

2019 Construction Hard Cost - Subtotal	\$12,765,495
Unplanned Growth (Design Contingency) 10%	\$1,276,550
Prorate to 2022 (3 years at 5% per year)	<u>\$16,148,351</u>
Construction Contingency 10%	\$1,614,835
Soft Cost 25%	<u>\$4,037,088</u>
TOTAL	\$21,800,274

Assumption - Option #1

Referendum Vote February 2020, Bid/Construction 2021-2022 (3 years of escalation).

ROCKWELL ELEMENTARY SCHOOL (Priority Key: A = High, B = Med, C = Low, D = District)

Item #	Priority	Scope Description	2019 Construction	Notes/Comments
1	A	SITE - Boiler Room Entrance Upgrades: - Remove/replace exterior stairs, walls, railings. - Install new stairs and/or regrade to add new ramp if possible	\$370,220	
2	A	SITE - New ADA Sidewalk to Playscape.	\$4,280	
3A (original item 3)	A/C	SITE - Replace/Expand Rockwell Road Parking Lot and Sidewalk: (A) \$727,760 - Add stairs to main entrance (C).	\$432,975	Revised estimate for original scope. Includes parking lot reconstruction with expansion to 25 cars, retaining wall, and sidewalk only. Add item 3C for stairs to main entrance.
3B		SITE - Replace Existing Rockwell Road Parking Lot and Sidewalk: \$91,860		No parking expansion, wall or stairs. Replace in-kind.
3C		SITE - Concrete Sairs to Main Entrance: \$134,285		Stairs/handrail and sidewalk only. No parking improvements.
4A	A	SITE - North Parking Lot Resurfacing: - Asphalt mill and top only, no reconstruction.	\$44,995	Separated scope into North/South paving work. Drainage improvements not needed.
4B		SITE - South Paved Area and Bus Loop: - Asphalt mill and top only, no reconstruction	\$35,875	Separated scope into North/South paving work. Drainage improvements not needed.
5	A	SITE - Sidewalk Reconstruction and Associated Work: - Concrete and asphalt sidewalks. - Reconstruct exterior wall at east side of building with asphalt.	\$84,915	Investigate & reduce scope where possible. SW building corner? Stairs/railing?
6	D	SITE - Resurface Softball Field: \$58,850		
8	A	HAZ - Possible Abatement Related to Other Scope (Allowance):	\$50,000	
9	A	ARCH - Minor Masonry Restoration/Repainting (Allowance): - Wood trim replacement as required.	\$25,000	Correct any issues. Firther investigation required.
10	A	ARCH - Exterior Door Upgrades: All Doors/Frames/Hardware (18 leafs) - Includes gym door replacement.	\$79,000	
11	A	ARCH - Roof Replacemet (1,000sqft): - Bridge Only. - Roof access hatch replacement.	\$25,000	
12	A	ARCH - Fire Seal Penetrations in Existing Rated Walls (Allowance):	\$10,000	
13	A	ARCH - Interior Door Upgrades: All Doors/Hardware (135 leafs): \$294,000 - Adjusted qty to 60 doors/frames/hdwr @ \$2500ea, see Notes/Comments. - Includes Intrusion Security Hardware (30 doors @ \$1,250). - Includes Rekeying. - Existing Frames.	\$187,500	Investigate existing frames, replace if wood. Added value for frame replacement included at \$600ea per 9/9 meeting Revised estimate includes total of 60 leafs: All interior doors from corridor to space only. No inner space doors included. No cross-corridor, stairwells, or vestibules included.
14	A/B/C	ARCH - Classroom Renovations (19 @ 828sqft): Prior Est \$2,359,8000 - Casework/countertops, closets/cubbies. - Whiteboards (not included). - Flooring/VCT (not included). - Sinks/faucets/piping. - Toilet rooms (12 @ 40sqft) - Doors/hardware (Included in item #13). - Unit Ventilators (A) - AC not included (C).	\$1,021,785	Investigate restrooms further (waiting SED reply). Revised Scope Includes: Estimates for Casework, sink/faucet, unit ventilator, and Toilet Room only. Not Included: Flooring, ceilings, lighting, air conditioning, paint, chalkboard removals/whiteboards, electrical/dat upgrades. Further discussion regarding these classrooms are needed.
