DISTRICT MASTER PLAN

Anthony Wayne Local Schools
Master Plan Community Session
05.02.2023

Agenda

1 Introduction

2 Master Plan Timeline

3 Building Assessments

4 Community Survey Results

5 Initial Building Concepts 1,2,3

6 Initial Sports Field Concepts A,B,C

7 Next Steps

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7 Next Steps

Community Survey 2
May 2 - 10, 2023

Concept Refinement

School Board Meeting
May 15, 2023

The survey link and more information will be shared on the District website at www.AnthonyWayneSchools.org/FacilitiesMasterPlanning

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Questions may be directed to planning@AnthonyWayneSchools.org.

THE COLLABORATIVE

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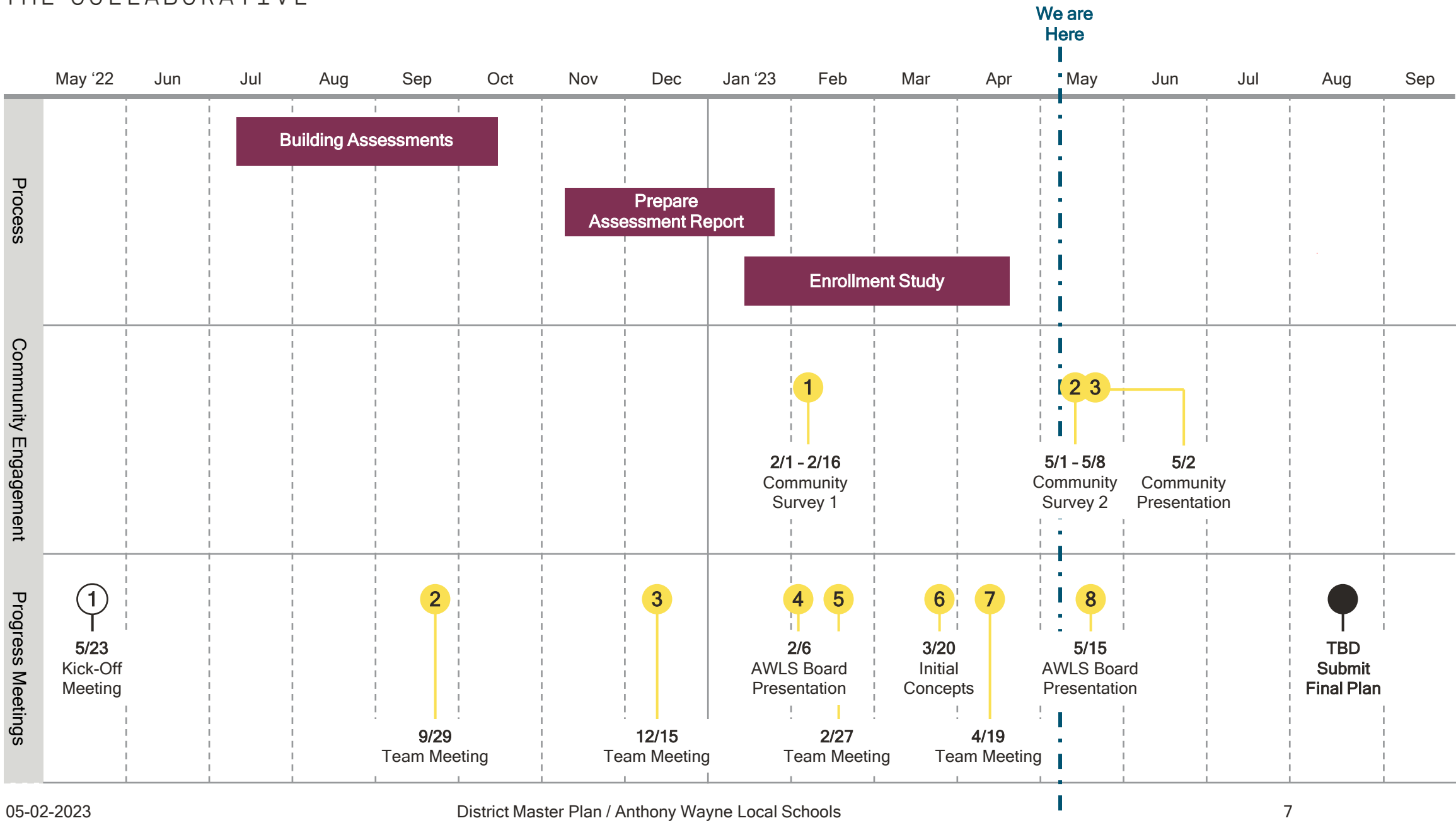
6 Initial Sports Field Concepts A,B,C

7 Next Steps

Master Plan Timeline



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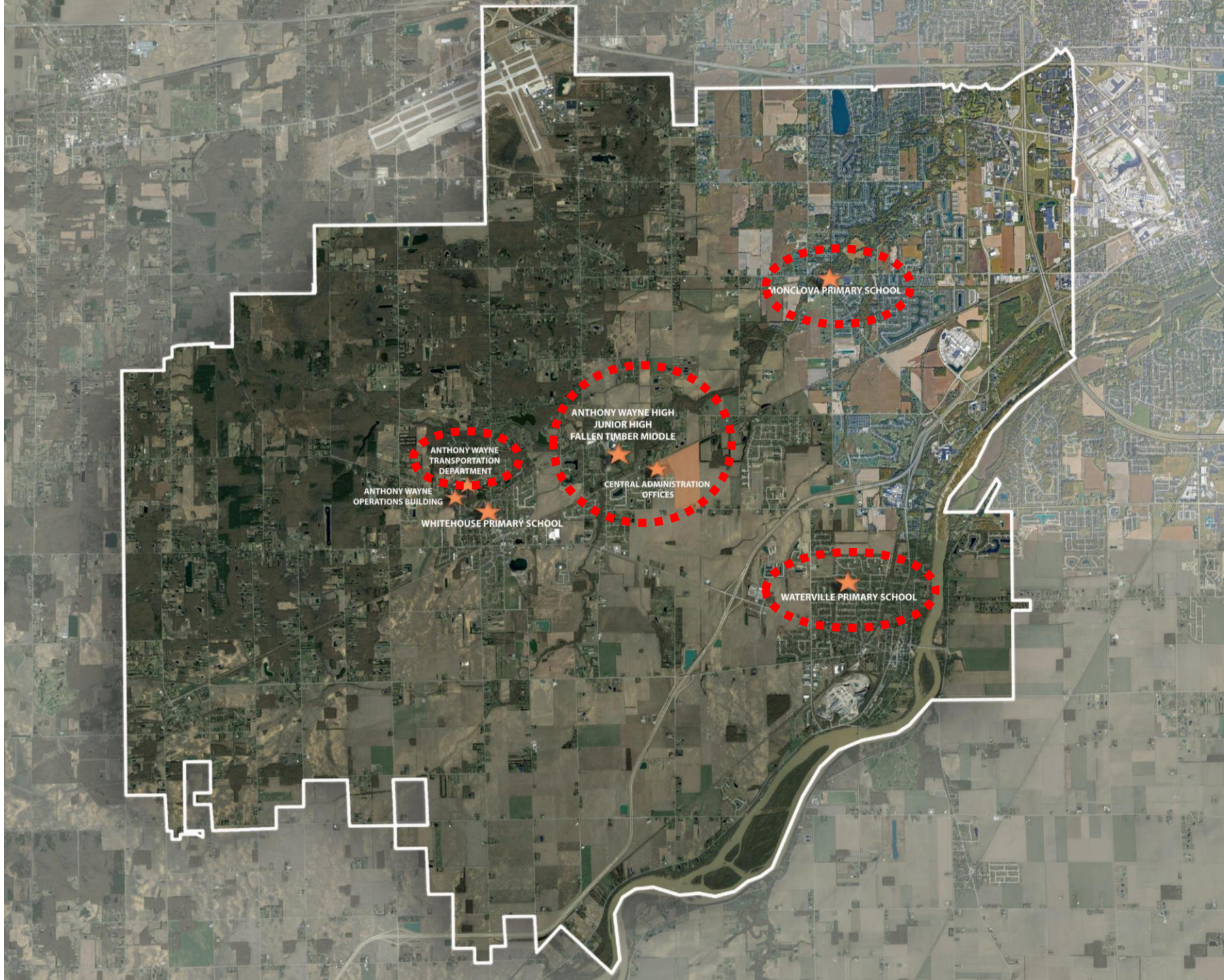
7 Next Steps

- Why Do

Building Assessments?

- Gain an understanding of existing conditions of all facilities
- Determine remaining life expectancy of systems
- Develop deferred maintenance plan to utilize funds wisely
- Understand what needs to be replaced now vs future

Existing Building Information



Existing Building Information

	Grades	Year Built	Additions					Total SF	Age
High School	9 - 12	1951	1952	1967	1996	2001	2019	237,726	72
Junior High School	7 - 8	1959	1967	1975	2002	2019		86,925	64
Fallen Timbers	5 - 6	1972	2019					70,670	51
Monclova	PreK - 4	1972	1997	2000	2004	2018		69,760	51
Waterville	PreK - 4	1996	2018					71,857	27
Whitehouse	K - 4	2019						65,480	4
							Total SF	**602,418**	

Monclova Elementary

Auditor(s):	Dave Serra / Mike DiNardo / Doug Hohman / Darren Keil	Date of Audit:	7/6/2022

The building is a single story educational facility serving Kindergarten through Fourth Grades. Construction includes steel frame and load bearing masonry with the exterior envelope comprised of a membrane roof, metal panel at the Entry, and brick & precast stone masonry veneer.

Building Square Footages (GSF)	
1st Floor	51,400
Total:	51,400

Existing Building Data/ Statistics	
Year of Construction Completion:	1970's with later additions
Stories:	1
Use Group:	E - Education
Structure:	Steel frame & load bearing masonry
Exterior Enclosure:	Brick and Pre-Cast Stone Veneer
Roof:	Membrane
Elevator(s):	None
Heating:	Electric
Cooling:	DX Cooling
Electric:	
Fire Suppression:	None

Rating System

1 = Replace
2 = Poor
3 = Adequate
4 = New

Building Systems Summary	
Architectural Condition:	60%
Life Safety / Code / Accessibility:	88%
Structural:	63%
Mechanical / Plumbing / Fire Protection:	48%
Electrical:	36%
Building Summary:	59%

Color Rating Key	Replace	Poor	Adequate	Good
	< 40%	40%-59%	60-79%	80% and Over

Costs

Building Recommendations with Opinion of Costs								Bond / Levy Work		Permanent Improvements	
	Renovation Recommendations	B/L Quantity	Unit	Low Unit Cost	High Unit Cost	PI Quantity		Total Low	Total High	Total Low	Total High
Architectural											
	Replace Roof Drip Edge at all Areas other than New Roof		LF	$ 21.00	$ 22.00	2,000				$ 42,000.00	$ 44,000.00
	Replace Existing Gutters and Downpipes		LF	$ 16.00	$ 17.50	2,000				$ 32,000.00	$ 35,000.00
	Masonry Repairs, Lintel Rust Removal & Repainting, Control Joint Raking & Resealing, Stain Removal, and Joint Tuck Pointing (10%)	2,400	SF	$ 9.00	$ 10.00		$	21,600.00	$ 24,000.00		
	Replace Existing Storefront Entries		EA	$ 5,500.00	$ 6,500.00	17				$ 93,500.00	$ 110,500.00
	Replace Drinking Fountains		ES	$ 4,000.00	$ 4,500.00	5				$ 20,000.00	$ 22,500.00
	Reseal All window and Louver Exterior Joints	90	EA	$ 550.00	$ 700.00		$	49,500.00	$ 63,000.00		
	Add additional Roof venting / Review Issues in Cafeteria		SF	$ 6.00	$ 7.00	6,500				$ 39,000.00	$ 45,500.00
	Removal and Replacement of Exterior Pavement (Near Boiler Room)		SF	$ 36.00	$ 40.00	1,200				$ 43,200.00	$ 48,000.00
	Tie-In Downpipes into Storm System	18	EA	$ 1,200.00	$ 1,600.00		$	21,600.00	$ 28,800.00		
	Remove and Replace Existing Ceilings (75%)		SF	$ 6.50	$ 7.50	54,000				$ 351,000.00	$ 405,000.00
	Remove and Replace Existing Ceiling Fans		EA	$ 400.00	$ 550.00	12				$ 4,800.00	$ 6,600.00
	Replace Cracked Floor Tile (Approx 5%)		SF	$ 5.00	$ 6.00	3,500				$ 17,500.00	$ 21,000.00
HVAC											
	Boiler Replacement	3	EA	$ 50,000	$ 80,000		$	150,000.00	$ 240,000.00		
	Chiller Replacement	1	EA	$ 200,000	$ 250,000		$	200,000.00	$ 250,000.00		
	Pump Replacement	6	EA	$ 7,500	$ 12,000		$	45,000.00	$ 72,000.00		
	Zoning - Control Valve and Piping Replacement	29	EA	$ 1,500	$ 2,500		$	43,500.00	$ 72,500.00		
	Distribution Piping Replacement	71,857	SF	$ 4	$ 8		$	287,428.00	$ 574,856.00		
Electrical											
	Replace Lighting to LED Type Fixtures in the Remaining Portions of the Building	71,857	SF	$ 4	$ 6		$	287,428.00	$ 431,142.00		
	Repair/Update the Egress Lighting System	71,857	SF	$ 0.75	$ 1		$	53,892.75	$ 71,857.00		
	Replace Electrical Contactor for HVAC Shutdown at Panel RPL-L	1	EA	$ 2,000	$ 3,000		$	2,000.00	$ 3,000.00		
	Install Electrical Meter in MDP	1	EA	$ 8,500	$ 12,500		$	8,500.00	$ 12,500.00		
	Install TVSS Units Throughout the Distribution System		SF	$ 0.75	$ 1.25	71,857				$ 53,892.75	$ 89,821.25
Fire Alarm											
	Fire Alarm System Replacement in the Older Portions of the Building	71,857	SF	$ 1.5	$ 2.5	71,857				$ 107,785.50	$ 179,642.50
Plumbing											
	Domestic Hot Water Piping Replacement	71,857	SF	$ 2	$ 5	71,857				$ 143,714.00	$ 359,285.00
	Water Heater Replacement	1	EA	$ 8,000	$ 12,000		$	8,000.00	$ 12,000.00		
Fire Protection											
						Total Hard Cost	$	1,178,448.75	$ 1,855,655.00	$ 948,392.25	$ 1,366,848.75
						Abatement					
	10%					Contingency	$	117,844.88	$ 185,565.50	$ 94,839.23	$ 136,684.88
	15%					GC / Profit / Overhead	$	176,767.31	$ 278,348.25	$ 142,258.84	$ 205,027.31
	22%					Soft Costs (Fees / Permits / Const. Cont)	$	259,258.73	$ 408,244.10	$ 208,646.30	$ 300,706.73
						Total Renovation Cost	**$**	**1,732,319.66**	**$ 2,727,812.85**	**$ 1,394,136.61**	**$ 2,009,267.66**

Costs

Building Systems Summary							Building Recommendations with Opinion of Costs			
Color Rating Key	Replace < 40%	Poor 40%-59%	Adequate 60-79%	Good 80% and Over			Bond / Levy Work		Permanent Improvements	
	Architectural Condition:	Life Safety / Code / Accessibility:	Structural:	Mechanical / Plumbing / Fire Protection:	Electrical:	Building Summary:	Total Renovation Cost Low	Total Renovation Cost High	Total Renovation Cost Low	Total Renovation Cost High
Monclova Elementary	60%	88%	63%	48%	36%	59%	$2,396,511.60	$2,963,240.70	$1,760,766.00	$2,524,372.20
Waterville Elementary	62%	88%	69%	66%	40%	65%	$1,732,319.66	$2,727,812.85	$1,394,136.61	$2,009,267.66
Fallen Timbers Middle School	72%	63%	75%	45%	48%	60%	$1,551,585.00	$2,025,513.00	$1,551,886.35	$2,113,205.85
Junior High School	62%	84%	75%	41%	47%	62%	$3,320,693.25	$4,239,388.13	$1,222,599.00	$1,643,533.50
High School	66%	73%	75%	55%	50%	64%	$5,771,608.96	$7,741,864.96	$6,007,726.83	$7,435,580.46
Administration Building	64%	63%	69%	69%	0%	53%	$597,849.00	$764,841.00	$2,117,241.00	$2,515,243.50
Transportation Building	39%	44%	75%	64%	46%	54%	$542,062.50	$642,904.50	$747,524.40	$872,886.00
						Total	$15,912,629.97	$21,105,565.13	$14,801,880.19	$19,114,089.17

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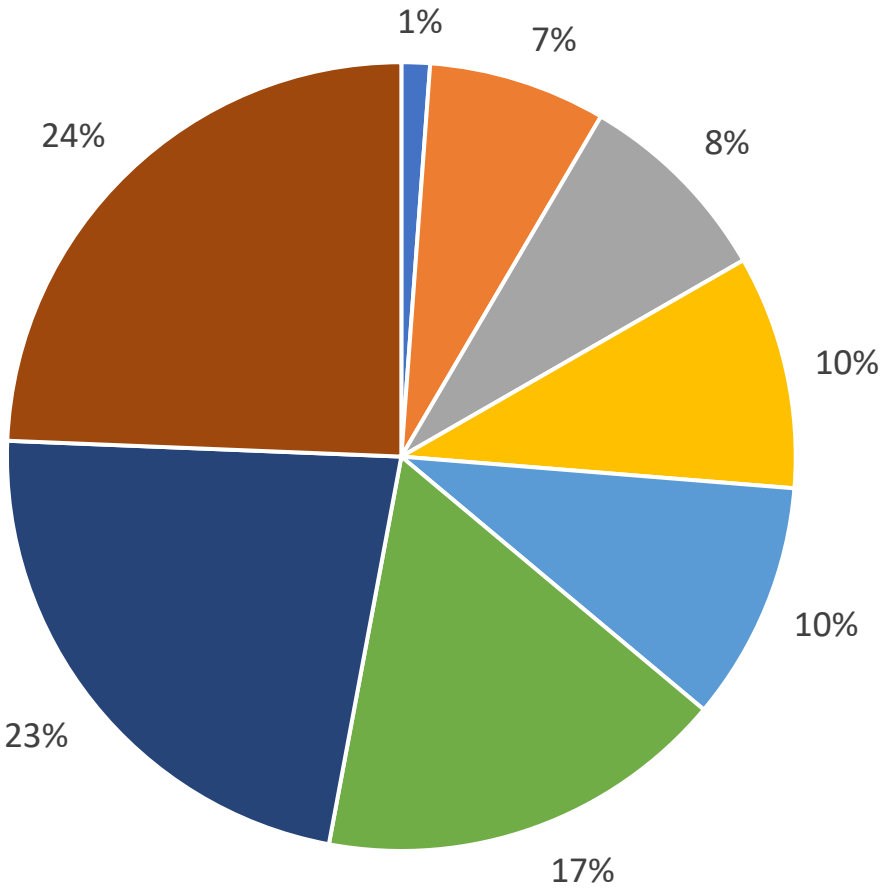
Renovate, Replace, Build New, Repurpose

When determining whether to renovate, replace, build new, repurpose, or retire a school building, which of the three should be the highest priority?

- Other
- Overall cost of the project
- The school building doesn't have the right spaces for the current programs being taught
- Facility is overcrowded or underutilized
- Ability to accommodate increases in enrollment on current site
- Ability to accommodate increase in enrollment
- Physical condition of the school
- Safety and security of the school

Top 3 Priorities

- Safety & Security of the School
- Physical Condition of the School
- Ability to Accommodate Increase in Enrollment



All Day Kindergarten

One of the program changes that the District has heard from some parents is the desire to have an all-day Kindergarten program. What do you believe the level of need is for having an all-day, every-day Kindergarten program in the District?

