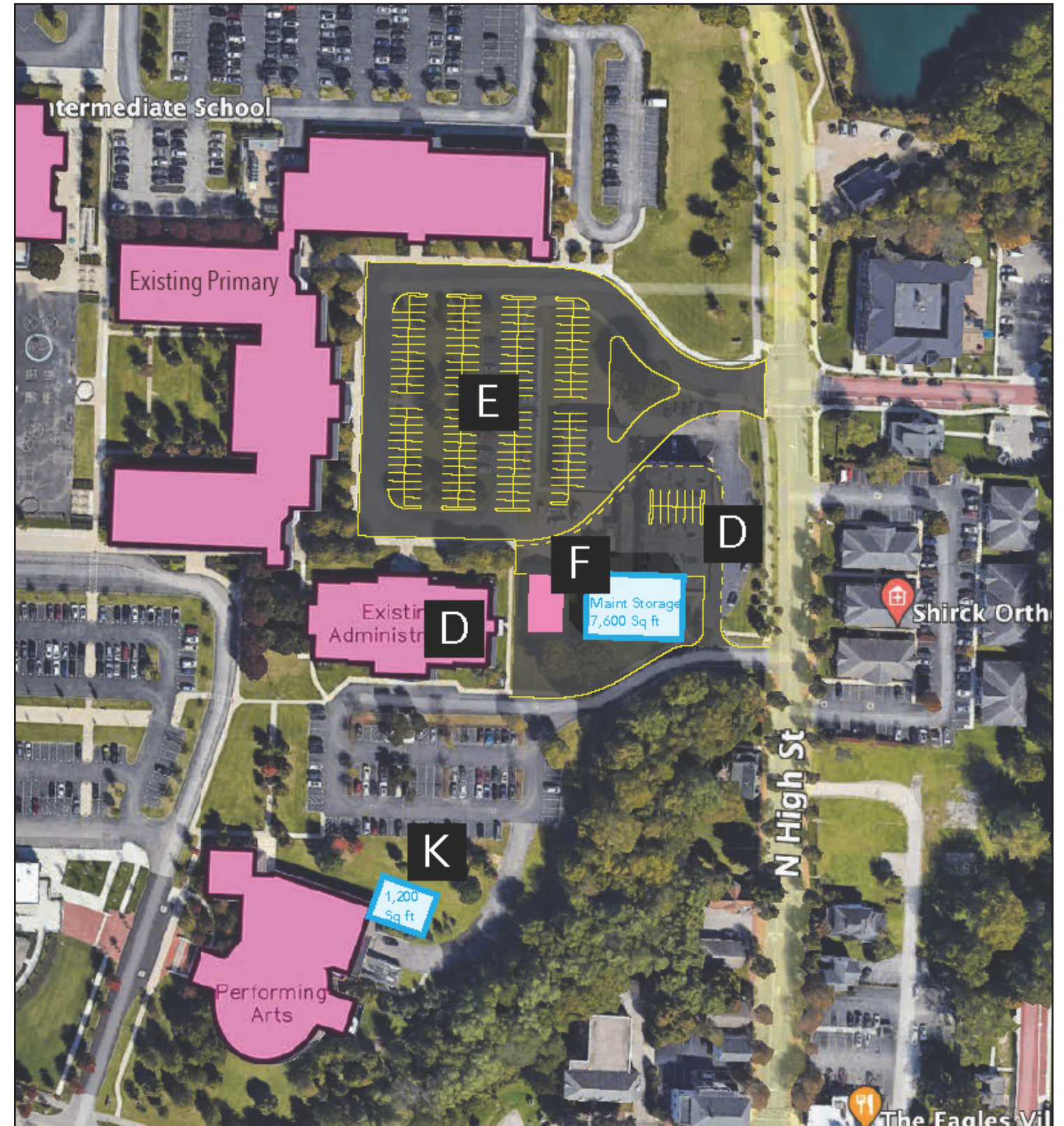
Summary

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 2025	\$1,956,400
Total Opinion of Probable Costs 2026	\$1,956,400 x 4% = \$2,034,656
Total Opinion of Probable Costs 2027	\$2,034,656 x 4% = \$2,116,042
Total Opinion of Probable Costs 2028	\$2,116,042 x 2% = \$2,158,363 (use \$2,158,400)



PROPOSED MASTER PLAN COMPONENTS

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

Description

New 58,000 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

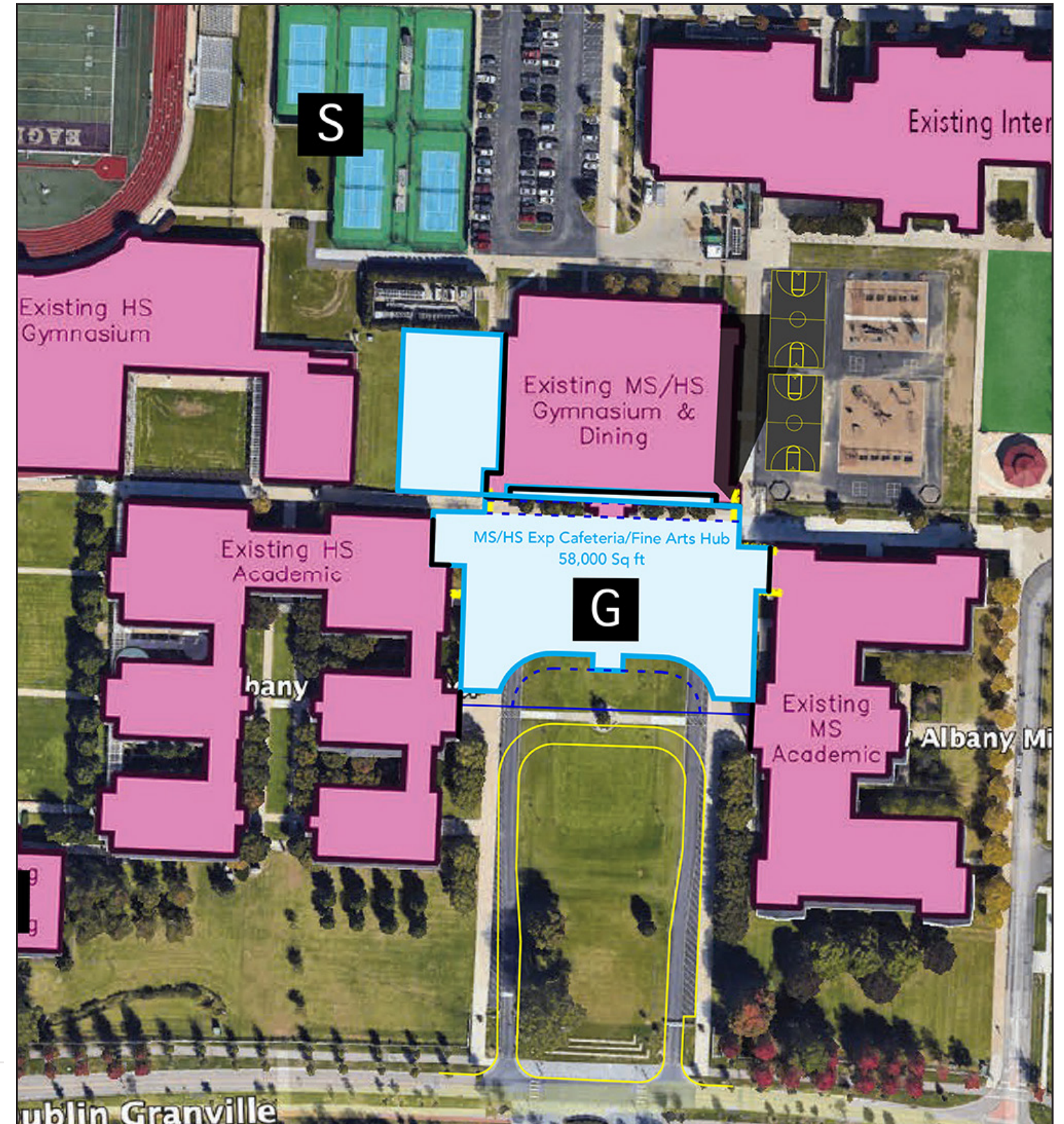
Summary

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.