15	A	ARCH - New STEM/STEAM Classroom (Rm 211 - 962sqft w/ 25sqft T.R.):	\$192,400	
16	A/C	ARCH - Office/Admin Reconfig/Renovation (1,791sqft): Prior Est \$358,200 - Revised renovation space 950sqft, main office removed from scope. - Main Office, Principle Office, Copy Room, Conference Room, Toilet Rm. - Secure Vestibule, SRO Office. - Health Suite (Nurse office, exam room, sick beds, ADA toilet rm (1/2 shwr). - Social Worker.	\$190,000	Revised to remove main office/secure vestibule renovation from scope per 9/9 meeting. Reduced total square footage to 950sqft.
17	A	ARCH - Kitchen Renovation (418sqft): - New equipment. - New finishes (ceilings/walls), - Ventilation, hood, fire suppression. - M/E/P Requirements.	\$125,400	
18	A	ARCH - Gang Restroom Reconstruction (B&G 2nd floor - 333sqft ea): - Includes Custodial Room. - Incorporate galvanized piping and fixture replacement.	\$233,100	
19	A	ARCH - Toilet Rooms Reconstruction (Student/Staff 1st floor - 132sqft ttl) - Includes adjacent storage room to expand sqft as needed.	\$46,200	
20	A	ARCH - Repurpose Locker Rooms (480sqft w/T.R.): - Reconfigure for office, toilet room, storage. - M/E/P Requirements.	\$144,000	
21	C/D	ARCH - Faculty Lounge/Work Room (792sqft w/T.R.): \$118,800 - Kitchenette, Appliances, Casework/Counters/Sink (10-12 ppl). - Work Area (work surfaces, storage, copier). - M/E/P requirements.		
22	A	ARCH - Cafetorium Upgrades: - Automatic shades for clerestory windows. - New digital projector & dropdown screen. - Wall pad removal and associated wall repair.	\$25,000	
23	B	ARCH - Wall Tile Repair/Replacement Throughout Facility (~11,532sqft): \$172,980		
24	A/C	ARCH - Gymnasium Upgrades: Prior Est \$76,200 - Wall Pad Replacement (164lf x \$110 = \$18,040). - Paint walls/ceiling \$20,000. - Motorized Backstop Replacement (C) - Removed from scope	\$38,040	
25	A	MECH - Replace Existing Cafetorium AHU (Alt - Add AC):	\$35,000	
26	A	MECH - Gymnasium HVAC Upgrades: - Add AC cooling. - Duct return air from gym to fan room:	\$45,000	
27	-	MECH - Replace/Upgrade HVAC in Offices, Conf Rooms, Office 212C: (Included in renovated spaces)	n/a	
28	A	MECH - Replace Original Fin-Tube, Convectors, Cab Heaters (Other than renovation areas):	\$70,000	
29	A	MECH - Provide Ventilation to Copy Rooms, Elec Rooms, Storage, Custodial Closets, and Crawlspace (other than renovation areas):	\$76,000	
30	A	MECH - Add Heat in Lobby: (Included in renovated spaces)	n/a	
31	A/D	PLMG - Domestic Hot Water System Upgrades: \$50,000		
32	C/D	ELEC - New LED School Sign: \$75,000		
33	A	ELEC - New Building Wide Public Address System:	\$60,000	
34	B	ELEC - Cafeteria Sound System: \$50,000		
35	A	ELEC - New Wireless Clock System:	\$30,000	
36	A	ELEC - Video Surveillance System Upgrades:	\$75,000	9/5 Mtg w/ Day Auto reduced scope/estimate from \$125k.
37	A	ELEC - Door Access/Security Upgrades (Door Contacts Only):	\$25,000	9/5 Mtg w/ Day Auto reduced scope/estimate from \$50k.
SUBTOTAL (2019 Construction Cost) - ROCKWELL ELEMENTARY			\$3,781,685	

WHEELER ELEMENTARY SCHOOL (Priority Key: A = High, B = Med, C = Low, D = District)