1 Total — Low Need

2 Total

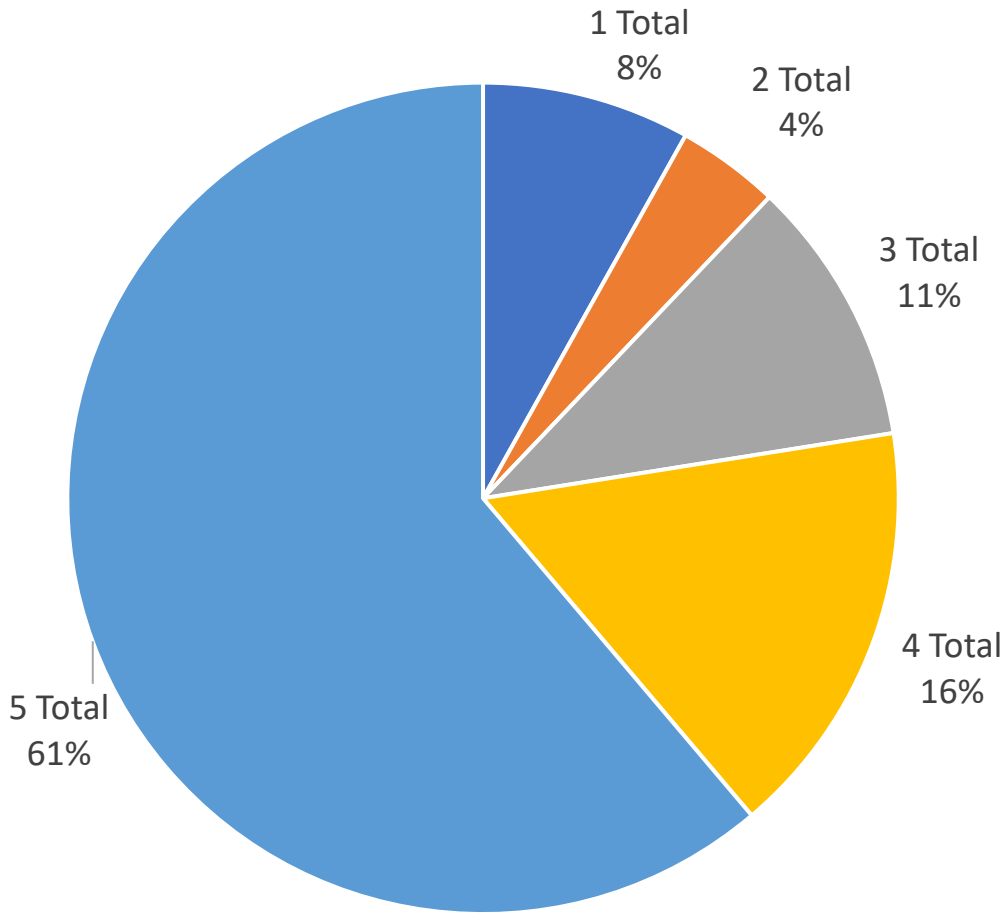
3 Total

4 Total

5 Total — High Need

All Day Kindergarten

61% of Respondents See as a High Need

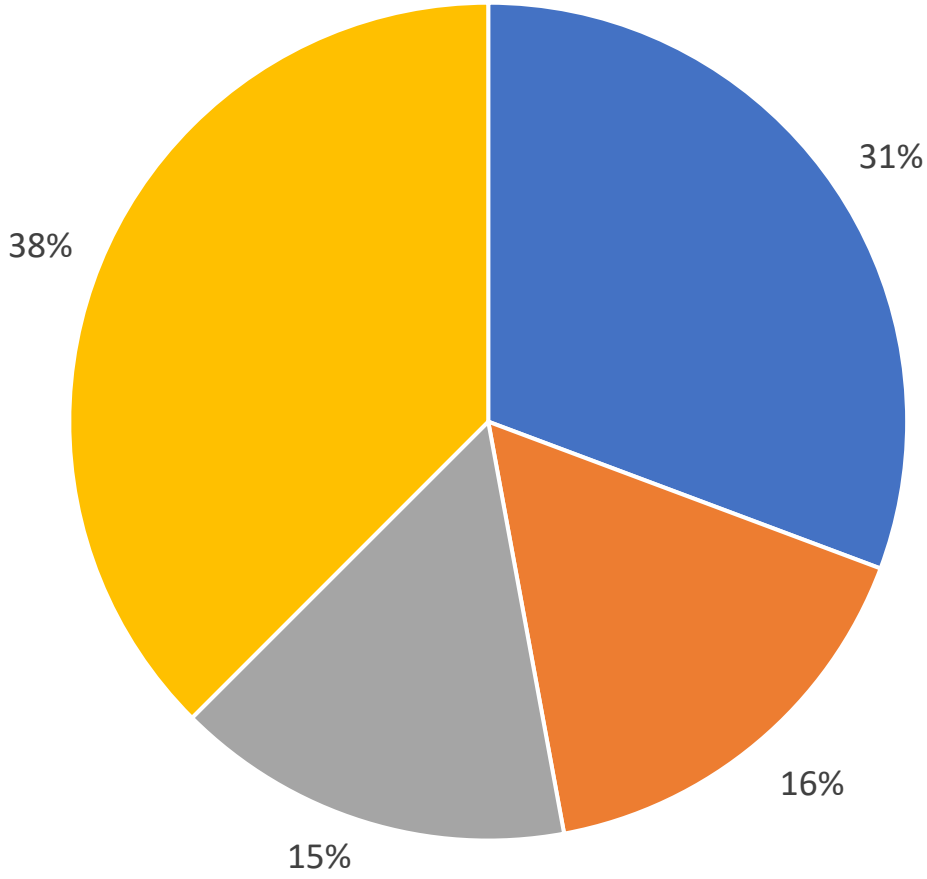


Renovations / Additions vs New Build

Respondents Preferred Renovations & Additions to Existing Facilities, Verses New Building Construction

Survey Feedback Indicated Existing Building Renovations and Additions are Preferred Over New Building Construction

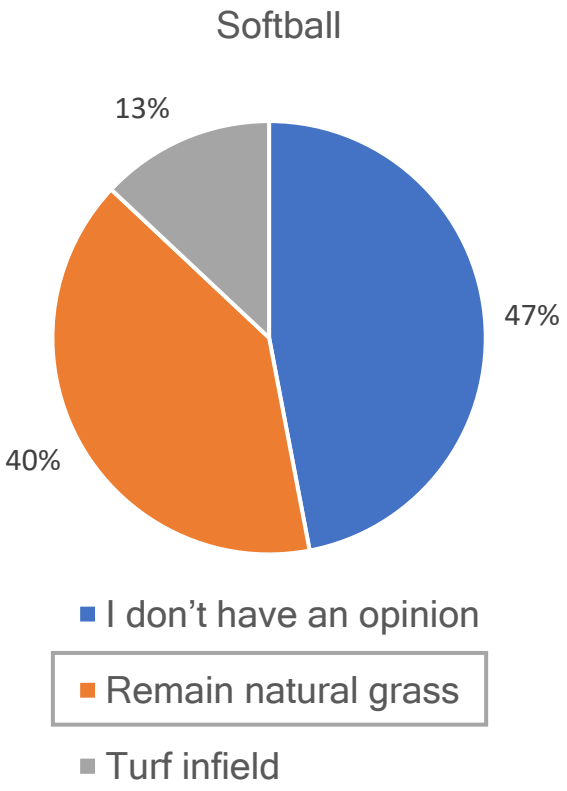
- Do not redistrict and add classrooms to current buildings as needed
- Build a new primary school
- Make FT a new primary building and redistrict
- No opinion

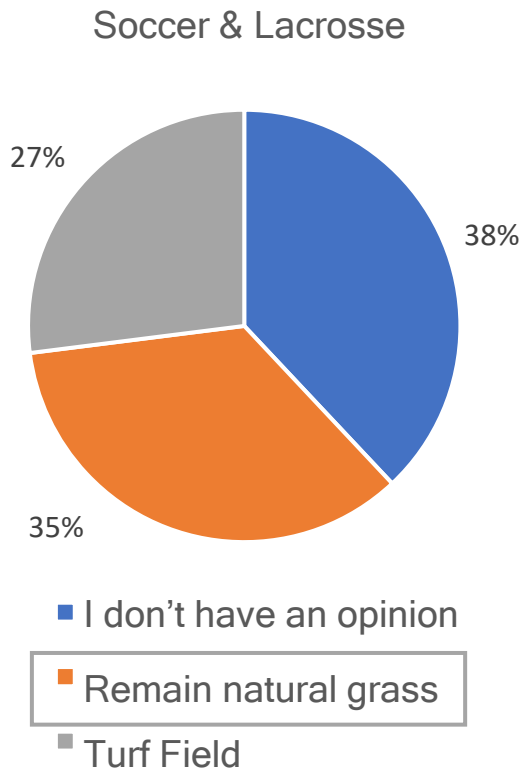


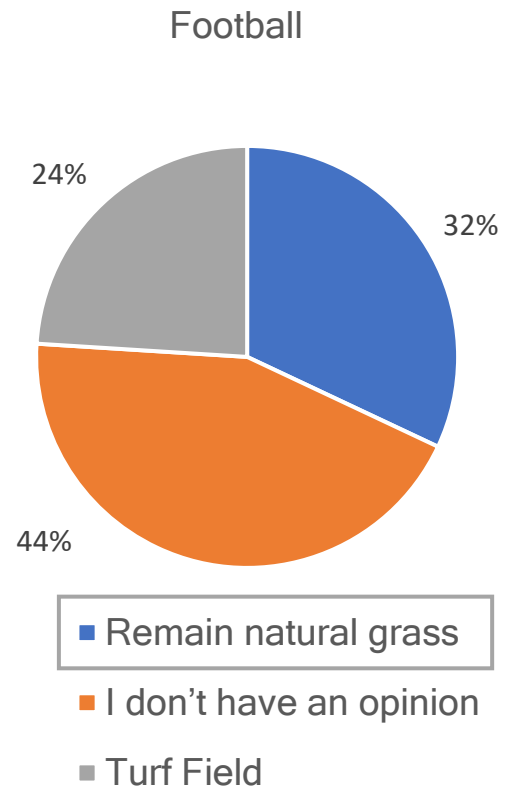
Respondents who Gave an Opinion Natural Grass is Preferred vs Synthetic Turf

Athletic Field Surface

What Type of Play Surface is Preferred - Natural Grass Versus Synthetic Turf?



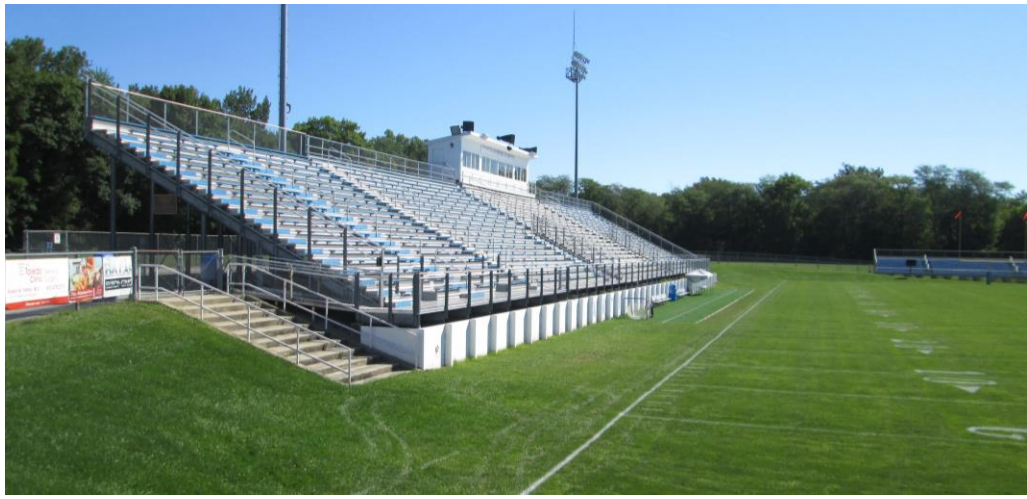




Athletic Facility Challenges

What are the top three outdoor facility challenges that our athletic programs face at this time?

- Additional Seating Areas for Parents, Fans & Students
- Additional Parking for Athletic Competitions
- Address Flood Plain Issues



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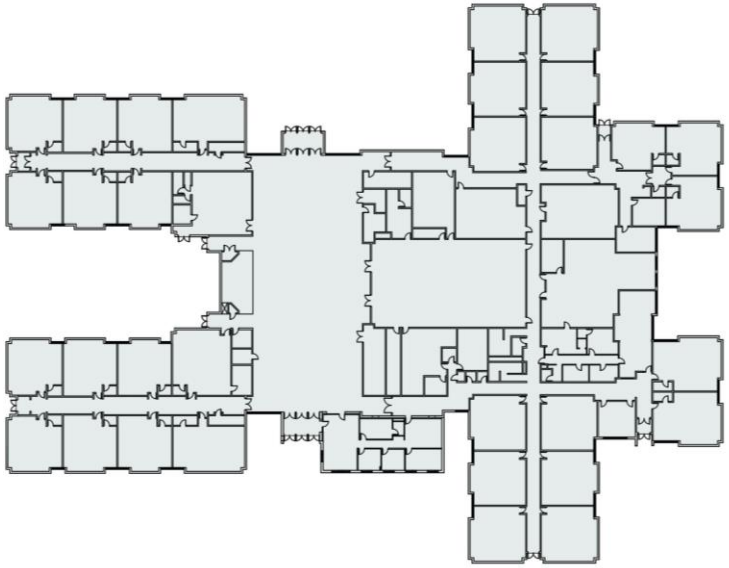
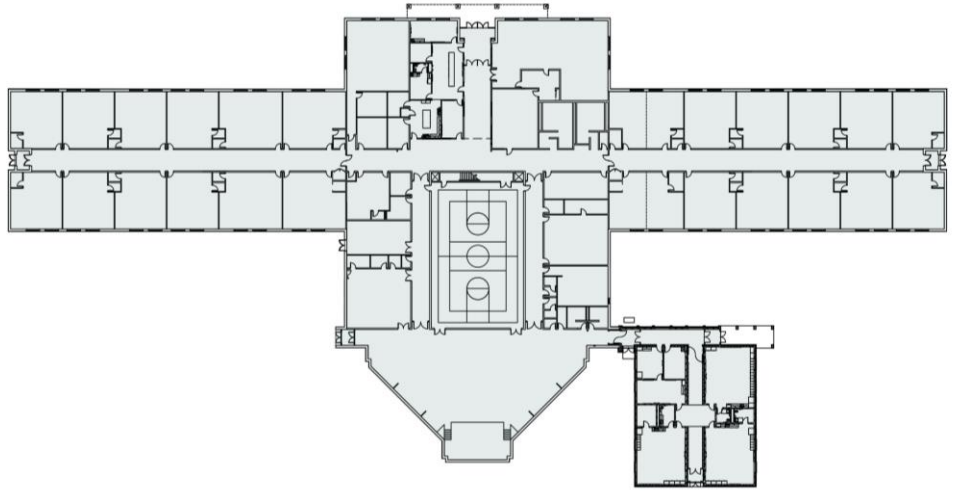
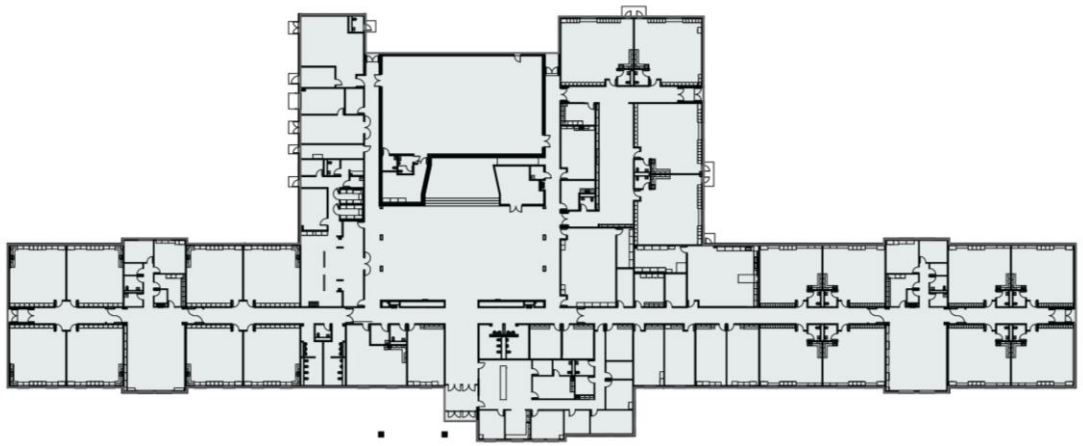
Primary Schools / Existing Conditions



Monclova Primary (Existing)
Enrollment as of 12/22 = 543

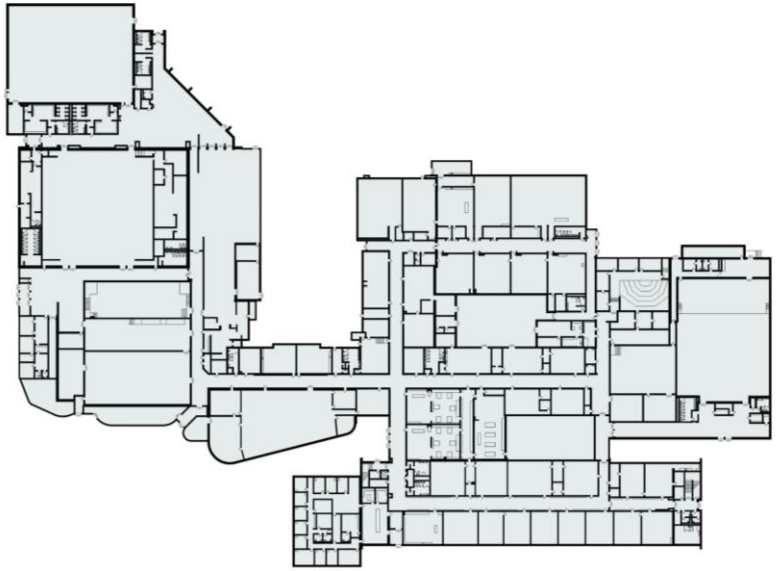


Waterville Primary (Existing)
Enrollment as of 12/22 = 554

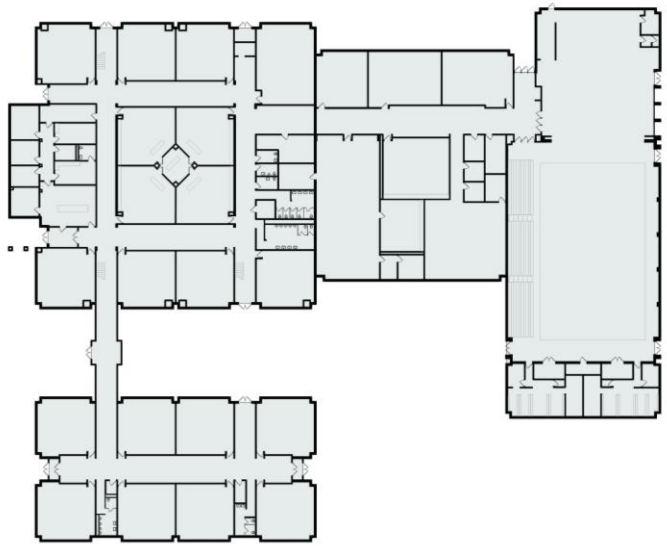


Whitehouse Primary (Existing)
Enrollment as of 12/22 = 540

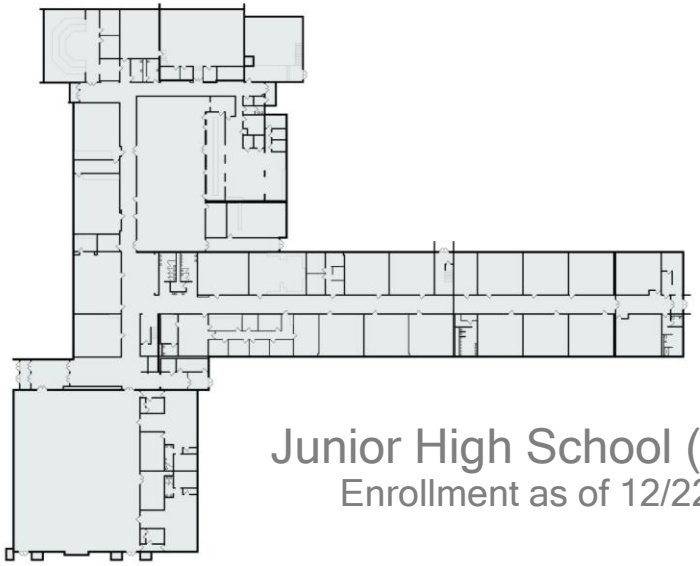
Secondary Schools / Existing Conditions



High School (Existing)
Enrollment as of 12/22 = 1433



Fallen Timbers Middle School (Existing)
Enrollment as of 12/22 = 649



Junior High School (Existing)
Enrollment as of 12/22 = 712

Enrollment Projection Report

AWLS 10 Year Enrollment Projections
2022/23 to 2032/33

- AWLS K-12 student enrollment has effectively decreased by 82 students over the past 10 years
  - From 2013/14 to 2019/20, student enrollment increased by 40 students.
  - Since 2019/20, student enrollment has decreased by 122 students

- Predictions are for a modest increase of AWLS K-12 students in the future.

- Based on the recommended projected enrollment, K-12 student enrollment in the AWLS School District is projected to increase by 36 students, from 4,339 students, to 4,375 students from 2022/23 to 2032/33.

Study prepared by Cooperative Strategies, Dublin, Ohio

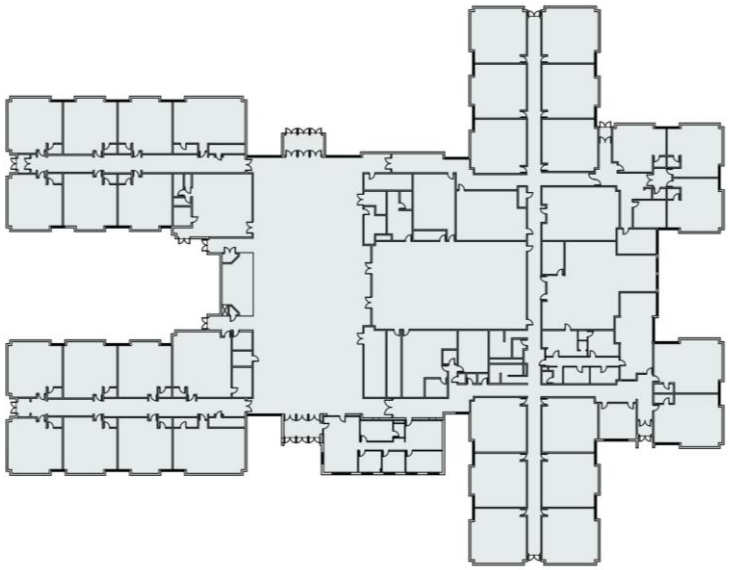
Enrollment projections were developed using the cohort survival methodology and by analyzing, historical enrollment data by school, grade, and year, Census data, resident live birth data, and building permits.

