



OAK POINT
ASSOCIATES

architecture
engineering
planning

Code Deficiencies & Needed Improvements

Site

- Pedestrian safety issues
- Vehicular circulation issues
- Lacking ADA Parking and walkways
- Water supply does not meet needs to provide additional required sprinklers

Structural

- Areas of the roof require reinforcement for snow loads
- Limited cracking in foundations
- Upgrades required for lateral force resistance systems





Architectural & Finishes

- Cracking and chipping brick on 7th grade wing
- Water intrusion and indoor air quality concerns in basement areas
- Repairing windows
- Poor Acoustics
- Stair improvements/replacements needed

ADA

- Non-Accessible entrances
- Elevators require upgrades
- Ramps, stairs and doors require upgrades or modifications





Life Safety

- Egress improvements needed
- Building is too large for the construction type
- Fire suppression hoods needed in FCS Room
- Areas of the building are unsprinkled

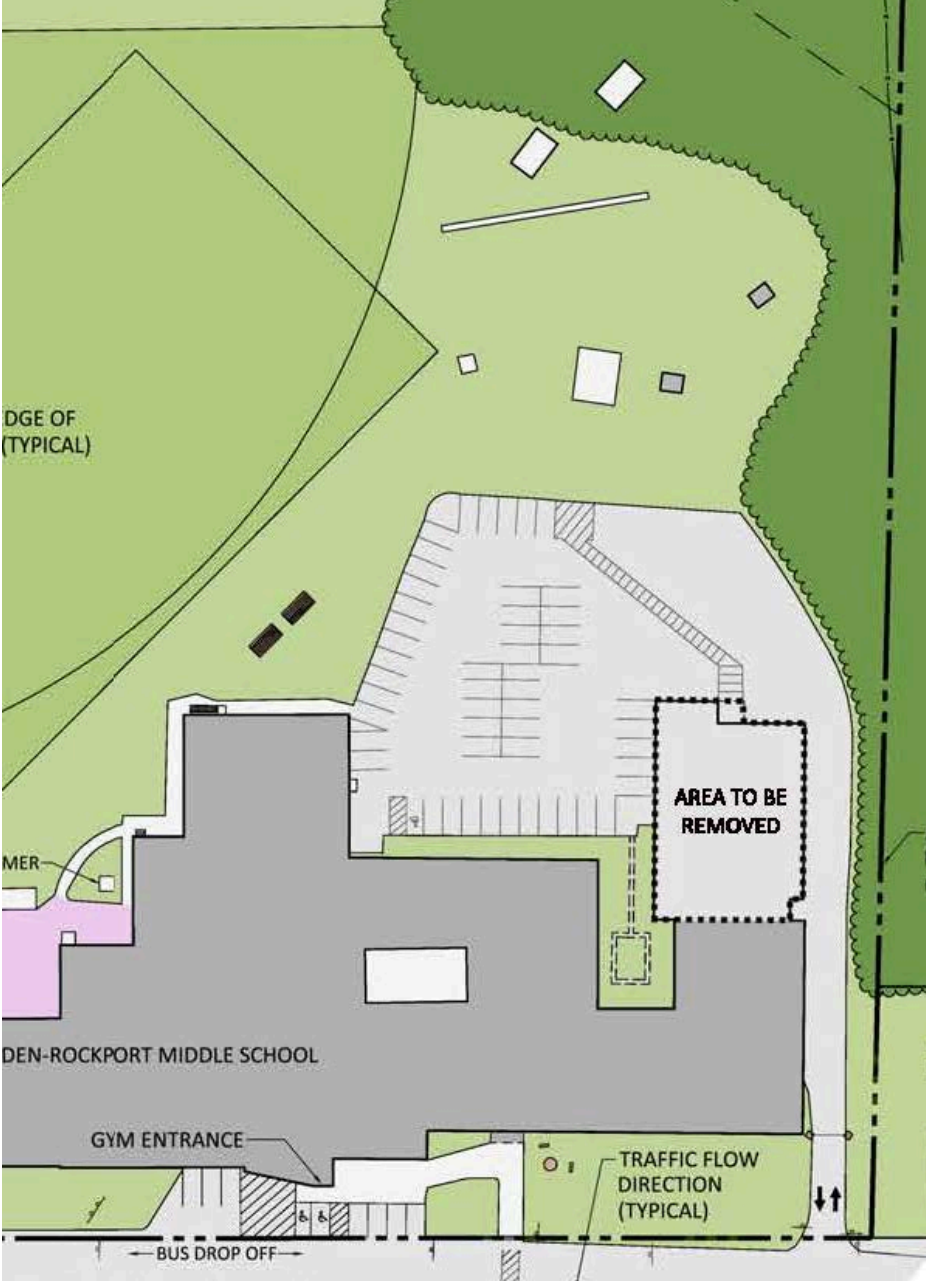
Mechanical

- Ventilation systems do not provide enough fresh air
- Heating systems and controls need upgrades.