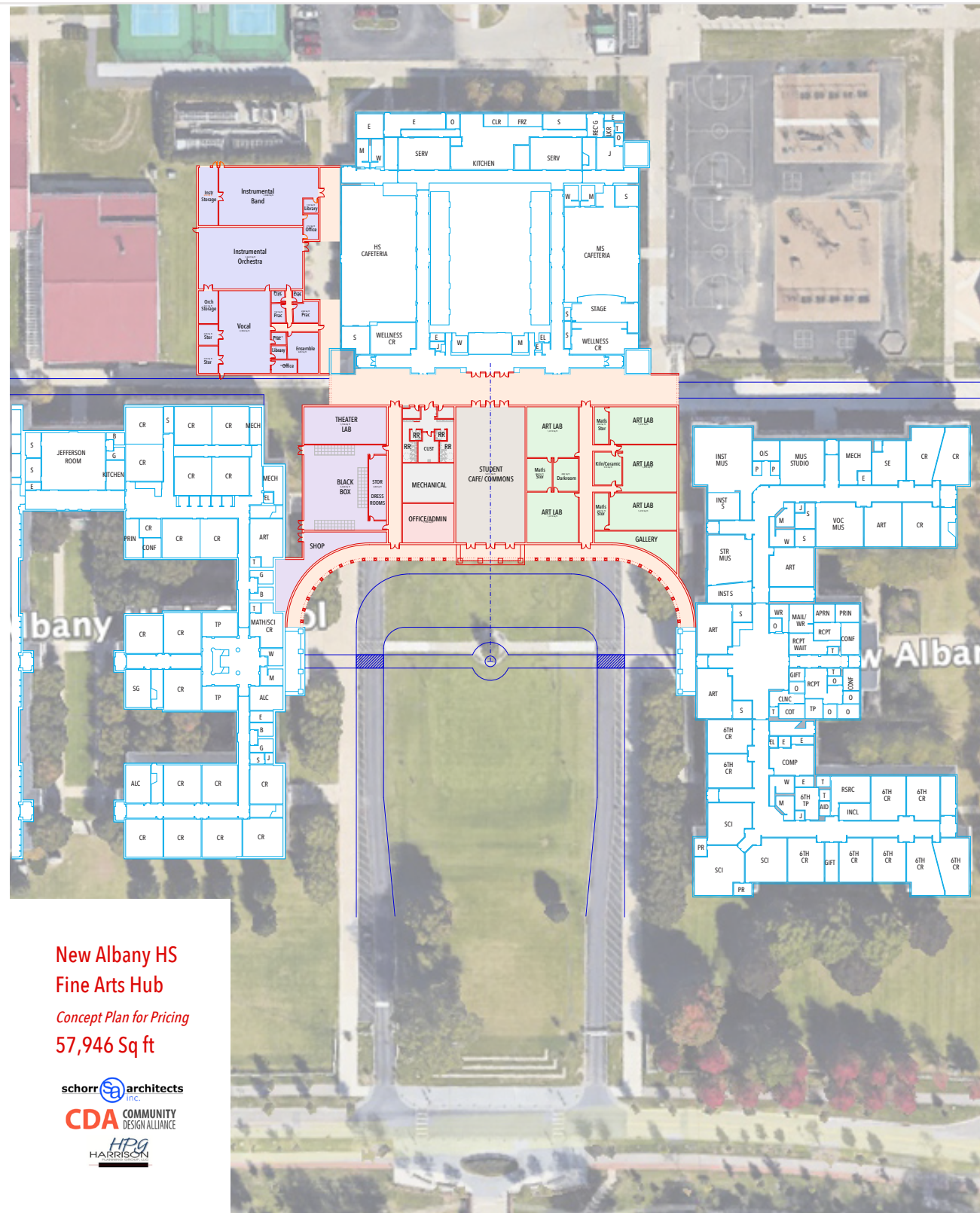
The expanded MS/HS Cafeteria Space & Fine Arts Hub will connect the high school academic buildings with the middle school to provide easy access between and across the 7-12 campus, shared library, and provide new Fine Arts programming & student dining space of appropriate sizes to serve middle and high 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.	
	58,000 sf x \$400/sf =	\$23,200,000
	Relocation of electric, gas, telecom, sanitary and storm site utilities -	\$ 650,000
		\$23,850,000
Owner Construction Contingency	Funds for changes during construction	
	\$23,850,000 x 5% =	\$1,192,500
Soft Costs	Includes CMR pre-construction services, architectural fees, HVAC commissioning, air and water balancing, builders risk insurance and legal services	
	\$23,850,000 x 12% =	\$2,862,000
Design Contingency	Additional funds due to very conceptual design to date	
	\$27,904,500 x 5% =	\$1,395,225 (use \$1,395,300)
Escalation	Additional funds for project 2025 cost escalation	
	\$27,904,500 x 5% =	\$1,395,225 (use \$1,395,300)
Total Opinion of Probable Costs 2025		\$30,695,100
Total Opinion of Probable Costs 2026		\$30,695,100 x 4% = \$31,922,904
Total Opinion of Probable Costs 2027		\$31,922,904 x 4% = \$33,199,820
Total Opinion of Probable Costs 2028		\$33,199,820 x 2% = \$33,863,817 (use \$33,863,900)



PROPOSED MASTER PLAN COMPONENTS



**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



PROPOSED MASTER PLAN COMPONENTS

H High School Science Hub for Pricing

Description

30,200 sf expanded Science Hub

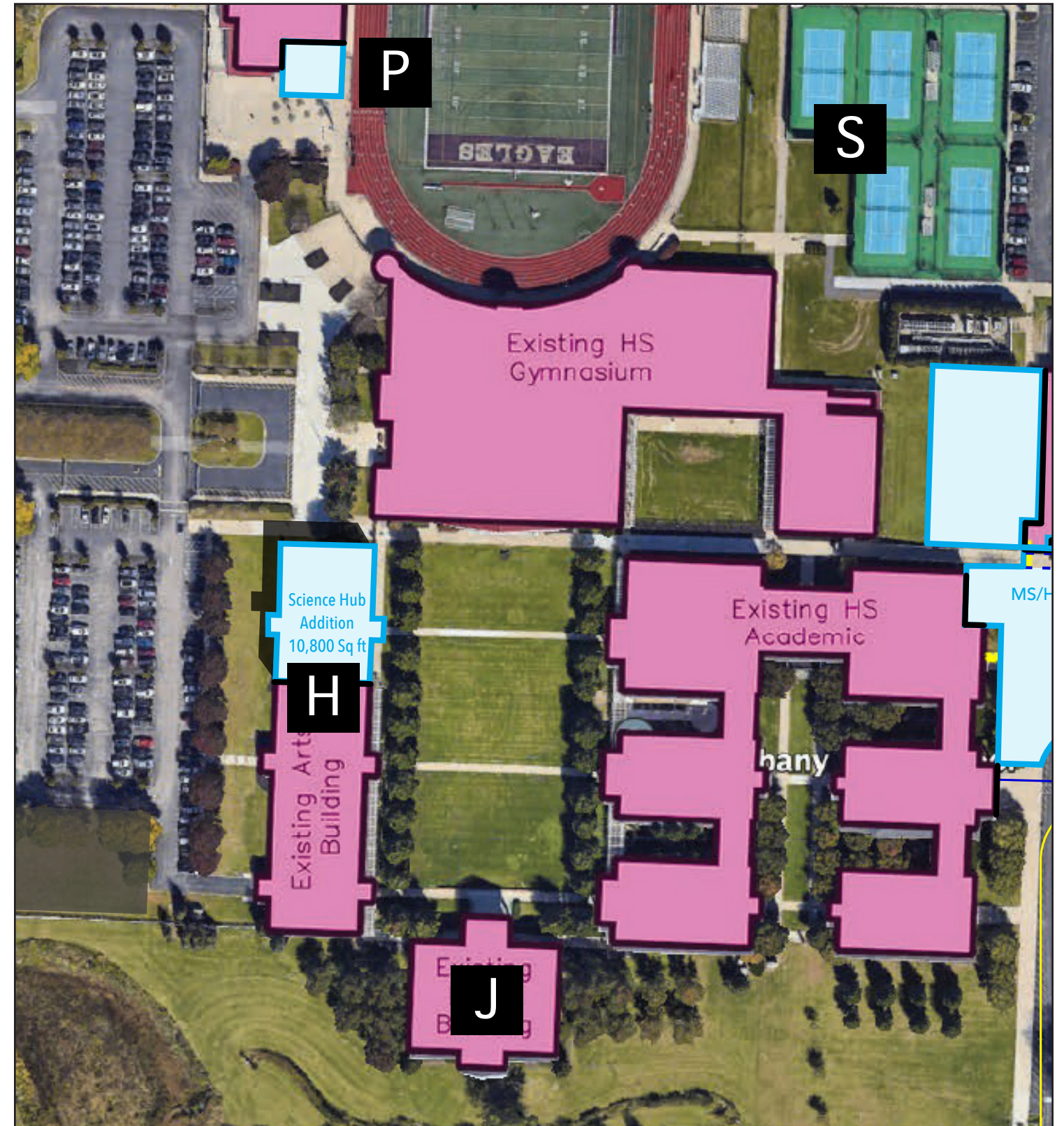
Summary

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.