Building Concepts

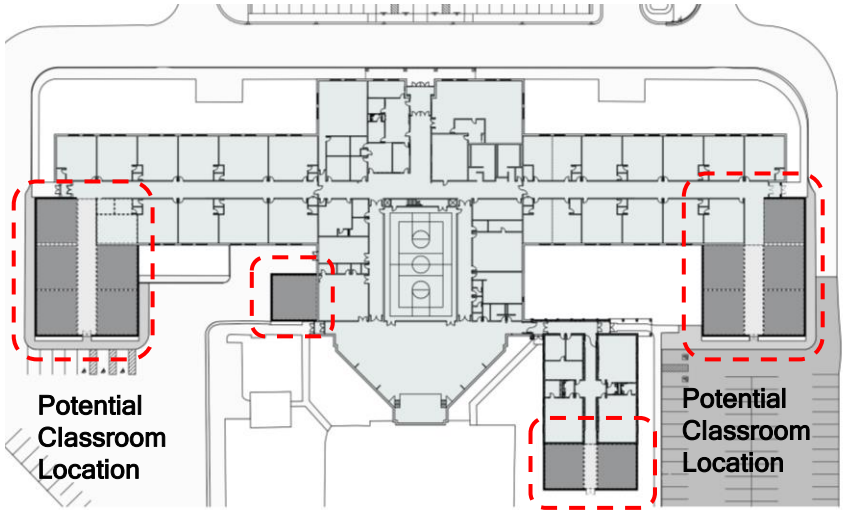
Concept 1

- Increase enrollment at Waterville & Whitehouse Primary Schools (via additions)
- Offer All Day Kindergarten at each Primary School.
- All Pre-K Students at Monclova Primary
- HS, JHS and Middle School remain at current location and are renovated and added to as necessary

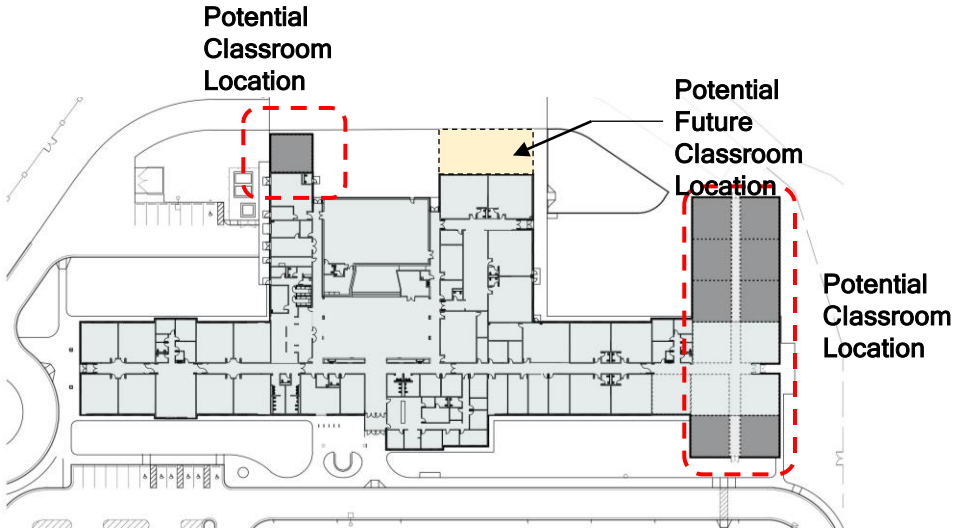
Concept 1 / Primary Schools



Monclova Primary
Increased Occupancy 500+/- Students
Including ADK and All District Pre-K Students

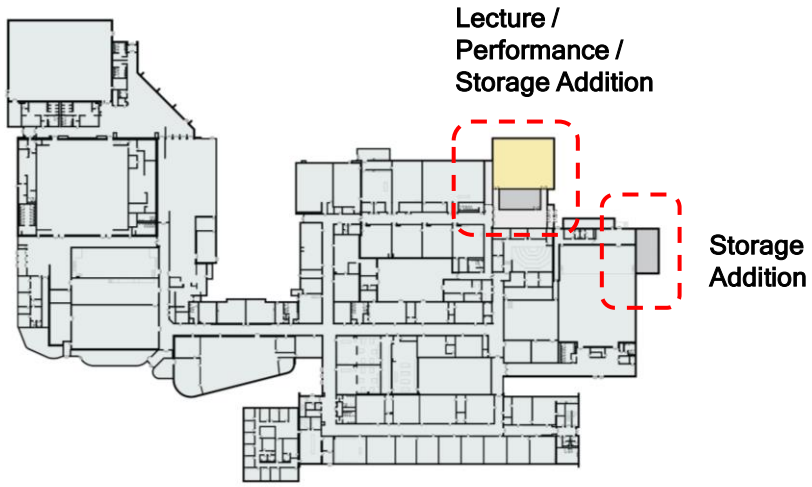


Waterville Primary
Increased Occupancy 500+/- Students including ADK

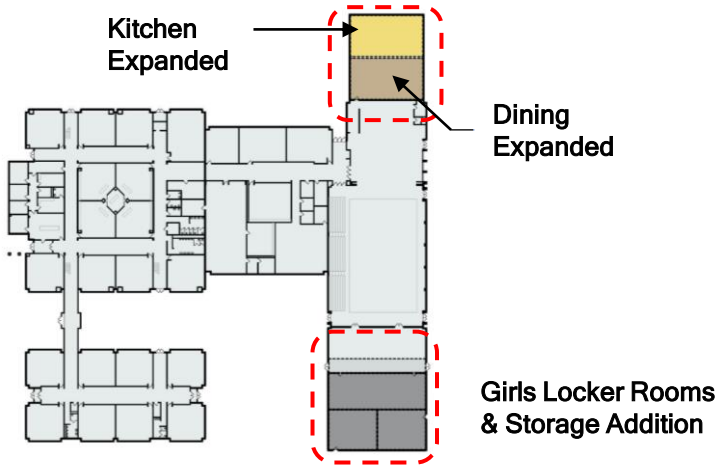


Whitehouse Primary
Increased Occupancy 500+/- Students Including ADK

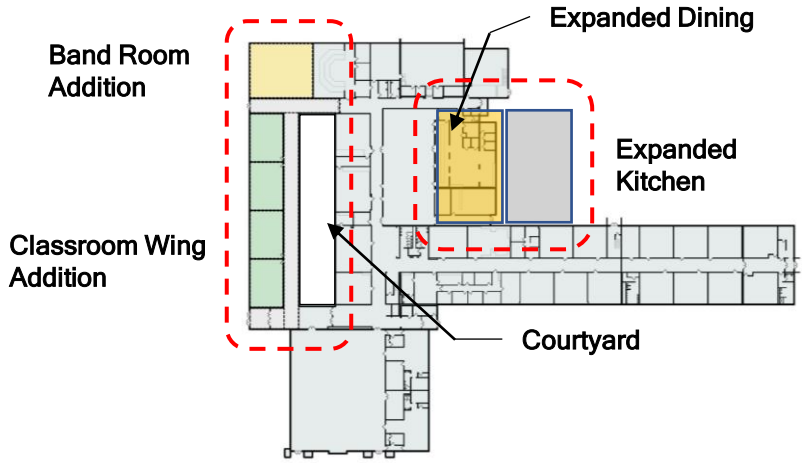
Concept 1 / MS, JHS & HS



High School with Additions

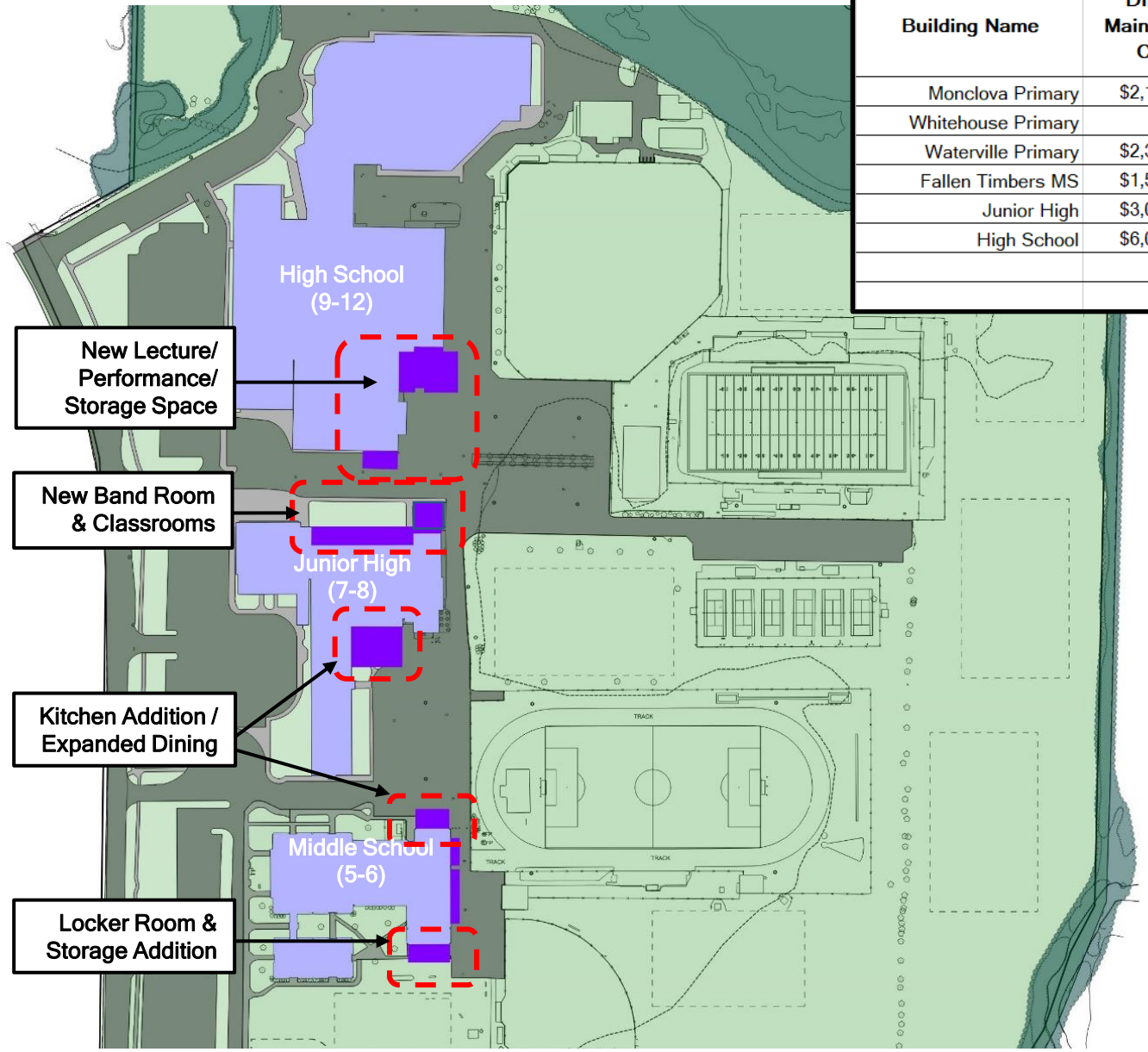


Fallen Timbers Middle School with Additions



Junior High School with Additions

Concept 1 / Finzel Road Campus Site Plan



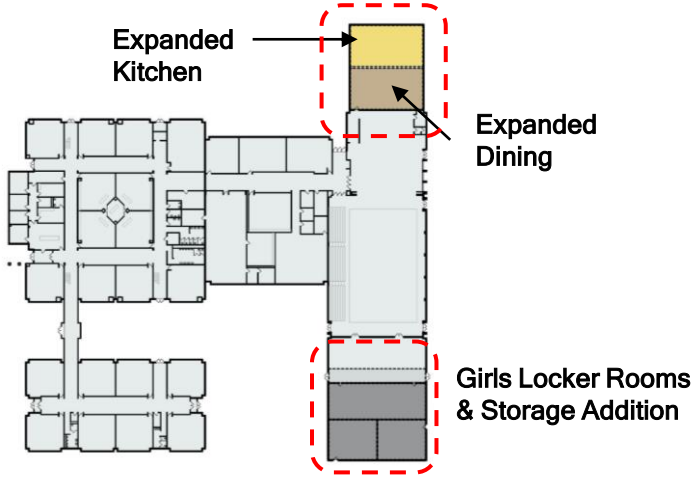
Concept 1 - Estimate of Probable Cost

Building Name	Differed Maintenance Costs	Addition Construction Costs ($325/SF)	Site Work Costs	Total Hard Costs	Soft Costs	Total Project Costs
Monclova Primary	$2,123,089	$0	$0	$2,123,089	$530,772	$2,653,861
Whitehouse Primary	$0	$3,441,425	$350,000	$3,791,425	$947,856	$4,739,281
Waterville Primary	$2,330,434	$5,262,075	$350,000	$7,942,509	$1,985,627	$9,928,136
Fallen Timbers MS	$1,560,179	$2,868,450	$150,000	$4,578,629	$1,144,657	$5,723,286
Junior High	$3,073,717	$5,972,200	$150,000	$9,195,917	$2,298,979	$11,494,896
High School	$6,073,854	$2,850,900	$150,000	$9,074,754	$2,268,688	$11,343,442
					TOTAL	$45,882,903

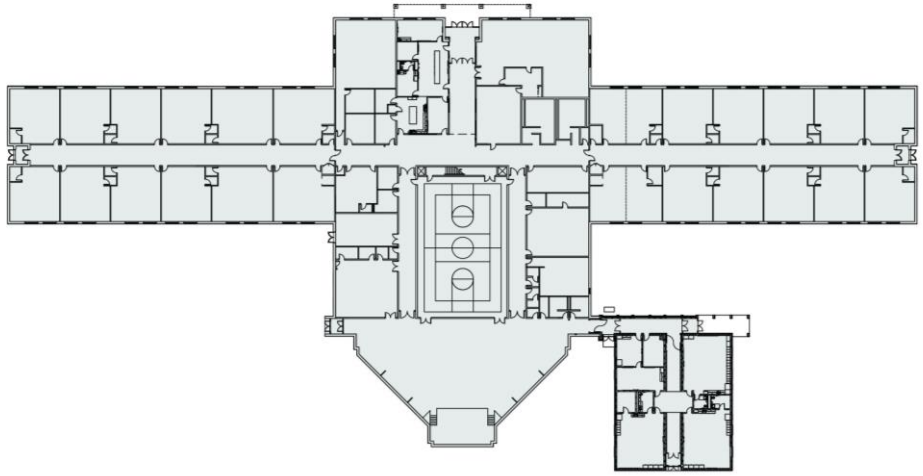
Concept 2

- Decrease enrollment at all three existing Primary Schools
- Renovate Fallen Timbers as new Primary School
- Offer All Day Kindergarten at each Primary School and Fallen Timbers
- All Pre-K Students at Monclova
- Renovate Existing JHS as the New Middle School
- Renovate Existing HS as the New JHS
- Build New HS at Bucher Road Campus

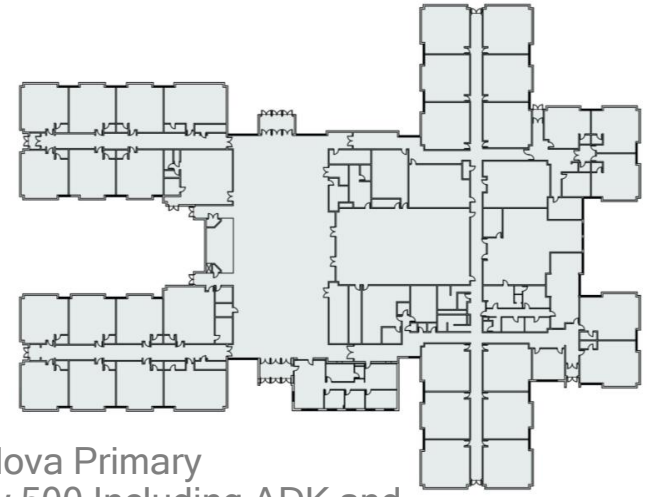
Concept 2 / Primary Schools



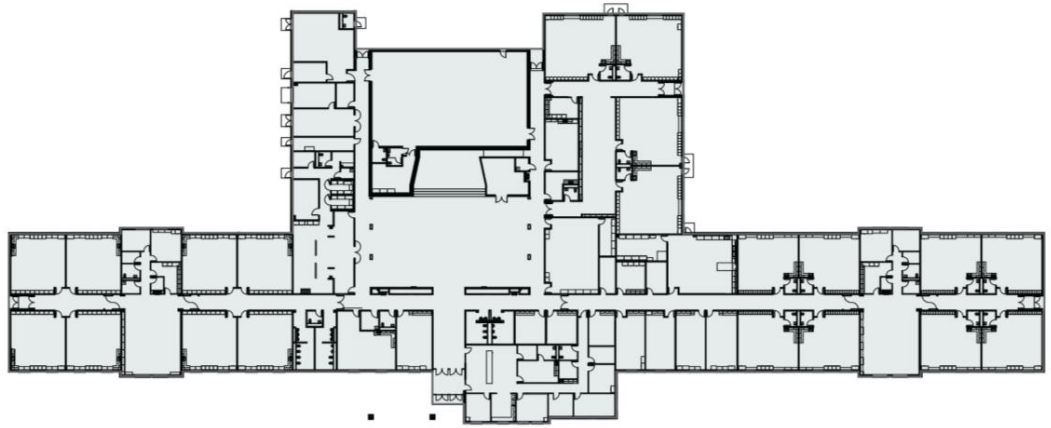
Fallen Timbers – Renovated as Primary School
(Occupancy below 500 Including ADK)



Waterville Primary
(Occupancy below 500 Including ADK)

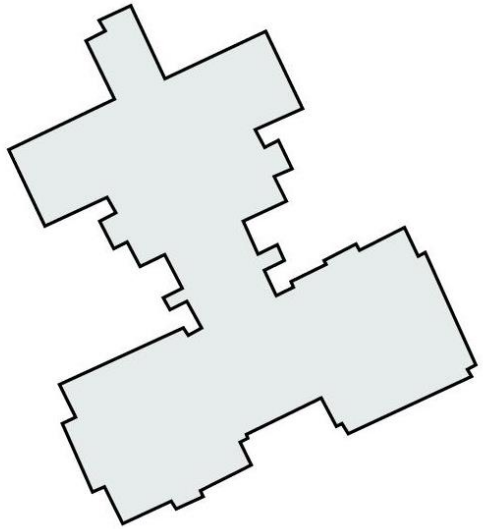


Monclova Primary
(Occupancy below 500 Including ADK and
All District Pre-K Students)

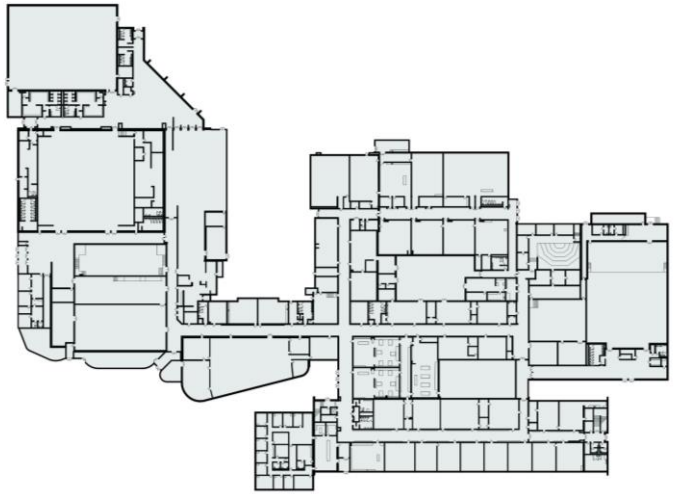


Whitehouse Primary
(Occupancy below 500 Including ADK)

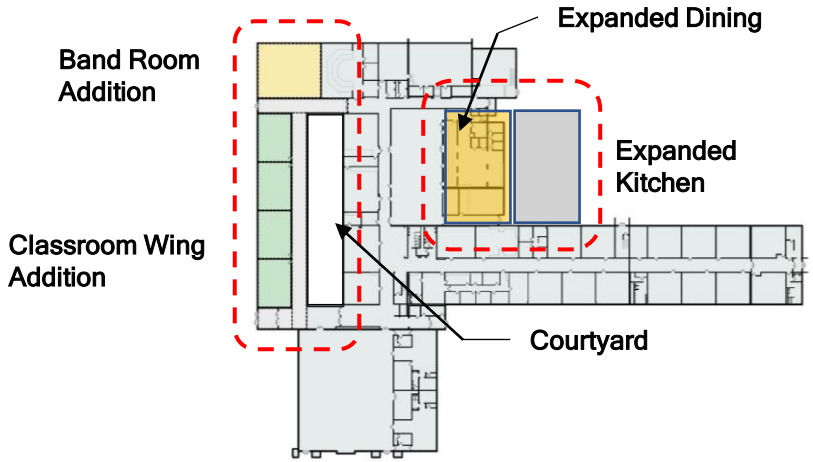
Concept 2 / MS, JHS & HS



New HS, Grades 9-12, at Bucher Road Campus

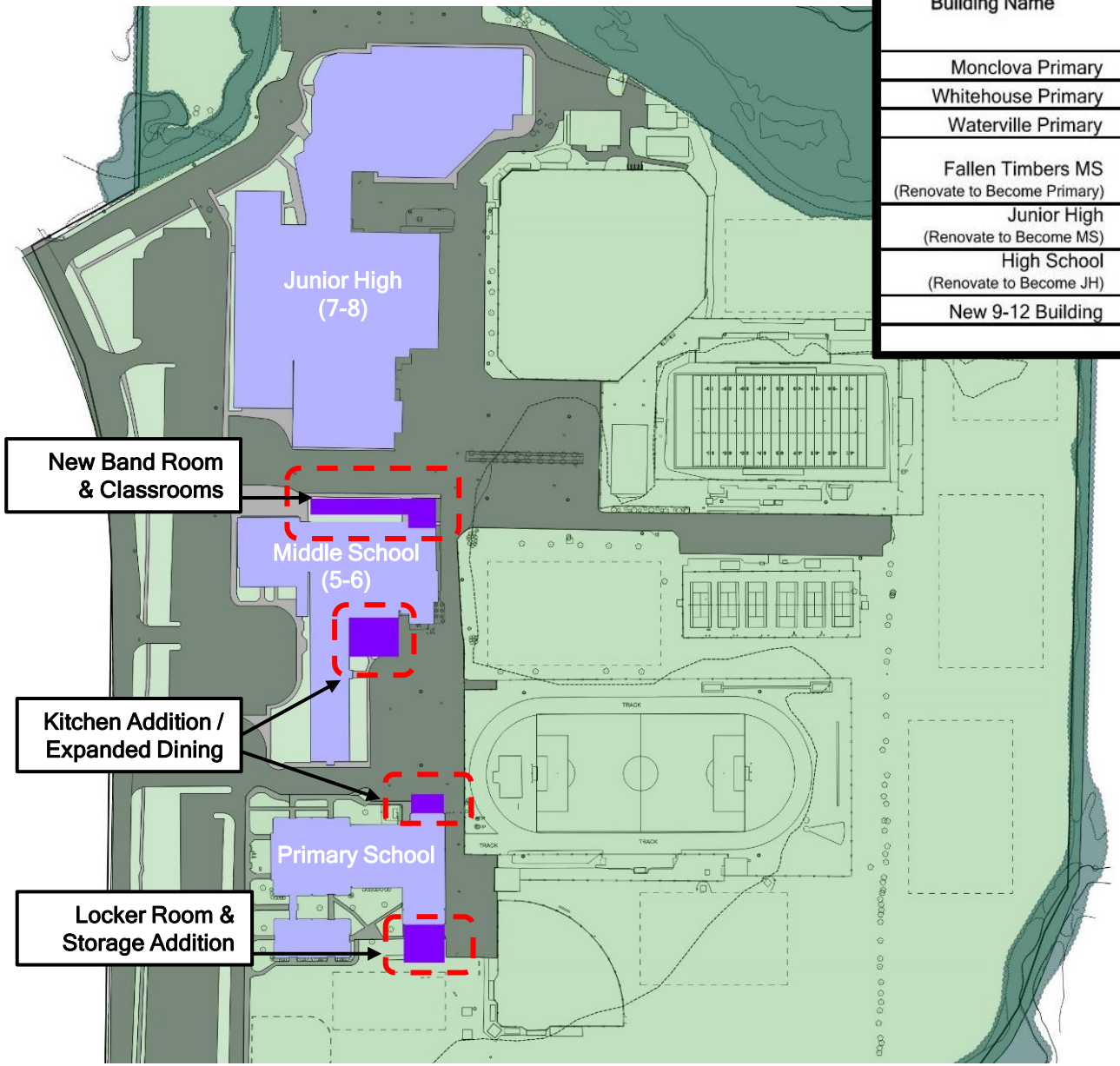


High School- Renovated as Junior High (No Additions Required)



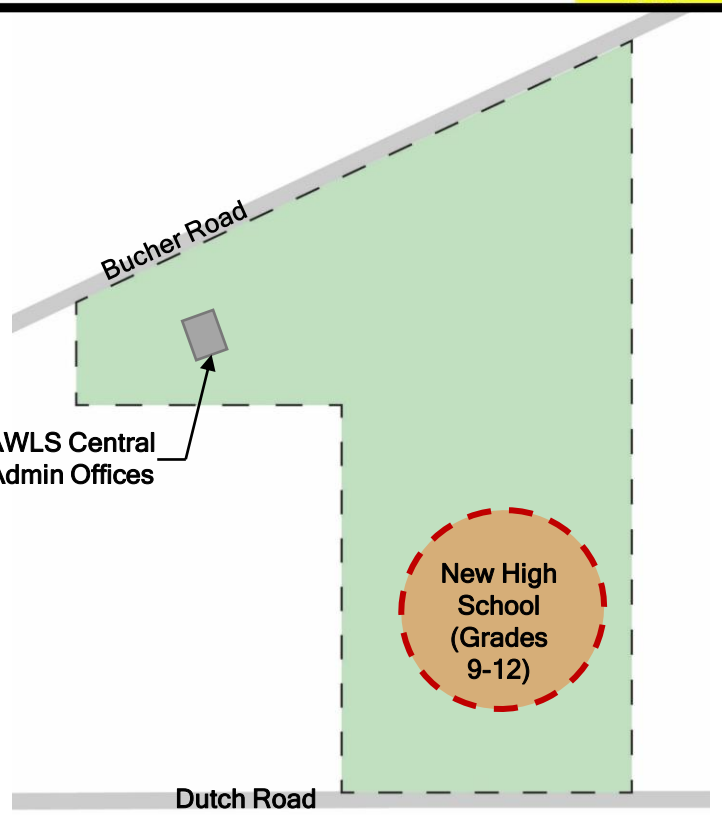
Junior High School- Renovated as Middle School with additions