Electrical

- Fire alarm needs voice evacuation
- Power & Communication distribution needs upgrades





Substantial Renovation – No Addition (A1)

Total Square Footage: 113,000 SF

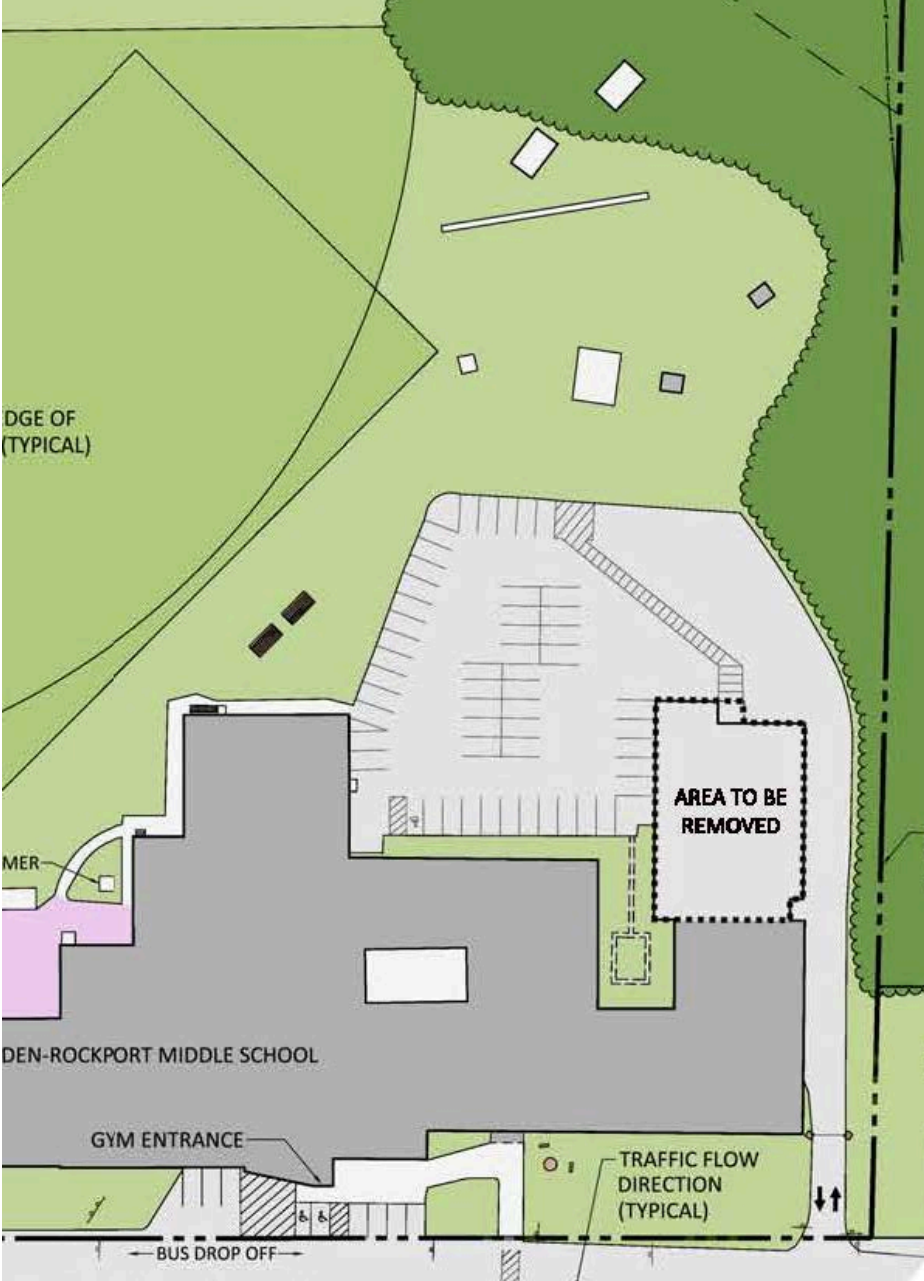
- *Reduction of 7,400 SF*
- *Phased project that retains the building minus the rear of the 7th grade wing, renovates MET Basement.*
 - *Updates mechanical and electrical systems*
 - *Brings building into compliance with ADA and Life Safety (Sprinklers and Fire Alarm)*
 - *Reduces the size of the building*
 - *Upgrades the building envelope*
 - *New interior finishes*

