



**Annandale Public Schools
Annandale, Minnesota**

August 25, 2008

Middle School Summary

Middle School Options

		Remodel Option 2 110,855 s.f.	Remodel Option 3 154,164 s.f.	New Middle School 106,284 s.f.
Grades 6-8	Mechanical Option A	\$ 17,300,976		
	Mechanical Option B	\$ 15,868,303		
	Mechanical Option C	\$ 13,065,086		
Grades 5-8	Mechanical Option A		\$ 23,272,690	\$ 22,224,375.00
	Mechanical Option B		\$ 21,811,160	
	Mechanical Option C		\$ 18,931,481	
Add 5th Grade	\$ 1,422,300			
With 5th Grade	Mechanical Option A	\$ 18,723,276		
	Mechanical Option B	\$ 17,290,603		
	Mechanical Option C	\$ 14,487,386		
"Green" Allowance			\$ 1,000,000	

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General Notes:

Middle School Options - 120,146 SF (1922 Discontinued). Alternate for 5th grade based on 9,482 SF. Construction timeframe: 2 Years (around 16 month of construction). Assumes downtime due to remodeling.

Option 2 AMS Without 1922 Building in Service

1. Building Permit
2. SAC/WAC (5 Units)
3. Demo cost of the 1922 building (169,650)
4. Hazardous Material abatement allowance of (\$152,250 for the 1922 bldg & 108,554 for the remainder of bldg)
5. New windows at the 1954 & 1961 buildings
6. Major renovations as indicated on floor plans
 - a. Generally includes removal of building interiors finishes, electrical/mechanical down to the load bearing walls/subfloors and reconstruction of those areas to new layout.
7. Minor renovations as indicated on the floor plans
 - a. Generally includes removal of selected interior components and finishes and reconstruction of those areas.
8. Includes cosmetic upgrades to corridors; new acoustical ceilings, light fixtures and painting.
9. New kitchen equipment.
10. Includes electrical service upgrade and fire alarm system.
11. Includes costs to relocate administration offices to community education building.
12. Mechanical Options A, B, & C.
 - a. **Option A) Full Mechanical change out and upgrade: \$40/SF-\$41/SF (same \$/SF with or without 1922 building)**
 - i. New hot water heating system to replace steam system (boilers/piping)
 - ii. New HVAC systems
 - iii. Chilled water system (Chillers/piping)
 - iv. New plumbing to replace existing galvanized piping
 - v. New plumbing fixtures where required
 - vi. New DDC system to replace existing pneumatic
 - vii. This option includes additional selective demo/patch work of building elements at portions of the building that are not affected by major or minor construction. This cost is needed due to the extent of the mechanical upgrades.

b. Option B) NO Cooling \$32 – 34\$/SF

- i. New hot water heating system to replace steam system (boilers/piping)
- ii. Replace steam unit ventilators with hot water unit ventilators
- iii. New gymnasium units
- iv. Renovate administration area to replace steam with hot water
- v. New units to serve new kitchen area (formally shops area)
- vi. New plumbing to replace existing galvanized piping
- vii. New plumbing fixtures where required
- viii. New DDC system to replace existing pneumatic
- ix. Fire protection as required
- x. No cooling
- xi. This option includes additional selective demo/patch work of building elements at portions of the building that are not affected by major or minor construction. This cost is needed due to the extent of the mechanical upgrades.

c. Option C) Minimal work \$20/SF

- i. Keep existing steam plant and piping intact, rely on maintenance budget to maintain plumbing piping and steam plant
- ii. New units to serve new kitchen area (formally shops area)
- iii. No change to pneumatic control system
- iv. Fire protection as required
- v. Plumbing and domestic piping changes as required.
- vi. New gymnasium units
- vii. Replace steam unit ventilators with new unit ventilators as many of these are in poor condition.
- viii. This option includes some minor patchwork needed due to switching out steam ventilators.

Option 3 AMS With 1922 Building in Service – 154,164 SF. Construction timeframe: 2 Years (around 16 months of construction). Assumes downtime due to remodeling.

1. Building Permit
2. SAC/WAC (5units)
3. Hazardous Material abatement allowance of (\$152,250 for the 1922 bldg & 108,554 for the remainder of bldg)
4. New windows at the 1922, 1954 & 1961 buildings
5. Major renovations as indicated on floor plans
 - d. Generally includes removal of building interiors finishes, electrical/mechanical down to the load bearing walls/subfloors and reconstruction of those areas to new layout.
6. Minor renovations as indicated on the floor plans
 - e. Generally includes removal of selected interior components and finishes and reconstruction of those areas.
7. Includes cosmetic upgrades to corridors; new acoustical ceilings, light fixtures and painting.
8. New kitchen equipment.

9. Includes electrical service upgrade and fire alarm system.

10. Mechanical Options A, B, & C.

f. Option A) Full Mechanical change out and upgrade: \$40/SF-\$41/SF (same \$/SF with or without 1922 building)

- i. New hot water heating system to replace steam system (boilers/piping)
- ii. New HVAC systems
- iii. Chilled water system (Chillers/piping)
- iv. New plumbing to replace existing galvanized piping
- v. New plumbing fixtures where required
- vi. New DDC system to replace existing pneumatic
- vii. This option includes additional selective demo/patch work of building elements at portions of the building that are not affected by major or minor construction. This cost is needed due to the extent of the mechanical upgrades.