Concept 2 / Finzel Road Campus Site Plan



Concept 2 - Estimate of Probable Cost

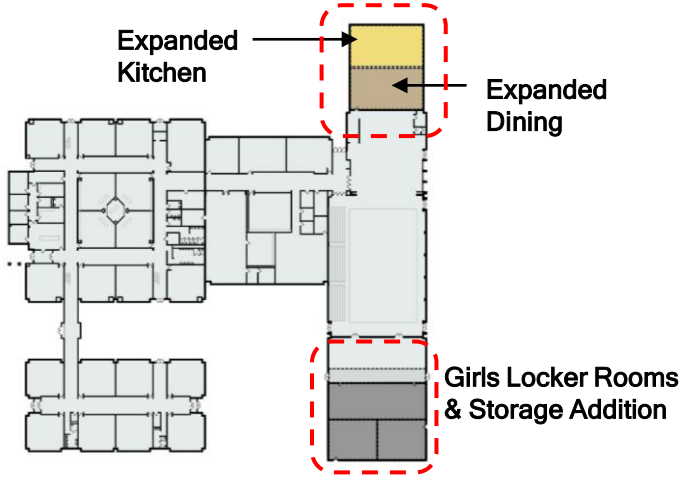
Building Name	Differed Maintenance Costs	Addition Construction Costs ($325/SF)	Site Work Costs	Total Hard Costs	Soft Costs	Total Project Costs
Monclova Primary	$2,123,089	$0	$0	$2,123,089	$530,772	$2,653,861
Whitehouse Primary	$0	$0	$0	$0	$0	$0
Waterville Primary	$2,330,434	$0	$0	$2,330,434	$582,609	$2,913,043
Fallen Timbers MS (Renovate to Become Primary)	$1,560,179	$2,868,450	$150,000	$4,578,629	$1,144,657	$5,723,286
Junior High (Renovate to Become MS)	$3,073,717	$5,972,200	$150,000	$9,195,917	$2,298,979	$11,494,896
High School (Renovate to Become JH)	$6,073,854	$0	$0	$6,073,854	$1,518,463	$7,592,317
New 9-12 Building	$0	$73,125,000	$500,000	$73,625,000	$18,406,250	$92,031,250
					TOTAL	$122,408,653



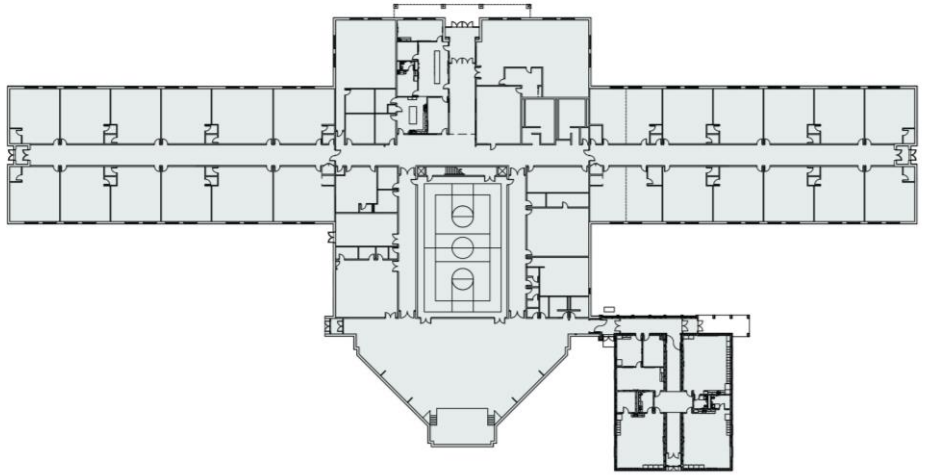
Concept 3

- Decrease enrollment at all three existing Primary Schools
- Renovate Fallen Timbers as new Primary School
- Offer All Day Kindergarten at each Primary School and Fallen Timbers
- All Pre-K Students at Monclova
- Build New Grade 5-6 Middle School at Bucher Road Campus
- Jr High School Grades 7-8, with additions
- High School Grades 9-12, with additions

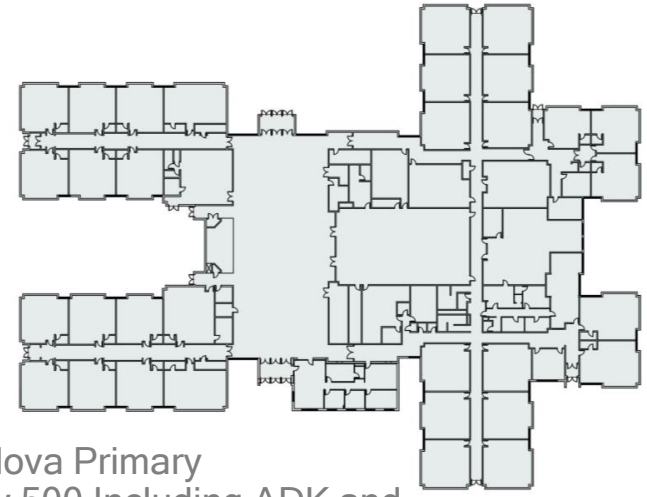
Concept 3 / Primary Schools



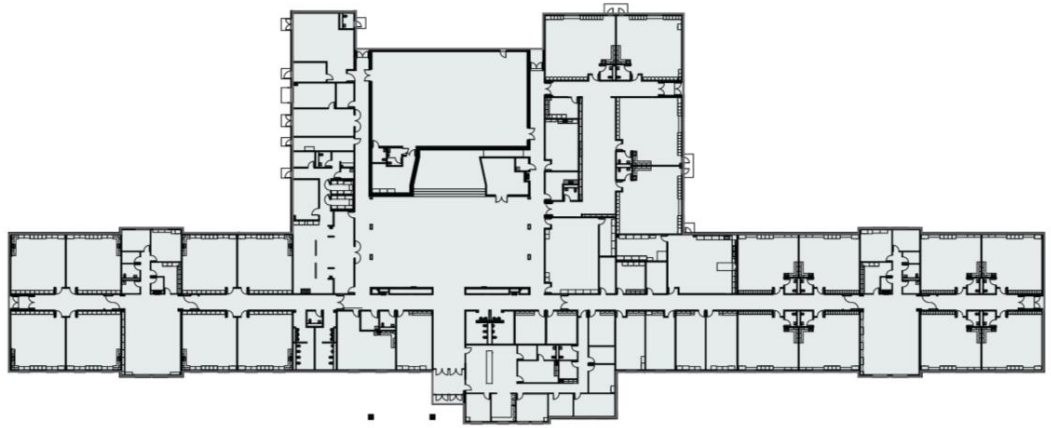
Fallen Timbers – Renovated as Primary School
(Occupancy below 500 Including ADK)



Waterville Primary
(Occupancy below 500 Including ADK)

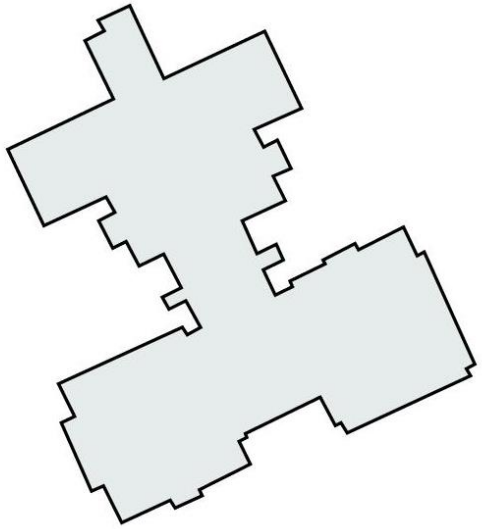


Monclova Primary
(Occupancy below 500 Including ADK and
All District Pre-K Students)

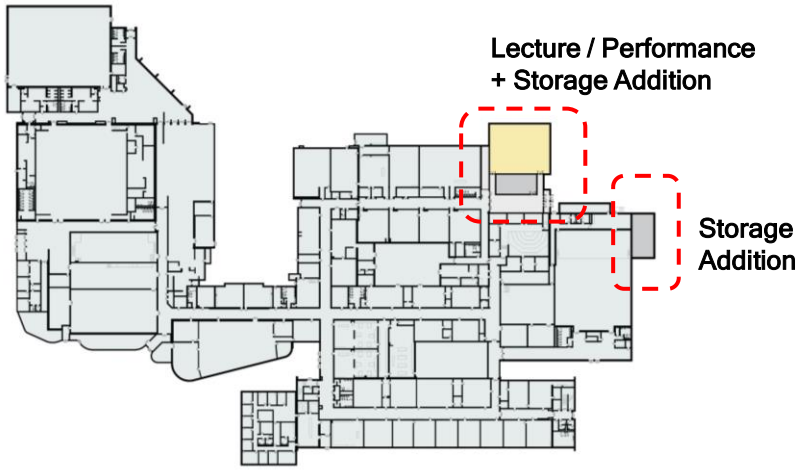


Whitehouse Primary
(Occupancy below 500 Including ADK)

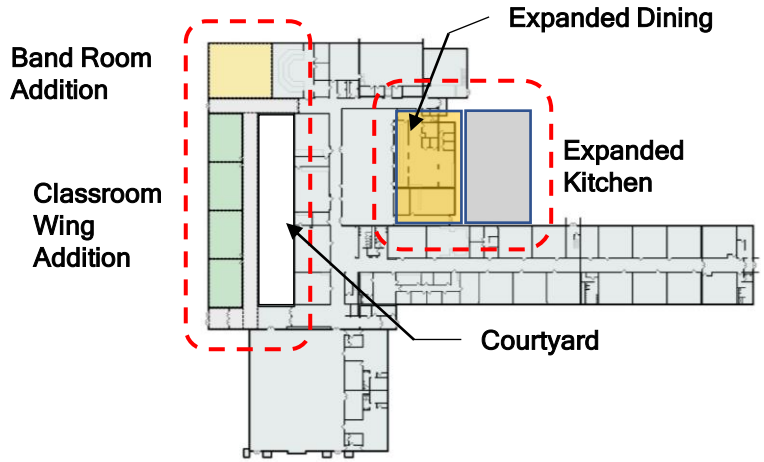
Concept 3 / MS, JHS & HS



New MS, Grades 5-6, at Bucher Road Campus

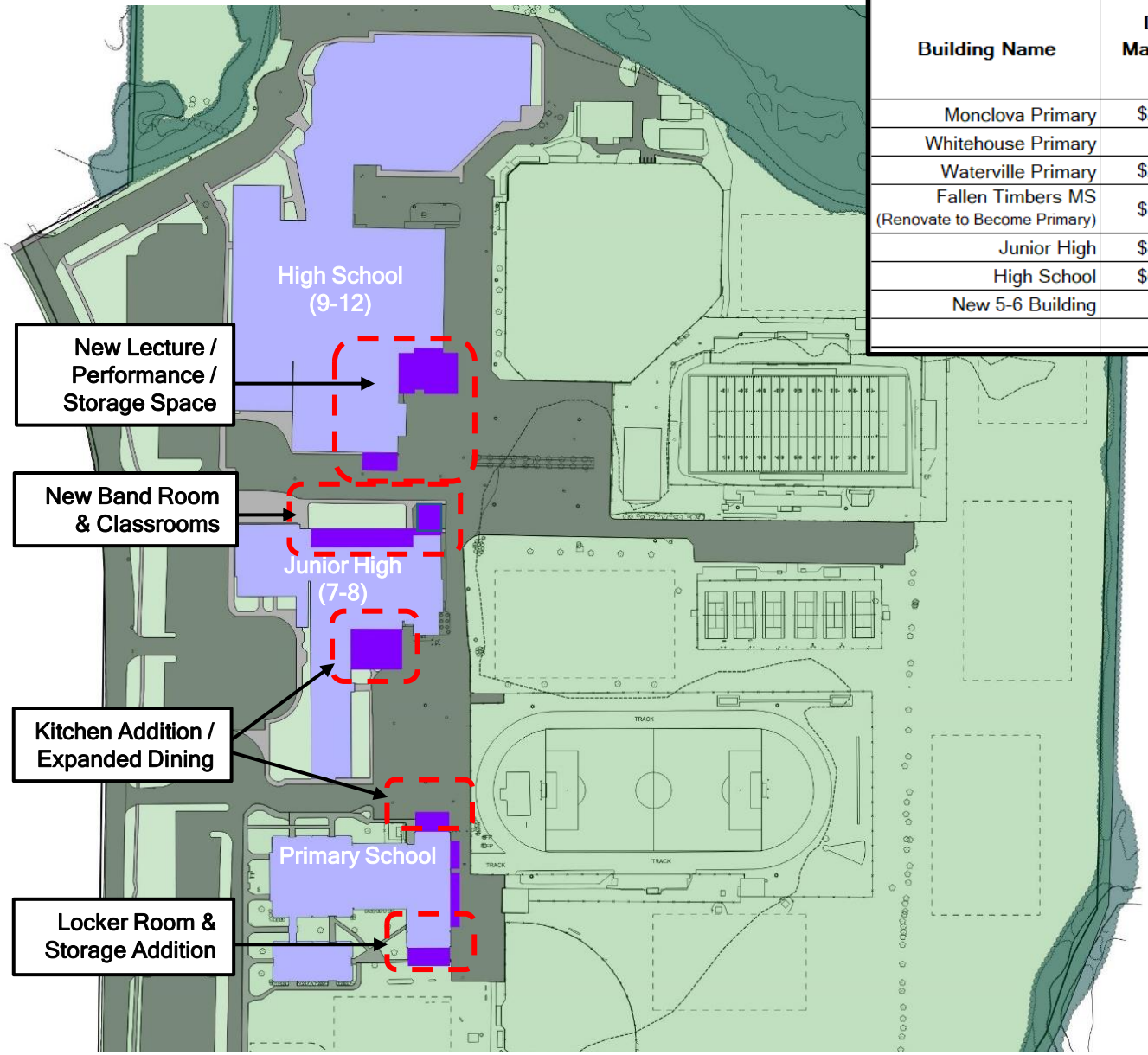


High School-w/ additions



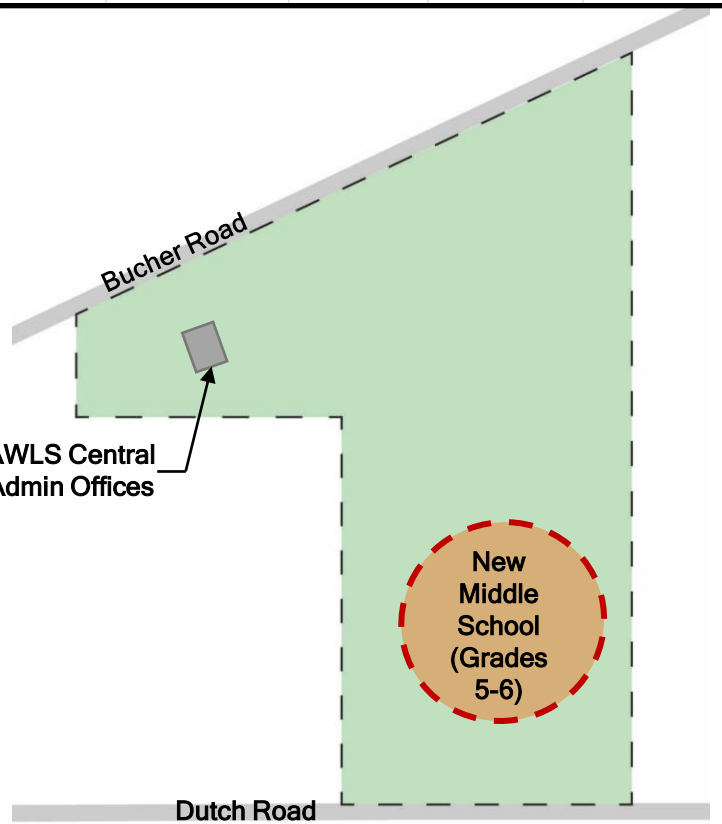
Junior High School – with Additions

Concept 3 / Finzel Road Campus Site Plan



Concept 3 - Estimate of Probable Cost

Building Name	Differed Maintenance Costs	Addition Construction Costs ($325/SF)	Site Work Costs	Total Hard Costs	Soft Costs	Total Project Costs
Monclova Primary	$2,123,089	$0	$0	$2,123,089	$530,772	$2,653,861
Whitehouse Primary	$0	$0	$0	$0	$0	$0
Waterville Primary	$2,330,434	$0	$0	$2,330,434	$582,609	$2,913,043
Fallen Timbers MS (Renovate to Become Primary)	$1,560,179	$2,868,450	$150,000	$4,578,629	$1,144,657	$5,723,286
Junior High	$3,073,717	$5,972,200	$150,000	$9,195,917	$2,298,979	$11,494,896
High School	$6,073,854	$2,850,900	$150,000	$9,074,754	$2,268,688	$11,343,442
New 5-6 Building	$0	$42,250,000	$350,000	$42,600,000	$10,650,000	$53,250,000
					TOTAL	$87,378,528



Summary of Building Estimates

Concept 1

- Deferred Maintenance at all Buildings
- Additions to Whitehouse and Waterville for ADK
- Monclova - ADK and All District Pre-K Students
- Additions to Fallen Timbers, Jr High and High Schools for Band, Classrooms, Locker Rooms and Kitchen/Dining expansion

Concept 2

- Deferred Maintenance at all Buildings
- ADK - All Primary Buildings
- All District Pre-K Students at Monclova
- Additions to Fallen Timbers (Primary Building) and Jr High for Band, Classrooms, Locker Rooms and Kitchen/Dining expansion
- New High School Building at Bucher Road

Concept 3

- Deferred Maintenance at all Buildings
- ADK - All Primary Buildings
- All District Pre-K Students at Monclova
- Additions to Fallen Timbers (Primary Building), Jr High and High School for Band, Classrooms, Locker Rooms and Kitchen/Dining expansion
- New Middle School Building at Bucher Road

Concept 1 - Estimate of Probable Cost

Building Name	Differed Maintenance Costs	Addition Construction Costs ($325/SF)	Site Work Costs	Total Hard Costs	Soft Costs	Total Project Costs
Monclova Primary	$2,123,089	$0	$0	$2,123,089	$530,772	$2,653,861
Whitehouse Primary	$0	$3,441,425	$350,000	$3,791,425	$947,856	$4,739,281
Waterville Primary	$2,330,434	$5,262,075	$350,000	$7,942,509	$1,985,627	$9,928,136
Fallen Timbers MS	$1,560,179	$2,868,450	$150,000	$4,578,629	$1,144,657	$5,723,286
Junior High	$3,073,717	$5,972,200	$150,000	$9,195,917	$2,298,979	$11,494,896
High School	$6,073,854	$2,850,900	$150,000	$9,074,754	$2,268,688	$11,343,442
					TOTAL	$45,882,903

Concept 2 - Estimate of Probable Cost

Building Name	Differed Maintenance Costs	Addition Construction Costs ($325/SF)	Site Work Costs	Total Hard Costs	Soft Costs	Total Project Costs
Monclova Primary	$2,123,089	$0	$0	$2,123,089	$530,772	$2,653,861
Whitehouse Primary	$0	$0	$0	$0	$0	$0
Waterville Primary	$2,330,434	$0	$0	$2,330,434	$582,609	$2,913,043
Fallen Timbers MS (Renovate to Become Primary)	$1,560,179	$2,868,450	$150,000	$4,578,629	$1,144,657	$5,723,286
Junior High (Renovate to Become MS)	$3,073,717	$5,972,200	$150,000	$9,195,917	$2,298,979	$11,494,896
High School (Renovate to Become JH)	$6,073,854	$0	$0	$6,073,854	$1,518,463	$7,592,317
New 9-12 Building	$0	$73,125,000	$500,000	$73,625,000	$18,406,250	$92,031,250
					TOTAL	$122,408,653

Concept 3 - Estimate of Probable Cost

Building Name	Differed Maintenance Costs	Addition Construction Costs ($325/SF)	Site Work Costs	Total Hard Costs	Soft Costs	Total Project Costs
Monclova Primary	$2,123,089	$0	$0	$2,123,089	$530,772	$2,653,861
Whitehouse Primary	$0	$0	$0	$0	$0	$0
Waterville Primary	$2,330,434	$0	$0	$2,330,434	$582,609	$2,913,043
Fallen Timbers MS (Renovate to Become Primary)	$1,560,179	$2,868,450	$150,000	$4,578,629	$1,144,657	$5,723,286
Junior High	$3,073,717	$5,972,200	$150,000	$9,195,917	$2,298,979	$11,494,896
High School	$6,073,854	$2,850,900	$150,000	$9,074,754	$2,268,688	$11,343,442
New 5-6 Building	$0	$42,250,000	$350,000	$42,600,000	$10,650,000	$53,250,000
					TOTAL	$87,378,528

Agenda

1 Introduction

2 Master Plan Timeline

3 Building Assessments

4 Community Survey Results

5 Initial Building Concepts 1,2,3

6 Initial Sports Field Concepts A,B,C

7 Next Steps

Sports Fields Overall Site Map

Sports Fields Concepts

Concept A

Concept A

Baseball

- New Synthetic Turf Infield Alternate - Base Bid - Natural Grass Field

Football

- New Stadium Re-oriented, and Elevated above Flood Plain
- Synthetic Turf Field Alternate - Base Bid - Natural Grass Field
- Press Box
- Raised Bleachers with Locker Rooms, Training Room and Storage beneath
- Perimeter Fence, Paved Walkways and Concourse

Track/Soccer/Lacrosse

- Track re-worked to accommodate full Soccer and Lacrosse Field
- New, Full Synthetic, Turf, Soccer and Lacrosse Field Alternate - Base Bid, Natural Grass Field