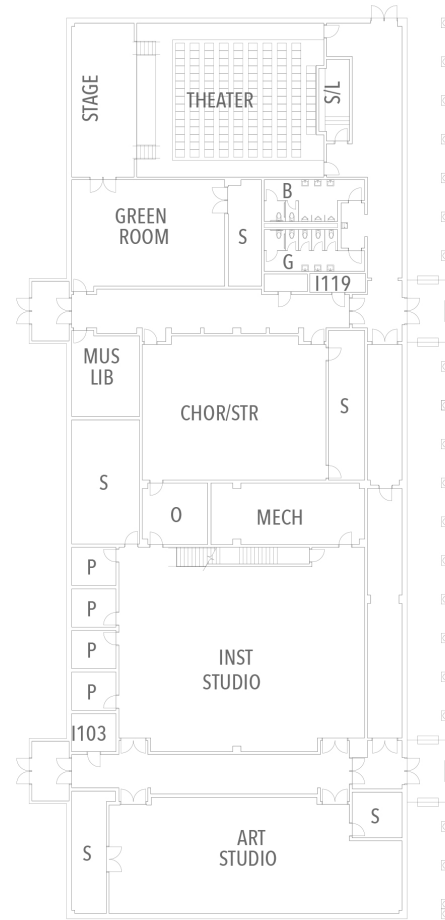
Probable Cost Statement

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)
<hr/>	
Total Opinion of Probable Costs 2025	\$13,955,200
Total Opinion of Probable Costs 2026	\$13,955,200 x 4% = \$14,513,408
Total Opinion of Probable Costs 2027	\$14,513,408 x 4% = \$15,093,944
Total Opinion of Probable Costs 2028	\$15,093,944 x 2% = \$15,395,823 (use \$15,395,900)

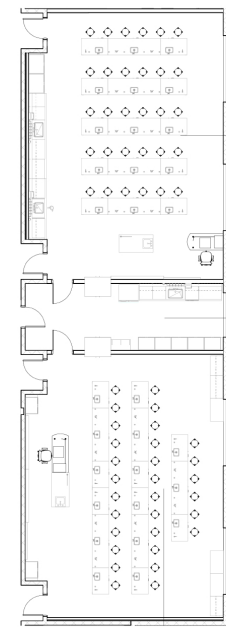


PROPOSED MASTER PLAN COMPONENTS

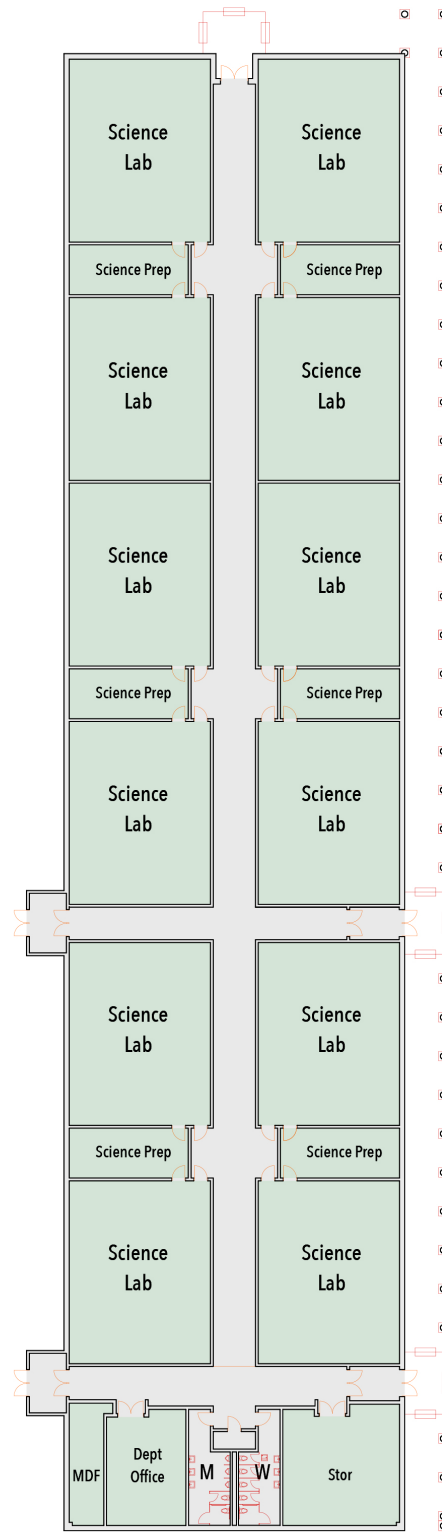
New Albany High School
 Science Hub
 Concept Plan for Pricing
 29,366 Sq ft



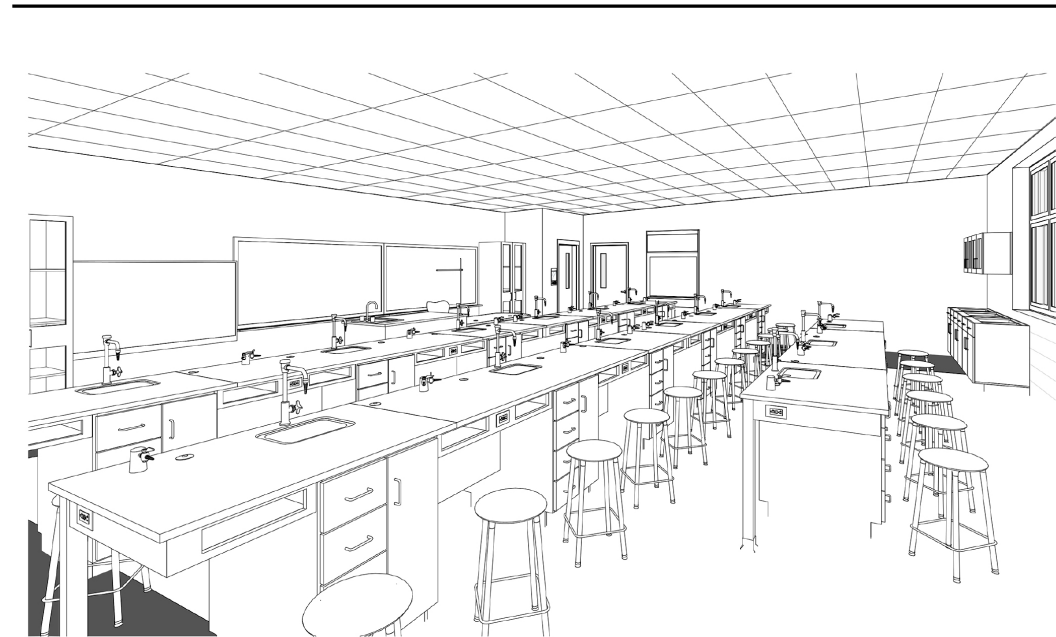
Exist Perf Arts



Example Lab Layout



Proposed Science Hub Concept w/ Addition



CHEMISTRY - OPTION 1



TYP. CHEM. CLASSROOM - OPTION 1

PROPOSED MASTER PLAN COMPONENTS

J High School Tech Hub for Pricing

Description

New Tech Hub in former Library Building H

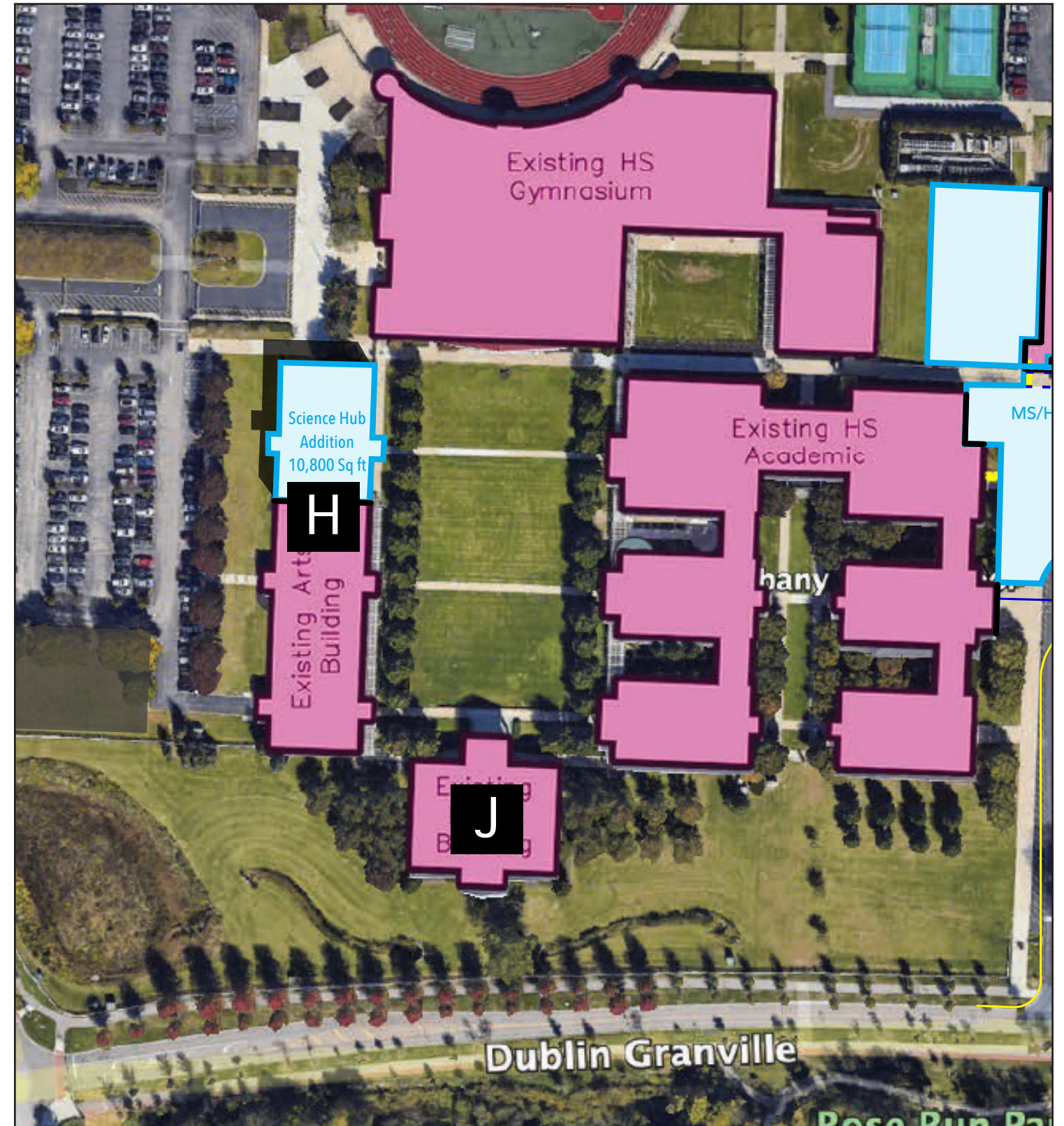
Summary

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 22,432 sf x \$115/sf = \$2,579,680 (use \$2,579,700)
Owner Construction Contingency	Funds for changes during construction \$2,579,700 x 4% = \$103,188 (use \$103,200)
Soft Costs	Includes CMR pre-construction services, architectural fees, air and water balancing, builders risk insurance and legal services \$2,579,700 x 12% = \$309,564 (use \$309,600)
Design Contingency	Additional funds due to very conceptual design to date \$2,992,500 x 5% = \$149,625 (use \$149,700)
Escalation	Additional funds for project 2025 cost escalation \$2,992,500 x 5% = \$149,625 (use \$149,700)
Total Opinion of Probable Costs	\$3,291,900