g. Option B) NO Cooling \$32 – 34\$/SF

- i. New hot water heating system to replace steam system (boilers/piping)
- ii. Replace steam unit ventilators with hot water unit ventilators
- iii. New gymnasium units
- iv. Renovate administration area to replace steam with hot water
- v. New units to serve new kitchen area (formally shops area)
- vi. New plumbing to replace existing galvanized piping
- vii. New plumbing fixtures where required
- viii. New DDC system to replace existing pneumatic
- ix. Fire protection as required
- x. No cooling
- xi. Includes new system at the 1922 building WITH COOLING.
- xii. This option includes additional selective demo/patch work of building elements at portions of the building that are not affected by major or minor construction. This cost is needed due to the extent of the mechanical upgrades.

h. Option C) Minimal work \$20/SF

- i. Keep existing steam plant and piping intact, rely on maintenance budget to maintain plumbing piping and steam plant
- ii. New units to serve new kitchen area (formally shops area)
- iii. No change to pneumatic control system
- iv. Fire protection as required
- v. Plumbing and domestic piping changes as required.
- vi. New gymnasium units
- vii. Replace steam unit ventilators with new unit ventilators as many of these are in poor condition.
- viii. Includes new system at the 1922 building WITH COOLING.
- ix. This option includes some minor patchwork needed due to switching out steam ventilators.

Option for New Middle School 106,284 SF. Construction timeframe for completion: 16 Months
Includes:

1. Building Permit
2. SAC/WAC
3. Infrastructure upgrades (\$1,000,000)



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Estimate 5-8 Option 2

REMODELING

Grade 6-8 School for 520 students without 1922 Building (see Alternate add to include 5th Grade)
130 students per grade

Base Cost - no Mechanical, Base Electrical

Construction Costs	\$ 6,827,198
Re-roof Middle School	<u>\$ 818,370</u>
Subtotal	\$ 7,645,568
Soft Costs Allowance - 25% (see breakdown below)	<u>\$ 1,911,392</u>
Total Base Cost	\$ 9,556,960

Mechanical Option A - fully new system

Construction Costs	<i>All Air</i> \$ 6,195,213
Soft Costs Allowance - 25% (see breakdown below)	<u>\$ 1,548,803</u>
Total Mechanical Option A	\$ 7,744,016

Mechanical Option B - new hot water heating system

Construction Costs	<i>NO AIR</i> \$ 5,049,074
Soft Costs Allowance - 25% (see breakdown below)	<u>\$ 1,262,269</u>
Total Mechanical Option B	\$ 6,311,343

Mechanical Option C - upgrade existing steam heating system

Construction Costs	\$ 2,806,501
Soft Costs Allowance - 25% (see breakdown below)	<u>\$ 701,625</u>
Total Mechanical Option C	\$ 3,508,126

Summary with Mechanical Costs

Base Cost plus Option A	\$ 17,300,976
Base Cost plus Option B	\$ 15,868,303
Base Cost plus Option C	\$ 13,065,086

Alternate to add 5th Grade

Construction Costs	\$ 1,137,840
Soft Costs	<u>\$ 284,460</u>
Total Alternate to Add 5th Grade	\$ 1,422,300

Soft Costs Allowance Breakdown

Fees	7%
expenses - include reimbursable expenses	4%
furnishings and equipment (allowance	7%
financing (estimated)	2%
Construction contingency	<u>5%</u>
	25%

Notes:

1 Estimate assumes construction in 2009



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Estimate 5-8 Option 3

REMODELING

**Grade 5-8 School for 520 students with 1922 Building
130 students per grade**

Base Cost - no Mechanical, Base Electrical

Construction Costs	\$ 9,574,705
Re-roof Middle School	\$ 818,370
Subtotal	\$ 10,393,075
Soft Costs Allowance - 25% (see breakdown below)	\$ 2,598,269
Total Base Cost	\$ 12,991,344

Mechanical Option A - fully new system

Construction Costs	\$ 8,225,077
Soft Costs Allowance - 25% (see breakdown below)	\$ 2,056,269
Total Mechanical Option A	\$ 10,281,346

Mechanical Option B - new hot water heating system

Construction Costs	\$ 7,055,853
Soft Costs Allowance - 25% (see breakdown below)	\$ 1,763,963
Total Mechanical Option B	\$ 8,819,816

Mechanical Option C - upgrade existing steam heating system

Construction Costs	\$ 4,752,110
Soft Costs Allowance - 25% (see breakdown below)	\$ 1,188,028
Total Mechanical Option C	\$ 5,940,138

Summary with Mechanical Costs

Base Cost plus Option A	\$ 23,272,690
Base Cost plus Option B	\$ 21,811,160
Base Cost plus Option C	\$ 18,931,481

Alternate to add to 1922 gymnasium for Gymnastics

Construction Costs	\$ 447,120
Soft Costs	\$ 111,780
Total Alternate to Add 5th Grade	\$ 558,900

Soft Costs Allowance Breakdown

Fees	7%
expenses - include reimbursable expenses	4%
furnishings and equipment (allowance)	7%
financing (estimated)	2%
Construction contingency	<u>5%</u>
	25%

Notes:

1 Estimate assumes construction in 2009



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Estimate 5-8 New Option

NEW

**Grade 5-8 School for 520 students
130 students per grade**

Construction Costs	\$ 17,219,500
Soft Costs Allowance - 25% (see breakdown below)	\$ 4,304,875
Total	\$ 21,524,375
Land (35 acres at \$20,000/acre)	\$ 700,000.00
Total with Land	\$ 22,224,375.00
"Green" Allowance	\$ 1,000,000

Soft Costs Allowance Breakdown

Fees	7%
expenses - include reimbursable expenses	4%
furnishings and equipment (allowance	7%
financing (estimated)	2%
Construction contingency	5%
	25%

Alternates

Epoxy Terrazzo Flooring	\$ 212,800
Soft Costs Allowance	\$ 53,200
Total Alternates	\$ 266,000

Notes:

- 1 Includes allowance to bring utilities to the site (\$1,000,000).
- 2 Estimate assumes construction in 2009