Locker Room Building

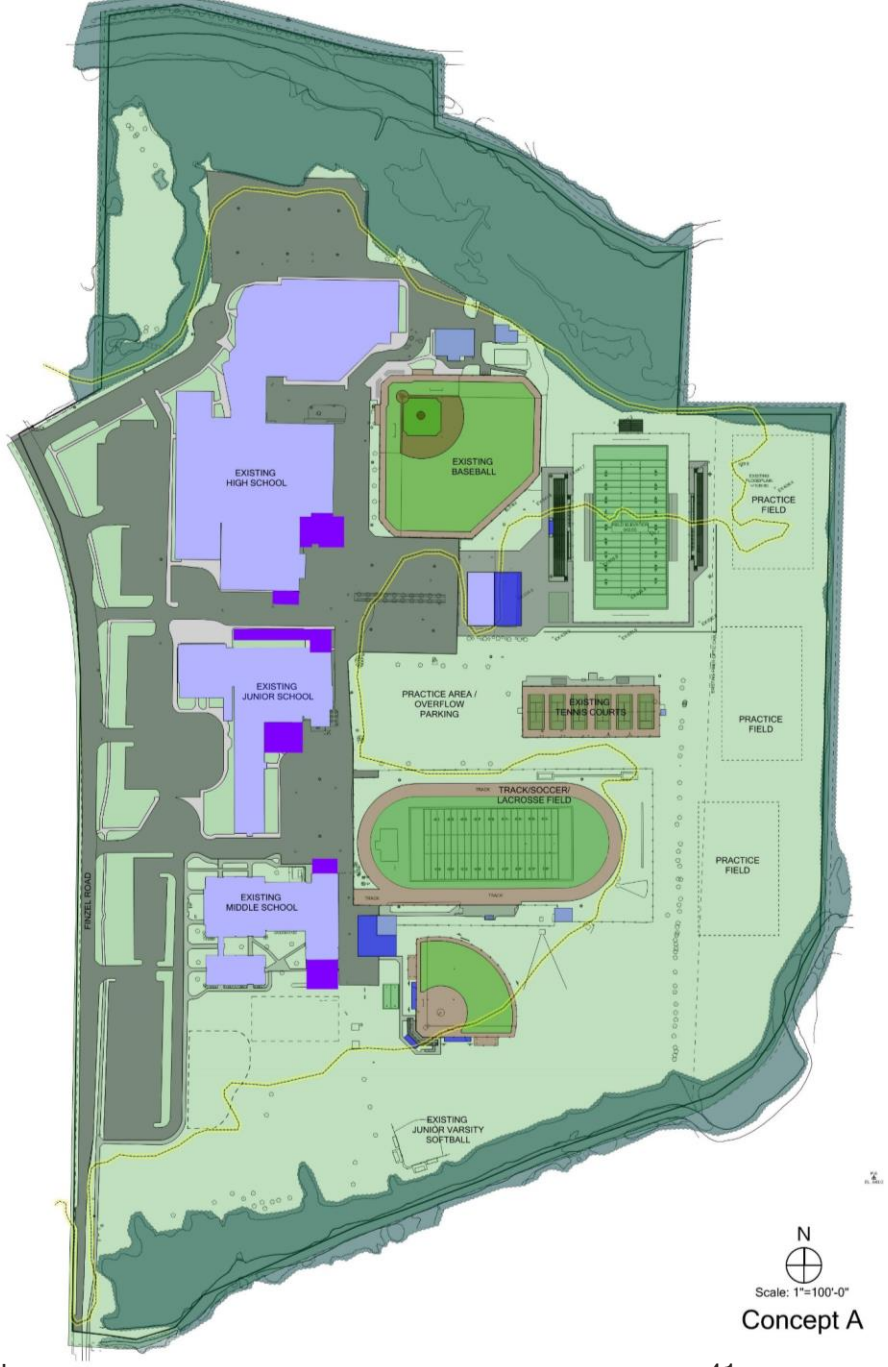
- Locker Room, Concessions, Restroom and Storage Expansion and New Golf Simulator

New Softball Complex

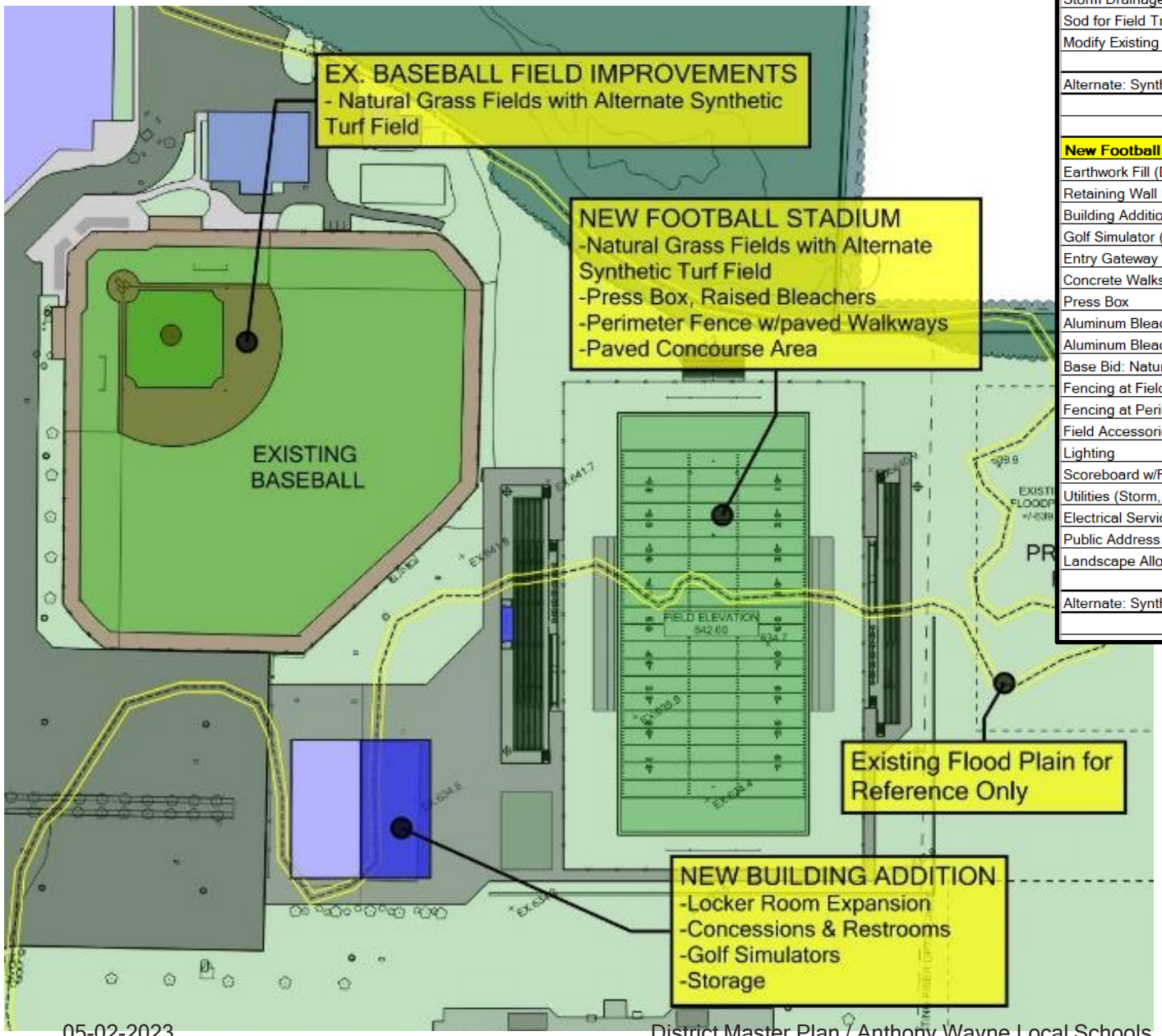
- Base Bid - Natural Grass Field w/ Bullpens - Minor Improvements
- Major Improvement Alternates Include:
- Synthetic Turf Field
- Dugouts w/Storage
- Press Box, Score Board and Paved Walkways

Building Additions

- Girls - Softball, Lacrosse and Soccer Locker Rooms
- Boys - Lacrosse and Soccer Locker Rooms
- Band Storage and General Storage and Concessions



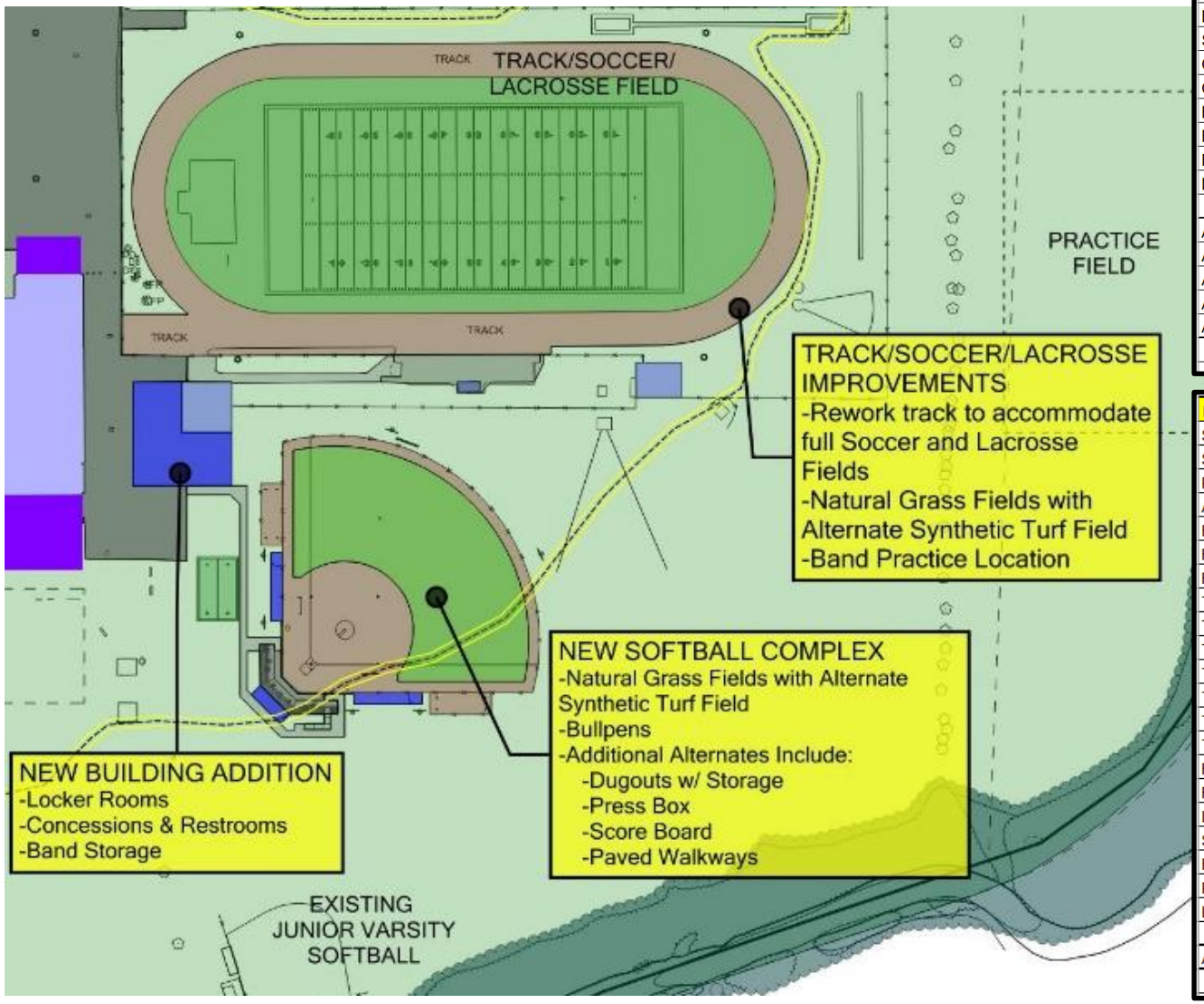
Concept A / Finzel Rd (North)



Existing Baseball Field Improvements	Quantity	Unit Cost	Unit	Total
Base Bid: Natural Grass Infield	23,000	$2	sq.ft.	$46,000
Storm Drainage - Connect to System	1	$10,000	lump sum	$10,000
Sod for Field Transition (320' x 10' Transition Zone)	3,200	$4	sq.ft.	$12,800
Modify Existing Irrigation	1	$5,000	lump sum	$5,000
Total Base Bid			TOTAL	$73,800
Alternate: Synthetic Turf Infield	23,000	$11	sq.ft.	$253,000
Total With Alternate				$326,800

New Football Stadium	Quantity	Unit Cost	Unit	Total
Earthwork Fill (Due to Flood Plain)	29,200	$15	cu.yd	$438,000
Retaining Wall (Block Wall - 880 lf x 4' ht.)	3,520	$50	s.f.f.	$176,000
Building Addition	7,300	$300	lump sum	$2,190,000
Golf Simulator (screen, net, turf, computer)	2	$50,000	each	$100,000
Entry Gateway Feature/Ticket Booth	1	$50,000	lump sum	$50,000
Concrete Walks	33,400	$6	sq.ft.	$200,400
Press Box	1	$400,000	lump sum	$400,000
Aluminum Bleachers - Elevated System (2,000 Seats)	2,000	$325	lump sum	$650,000
Aluminum Bleachers - Elev. System for Band (380)	380	$325	lump sum	$123,500
Base Bid: Natural Grass Football Field	110,000	$2	sq.ft.	$220,000
Fencing at Field Perimeter (4'Ht., Chain-Link)	1,370	$45	l.f.	$61,650
Fencing at Perimeter (6'Ht, Chain-Link)	1,500	$55	l.f.	$82,500
Field Accessories	1	$10,000	lump sum	$10,000
Lighting	6	$45,000	per pole	$270,000
Scoreboard w/Flagpole	1	$70,000	each	$70,000
Utilities (Storm, Water, Sanitary)	1	$150,000	lump sum	$150,000
Electrical Service & Teledata	1	$10,000	lump sum	$10,000
Public Address System	1	$10,000	lump sum	$10,000
Landscape Allowance (seed, mulch, plants)	1	$70,000	lump sum	$70,000
Total Base Bid			TOTAL	$5,282,050
Alternate: Synthetic Turf Football Field	110,000	$11	sq.ft.	$1,210,000
Total With Alternate				$6,492,050

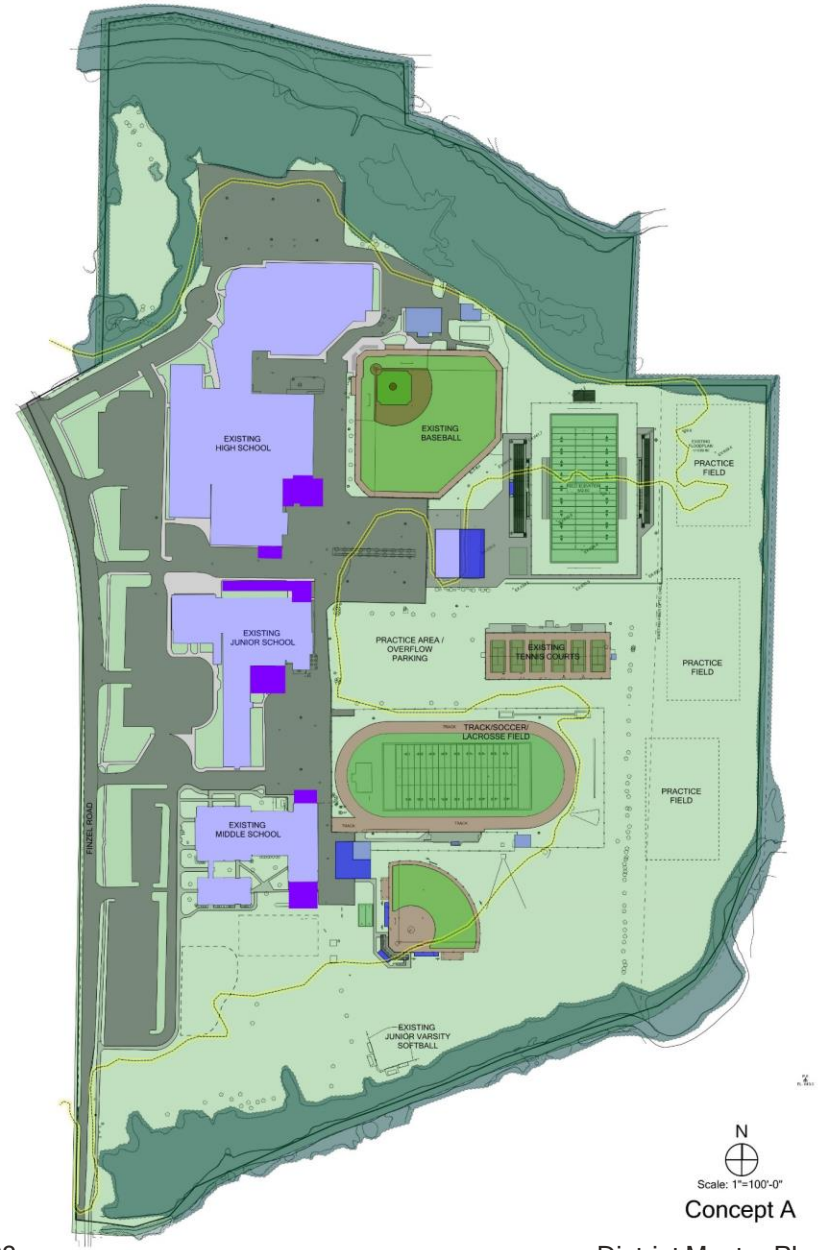
Concept A / Finzel Rd (South)



New Softball Complex	Quantity	Unit Cost	Unit	Total
Earthwork Fill (due to Flood Plain)	2,530	$15	cu.yd	$37,950
Building Addition (L.R., R.R., Concessions, Storage)	6,000	$200	lump sum	$1,200,000
Natural Grass Outfield (slit-seeding)	18,000	$2	sq.ft.	$36,000
Base Bid: Natural Grass Infield	11,000	$2	sq.ft.	$22,000
Stone Screenings (warning track)	6,000	$4	sq.ft.	$24,000
Outfield Irrigation	1	$30,000	lump sum	$30,000
Outfield Drainage	1	$60,000	lump sum	$60,000
Backstop Netting	1	$50,000	lump sum	$50,000
Fencing (8'Ht, Chain-Link)	1100	$40	l.f.	$44,000
Field Accessories	1	$10,000	lump sum	$10,000
Lighting	6	$40,000	per pole	$240,000
Total Base Bid			TOTAL	$1,753,950
Alternate: Synthetic Turf Infield	11,000	$11	sq.ft.	$121,000
Alternate: Dugouts (2)	2	$75,000	each	$150,000
Alternate: Concrete Walks	3,310	$6	sq.ft.	$19,860
Alternate: Scoreboard	1	$68,000	each	$68,000
Alternate: Press Box	1	$50,000	Lump Sum	$50,000
Total With Alternate				$2,162,810

New Soccer/Lacrosse/Track Stadium	Quantity	Unit Cost	Unit	Total
Support Building (L.R., R.R., Concessions, Storage)	6,000	$350	lump sum	$2,100,000
Storage Building (South End)	1,200	$200	lump sum	$240,000
Press Box	1	$400,000	lump sum	$400,000
Aluminum Bleachers - Elevated System (3,000 Seats)	3,000	$325	lump sum	$975,000
Base Bid: Natural Grass Field (slit-seeding)	108,000	$2	sq.yd.	$216,000
Field Irrigation & Drainage System	1	$125,000	lump sum	$125,000
Fencing at Track Perimeter (4'Ht., Chain-Link)	1,600	$45	l.f.	$72,000
Track Surfacing & Striping	59,370	$12	sq.ft.	$712,440
Track - 4" Asphalt Pavment	58,566	$3	sq.ft.	$175,698
Track - 6" Stone Base	2,170	$25	ton	$54,250
Track - Long Jump Pits/Forms/Sand/Conc Runway	1	$60,000	each	$60,000
Track - Pole Vault Forms	2	$2,000	each	$4,000
Track - Discus Net System w/Concrete Pad	1	$30,000	lump sum	$30,000
Track - Shot Put Area/Forms/Conc Pads/Stone Area	2	$35,000	lump sum	$70,000
Fencing at Perimeter (6'Ht, Chain-Link)	2,000	$55	l.f.	$110,000
Field Accessories	1	$10,000	lump sum	$10,000
Lighting	2	$45,000	per pole	$90,000
Scoreboard w/Flagpole	1	$70,000	each	$70,000
Electrical Service & Teledata	1	$10,000	lump sum	$10,000
Public Address System	1	$10,000	lump sum	$10,000
Landscape Allowance (seed, mulch, plants)	1	$70,000	lump sum	$70,000
Total Base Bid			TOTAL	$5,604,388
Alternate: Synthetic Turf Football Field	108,000	$11	sq.ft.	$1,188,000
Total With Alternate				$6,792,388

Concept A / Cost Summary



Concept A

Concept A - Estimate of Probable Cost		
SUBTOTAL		$13,604,188
Design/Estimating Contingency (10%)	$	1,360,419
General Conditions (10%)	$	1,360,419
Profit + Overhead (10%)	$	1,360,419
TOTAL HARD COSTS	**$**	**17,685,444**
A/E Design Fees (7.5%)	$	1,326,408
Civil Engineering	$	50,000
Site Survey & Soil Borings	$	15,000
Construction Testing	$	50,000
FF&E (Loose Furn, Fixtures, Equipment)	$	200,000
Owner Contingency (8%)	$	1,414,836
TOTAL SOFT COSTS	**$**	**3,056,244**
TOTAL NON-ESCALATED PROJECT COST	**$**	**20,741,688**

Alternate: Synthetic Turf Infield	23,000	$11	sq.ft.	$253,000
Alternate: Synthetic Turf Football Field	110,000	$11	sq.ft.	$1,210,000
Alternate: Synthetic Turf Infield	11,000	$11	sq.ft.	$121,000
Alternate: Dugouts (2)	2	$75,000	each	$150,000
Alternate: Concrete Walks	3,310	$6	sq.ft.	$19,860
Alternate: Scoreboard	1	$68,000	each	$68,000
Alternate: Press Box	1	$50,000	Lump Sum	$50,000
Alternate: Synthetic Turf Football Field	108,000	$11	sq.ft.	$1,188,000
TOTAL COST IN ALTERNATES				$3,059,860

Sports Fields Concepts

Concept B

Concept B / Finzel Rd Campus

Baseball

- New Synthetic Turf Infield Alternate - Base Bid - Natural Grass Field

Football

- New Stadium - N/S Orientation - Base Bid, Natural Grass Field
- Synthetic Turf Field (elevated out of flood plain) - Add Alternate
- Press Box and Athletic Lighting
- Raised Bleachers with Locker Rooms, Training Room and Storage beneath
- Perimeter Fence, Paved Walkways and Concourse