New Albany High School Tech Hub

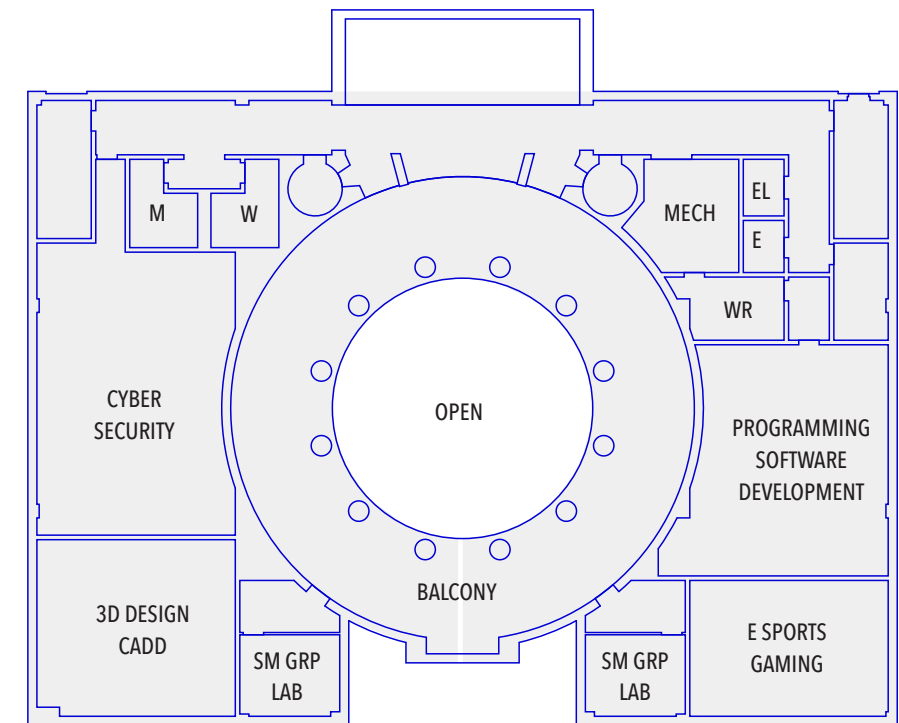
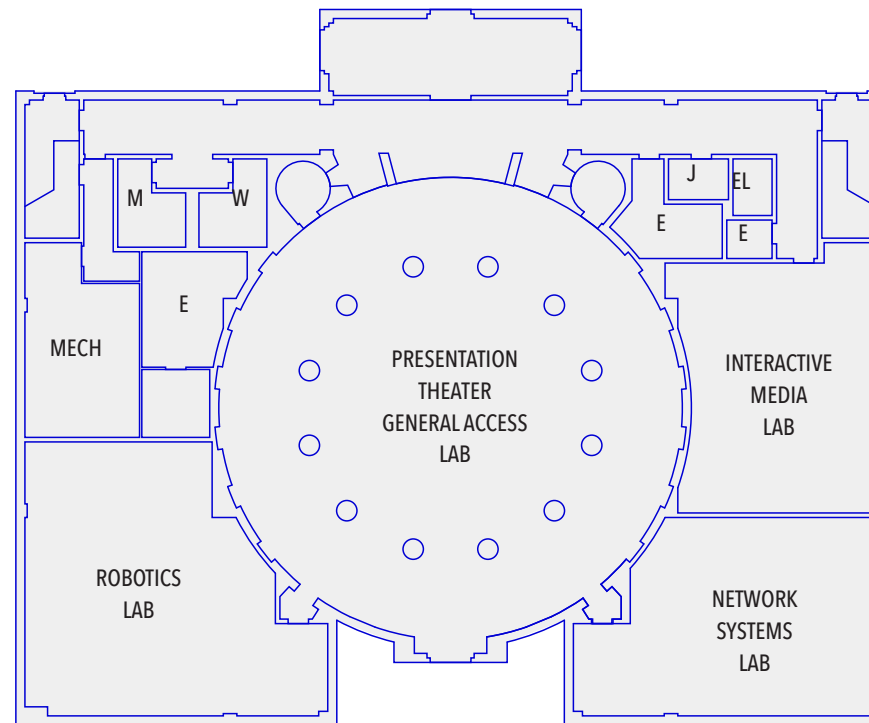
Concept Plan for Pricing

22,432 Sq ft

schorr  **architects**
inc.

CDA COMMUNITY
DESIGN ALLIANCE

HPG
HARRISON
PLANNING GROUP, LLC



PROPOSED MASTER PLAN COMPONENTS

K McCoy Storage for School

Description

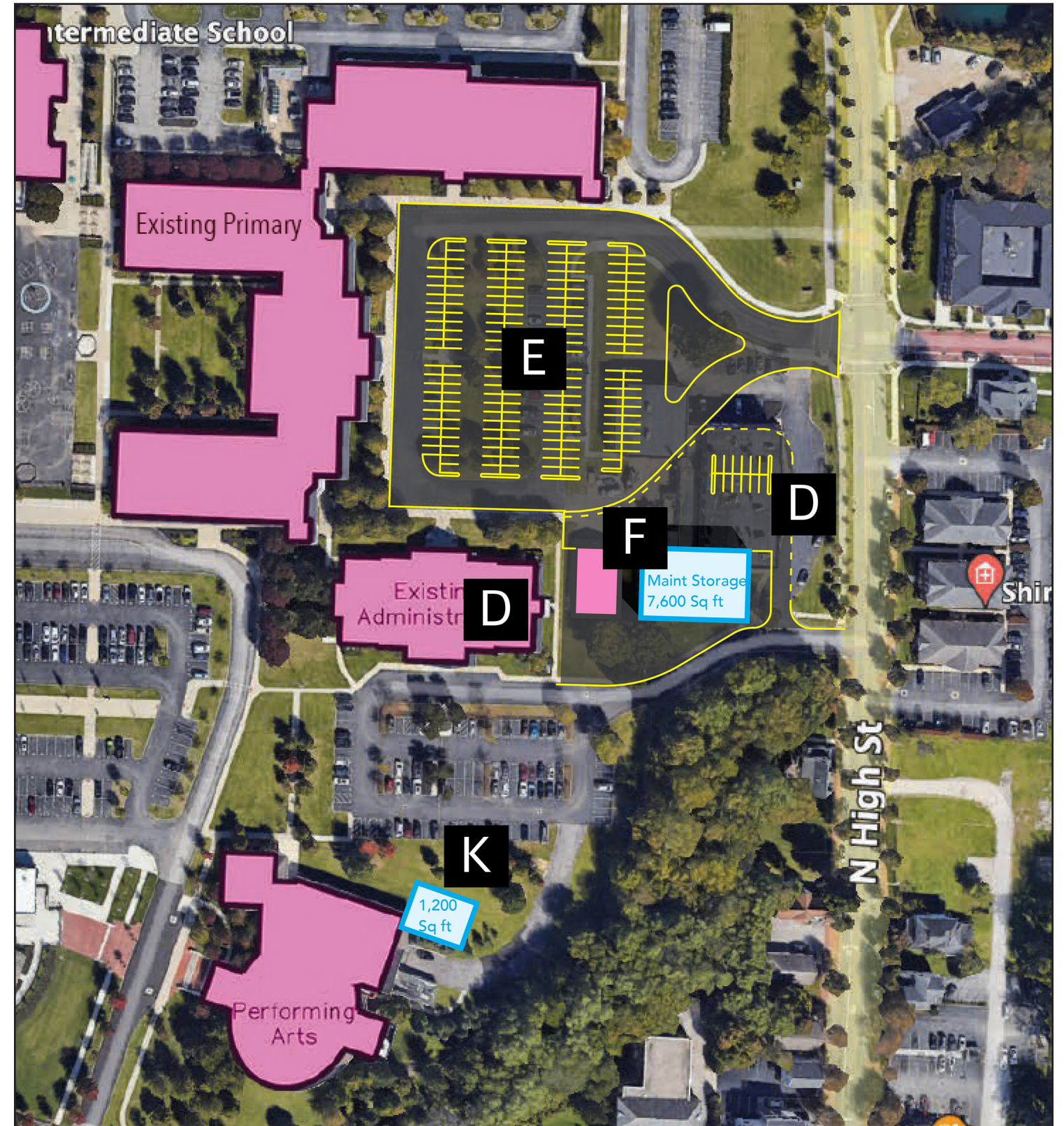
1,200 sf addition to the Performing Arts Center for dedicated theater storage