Substantial Renovation - No Addition (A1)



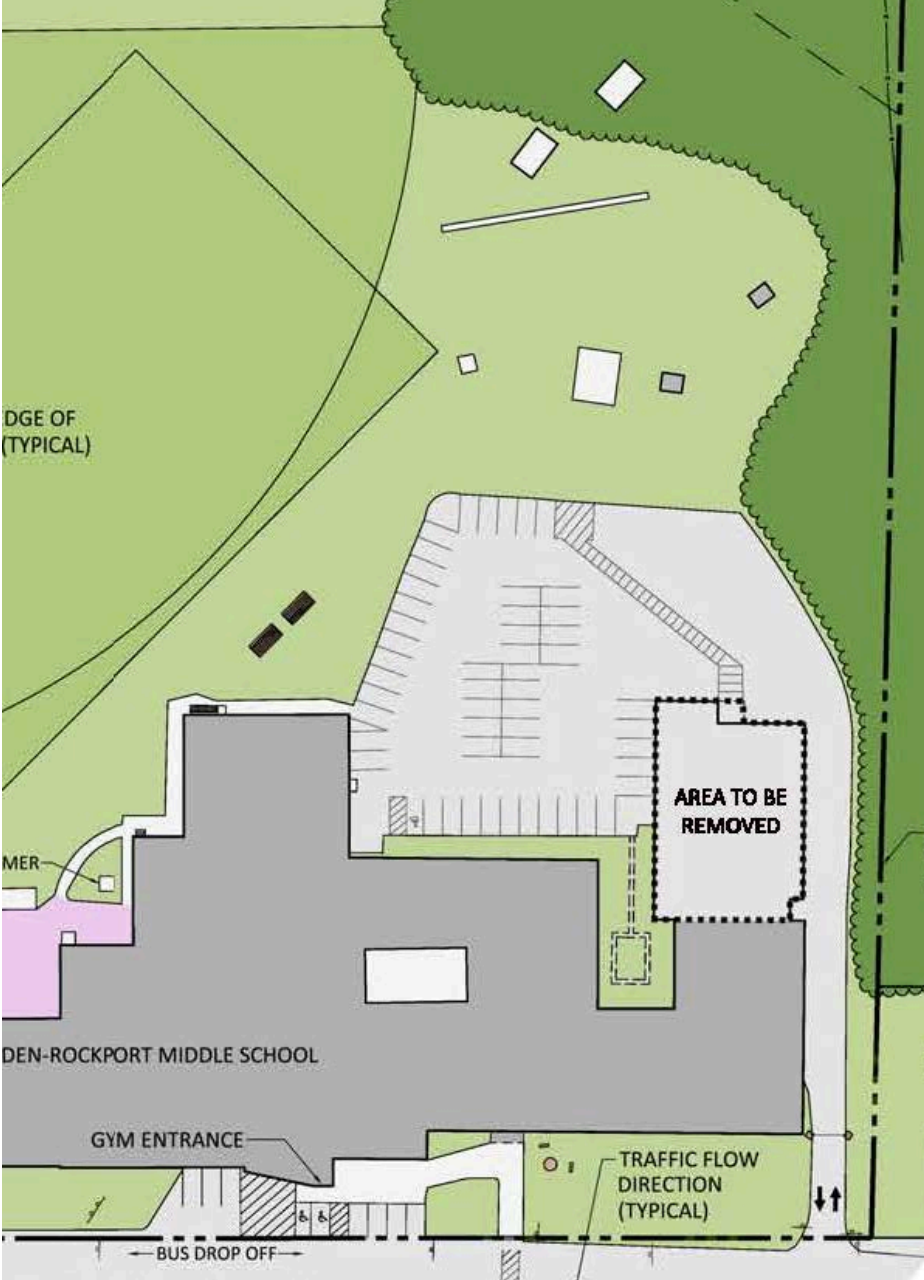
Substantial Renovation – No Addition (A1)

- *Pedestrian & Vehicular Safety remains an issue*
- *Highly disruptive to the educational program*
- *Less efficient square footage*
- *Does not fix safety/security*
- *Disconnected programs*
- *No small group spaces*
- *Cafeteria congestion remains*