Item #	Priority	Scope Description	2019 Construction	Notes/Comments
1	A	SITE - Provide ADA Accessible Walk to West Playscape:	\$4,280	
2	A	SITE - Provide Barrier Between Parking Lot and West Playscape: - Curb, guardrail, fence, etc.	\$28,355	
3	A	SITE - Replace Concrete Sidewalk at East Playscape:	\$13,485	Ponding water.
4	A	SITE - Playground Equipment Upgrades (West 5th/6th): \$335,455		
5	A	SITE - East Playground Under Drainage Improvements and Wood Surface Replacement:	\$50,000	Revised scope item shown. If additional playground equipment is decided, add \$150,000.
6	C	SITE - Expand Courtyard: \$13,375 - Add walkway for additional library door.		
7	A	HAZ - Possible Abatement Related to Other Scope:	\$50,000	
8	A	ARCH - Replace Deteriorated Exterior Doors/Frames/Hardware (31 ttl leaves):	\$127,000	
9	A	ARCH - Interior Door/Hardware Replacement (121 ttl leaves): \$261,150 - Adjusted qty to 60 doors/hdwr @\$1900ea, see Notes/Comments. - Includes Intrusion Security Hardware (30 doors @ \$1,250). - Includes Rekeying. - Existing Frames.	\$151,500	Revised estimate includes total of 60 leaves: All interior doors from corridor to space only. No inner space doors included. No cross-corridor, stairwells, or vestibules included.
10	A/C	ARCH - Classroom Renovations (15 @ 840sqft): Prior Est \$1,890,000 - Casework/countertops, closets/cubbies. (A) - Whiteboards. (C) - Flooring/VCT. (C) - Sinks/faucets/piping. (A) - Toilet rooms (9 @ 40sqft). (A) - Doors/hardware - Included in item #9. (A) - Unit Ventilators (A) - AC not included (C) - Additional pwr/data receptacles. (A)	\$952,000	Investigate restrooms further (waiting SED reply). Revised Scope Includes: Estimates for Casework, sink/faucet, unit ventilator, Toilet Rooms where applies, and pwr/data only. Not included: Flooring, ceiling, lighting, air conditioning, paint, chalkboard removals/whiteboards. Further discussion regarding classrooms are needed.
11	A	ARCH - Main Office Relocation/Reconstruction (814sqft): - Secure entry & vestibule. - Restroom. - M/E/P Scope.	\$162,800	
12	A	ARCH - Health Suite Relocation/Reconstruction (780sqft): - Nurse office, exam room, sick beds, ADA toilet rm (1/2 shwr). - M/E/P Scope.	\$156,000	
13	A	ARCH - New STEM/STEAM Classroom (840sqft):	\$55,000	STEM/STEAM Classroom scope reduced to match standard classroom renovations noted in item 10. Space does not include toilet room.
14	A	ARCH - Art Room 102 Reconstruction (1,020sqft w/ T.R.): - Similar to classroom renovations.	\$204,000	
15	A/B	ARCH - Music Wing Upgrades (1,376sqft ttl): - Music Room renovations (Similar to classroom reno - 841sqft w/ T.R.). - Band/Music Acoustics Improvements (\$10k Allowance).	\$69,000	Music Classroom scope reduced scope includes same as other Classrooms with ADA toilet room. Deleted acoustical treatments at \$10k.
16	A	ARCH - Reconstruct Original Gang Restrooms (2 @ 290sqft/ea):	\$203,000	
17	B	ARCH - Gym(s) Improvements (sm 3,774sqft / lg 7,081sqft): \$75,130 - Refinish Gym Floor(s). - Acoustical treatments (\$10k Allowance).		
18	A	ARCH - Cafetorium Acoustics (2,132sqft) (Allowance):	\$10,000	
19	C	MECH - Provide AC for STEM/STEAM Classroom 111: \$28,000		
20	?	MECH - AC Upgrades in Faculty Room:	\$10,000	Investigate further.
21	?	MECH - Provide HVAC for AIS Speech Room, Room 114, Room 108:	\$27,000	Investigate further.
22	A	MECH - Replace Existing Cafetorium AHU: - Add AC cooling (Alternate).	\$75,000	
23	A	MECH - Misc Mechanical Upgrades (other than renovated areas): - Replace Uvs, Fin-Tube, Etc. - Upgrade/replace ducted heating/cooling systems. - Replace selectct piping, valves, insulation. - Remove fin-tube from wall in small gym.	\$100,000	FSE to investigate and provide more detail to dial in scope/cost.
24	A/D	MECH - Investigate/Correct Gym Ductwork Leak Issue: \$10,000		District may resolve prior to 2023 CIP.
25	A	ELEC - New Building Wide Public Address System:	\$75,000	
26	A	ELEC - Video Surveillance System Upgrades:	\$75,000	9/5 Mtg w/ Day Auto reduced scope/estimate from \$125k.
27	A	ELEC - Door Access/Security Upgrades (Door Contacts Only):	\$25,000	9/5 Mtg w/ Day Auto reduced scope/estimate from \$50k.
28	A	ELEC - Emergency Battery Lights/Exit Lights:	\$75,000	
29	A	ELEC - New Wireless Clock System:	\$30,000	Added to scope 9/5/19.
SUBTOTAL (2019 Construction Cost) - WHEELER ELEMENTARY			\$2,728,420	