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



PROPOSED MASTER PLAN COMPONENTS

L Cross Campus Bus Connector Service Drive

Description

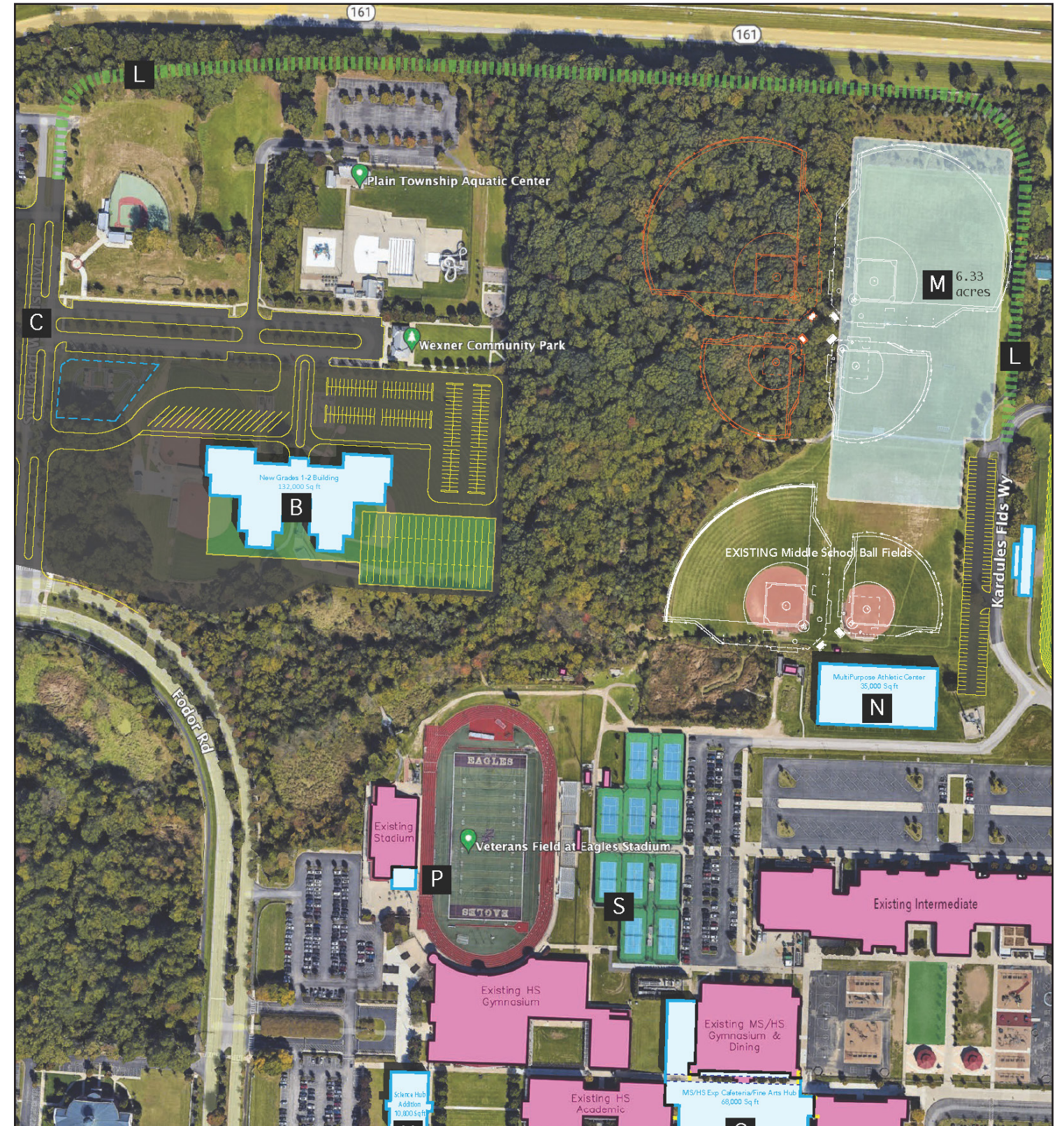
New dedicated bus connector service drive between Swickard Woods Boulevard & Kardules Fields Way

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



PROPOSED MASTER PLAN COMPONENTS

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.



PROPOSED MASTER PLAN COMPONENTS

N Concept for New Multipurpose Athletic Facility for Pricing

Description

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

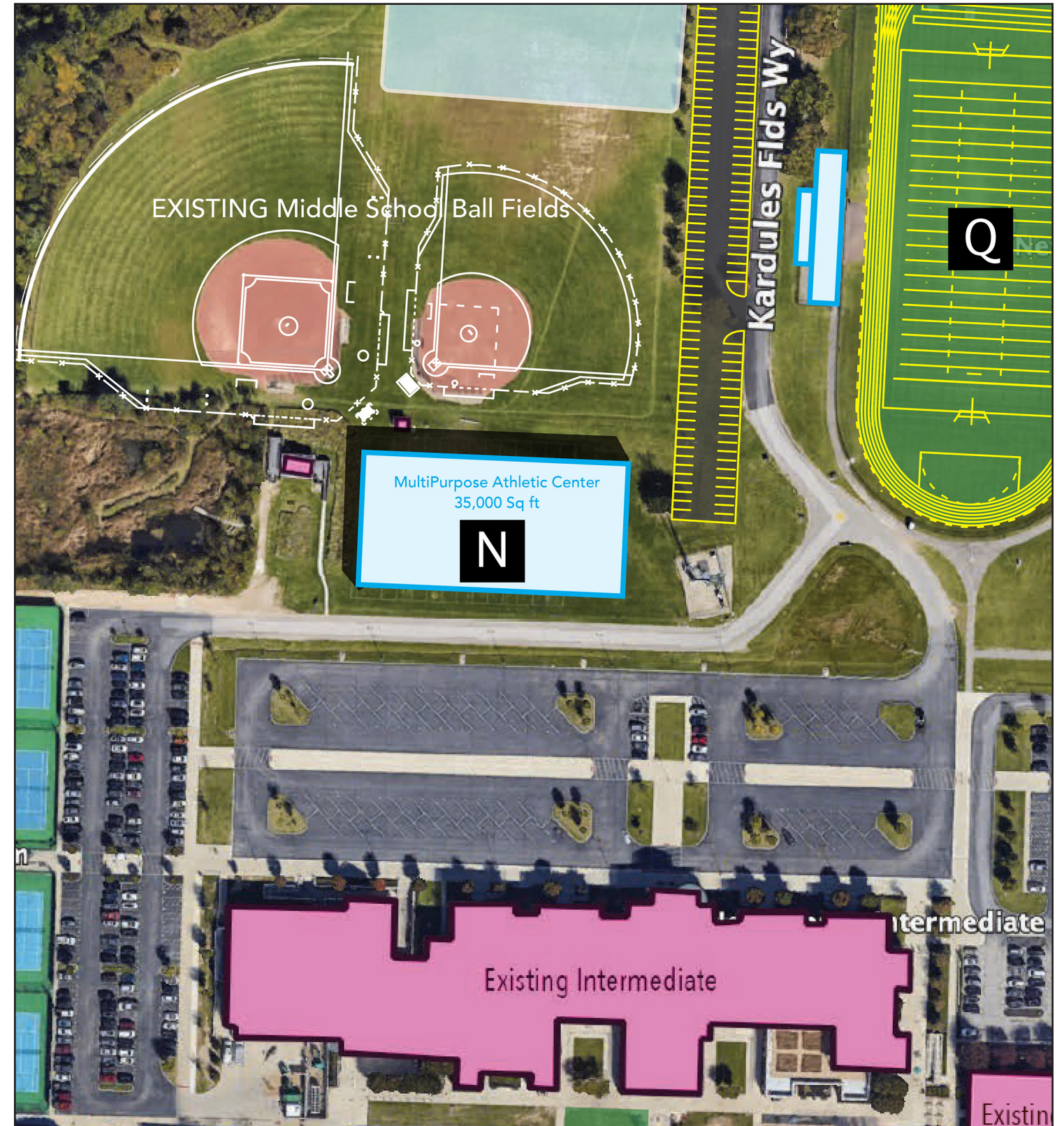
- Artificial turf field (27 yards wide x 40 yards long)
- Basketball/volleyball court with (198) spectator seating
- Weight room
- (3) golf hitting cage nets, 20' x 20' putting green, golf simulator
- Coaches' office
- Changing rooms with restrooms
- Public restrooms

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 $35,000 \text{ sf} \times \$320/\text{sf} = \$11,200,000$
Owner Construction Contingency	Funds for changes during construction $\$11,200,000 \times 4\% = \$448,000$
Soft Costs	Includes CMR pre-construction services, architectural fees, HVAC commissioning, air and water balancing, builders risk insurance, legal services and aid-to-construction $\$11,200,000 \times 13\% = \$1,456,000$
Design Contingency	Additional funds due to very conceptual design to date $\$13,104,000 \times 5\% = \$655,200$
Escalation	Additional funds for project 2025 cost escalation $\$13,104,000 \times 5\% = \$655,200$
Total Opinion of Probable Costs	\$14,414,400