Substantial Renovation - No Addition (A1)





Substantial Renovation

No Addition (A1)

113,000 SF

113,000 Renovation
(7,400 SF Demolition)

CONSTRUCTION COSTS

Renovation/Reconfiguration

New Construction/Addition

Demolition

Built in Equipment

Site Development

Repair existing fields

Phasing

Subtotal

ADMINISTRATIVE COST & RESERVE

Movable Equipment & Technology

Advertising/Insurance/legal

Bid Contingency 5%

Construction Contingency 5%

Subtotal

FEES AND SERVICES

Professional Services

Surveys/Soils/Testing/Permitting

Clerk of the Works

Subtotal

TOTAL PROJECT COST

\$	12,464,000
\$	-
\$	125,000
\$	560,880
\$	250,000
\$	550,000
\$	275,000

\$ 14,224,880

\$	232,292
\$	70,000
\$	711,244
\$	711,244

\$ 1,724,780

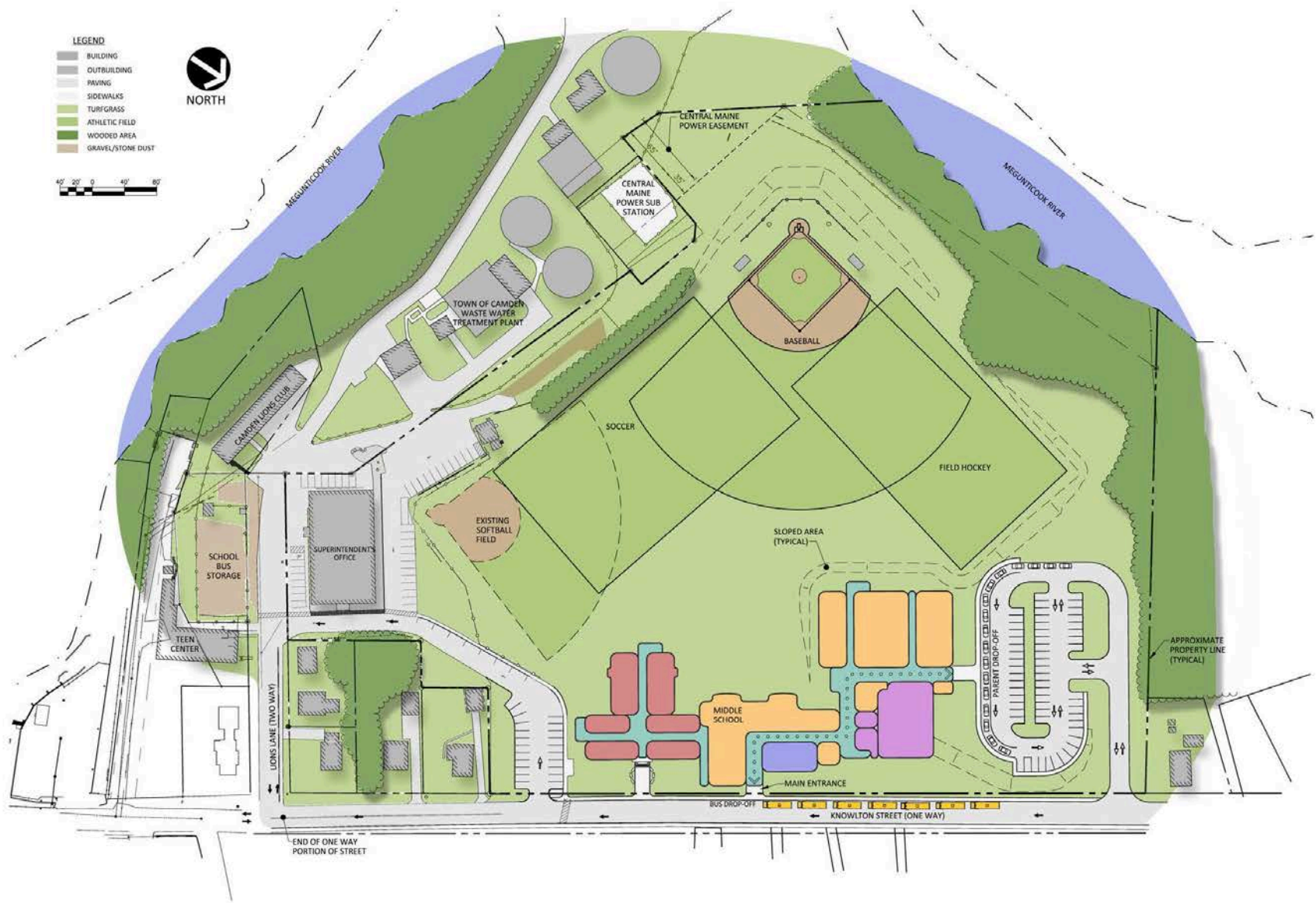
\$	1,426,742
\$	10,000
\$	235,200

\$ 1,671,942

\$ 17,621,602

Substantial Renovation - No Addition (A1)