Existing Football Field

- Dedicated Band Practice, JH and Primary School Sports

Existing Locker Room Building

- Band Storage and New Golf Simulator

New End Zone Building

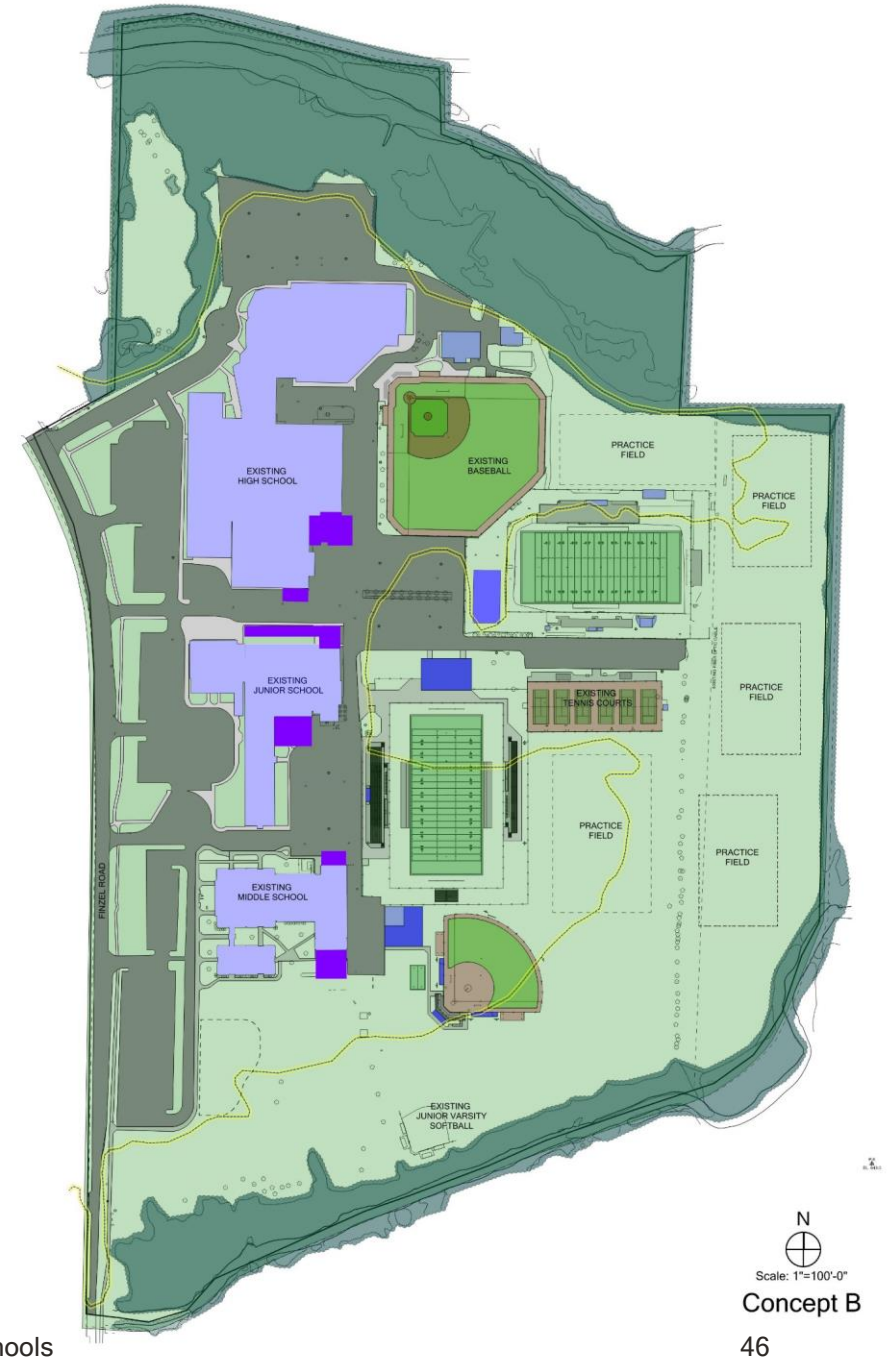
- Locker Rooms, Concessions, Restrooms and Storage

New Softball Complex

- Base Bid - Natural Grass Field w/ Bullpens - Minor Improvements
- Major Improvement Alternates Include:
- Synthetic Turf Field
- Dugouts w/Storage
- Press Box, Score Board and Paved Walkways

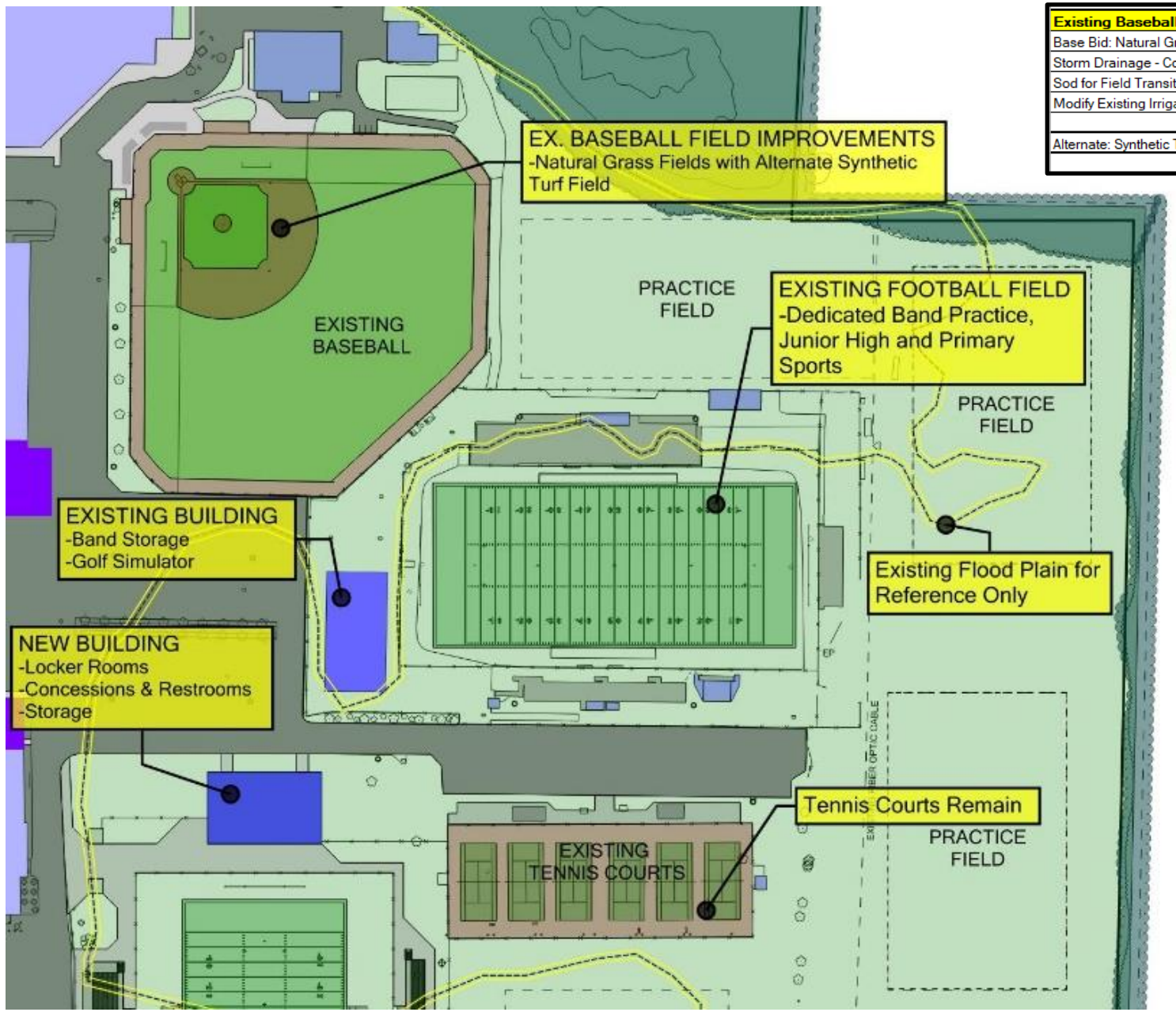
Building Additions

- Girls - Softball, Lacrosse and Soccer Locker Rooms
- Boys - Lacrosse and Soccer Locker Rooms
- Band Storage and General Storage and Concessions
- New Synthetic Turf Infield Alternate - Base Bid - Natural Grass Field



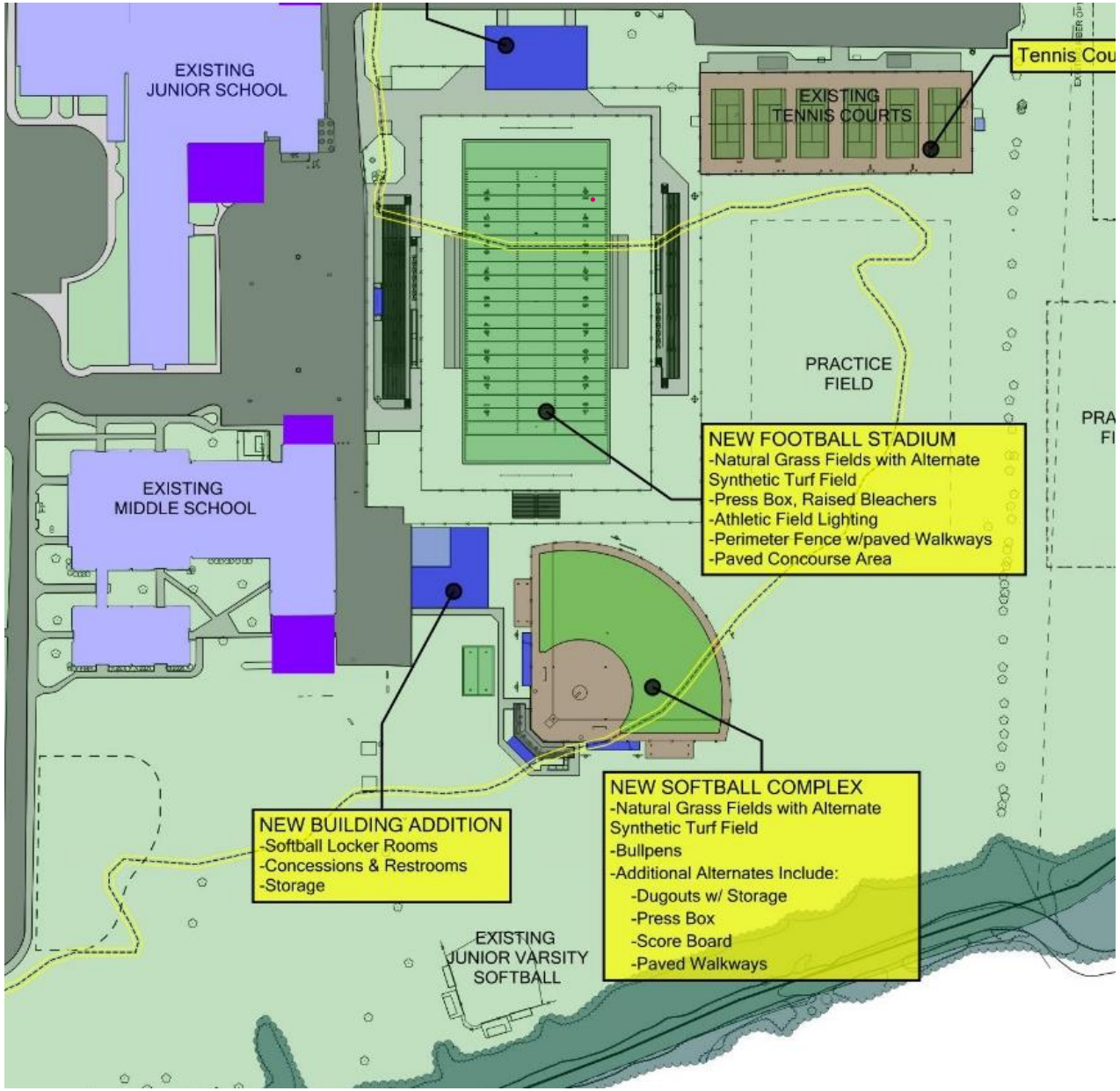
Concept B

Concept B / Finzel Rd (North)



Existing Baseball Field Improvements	Quantity	Unit Cost	Unit	Total
Base Bid: Natural Grass Infield	23,000	$2	sq.ft.	$46,000
Storm Drainage - Connect to System	1	$10,000	lump sum	$10,000
Sod for Field Transition (320' x 10' Transition Zone)	3,200	$4	sq.ft.	$12,800
Modify Existing Irrigation	1	$5,000	lump sum	$5,000
Total Base Bid			TOTAL	$73,800
Alternate: Synthetic Turf Infield	23,000	$11	sq.ft.	$253,000
Total With Alternate				$326,800

Concept B / Finzel Rd (South)



New Softball Complex	Quantity	Unit Cost	Unit	Total
Earthwork Fill (due to Flood Plain)	3,480	$15	cu.yd	$52,200
Building Addition (L.R., R.R., Concessions, Storage)	6,000	$300	lump sum	$1,800,000
Natural Grass Outfield (slit-seeding)	18,000	$2	sq.yd.	$36,000
Base Bid: Natural Grass Infield	11,000	$2	sq.ft.	$22,000
Stone Screenings (warning track)	6,000	$4	sq.ft.	$24,000
Outfield Irrigation	1	$30,000	lump sum	$30,000
Outfield Drainage	1	$60,000	lump sum	$60,000
Backstop Netting	1	$50,000	lump sum	$50,000
Fencing (8'Ht, Chain-Link)	1100	$40	l.f.	$44,000
Field Accessories	1	$10,000	lump sum	$10,000
Lighting	6	$40,000	per pole	$240,000
Total Base Bid			TOTAL	$2,368,200
Alternate: Synthetic Turf Infield	11,000	$11	sq.ft.	$121,000
Alternate: Dugouts (2)	2	$75,000	each	$150,000
Alternate: Concrete Walks	3,310	$6	sq.ft.	$19,860
Alternate: Scoreboard	1	$68,000	each	$68,000
Alternate: Press Box	1	$50,000	Lump Sum	$50,000
Total With Alternate				$2,777,060

New Football Stadium	Quantity	Unit Cost	Unit	Total
Earthwork Fill (due to Flood Plain)	14,600	$15	cu.yd	$219,000
Retaining Wall (Block Wall - 880 lf x 4' ht.)	1,760	$50	s.f.f.	$88,000
New Building (L.R., R.R, Concessions, Storage)	8,000	$250	lump sum	$2,000,000
Golf Simulator (screen, net, turf, computer)	2	$50,000	each	$100,000
Entry Gateway Feature/Ticket Booth	1	$75,000	lump sum	$75,000
Concrete Walks	24,200	$6	sq.ft.	$145,200
Press Box	1	$400,000	lump sum	$400,000
Aluminum Bleachers - Elevated System (3,000 Seats)	3,000	$325	lump sum	$975,000
Aluminum Bleachers - Elev. System for Band (380)	380	$325	lump sum	$123,500
Base Bid: Natural Grass Football Field	110,000	$2	sq.ft.	$220,000
Fencing at Field Perimeter (4'Ht., Chain-Link)	1,370	$45	l.f.	$61,650
Fencing at Perimeter (6'Ht, Chain-Link)	1,400	$55	l.f.	$77,000
Field Accessories	1	$10,000	lump sum	$10,000
Lighting	6	$45,000	per pole	$270,000
Scoreboard w/Flagpole	1	$70,000	each	$70,000
Utilities (Storm, Water, Sanitary)	1	$150,000	lump sum	$150,000
Electrical Service & Teledata	1	$10,000	lump sum	$10,000
Public Address System	1	$10,000	lump sum	$10,000
Landscape Allowance (seed, mulch, plants)	1	$70,000	lump sum	$70,000
Total Base Bid			TOTAL	$5,074,350
Alternate: Synthetic Turf Football Field	110,000	$11	sq.ft.	$1,210,000
Total With Alternate				$6,284,350

Concept B / Finzel Rd (South)

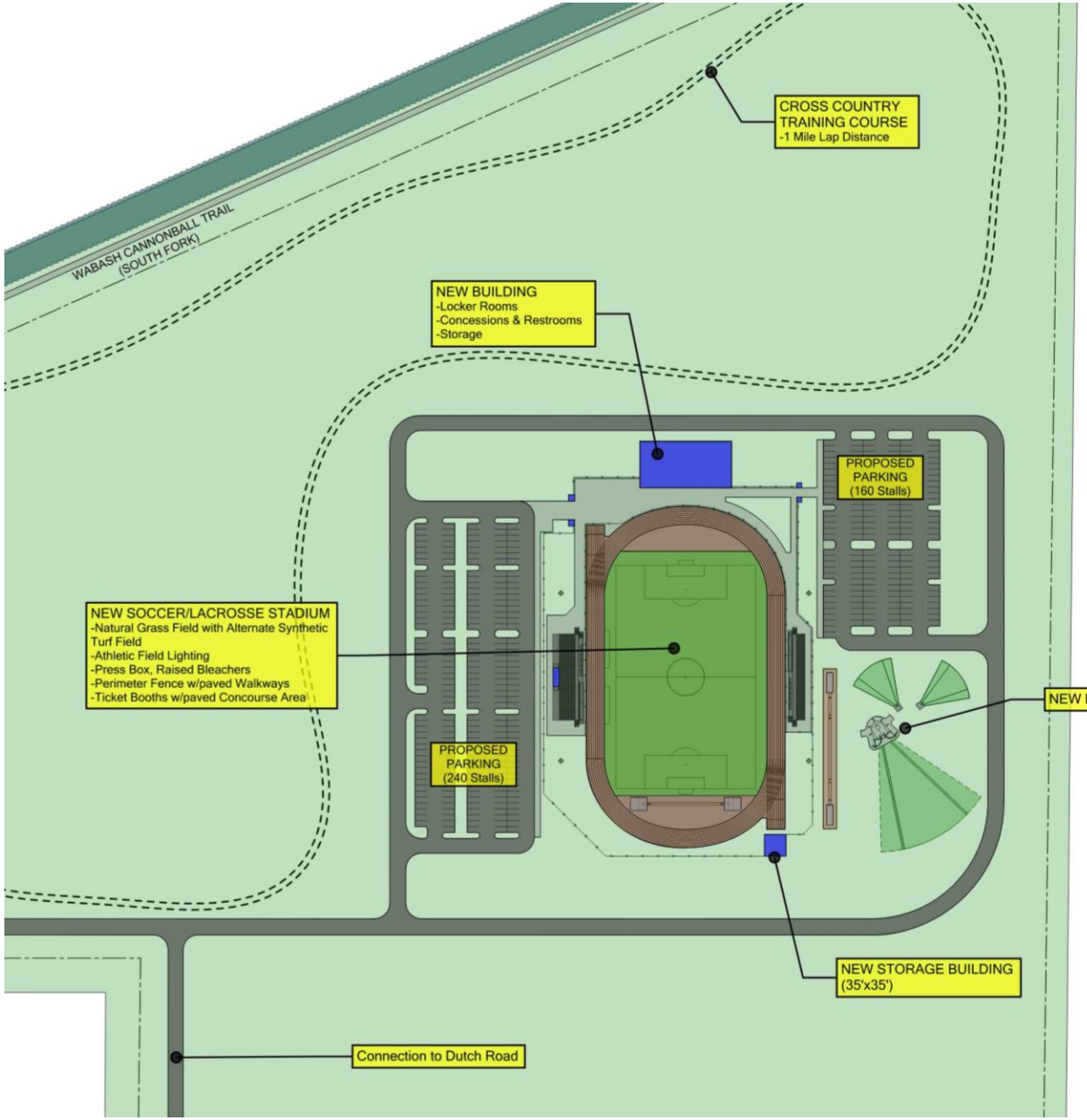
Track/Soccer/Lacrosse

- New, Full Synthetic, Turf, Soccer and Lacrosse Field Alternate - Base Bid, Natural Grass Field
- New Track
- Field Event Area and Storage Building
- Athletic Lighting
- Raised Bleachers and Press Box
- Ticket Booths and Perimeter Fencing w/ Paved Walkways/Concourse

New End Zone Building

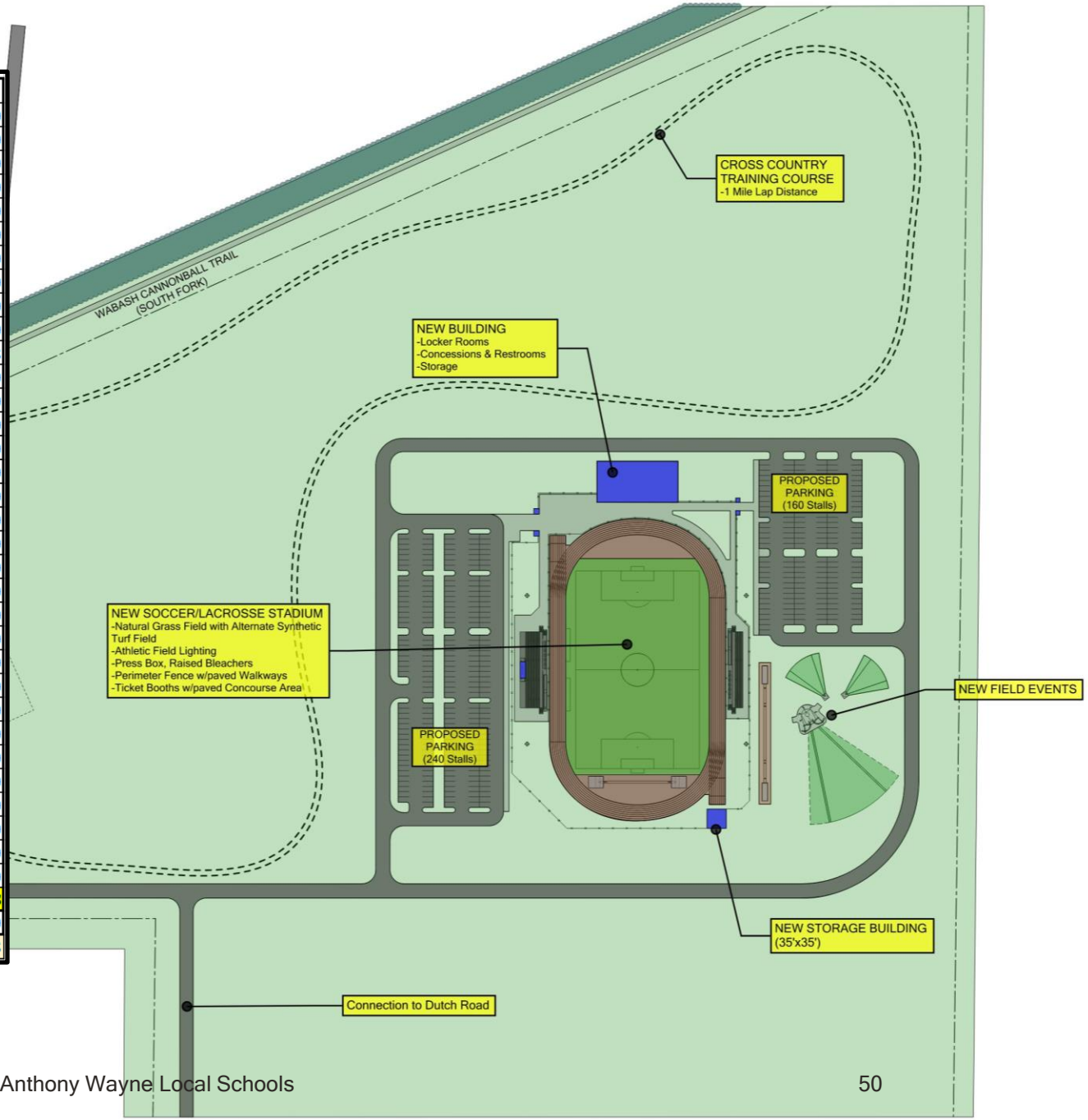
- Locker Rooms, Concessions, Restrooms and Storage