PROPOSED MASTER PLAN COMPONENTS

P High School Stadium Improvements

Description

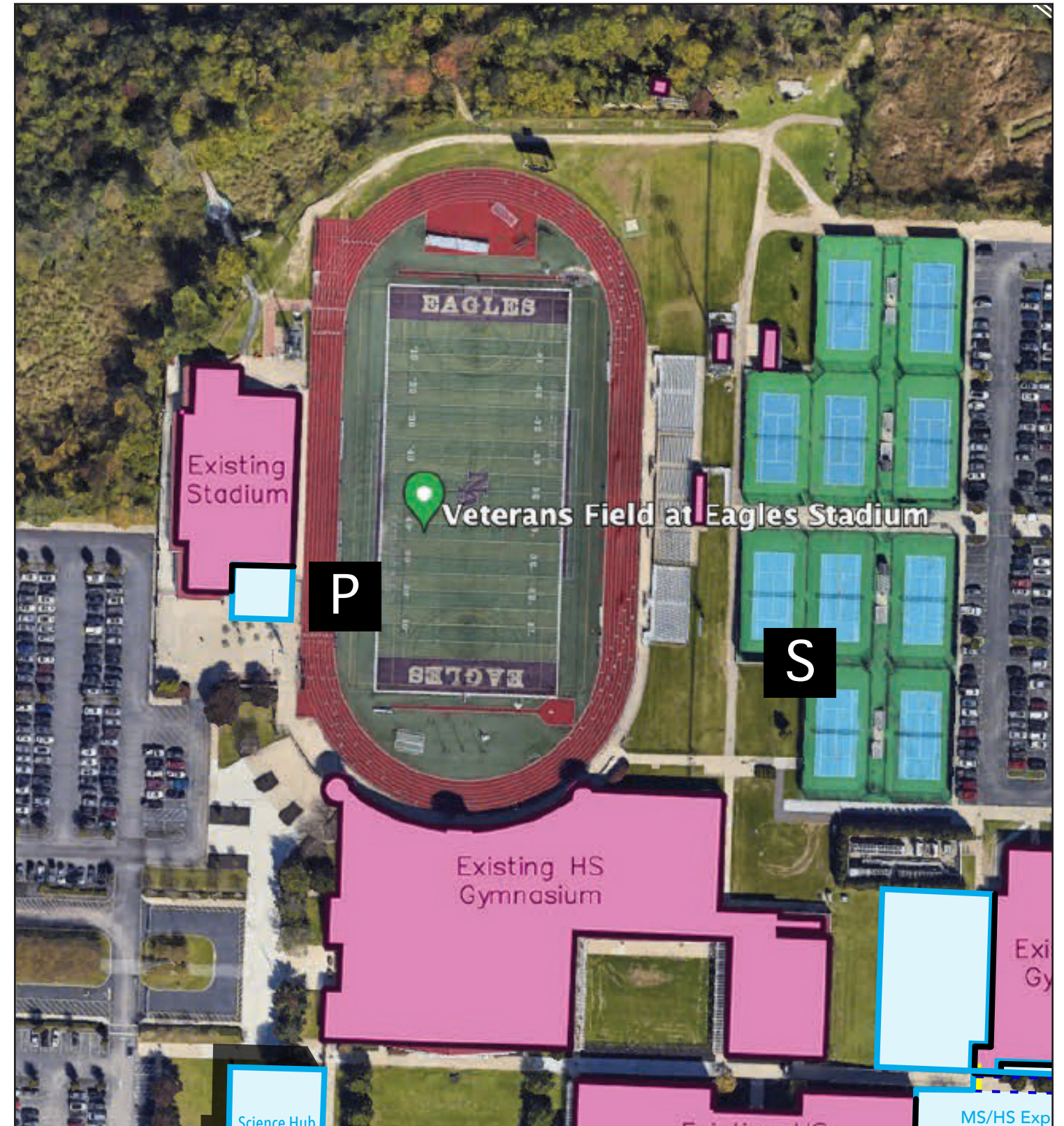
- Add 484 gross seats at the home side bleachers.
- Add storage under new bleacher section.
- Add lockers at each of the locker rooms.
- Replace aluminum and chain link fencing.

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 -	<u>\$282,000</u>
		\$832,000
Owner Construction Contingency	Funds for changes during construction	
	\$832,000 x 5% =	\$41,600
Soft Costs	Includes CMR pre-construction services, architectural fees, builders risk insurance and legal services	
	\$832,000 x 10% =	\$83,200
Design Contingency	Additional funds due to very conceptual design to date	
	\$956,800 x 5% = \$47,840 (use \$48,000)	
Escalation	Additional funds for project 2025 cost escalation	
	\$956,800 x 5% = \$47,840 (use \$48,000)	
Total Opinion of Probable Costs		\$1,052,800



PROPOSED MASTER PLAN COMPONENTS

Q Middle School Football Stadium Improvements

Description

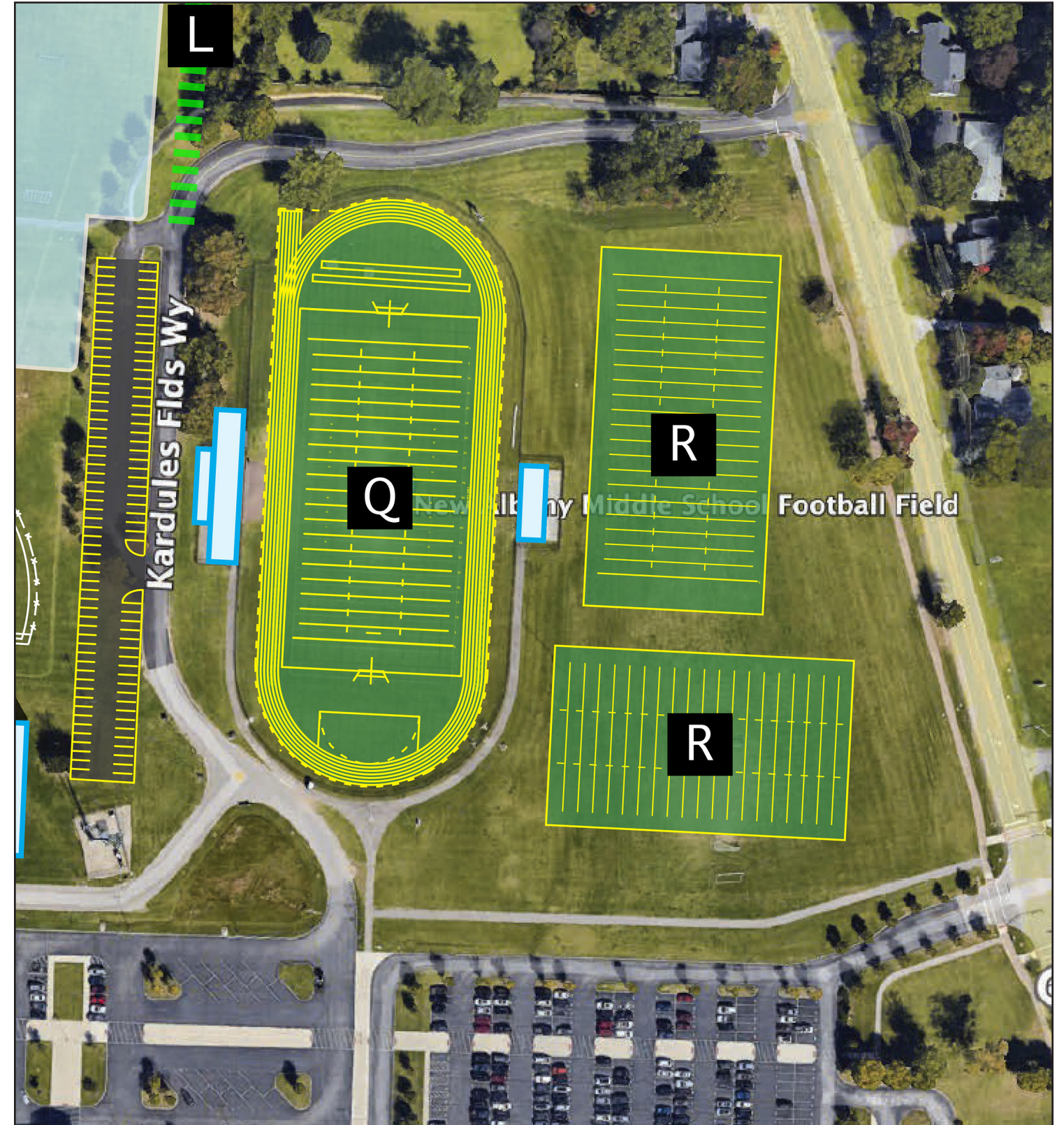
Provide a regulation size 210' wide x 360' long artificial turf field with field lighting that may be used for middle and high school interscholastic sports competitions. The home side bleachers will double in size to allow for required additional seats and the visitor side bleachers will be expanded to allow for additional seating. A six-lane polyurethane track will be installed around the field. Relocate discus and shotput. 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 x 5% = \$188,750 (use \$188,800)
Soft Costs	Includes CMR pre-construction services, architectural fees, air and water balancing, builders risk insurance, legal services and aid-to-construction \$3,775,000 x 13% = \$490,750 (use \$490,800)
Design Contingency	Additional funds due to very conceptual design to date \$4,454,600 x 5% = \$222,730 (use \$222,800)
Escalation	Additional funds for project 2025 cost escalation \$4,454,600 x 5% = \$222,730 (use \$222,800)
Total Opinion of Probable Costs	\$4,900,200



