

WOLD ARCHITECTS AND ENGINEERS ESTIMATES

\$7,175,000

Remodel the 1922 building to include 5th grade, food services and commons.

2,005,000

\$5,170,000

\$3,685,000

Demolish the 1922 building, build a new commons and food service and

\$1,485,000

Move 5th grade to Bendix.

2,180,000

\$4,995,000

Demolish the 1922 building, build additions to house 5th grade, food service and commons.

RA MORTON CONSTRUCTION MANAGERS ESTIMATES

\$8,607,632

Remodel the 1922 building, build new commons, food service, entrance and 5th grade classrooms.

Just 22

Replace

6,585,292

1,203,559

\$7,404,073

Demolish the 1922 building, build new commons, food service, entrance and 5th grade classrooms. Includes all roofing - windows - the works - Boilers

955,802

5,629,490

WOLD ESTIMATES FOR UPGRADING THE 1922 BUILDING FOR ONLY CLASSROOMS - using the first two floors for instruction and third floor for mechanical systems:

\$1,959,000

\$75,000 Tuckpointing stairs and cornerstone at top. May need additional attention.

\$30,000 Lift to 1922 gym

\$250,000 - \$300,000 Elevator

\$450,000 - New windows for 1922 building

\$950,000 - Walls, repairs to finishes and woodwork

\$204,000 - Roof Replacement

\$? - Upgrades to the mechanical system - dependent on what is done in the remainder of the building

Independent School district #876
 Annandale Schools
 February 5, 2008



"right from the start"

3315 Roosevelt Road, Ste. 100
 St. Cloud MN 56301
 Bus. (320) 251-0262
 Fax: (320) 251-5749

All C.M. Fees and General Condition in Sq. Ft. Cost

Annandale Middle School

Deferred Re-Roofing Maintenance Projects			
Area	SF	\$ Per SF	\$ Cost
1922 Addition Re-roofing	17,000	\$9	\$153,000
1954 Addition Re-roofing	12,784	\$9	\$115,056
1961 Addition Re-roofing	13,130	\$9	\$118,170
1991 Addition Re-roofing	6,000	\$9	\$54,000
1954 Addition Re-roofing	18,440	\$9	\$165,960
Bendix Re-Roofing Sub-Total			\$606,186
Square Foot Total	67,354		
A&E Fees & Design Contingency 10%			\$60,619
Construction Contingency 7%			\$42,433
Middle School Re-Roofing Total			\$709,238

Deferred Maintenance Projects			
Area	SF	\$ Per SF	\$ Cost
Replace Unit Ventilators 1954			\$105,600
Replace Unit Ventilators 1961			\$337,960
Replace Boilers Standard Steam			\$390,340
Casework Replacement 1961			\$29,560
Window Replacement 1954			\$78,000
Window Replacement 1961			\$123,350
Tuck Point 1922 building			\$57,500
Deferred Maintenance Sub-Total			\$1,122,310
A&E Fees & Design Contingency 10%			\$112,231
Construction Contingency 7%			\$78,562
Middle School Deferred Maintenance Total			\$1,313,103

Demolish 1922 & add New Addition Option #2			
Area	SF	\$ Per SF	\$ Cost
Staff (remodel)	720	\$125	\$90,000
EDD/ SP ED (remodel)	2,500	\$125	\$312,500
Special Education (remodel)	2,800	\$125	\$350,000
Middle School Adm. (remodel)	3,150	\$125	\$393,750
F.A.C.S. (remodel)	1,536	\$185	\$284,160
Class Rooms (6) (new)	5,100	\$195	\$994,500
Class Room Circulation new	880	\$185	\$162,800
Kitchen and Equip. (new)	2,625	\$218	\$572,250
Receiving Area (new)	1,125	\$145	\$163,125
Commons (new)	6,075	\$199	\$1,208,925
New Secured Entrance (new)	816	\$220	\$179,520
1922 Building Demo			\$100,000
Abatement ???			\$0
Option #2 Sub-Total			\$4,811,530
Square Foot Total	27,327		
A&E Fees & Design Contingency 10%			\$481,153
Construction Contingency 7%			\$336,807
Option #2 Total			\$5,629,490