JR/SR HIGH SCHOOL (Priority Key: A = High, B = Med, C = Low, D = District)

Item #	Priority	Scope Description	2019 Construction	Notes/Comments
1	C	SITE - Minor Upgrades Stormwater System: \$53,500		
2	A	SITE - ADA Accessible Ramp to Stadium Bleachers:	\$139,100	
3	A	SITE - Reconstruct/Replace Damaged Sidewalks:	\$38,520	
4	A	SITE - Replace Asphalt Drive from Wheeler ES:	\$289,750	
5	A	SITE - Mill and Top Asphalt North Main Parking Lot:	\$55,680	
6	B	SITE - Upgrade/Reconstruct Site Sanitary System: \$535,000		More investigation needed to determine scope feasibility.
7	C	SITE - Upper Field Access Road Upgrades: \$338,410 - Widen road and drainage improvements.		
8	D	SITE - Provide Buried Chain Lnk Fence at Softball and JV Baseball: \$7,500		District.
S/46(8)		SITE - Tennis Court Replacement: \$478,705	\$478,705	Scope added to list.
S/47(9)		SITE - Athletic Track Replacement: \$1,208,085	\$1,208,085	Scope added to list.
S/48(10)		SITE - Synthetic Turf Field Inside Track: \$1,295,360		Scope added to list.
S/49(11)		SITE - New Bleachers and Press Box: \$695,500		Scope added to list.
9	A	HAZ - Possible Abatement Related to Other Scope:	\$50,000	
10	A	ARCH - Roof Replacement (14,000sqft): - Includes Remaining Built-Up Roof. - Includes Press Box.	\$357,500	
11	A - Doors B - Windows	ARCH - Building Envelope Upgrades: - Exterior Doors Various Locations (29 ttl leaves). - Windows at Select Areas (40 Windows, 10 openings at 15x6) \$81,000	\$127,600	
12	A	ARCH - Boiler Room Door Replacement:	\$4,400	
13	A	ARCH - Interior Door Upgrades: Doors/Hardware (200 leaves): \$442,000 - Adjusted qty to 100 doors, see Notes/Comments. - Includes Intrusion Security Hardware (50 doors @ \$1,250). - Includes Rekeying. - Existing Frames.	\$252,500	Revised includes total of 100 leaves: All interior doors from corridor to space only. No inner space doors included. No cross-corridor, stairwells, or vestibules included.
14	A	ARCH - Gymnasium Upgrades (9,118sqft): \$277,500 - Exterior/Interior Doors & Hardware (Ext 8 leaves / Int 6 leaves) \$45,400 - Gym Floor Refinishing \$37,000 - Wall Pad Replacement \$225,300 - Motorized Bleachers \$95,000 - Removed from scope. - Replace Backstops/Motors/Controls \$49,800 - Scoreboards/Shot Clocks \$25,000	\$182,500	Paint not included - Budget \$40k for walls/ceiling.
15	A	ARCH - Boys/Girls Lock Rm/Team Rm Reconstruct (4,371sqft): \$1,311,300 - Revised to include 2,800sqft renovation of Locker Rooms ONLY, no Team Room renovation included.	\$840,000	Revised to include 2,800sqft renovation of Locker Rooms ONLY, No Team Room renovation included (Add back in \$471,000 to include Team Room scope)..
16	A	ARCH - Toilet Room Reconstruction: - Basement Level Gang Restrooms (552sqft ttl including custodial). - Second Floor B222/G224 (391sqft ttl including custodial). - Include Galvanized Piping Replacement.	\$330,050	
17	B	ARCH - Auditorium Upgrades (4,200sqft): \$650,000 - Rigging, Seating, Electronic Acoustics, Finishes (Allowance).		Considered desk seats at one point for testing.