PROPOSED MASTER PLAN COMPONENTS

R Multipurpose Practice Fields

Description

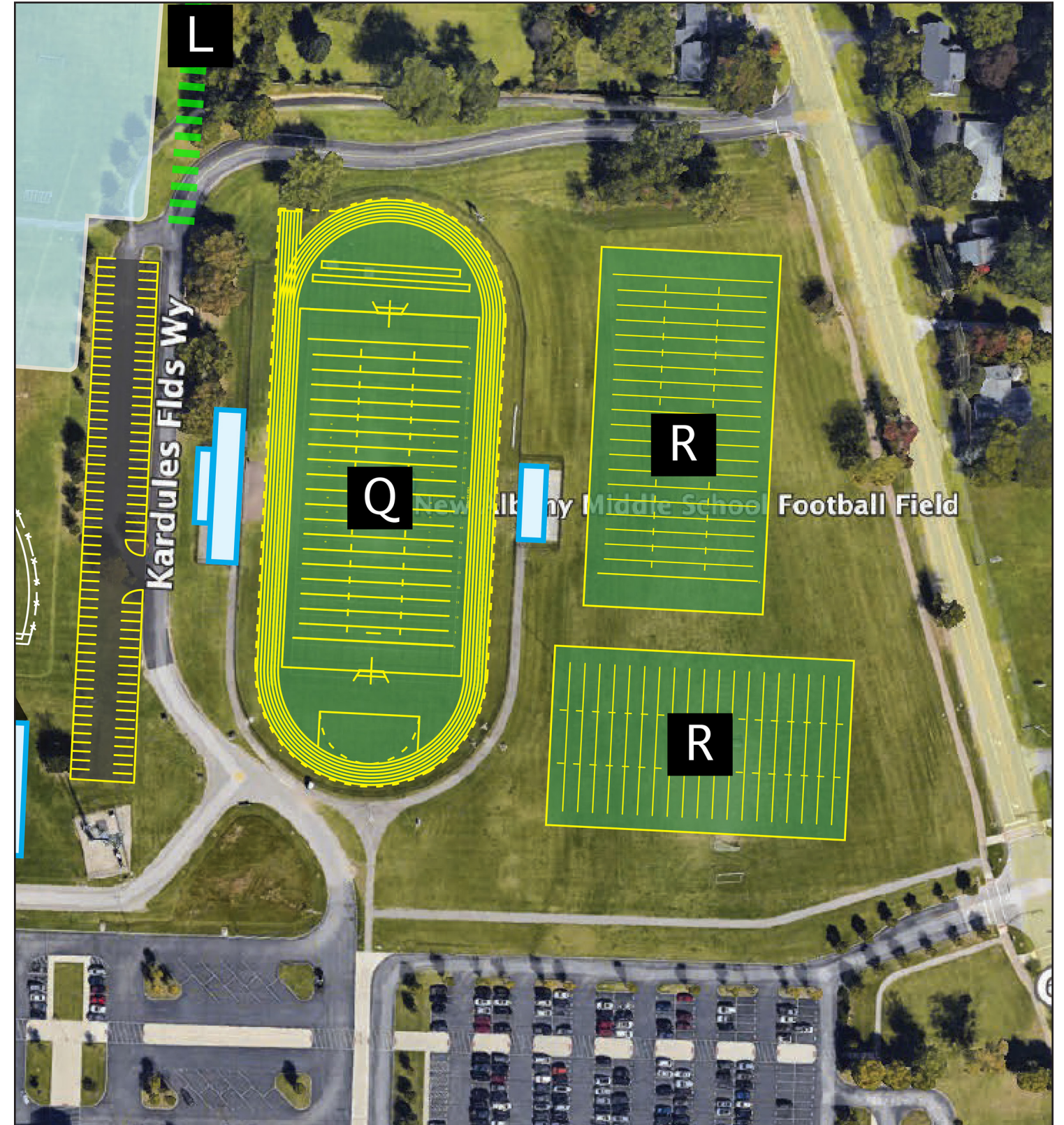
Provide artificial turf at two athletic practice fields. One field is 180' wide x 360' long and the other is 180' wide x 300' long. Install a 6' high black chain link fence along Route 605 and a 4' high black chain link fence around the other sides of the fields. Add light fixtures from new lighting 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 $\$4,000,000 \times 4\% = \$160,000$						
Soft Costs	Includes CMR pre-construction services, architectural fees, builders risk insurance, and legal services $\$4,000,000 \times 10\% = \$400,000$						
Design Contingency	Additional funds due to very conceptual design to date $\$4,560,000 \times 4\% = \$182,400$						
Escalation	Additional funds for project 2025 cost escalation $\$4,560,000 \times 5\% = \$228,000$						
Total Opinion of Probable Costs	<table border="0" style="margin-left: 20px;"> <tr> <td>Larger Field =</td> <td>\$2,711,100</td> </tr> <tr> <td>Smaller Field =</td> <td>\$2,259,300</td> </tr> <tr> <td></td> <td>\$4,970,400</td> </tr> </table>	Larger Field =	\$2,711,100	Smaller Field =	\$2,259,300		\$4,970,400
Larger Field =	\$2,711,100						
Smaller Field =	\$2,259,300						
	\$4,970,400						
Cost per Field for grass improvements, fencing, and irrigation system	<table border="0" style="margin-left: 20px;"> <tr> <td>Larger Field =</td> <td>\$497,300</td> </tr> <tr> <td>Smaller Field =</td> <td>\$410,200</td> </tr> <tr> <td></td> <td>\$907,500</td> </tr> </table>	Larger Field =	\$497,300	Smaller Field =	\$410,200		\$907,500
Larger Field =	\$497,300						
Smaller Field =	\$410,200						
	\$907,500						



PROPOSED MASTER PLAN COMPONENTS

S Tennis Court Lighting

Description

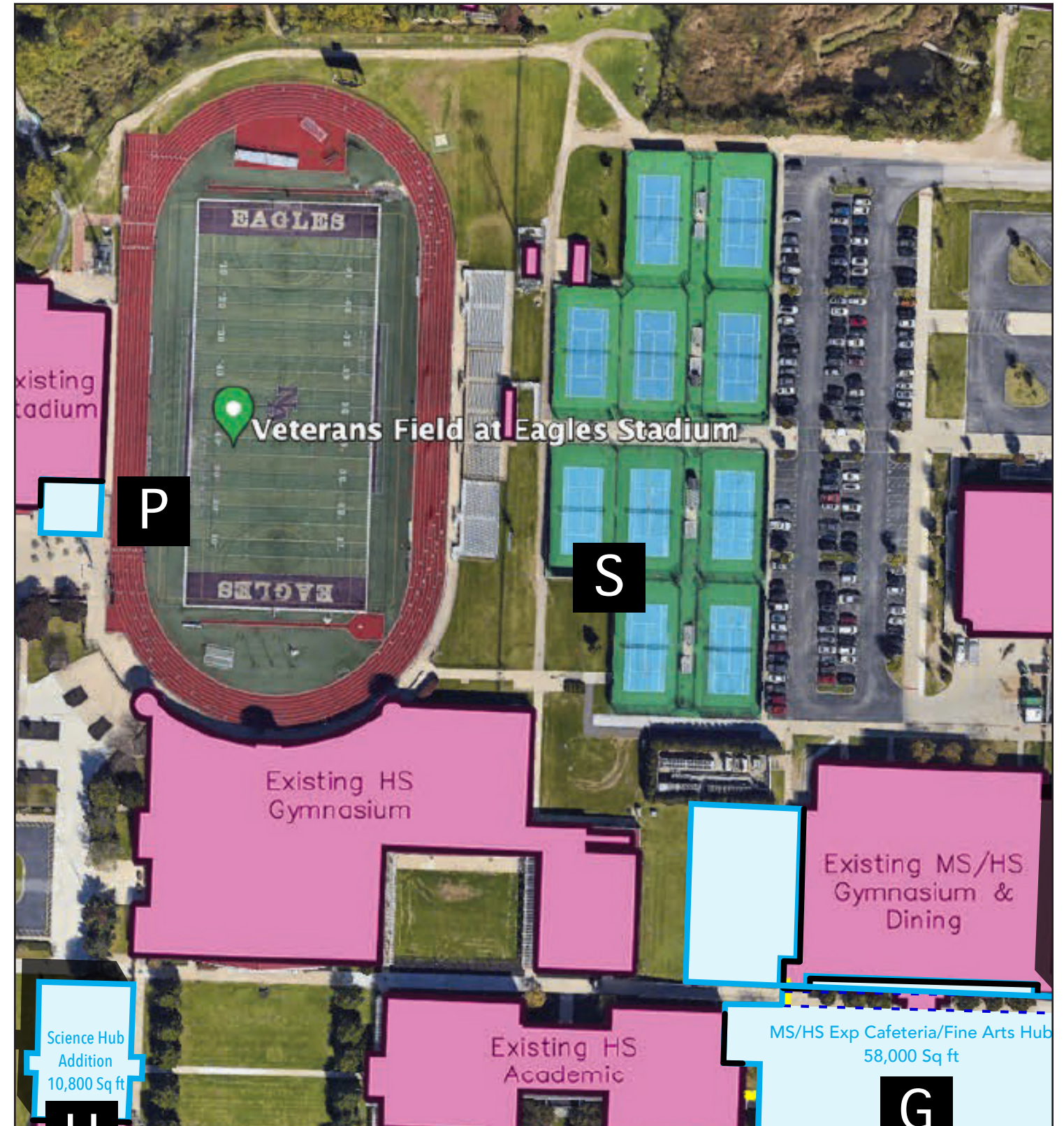
Provide lighting at the (5) south tennis courts.