Remodel 1922 & add New Addition Option #1			
Area	SF	\$ Per SF	\$ Cost
Staff (remodel)	720	\$125	\$90,000
EDD/ SP ED (remodel)	2,500	\$125	\$312,500
Special Education (remodel)	2,800	\$125	\$350,000
Middle School Adm. (remodel)	3,150	\$125	\$393,750
F.A.C.S. (remodel)	1,536	\$185	\$284,160
Class Rooms (6) (remodel)	5,250	\$210	\$1,102,500
Lockers & Circulation (remodel)	4,950	\$200	\$990,000
Kitchen and Equip. (remodel)	2,525	\$225	\$568,125
Receiving Area (remodel)	1,125	\$185	\$208,125
Commons (remodel)	2,565	\$210	\$538,650
Secured Entrance (new)	816	\$220	\$179,520
New Elevator and Shaft			150,000
Table Storage (remodel)	300	\$165	\$49,500
Restrooms (remodel)	770	\$235	\$180,950
Option #1 Sub-Total			\$5,397,780
Square Foot Total	29,007		
A&E Fees & Design Contingency 15%			\$809,667
Construction Contingency 7%			\$377,845
Option #1 Total			\$6,585,292

WITH OPTION #2

Deferred Re-Roofing Maintenance Projects Total	\$529,157
Deferred Maintenance Project Total	\$1,245,426
Building Demo, Remodeling and New Addition	\$5,629,490
Middle School Option #1 Total	\$7,404,073

WITH OPTION #1

Deferred Re-Roofing Maintenance Projects Total	\$709,238
Deferred Maintenance Project Total	\$1,313,103
Remodeling 1st & 2nd floor and New Addition	\$6,585,292
Middle School Option #1 Total	\$8,607,632

This preliminary square foot budget is based on programming information provided by Annandale School. It not intended to be a fixed price. Note: information provided is the property of R.A. Morton Associates inc. Use of this information is prohibited without written consent of R.A. Morton.

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Item:	Building			
	Bendix	AMS	AHS	
1	Replace roofs in the district that will be 20 years old or more in 2012 ¹	\$652,260	\$450,840	\$1,596,000
2A	Upgrade boilers in AMS and Bendix with high efficiency modular condensing boiler ²	\$425,000	\$2,055,000	
2B	Replace boilers in AMS and Bendix with standard steam boiler ²	\$120,000	\$450,000	
3A	Replace unit ventilators at AMS: 1954 addition		\$125,000	
3B	Replace unit ventilators at AMS: 1961 addition		\$400,000	
4A	Remodel Bendix Elementary to provide for 7 sections of K-1st grade, 6 sections for grades 2-4 and for 4 preschool rooms ³	\$4,875,000		
4B	Addition required to accommodate PK-4 ³	\$2,460,000		
5	Add a gymnasium and remodel existing square footage for locker rooms	\$2,360,000		
6	Add food service and receiving facilities and remodel existing cafeteria	\$1,405,000		
7	Add/remodel space for a Media Center that meets State guidelines	\$760,000		
8	Add/remodel the entrance and administrative areas to include secure entry through admin.	\$615,000	\$1,115,000	\$40,000
9	Provide SPED and Title 1 Space that meets State standards	<i>incl. in 4</i>	\$505,000	
10	Provide separate bus loading/parking/loading area	\$750,000	\$1,200,000	
11A	Demolish 1922 Building, build new commons and food services, move 5th grade to Bendix ⁴	\$1,485,000	\$3,685,000	
11B	Demolish 1922 Building, build additions to house 5th grade, food services and commons ⁴		\$4,995,000	
11C	Remodel 1922 Building to include 5th grade, food services and commons ⁴		\$7,175,000	
12	Relocate F.A.C.S. to existing car shop area		\$300,000	
13	Add additional gymnasium space			\$1,600,000
14	Add restrooms and scene shop			\$610,000
15	Build new outdoor athletic facilities			\$5,000,000

- 1 Roofing prices are in 2008 costs. Assume 6% annual inflation
- 2 Choose between Item 2A or 2B. High efficiency boilers estimated to save 40-50% yearly on gas.
- 3 4A is remodel costs, 4B is addition costs
- 4 Choose between 11A, 11B, or 11C

New Elementary School

Pre-School - 4th Grade (900 student / 108,000 \$22,465,000 + Land
 Pre-School - 5th Grade (1050 student / \$26,210,000 + Land

New Middle School

5th - 8th Grade (600 student / 105,000 sf) \$22,525,000 + Land
 6th - 8th Grade (450 student / 83,250 sf) \$17,860,000 + Land

New Pre-School - 8th Grade School \$52,000,000 +/-