Parking and Roadways



Concept B / Bucher Rd Campus

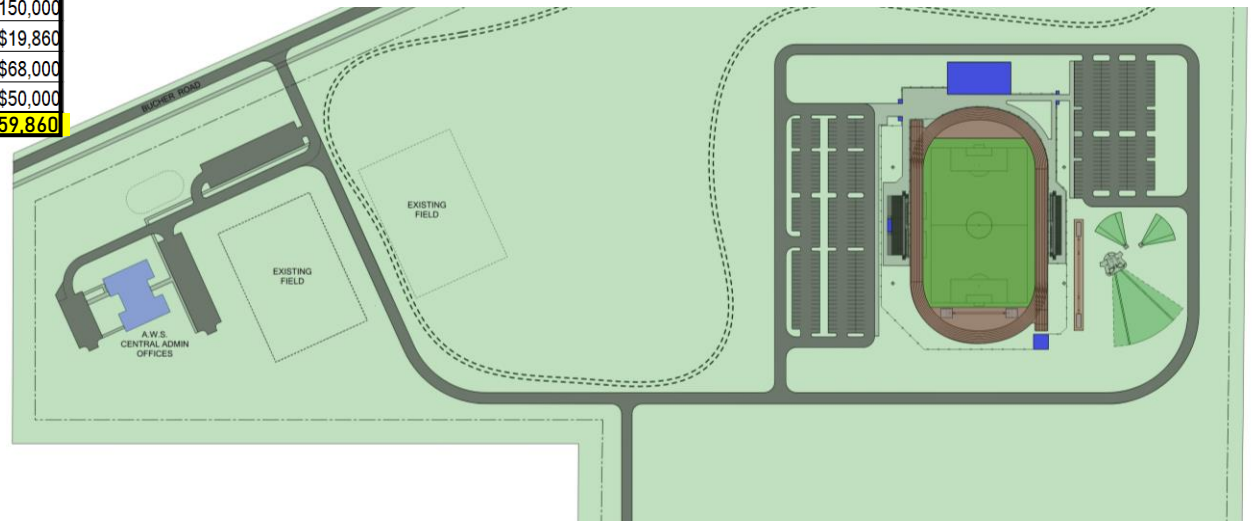
New Soccer/Lacrosse/Track Stadium - Bucher Rd	Quantity	Unit Cost	Unit	Total
Support Building (L.R., R.R., Concessions, Storage)	6,000	$350	lump sum	$2,100,000
Storage Building (South End)	1,200	$200	lump sum	$240,000
Entry Gateway Feature/Ticket Booths	1	$100,000	lump sum	$100,000
Concrete Walks	39,500	$6	sq.ft.	$237,000
Press Box	1	$400,000	lump sum	$400,000
Aluminum Bleachers - Elevated System (3,000 Seats)	3,000	$325	lump sum	$975,000
Base Bid: Natural Grass Field (slit-seeding)	108,000	$2	sq.ft.	$216,000
Field Irrigation & Drainage System	1	$125,000	lump sum	$125,000
Fencing at Track Perimeter (4'Ht., Chain-Link)	1,600	$45	l.f.	$72,000
Track Surfacing & Striping	59,370	$10	sq.ft.	$593,700
Track - 4" Asphalt Pavement	58,566	$3	sq.ft.	$175,698
Track - 6" Stone Base	2,170	$25	ton	$54,250
Track - Long Jump Pits/Forms/Sand/Conc Runway	1	$60,000	each	$60,000
Track - Pole Vault Forms	2	$2,000	each	$4,000
Track - Discus Net System w/Concrete Pad	1	$30,000	lump sum	$30,000
Track - Shot Put Area/Forms/Conc Pads/Stone Area	2	$35,000	lump sum	$70,000
Fencing at Perimeter (6'Ht, Chain-Link)	2,000	$55	l.f.	$110,000
Field Accessories	1	$10,000	lump sum	$10,000
Lighting	6	$45,000	per pole	$270,000
Scoreboard w/Flagpole	1	$70,000	each	$70,000
Electrical Service & Teledata	1	$10,000	lump sum	$10,000
Public Address System	1	$10,000	lump sum	$10,000
Landscape Allowance (seed, mulch, plants)	1	$70,000	lump sum	$70,000
Utilities - Storm Main (To Dutch Road)	2,600	$55	l.f.	$143,000
Utilities - Storm Lines	2,300	$45	l.f.	$103,500
Utilities - Storm Structures (CB,MH)	15	$2,500	each	$37,500
Utilities - Water (From Bucher Road)	1,400	$80	l.f.	$112,000
Utilities - Water (Tap Fees & 3 Fire Hydrants)	1	$20,000	lump sum	$20,000
Utilities - Sanitary (From Bucher Road)	1,100	$50	l.f.	$55,000
Utilities - Sanitary Manholes	3	$2,000	each	$6,000
Parking Stalls (paving, drainage, curb, lighting)	400	$3,500	Per Stall	$1,400,000
Asphalt Roadway (25' wide, Heavy-Duty)	5,200	$65	l.f.	$338,000
Asphalt Roadway to Dutch Road	2,200	$65	l.f.	$143,000
Total Base Bid			TOTAL	$8,360,648
Alternate: Synthetic Turf Football Field	108,000	$11	sq.ft.	$1,188,000
Total With Alternate				$9,548,648



Concept B / Finzel Rd Campus Cost Summary

Concept B - Estimate of Probable Cost		
	SUBTOTAL	$16,076,998
	Design/Estimating Contingency (10%)	$ 1,607,700
	General Conditions (10%)	$ 1,607,700
	Profit + Overhead (10%)	$ 1,607,700
	TOTAL HARD COSTS	**$ 20,900,097**
	A/E Design Fees (7.5%)	$ 1,567,507
	Civil Engineering	$ 50,000
	Site Survey & Soil Borings	$ 15,000
	Construction Testing	$ 50,000
	FF&E (Loose Furn, Fixtures, Equipment)	$ 200,000
	Owner Contingency (8%)	$ 1,672,008
	TOTAL SOFT COSTS	**$ 3,554,515**
	TOTAL NON-ESCALATED PROJECT COST	**$ 24,454,612**

Alternate: Synthetic Turf Football Field	110,000	$11	sq.ft.	$1,210,000
Alternate: Synthetic Turf Infield	23,000	$11	sq.ft.	$253,000
Alternate: Synthetic Turf Football Field	108,000	$11	sq.ft.	$1,188,000
Alternate: Synthetic Turf Infield	11,000	$11	sq.ft.	$121,000
Alternate: Dugouts (2)	2	$75,000	each	$150,000
Alternate: Concrete Walks	3,310	$6	sq.ft.	$19,860
Alternate: Scoreboard	1	$68,000	each	$68,000
Alternate: Press Box	1	$50,000	Lump Sum	$50,000
TOTAL COST IN ALTERNATES				$3,059,860



Sports Fields Concepts

Concept C

Concept C / Bucher Rd Campus

Baseball/Softball Complex

- Synthetic Turf Fields Alternate - Base Bid, Natural Grass Fields
- Bullpens and Dugouts w/ Storage
- Batting Cages - 2 Tunnels each
- Combo Press Box, Restrooms, Storage and Concessions
- Bleachers and Scoreboard - Each Field
- Paved Walkways

Track/Soccer/Lacrosse

- New Track
- Field Event Area and Storage Building
- Full Soccer and Lacrosse Field - Synthetic Turf Alternate
- Base Bid, Natural Grass Field
- Athletic Lighting
- Raised Bleachers and Press Box
- Ticket Booths and Perimeter Fencing w/ Paved Walkways/Concourse

Tennis Complex

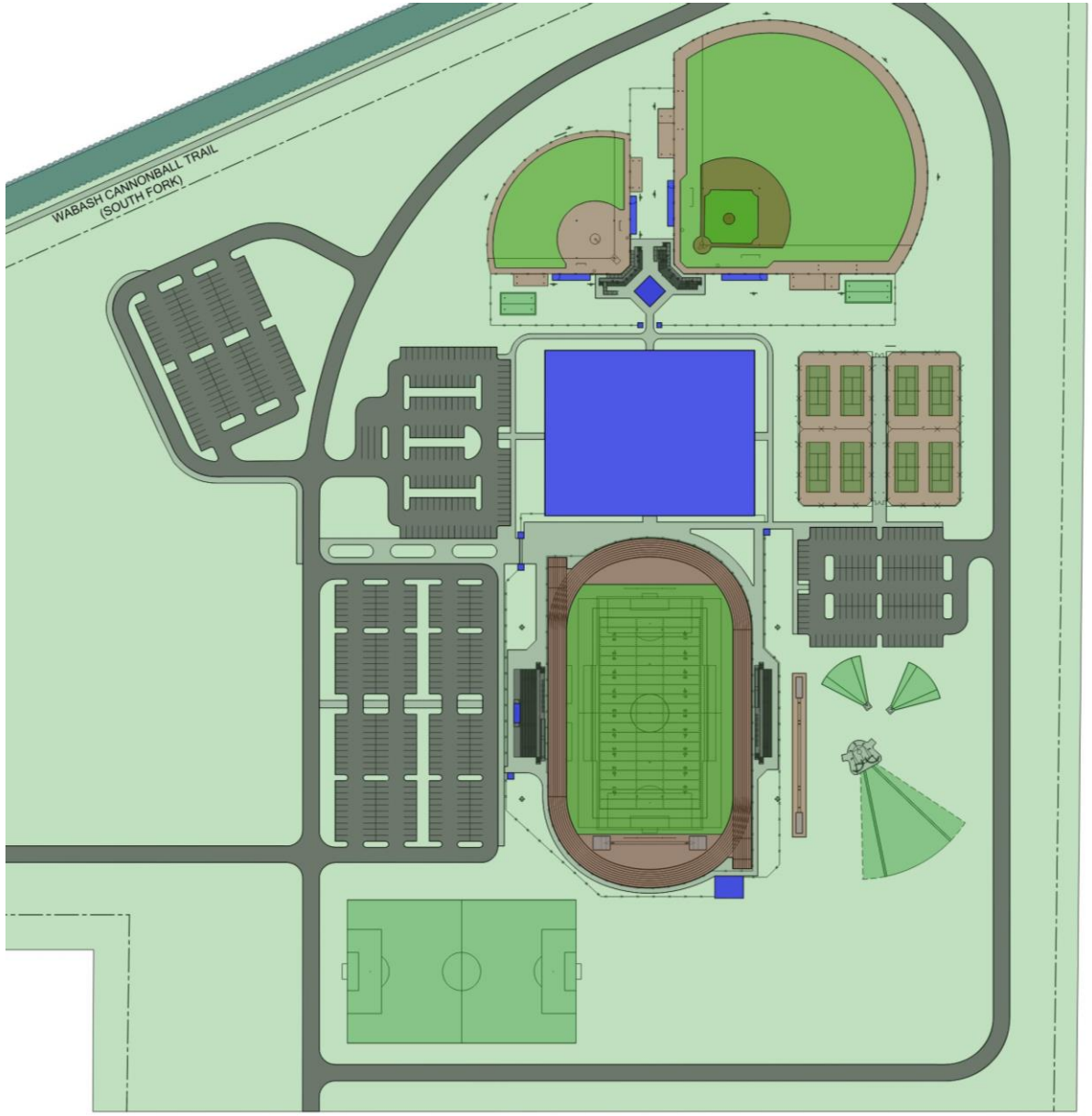
- 6 Courts, 12' High Fencing w/ Windscreens and Lighting

New Fieldhouse Building

Practice Fields

Cross Country Course

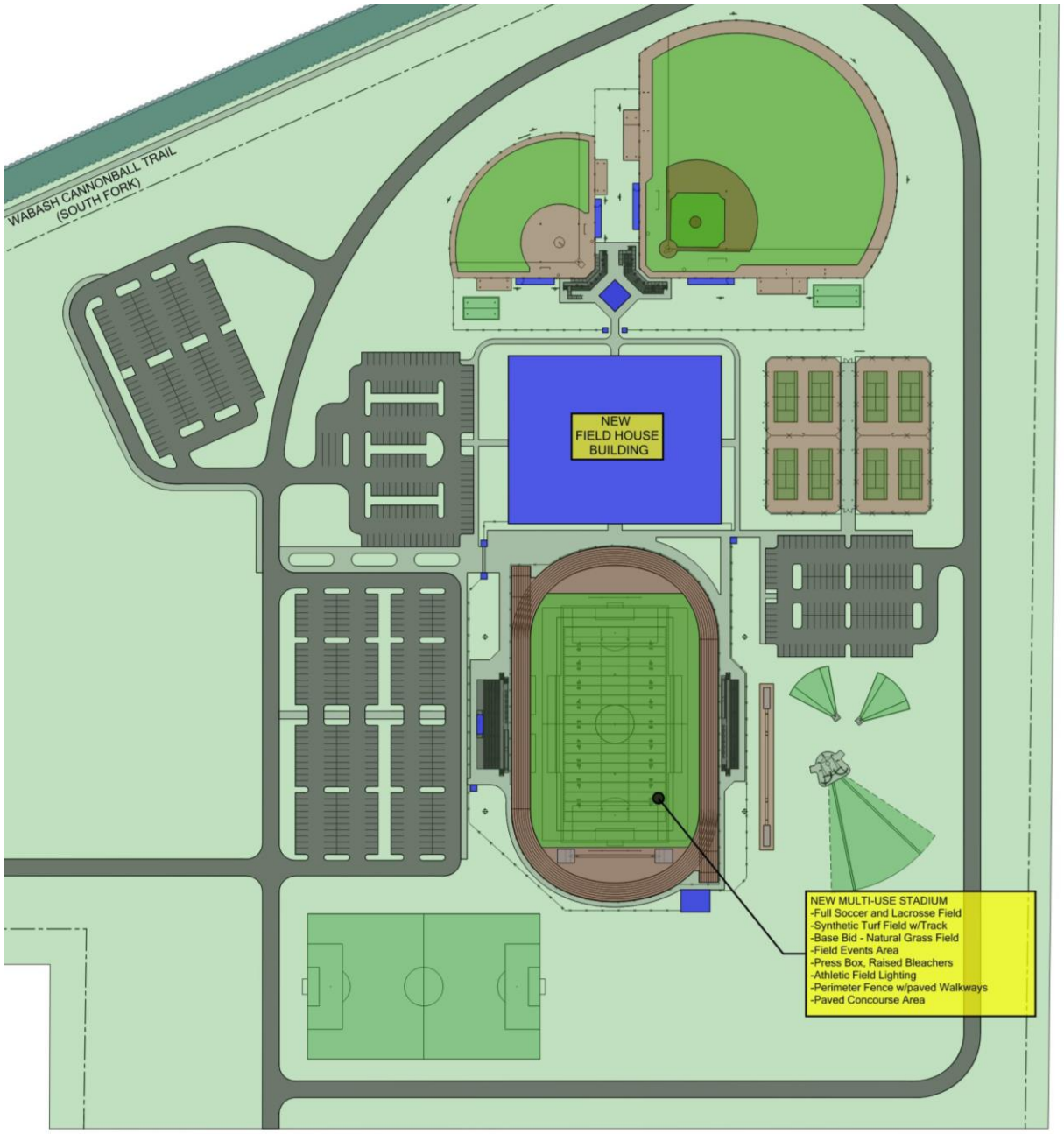
Parking and Roadways



Concept C / Bucher Rd Campus

New Fieldhouse	Quantity	Unit Cost	Unit	Total
Building	86,000	$220	lump sum	$18,920,000
Golf Simulator (screen, net, turf, computer)	2	$50,000	each	$100,000
Concrete Walks	5,000	$6	sq.ft.	$30,000
Utilities (Storm, Water, Sanitary)	1	$200,000	lump sum	$200,000
Electrical Service & Teledata	1	$10,000	lump sum	$10,000
Landscape Allowance (seed, mulch, plants)	1	$25,000	lump sum	$25,000
			TOTAL	$19,285,000

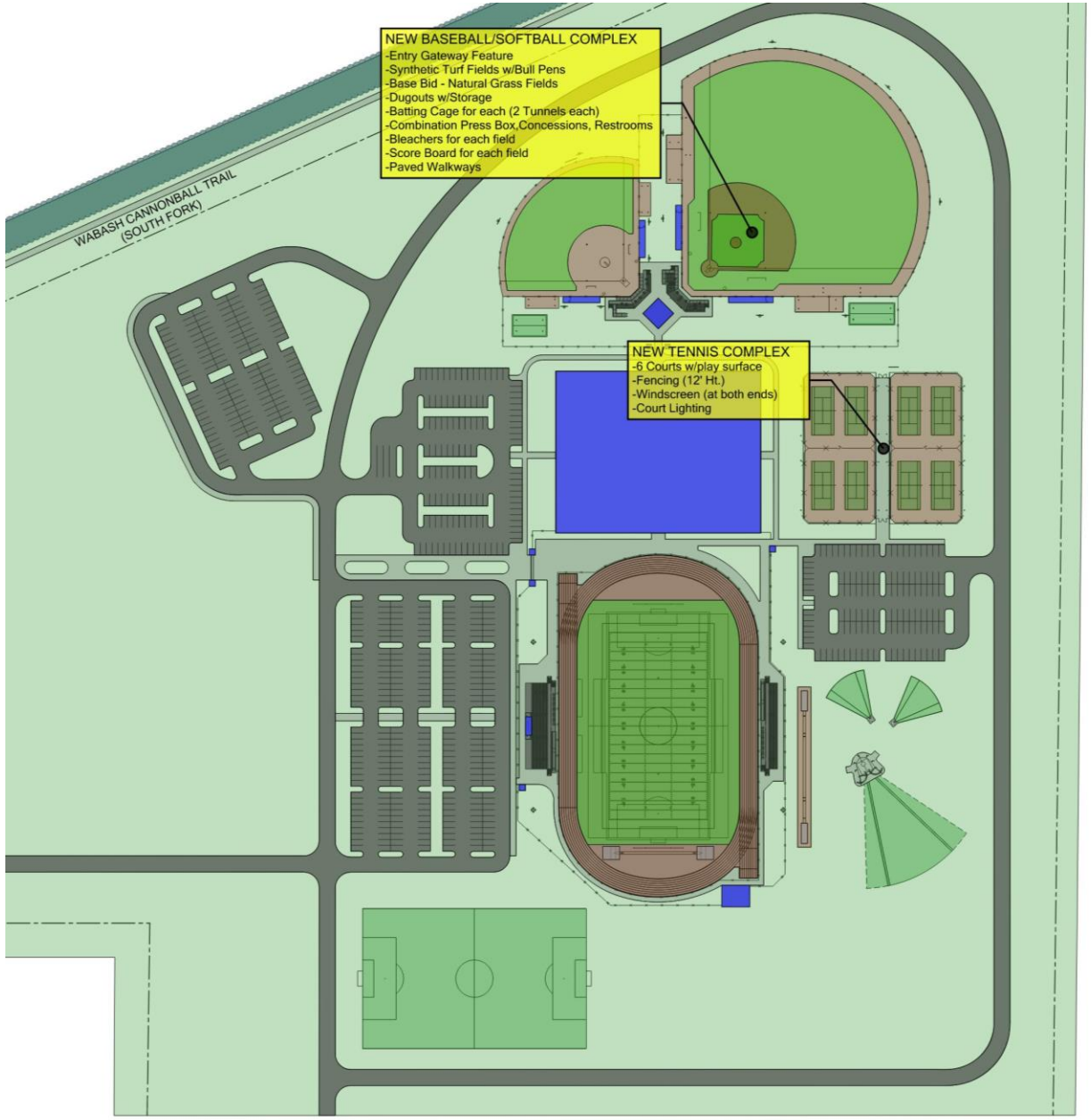
New Multi-Use Stadium	Quantity	Unit Cost	Unit	Total
Entry Gateway Feature/Ticket Booths	1	$100,000	lump sum	$100,000
Storage Building (South End)	1,200	$200	lump sum	$240,000
Concrete Walks (within Stadium Area)	33,220	$6	sq.ft.	$199,320
Press Box	1	$400,000	lump sum	$400,000
Aluminum Bleachers - Elevated System (3,000 Seats)	3,000	$325	lump sum	$975,000
Aluminum Bleachers - Elev. System for Band (380)	380	$325	lump sum	$123,500
Base Bid: Natural Grass Football Field	110,000	$2	sq.ft.	$220,000
Fencing at Field Perimeter (4'Ht., Chain-Link)	1,370	$45	l.f.	$61,650
Track Surfacing & Striping	59,370	$10	sq.ft.	$593,700
Track - 4" Asphalt Pavement	58,566	$3	sq.ft.	$175,698
Track - 6" Stone Base	2,170	$25	ton	$54,250
Track - Long Jump Pits/Forms/Sand/Conc Runway	1	$60,000	each	$60,000
Track - Pole Vault Forms	2	$2,000	each	$4,000
Track - Discus Net System w/Concrete Pad	1	$30,000	lump sum	$30,000
Track - Shot Put Area/Forms/Conc Pads/Stone Area	2	$35,000	lump sum	$70,000
Fencing at Perimeter (6'Ht, Chain-Link)	1,550	$55	l.f.	$85,250
Field Accessories	1	$10,000	lump sum	$10,000
Lighting	6	$45,000	per pole	$270,000
Scoreboard w/Flagpole	1	$70,000	each	$70,000
Utilities (Storm, Water, Sanitary)	1	$150,000	lump sum	$150,000
Electrical Service & Teledata	1	$10,000	lump sum	$10,000
Public Address System	1	$10,000	lump sum	$10,000
Landscape Allowance (seed, mulch, plants)	1	$70,000	lump sum	$70,000
Total Base Bid			TOTAL	$3,982,368
Alternate: Synthetic Turf Football Field	110,000	$11	sq.ft.	$1,210,000
Total With Alternate				$5,192,368