18	A	ARCH - Replace Art Room Casework (~60 lf):	\$27,000	Been some time since the space was renovated. May expand scope to include space for kiln, investigate further.
19	A	ARCH - Cafeteria Floor (4,537sqft):	\$69,000	
20	B/C	ARCH - Corridor Ceiling Replacement (~14,000sqft): \$112,000		
21	C	MECH - Copier Room HVAC:	\$0	Copy room 114 has AC.
22	A	MECH - Gymnasium AHU and Controls: - Add Cooling (Alternate?):	\$140,000	Cost includes cooling. Possibly investigate moving to roof.
23	?	MECH - HVAC for Visiting Coach/Official (Rm 34):	\$15,000	Investigate further.
24	?	MECH - Add Heat Boys Toilet Room 107:	\$5,000	Investigate further.
25	A	MECH - Provide Exhaust for Faculty Copier:	\$5,500	
26	C	MECH - Social Worker HVAC: \$7,400		
27	C	MECH - Provide AC for Additional Student Learning Spaces: \$19,000		
28	A	MECH - Provide Heat/Ventilation for Electric and Gas Rooms in Basement:	\$40,000	
29	A	MECH - Records Storage Room HVAC: (Included part of #28)	n/a	
30	A	MECH - Storage & Custodial Rooms Exhaust: (Included part of #28)	n/a	
31	A	MECH - Instrumental Storage Room HVAC:	\$8,500	
M/50		MECH - Replace Leaking Dielectric Unions: \$40,000	\$40,000	Potential 67 points 10+ years figured. Selective replacement could possibly reduce cost.
M/51		MECH - Replace Auditorium Ductwork: \$110,000	\$110,000	Ductwork to be replaced in kind. Were specific issues identified?
M/52		MECH - New Building Management System: \$125,000 - Would require district wide replacement.	\$125,000	Cost reflects district wide upgrade due to Windows 7 being no longer supported. This is a conservative rough estimate only from Siemens, may possibly reduce by \$25k.
32	A	PLMG - Replace Domestic Water Heater System:	\$80,000	Includes redundancy.
33	A	PLMG - Boiler Room Sump Pump Replacement:	\$12,000	
34	A	ELEC - Emergency/Exit Lighting Replacement:	\$75,000	
35	A	ELEC - Fire Alarm System Upgrade:	\$300,000	
36	A	ELEC - Upgrade Exterior Electrical Distribution System: \$100,000		Investigate further.
37	A	ELEC - Upgrade Interior Electrical Distribution System Including Panels:	\$125,000	Investigate further.
38	B	ELEC - Emergency Generator (or connections only): \$50,000		
39	C	ELEC - Upgrade Stadium Lighting Controls for Remote Operation: \$25,000		
40	C	ELEC - Provide Electrical for Upper Baseball Field: \$25,000		Reduced scope 9/5 to wire, panel, receptacle - existing conduit(s)
41	A	ELEC - Door Access/Security Upgrades (Door Contacts Only):	\$25,000	9/5 Mtg w/ Day Auto reduced scope/estimate from \$75k.
42	A	ELEC - Replace Auditorium Stage Lighting (LED) and Sound System: \$500,000		
43	A	ELEC - New Wireless Clock System:	\$60,000	Includes PA system interface for clock/bell schedule.
44	A	ELEC - Video Surveillance System Upgrades:	\$125,000	9/5 Mtg w/ Day Auto maintained estimate.
45	A	ELEC - New Building Wide Public Address System:	\$100,000	Added to scope 9/5/19.
SUBTOTAL (2019 Construction Cost) - JR/SR HIGH SCHOOL			\$5,841,390	

INDUSTRIAL ARTS BUILDING (Priority Key: A = High, B = Med, C = Low, D = District)