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 $\$270,000 \times 7\% = \$18,900$
Soft Costs	Includes CMR pre-construction services, architectural fees, builders risk insurance and legal services $\$270,000 \times 10\% = \$27,000$
Design Contingency	Additional funds due to very conceptual design to date $\$315,900 \times 5\% = \$15,795$ (use \$15,800)
Escalation	Additional funds for project 2025 cost escalation $\$315,900 \times 5\% = \$15,795$ (use \$15,800)
Total Opinion of Probable Costs	\$347,500



PROPOSED MASTER PLAN COMPONENTS

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)						
<hr/>							
Total Opinion of Probable Costs	<table border="0" style="margin-left: 20px;"> <tr> <td>New Bleacher Scope =</td> <td style="text-align: right;">\$405,000</td> </tr> <tr> <td>Locker Room Renovation Scope =</td> <td style="text-align: right;"><u>\$253,000</u></td> </tr> <tr> <td></td> <td style="text-align: right;">\$658,000</td> </tr> </table>	New Bleacher Scope =	\$405,000	Locker Room Renovation Scope =	<u>\$253,000</u>		\$658,000
New Bleacher Scope =	\$405,000						
Locker Room Renovation Scope =	<u>\$253,000</u>						
	\$658,000						

■ PROPOSED MASTER PLAN COMPONENTS

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

PROPOSED MASTER PLAN COMPONENTS

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

PROPOSED MASTER PLAN COMPONENTS

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

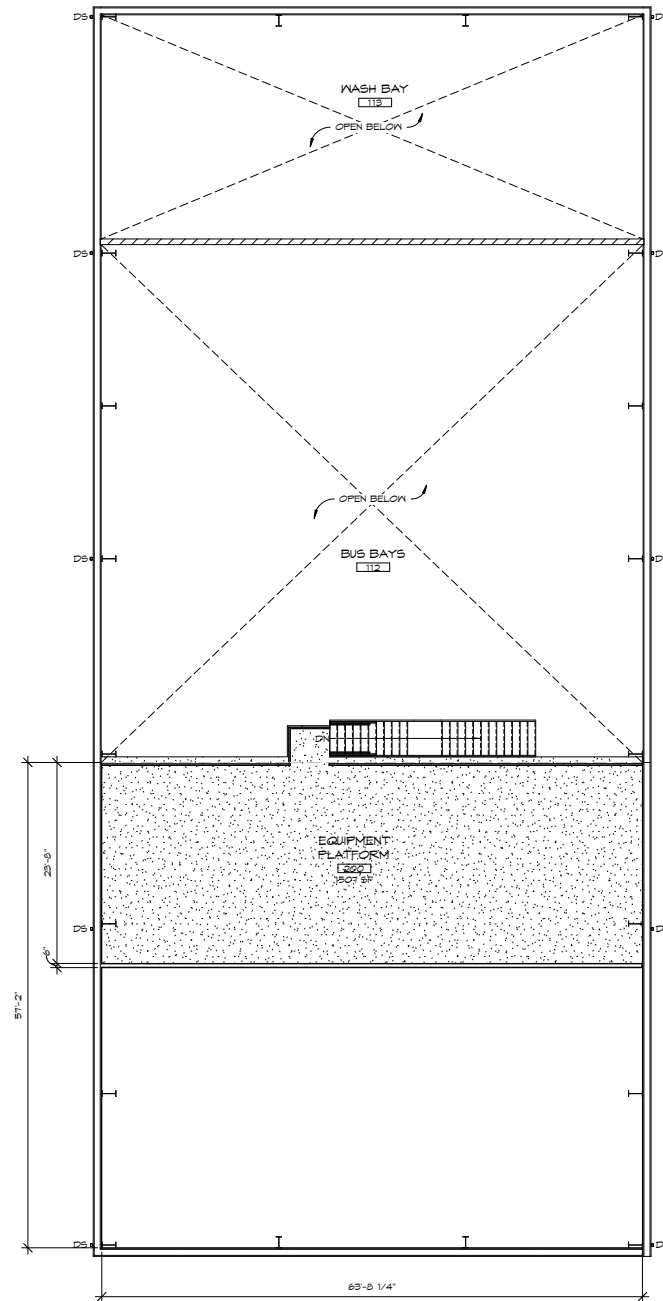
Due to the proposed location of the new elementary school for Grades 1 and 2, the varsity baseball field, varsity softball field and junior varsity softball field will be displaced. Replacement fields, with the addition of a junior varsity baseball field, will need to be located off the main school campus 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

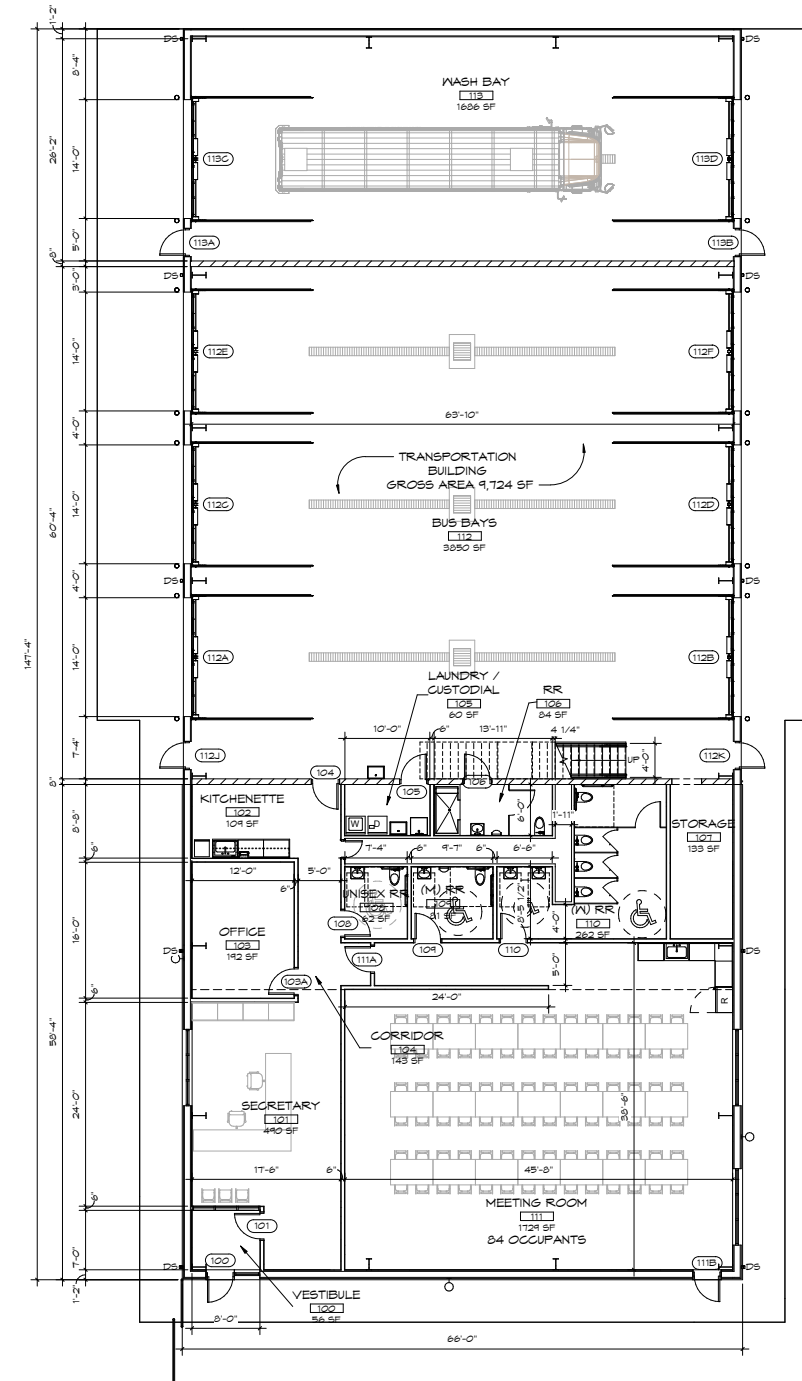
Hard Costs	Includes construction, CMR construction personnel, CMR general conditions, CMR fee, CMR bonding and insurance and CMR construction contingency
	Baseball fields with turf infield - \$4,000,000
	Softball fields with turf infield - \$2,200,000
	Restroom/concession/press box building (1,680 sf x \$700/sf) = \$1,176,000
	Indoor practice facility (4,000 sf x \$350/sf) = <u>\$1,400,000</u>
	\$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
	\$10,355,800 x 5% = \$517,790 (use \$517,800)
Escalation	Additional funds for project 2025 cost escalation
	\$10,355,800 x 5% = \$517,790 (use \$517,800)
Total Opinion of Probable Costs	\$11,391,400
Cost if infields are grass with an irrigation system in lieu of artificial turf	\$9,055,000



New Transportation Facility



MEZZANINE DIAGRAM
1,507 sq ft



FIRST FLOOR DIAGRAM
9,724 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	\$57,940,800
• Swickard Woods Boulevard Improvements	\$2,871,800
• Annex Demolition/Expansion of District Administration	\$1,942,400
• Site Improvements at Primary School	\$2,557,800
• Maintenance Storage Facility	\$2,158,400
• Middle School/High School Expanded Cafeteria Space & Fine Arts Hub for Pricing	\$33,863,900
• High School Science Hub for Pricing	\$15,395,900
• 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/>
	\$170,842,900