Concept C / Bucher Rd Campus

New Softball/Baseball Complex	Quantity	Unit Cost	Unit	Total
Entry Gateway Feature/Ticket Booths	1	$40,000	lump sum	$40,000
Press Box (Restroom, Concessions, Storage)	1300	$250	Lump Sum	$325,000
Storage Building (South End)	1,500	$200	lump sum	$300,000
Concrete Walks (within Ball Complex)	6,800	$6	sq.ft.	$40,800
Fencing at Perimeter of Complex (6'Ht, Chain-Link)	1,000	$55	l.f.	$55,000
Base Bid: S-Natural Grass Field	46,000	$2	sq.ft.	$92,000
S-Dugouts (2)	2	$75,000	each	$150,000
S-Backstop Netting	1	$50,000	lump sum	$50,000
S-Fencing for Ballfield (8'Ht, Chain-Link)	800	$65	l.f.	$52,000
S-Field Accessories	1	$10,000	lump sum	$10,000
S-LED Sports Lighting	6	$40,000	per pole	$240,000
S-Scoreboard	1	$68,000	each	$68,000
S-Bleacher Seating (Elevated System)	100	$325	per seat	$32,500
S-Batting Cage (Turf on Conc Base, Net System, Power)	1	$40,000	Lump Sum	$40,000
Base Bid: B-Natural Grass Field	145,000	$2	sq.ft.	$290,000
B-Dugouts (2)	2	$85,000	each	$170,000
B-Backstop Netting	1	$75,000	lump sum	$75,000
B-Fencing for Ballfield (8'Ht, Chain-Link)	1100	$65	l.f.	$71,500
B-Field Accessories	1	$10,000	lump sum	$10,000
B-LED Sports Lighting	7	$40,000	per pole	$280,000
B-Scoreboard	1	$35,000	each	$35,000
B-Bleacher Seating (Elevated System)	100	$325	per seat	$32,500
B-Batting Cage (Turf on Conc Base, Net System, Power)	1	$60,000	Lump Sum	$60,000
Utilities (Storm, Water, Sanitary)	1	$50,000	lump sum	$50,000
Landscape Allowance (seed, mulch, plants)	1	$30,000	lump sum	$30,000
			TOTAL	$2,599,300
Alternate: S-Synthetic Turf Field	46,000	$11	sq.ft.	$506,000
Alternate: B-Synthetic Turf Field	145,000	$11	sq.ft.	$1,595,000
Total With Alternate				$4,700,300

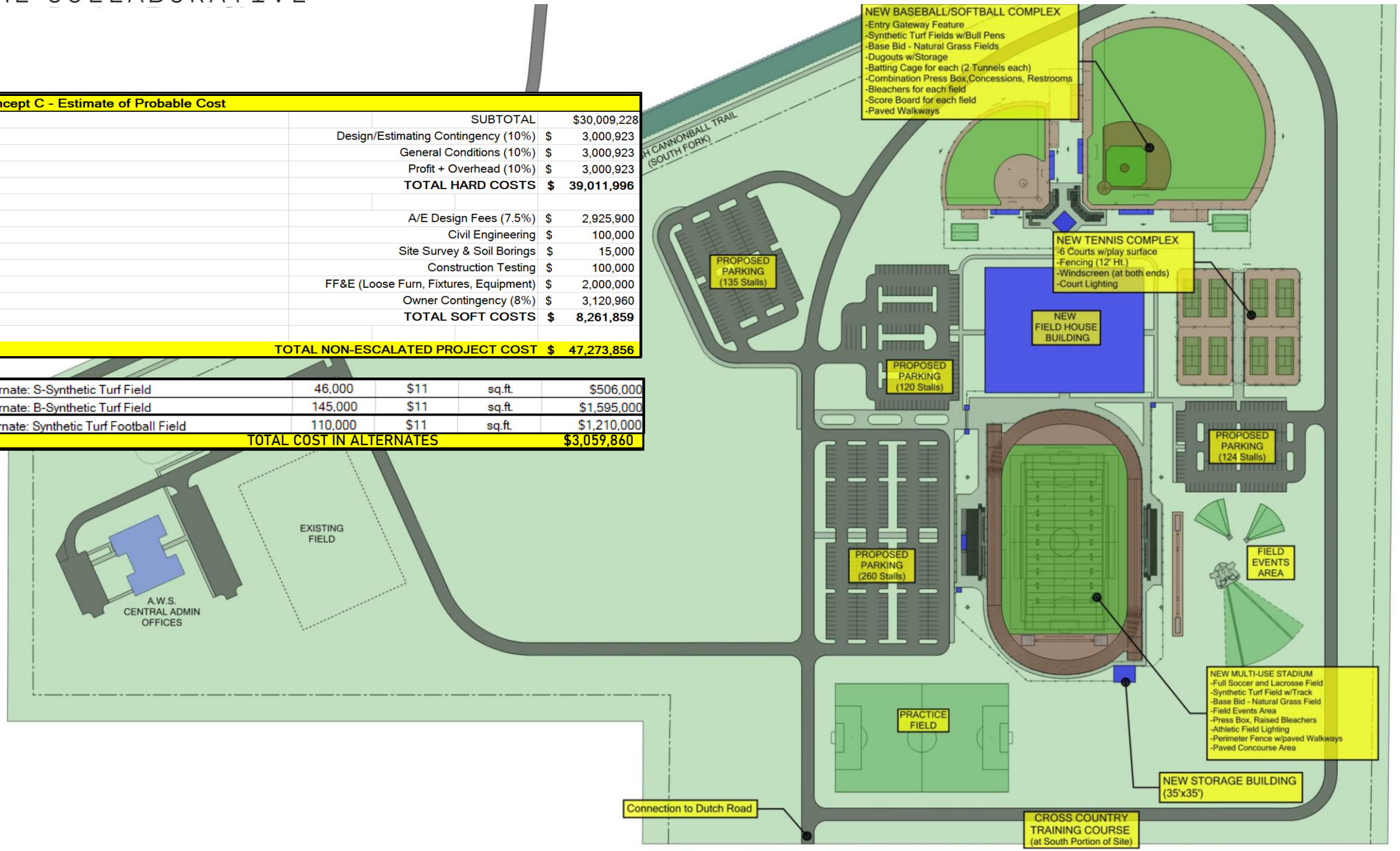
New Tennis Complex (6 Courts)	Quantity	Unit Cost	Unit	Total
Concrete Walks	600	$6	sq.ft.	$3,600
4" Asphalt Pavement for Tennis surface	31,042	$3	sq.ft.	$93,126
6" Stone Base	1,150	$25	ton	$28,750
Tennis Play Surface Coating/Court Striping	31,042	$2	sq.ft.	$62,084
Tennis Court Asphalt Joints (1" Deep)	2,000	$5	lump sum	$10,000
Net System - Set of 2 (Post, Footing, & Net)	6	$5,000	each	$30,000
Court Fencing (12' 'Ht, Chain-Link)	1600	$100	l.f.	$160,000
Chain-Link Gates	8	$1,500	each	$12,000
LED Sports Lighting	12	$35,000	per pole	$420,000
Windscreen	6000	$25	sq.ft.	$150,000
Landscape Allowance (seed, mulch, plants)	1	$20,000	lump sum	$20,000
			TOTAL	$989,560



Concept C / Bucher Rd Campus Cost Summary

Concept C - Estimate of Probable Cost		
	SUBTOTAL	$30,009,228
	Design/Estimating Contingency (10%)	$ 3,000,923
	General Conditions (10%)	$ 3,000,923
	Profit + Overhead (10%)	$ 3,000,923
	TOTAL HARD COSTS	**$ 39,011,996**
	A/E Design Fees (7.5%)	$ 2,925,900
	Civil Engineering	$ 100,000
	Site Survey & Soil Borings	$ 15,000
	Construction Testing	$ 100,000
	FF&E (Loose Furn, Fixtures, Equipment)	$ 2,000,000
	Owner Contingency (8%)	$ 3,120,960
	TOTAL SOFT COSTS	**$ 8,261,859**
	TOTAL NON-ESCALATED PROJECT COST	**$ 47,273,856**

Alternate: S-Synthetic Turf Field	46,000	$11	sq.ft.	$506,000
Alternate: B-Synthetic Turf Field	145,000	$11	sq.ft.	$1,595,000
Alternate: Synthetic Turf Football Field	110,000	$11	sq.ft.	$1,210,000
TOTAL COST IN ALTERNATES				$3,059,860



Summary / Sports Fields Concepts

Concept A

- Baseball
  - New Turf Infield Alternate - Base Bid - Natural Grass Field
- Football
  - New Stadium Re-oriented, and Elevated above Flood Plain
  - Synthetic Turf Field Alternate - Base Bid - Natural Grass Field
  - Press Box
  - Raised Bleachers with Locker Rooms, Training Room and Storage beneath
  - Perimeter Fence, Paved Walkways and Concourse
- Track/Soccer/Lacrosse
  - Track re-worked to accommodate full Soccer and Lacrosse Field
  - New, Full Synthetic, Turf, Soccer and Lacrosse Field Alternate - Base Bid, Natural Grass Field
- Locker Room Building
  - Locker Room, Concessions, Restroom and Storage Expansion and New Golf Simulator
- New Softball Complex
  - Base Bid - Natural Grass Field w/ Bullpens - Minor Improvements
  - Major Improvement Alternates Include:
  - Synthetic Turf Field
  - Dugouts w/Storage
  - Press Box, Score Board and Paved Walkways
- Building Additions
  - Girls - Softball, Lacrosse and Soccer Locker Rooms
  - Boys - Lacrosse and Soccer Locker Rooms
  - Band Storage and General Storage and Concessions

Concept B / Finzel Rd Campus

- Baseball
  - New Turf Infield Alternate - Base Bid - Natural Grass Field
- Football
  - New Stadium - N/S Orientation - Base Bid, Natural Grass Field
  - Synthetic Turf Field (elevated out of flood plain) - Add Alternate
  - Press Box and Athletic Lighting
  - Raised Bleachers with Locker Rooms, Training Room and Storage beneath
  - Perimeter Fence, Paved Walkways and Concourse
- Existing Football Field - Dedicated Band Practice, JH and Primary Sports
- Existing Locker Room Building
  - Band Storage and New Golf Simulator
- New End Zone Building
  - Locker Rooms, Concessions, Restrooms and Storage
- New Softball Complex
  - Base Bid - Natural Grass Field w/ Bullpens - Minor Improvements
  - Major Improvement Alternates Include:
  - Synthetic Turf Field
  - Dugouts w/Storage
  - Press Box, Score Board and Paved Walkways
- Building Additions
  - Girls - Softball, Lacrosse and Soccer Locker Rooms
  - Boys - Lacrosse and Soccer Locker Rooms
  - Band Storage and General Storage and Concessions

Concept B / Bucher Rd Campus

- Track/Soccer/Lacrosse
  - New, Full Synthetic, Turf, Soccer and Lacrosse Field Alternate
  - - Base Bid, Natural Grass Field
  - New Track
  - Field Event Area and Storage Building
  - Athletic Lighting
  - Raised Bleachers and Press Box
  - Ticket Booths and Perimeter Fencing w/ Paved Walkways/Concourse
- New End Zone Building
  - Locker Rooms, Concessions, Restrooms and Storage
- Parking and Roadways

Concept C / Bucher Rd Campus

- Baseball/Softball Complex
  - Synthetic Turf Fields Alternate - Base Bid, Natural Grass Fields
  - Bullpens and Dugouts w/ Storage
  - Batting Cages - 2 Tunnels each
  - Combo Press Box, Restrooms, Storage and Concessions
  - Bleachers and Scoreboard - Each Field
  - Paved Walkways
- Track/Soccer/Lacrosse
  - New Track
  - Field Event Area and Storage Building
  - Full Soccer and Lacrosse Field - Synthetic Turf Alternate - Base Bid, Natural Grass Field
  - Athletic Lighting
  - Raised Bleachers and Press Box
  - Ticket Booths and Perimeter Fencing w/ Paved Walkways/Concourse
- Tennis Complex
  - 6 Courts, 12' High Fencing w/ Windscreens and Lighting
- New Fieldhouse Building
- Practice Fields
- Cross Country Course
- Parking and Roadways

Concept A - Estimate of Probable Cost		
SUBTOTAL		$13,604,188
Design/Estimating Contingency (10%)	$	1,360,419
General Conditions (10%)	$	1,360,419
Profit + Overhead (10%)	$	1,360,419
TOTAL HARD COSTS	**$**	**17,685,444**
A/E Design Fees (7.5%)	$	1,326,408
Civil Engineering	$	50,000
Site Survey & Soil Borings	$	15,000
Construction Testing	$	50,000
FF&E (Loose Furn, Fixtures, Equipment)	$	200,000
Owner Contingency (8%)	$	1,414,836
TOTAL SOFT COSTS	**$**	**3,056,244**
TOTAL NON-ESCALATED PROJECT COST	**$**	**20,741,688**

Concept B - Estimate of Probable Cost		
SUBTOTAL		$16,076,998
Design/Estimating Contingency (10%)	$	1,607,700
General Conditions (10%)	$	1,607,700
Profit + Overhead (10%)	$	1,607,700
TOTAL HARD COSTS	**$**	**20,900,097**
A/E Design Fees (7.5%)	$	1,567,507
Civil Engineering	$	50,000
Site Survey & Soil Borings	$	15,000
Construction Testing	$	50,000
FF&E (Loose Furn, Fixtures, Equipment)	$	200,000
Owner Contingency (8%)	$	1,672,008
TOTAL SOFT COSTS	**$**	**3,554,515**
TOTAL NON-ESCALATED PROJECT COST	**$**	**24,454,612**

Concept C - Estimate of Probable Cost		
SUBTOTAL		$30,009,228
Design/Estimating Contingency (10%)	$	3,000,923
General Conditions (10%)	$	3,000,923
Profit + Overhead (10%)	$	3,000,923
TOTAL HARD COSTS	**$**	**39,011,996**
A/E Design Fees (7.5%)	$	2,925,900
Civil Engineering	$	100,000
Site Survey & Soil Borings	$	15,000
Construction Testing	$	100,000
FF&E (Loose Furn, Fixtures, Equipment)	$	2,000,000
Owner Contingency (8%)	$	3,120,960
TOTAL SOFT COSTS	**$**	**8,261,859**
TOTAL NON-ESCALATED PROJECT COST	**$**	**47,273,856**

Cost Summary / Building & Sports Fields

Additions to Buildings - ADK

Concept 1 - Estimate of Probable Cost

Building Name	Differed Maintenance Costs	Addition Construction Costs ($325/SF)	Site Work Costs	Total Hard Costs	Soft Costs	Total Project Costs
Monclova Primary	$2,123,089	$0	$0	$2,123,089	$530,772	$2,653,861
Whitehouse Primary	$0	$3,441,425	$350,000	$3,791,425	$947,856	$4,739,281
Waterville Primary	$2,330,434	$5,262,075	$350,000	$7,942,509	$1,985,627	$9,928,136
Fallen Timbers MS	$1,560,179	$2,868,450	$150,000	$4,578,629	$1,144,657	$5,723,286
Junior High	$3,073,717	$5,972,200	$150,000	$9,195,917	$2,298,979	$11,494,896
High School	$6,073,854	$2,850,900	$150,000	$9,074,754	$2,268,688	$11,343,442
					TOTAL	$45,882,903

Additions to Upper Grades/New High School & ADK

Concept 2 - Estimate of Probable Cost

Building Name	Differed Maintenance Costs	Addition Construction Costs ($325/SF)	Site Work Costs	Total Hard Costs	Soft Costs	Total Project Costs
Monclova Primary	$2,123,089	$0	$0	$2,123,089	$530,772	$2,653,861
Whitehouse Primary	$0	$0	$0	$0	$0	$0
Waterville Primary	$2,330,434	$0	$0	$2,330,434	$582,609	$2,913,043
Fallen Timbers MS (Renovate to Become Primary)	$1,560,179	$2,868,450	$150,000	$4,578,629	$1,144,657	$5,723,286
Junior High (Renovate to Become MS)	$3,073,717	$5,972,200	$150,000	$9,195,917	$2,298,979	$11,494,896
High School (Renovate to Become JH)	$6,073,854	$0	$0	$6,073,854	$1,518,463	$7,592,317
New 9-12 Building	$0	$73,125,000	$500,000	$73,625,000	$18,406,250	$92,031,250
					TOTAL	$122,408,653

Additions to Upper Grades/New Middle School & ADK

Concept 3 - Estimate of Probable Cost

Building Name	Differed Maintenance Costs	Addition Construction Costs ($325/SF)	Site Work Costs	Total Hard Costs	Soft Costs	Total Project Costs
Monclova Primary	$2,123,089	$0	$0	$2,123,089	$530,772	$2,653,861
Whitehouse Primary	$0	$0	$0	$0	$0	$0
Waterville Primary	$2,330,434	$0	$0	$2,330,434	$582,609	$2,913,043
Fallen Timbers MS (Renovate to Become Primary)	$1,560,179	$2,868,450	$150,000	$4,578,629	$1,144,657	$5,723,286
Junior High	$3,073,717	$5,972,200	$150,000	$9,195,917	$2,298,979	$11,494,896
High School	$6,073,854	$2,850,900	$150,000	$9,074,754	$2,268,688	$11,343,442
New 5-6 Building	$0	$42,250,000	$350,000	$42,600,000	$10,650,000	$53,250,000
					TOTAL	$87,378,528

Renovations to Athletics at Current Campus

Concept A - Estimate of Probable Cost

SUBTOTAL		$13,604,188
Design/Estimating Contingency (10%)	$	1,360,419
General Conditions (10%)	$	1,360,419
Profit + Overhead (10%)	$	1,360,419
TOTAL HARD COSTS	**$**	**17,685,444**
A/E Design Fees (7.5%)	$	1,326,408
Civil Engineering	$	50,000
Site Survey & Soil Borings	$	15,000
Construction Testing	$	50,000
FF&E (Loose Furn, Fixtures, Equipment)	$	200,000
Owner Contingency (8%)	$	1,414,836
TOTAL SOFT COSTS	**$**	**3,056,244**
TOTAL NON-ESCALATED PROJECT COST	**$**	**20,741,688**

Renovations to Athletics at Current Campus & new Soccer/Track/Lacrosse at Bucher

Concept B - Estimate of Probable Cost

SUBTOTAL		$16,076,998
Design/Estimating Contingency (10%)	$	1,607,700
General Conditions (10%)	$	1,607,700
Profit + Overhead (10%)	$	1,607,700
TOTAL HARD COSTS	**$**	**20,900,097**
A/E Design Fees (7.5%)	$	1,567,507
Civil Engineering	$	50,000
Site Survey & Soil Borings	$	15,000
Construction Testing	$	50,000
FF&E (Loose Furn, Fixtures, Equipment)	$	200,000
Owner Contingency (8%)	$	1,672,008
TOTAL SOFT COSTS	**$**	**3,554,515**
TOTAL NON-ESCALATED PROJECT COST	**$**	**24,454,612**

All new Athletics at Bucher Campus

Concept C - Estimate of Probable Cost

SUBTOTAL		$30,009,228
Design/Estimating Contingency (10%)	$	3,000,923
General Conditions (10%)	$	3,000,923
Profit + Overhead (10%)	$	3,000,923
TOTAL HARD COSTS	**$**	**39,011,996**
A/E Design Fees (7.5%)	$	2,925,900
Civil Engineering	$	100,000
Site Survey & Soil Borings	$	15,000
Construction Testing	$	100,000
FF&E (Loose Furn, Fixtures, Equipment)	$	2,000,000
Owner Contingency (8%)	$	3,120,960
TOTAL SOFT COSTS	**$**	**8,261,859**
TOTAL NON-ESCALATED PROJECT COST	**$**	**47,273,856**

Agenda

1 Introduction

2 Master Plan Timeline

3 Building Assessments

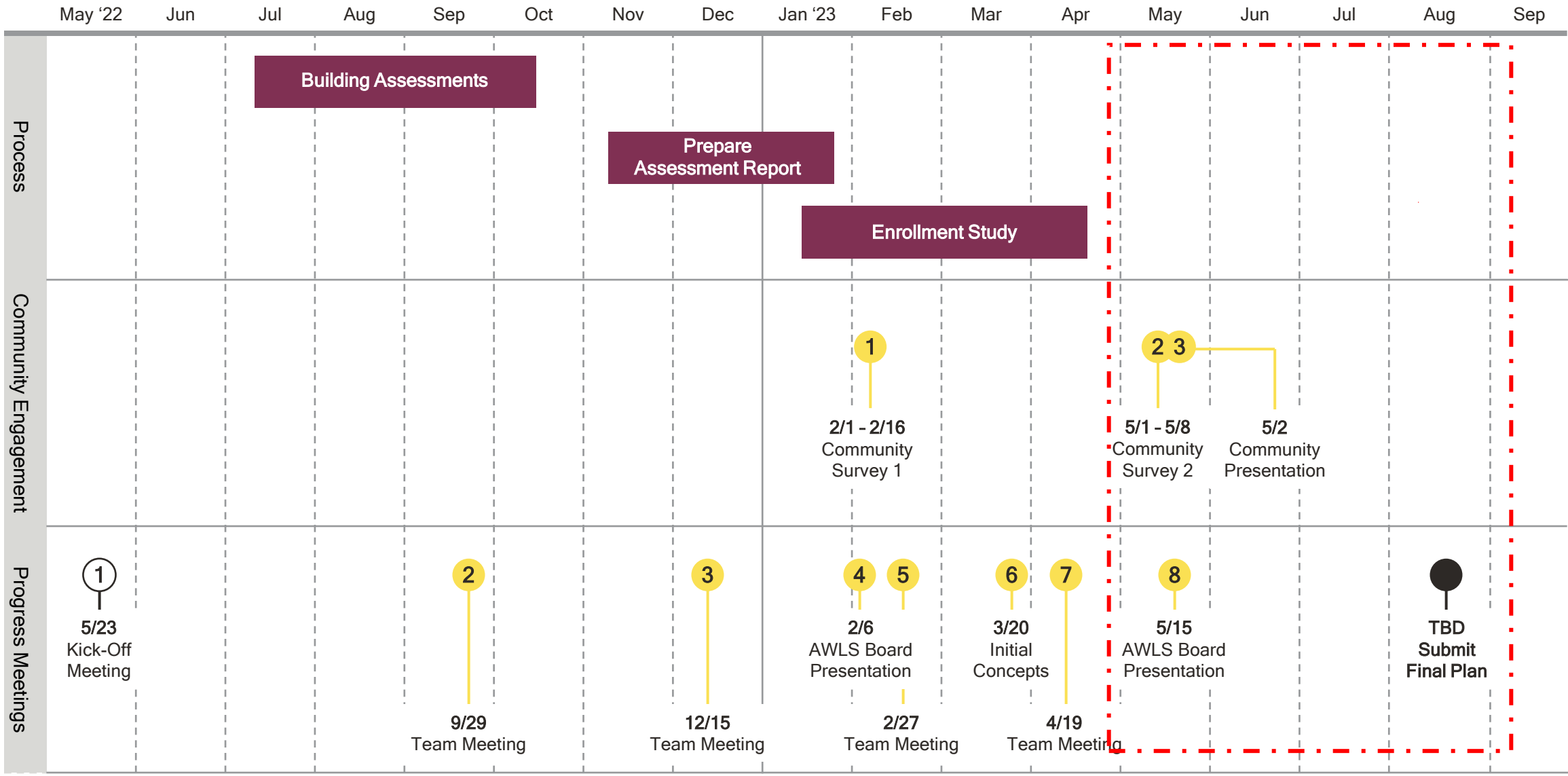
4 Community Survey Results

5 Initial Building Concepts 1,2,3

6 Initial Sports Field Concepts A,B,C

7 Next Steps

Master Plan Timeline



Next Steps

Community Survey 2
May 2 - 10, 2023

Concept Refinement

School Board Meeting
May 15, 2023

The survey link and more information will be shared on the District website at www.AnthonyWayneSchools.org/FacilitiesMasterPlanning

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Questions may be directed to planning@AnthonyWayneSchools.org.

Thank You

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Planning &
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