Item #	Priority	Scope Description	2019 Construction	Notes/Comments
2	A	ARCH - Security Laminates (4 Entrance Doors Only)	\$1,000	
3	A	ARCH - Building Envelope Upgrades: - Replace Exterior Doors/Frames/Hardware (5 doors) - Window/Storefront Replacement (28 windows, ~700sqft)	\$85,500	
4	C/D	PLMG - Replace Domestic Water Piping System: \$15,000		
5	C/D	PLMG - Replace Drainage Piping (Allowance \$5/sf for 6,000sf): \$30,000		
6	C/D	PLMG - Replace Domestic Water Heating System: \$12,000		
7	D	PLMG - Replace Toilet Room Fixtures: \$3,000		
8	D	PLMG - Replace Photography Lab Fixtures \$5,000		
9	A	ELEC - Emergency/Exit Lighting Replacement:	\$15,000	
10	A	ELEC - Fire Alarm Upgrade:	\$25,000	
11	A	ELEC - Door Accces/Security Upgrades:	\$15,000	
12	A	ELEC - Replace Underground Service fro HS:	\$60,000	
13	A	ELEC - Upgrade Electrical Distribution:	\$50,000	
14	A	ELEC - Video Surveillance System:	\$75,000	
15	A	ELEC - Communication System Upgrade:	\$20,000	
SUBTOTAL (2019 Construction Cost) - INDUSTRIAL ARTS			\$346,500	

K+K Project #19-44-6686
9/23/19

ONONDAGA CENTRAL SCHOOL DISTRICT
Long Range Planning - Scope Estimate

TRANSPORTATION BUILDING/BUS GARAGE (Priority Key: A = High, B = Med, C = Low, D = District)

Item #	Priority	Scope Description	2019 Construction	Notes/Comments
1		ARCH - Exterior Door/Hardware Replacement: \$17,650		
2		ARCH - Roof Replacement (10,000sqft): \$250,000		
3		ARCH - Overhead Door Replacement (4 remaining doors): \$8,300		
4		ARCH - Window Replacement: \$9,000		
5		MECH - Upgrade Exhaust and Make-Up Air Systems & Ductwork: \$10,000		
6		ELEC - Door Access/Security Upgrades: \$10,000		
7		ELEC - Electrical Outlets for Engine Block Heaters: \$25,000		
8		ELEC - Emergency Battery Lights/Exit Lights:	\$10,000	
9		ELEC - Video Surveillance System Upgrades:	\$50,000	Added to scope 9/5/19.
SUBTOTAL (2019 Construction Cost) - BUS GARAGE			\$60,000	

DISTRICT OFFICE (Priority Key: A = High, B = Med, C = Low, D = District)

Item #	Priority	Scope Description	2019 Construction	Notes/Comments
1		SITE - Add Parking and Pave General Parking Lot: \$148,330		
2		ARCH - Add Storage if Viable: TBD		
3		ARCH - Window Replacement as Needed: TBD		
4		ARCH - Consider Toilet Room Access from Athletic Fields: TBD		
5		ARCH - Correct Ice Damming at Roof: TBD		
6		MECH - Upgrade Mechanical Systems: \$60,000		
7		ELEC - Replace Cat6 Cabling: \$10,000		
8		ELEC - Add Security Cameras: \$50,000		
9		ELEC - Access Controls Upgrades: \$20,000		
10		ELEC - Emergency Battery/Exit Lighting:	\$5,000	
SUBTOTAL (2019 Construction Cost) - DISTRICT OFFICE			\$5,000	

IT OFFICE (Priority Key: A = High, B = Med, C = Low, D = District)

Item #	Priority	Scope Description	2019 Construction	Notes/Comments
1		SITE - Paving: \$55,640		
2		ARCH - Add Loading Docs: TBD		
3		ARCH - Roof Replacement: TBD		
4		ARCH - New Exterior Siding: TBD		
5		ARCH - Window Replacement: TBD		
6		ARCH - Flooring Upgrades: TBD		
8		ARCH - Open Up Floor Plan for Better Space Utilization: TBD		
9		MECH - Upgrade Mechanical Systems (Boiler, etc...) \$125,000		Verify Required Scope - Work complete per Mike Aiken.
10		ELEC - Add Security Cameras: \$40,000		
11		ELEC - Emergency Battery/Exit Lights	\$2,500	
SUBTOTAL (2019 Construction Cost) - IT OFFICE			\$2,500	