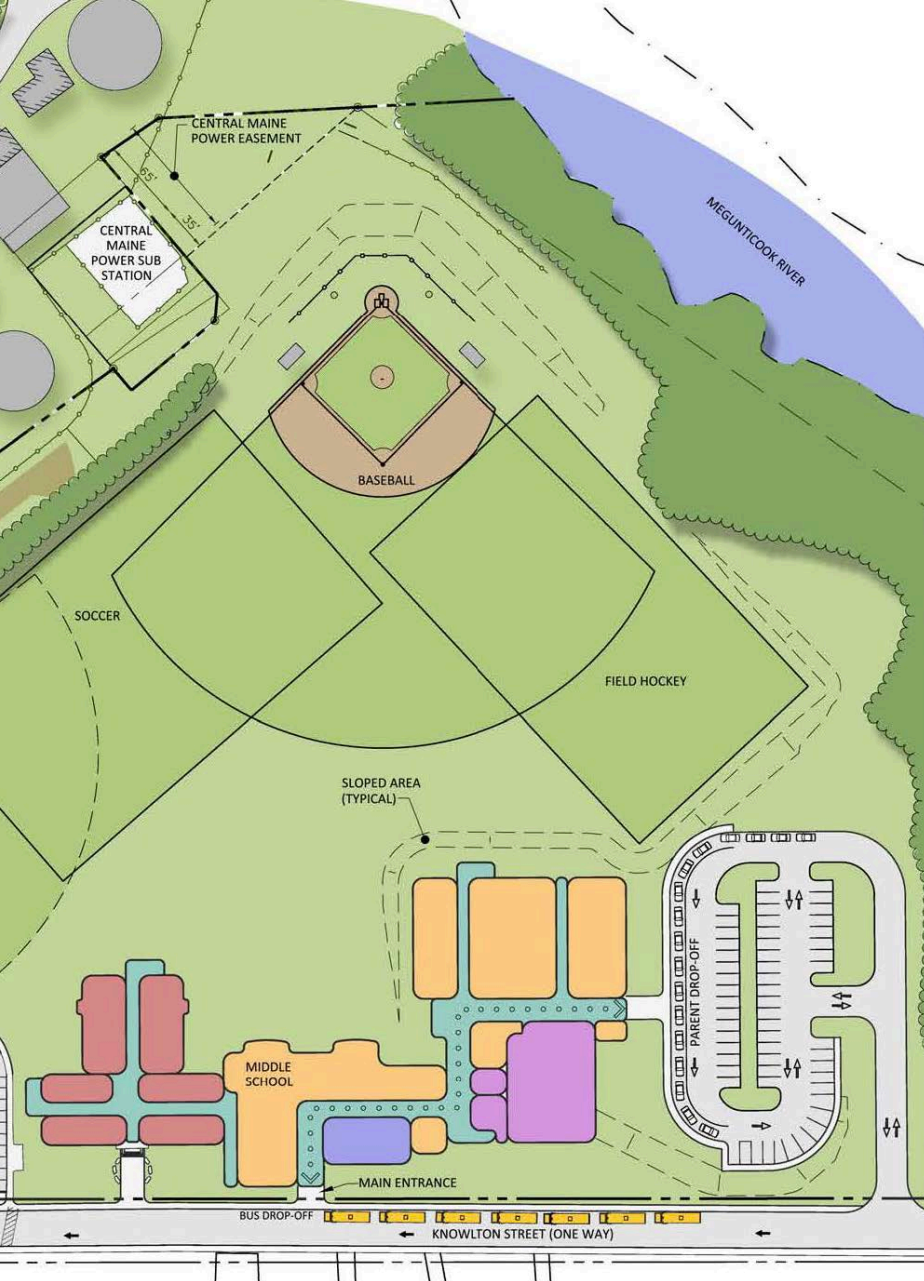


Substantial Renovation and Additions (A2)



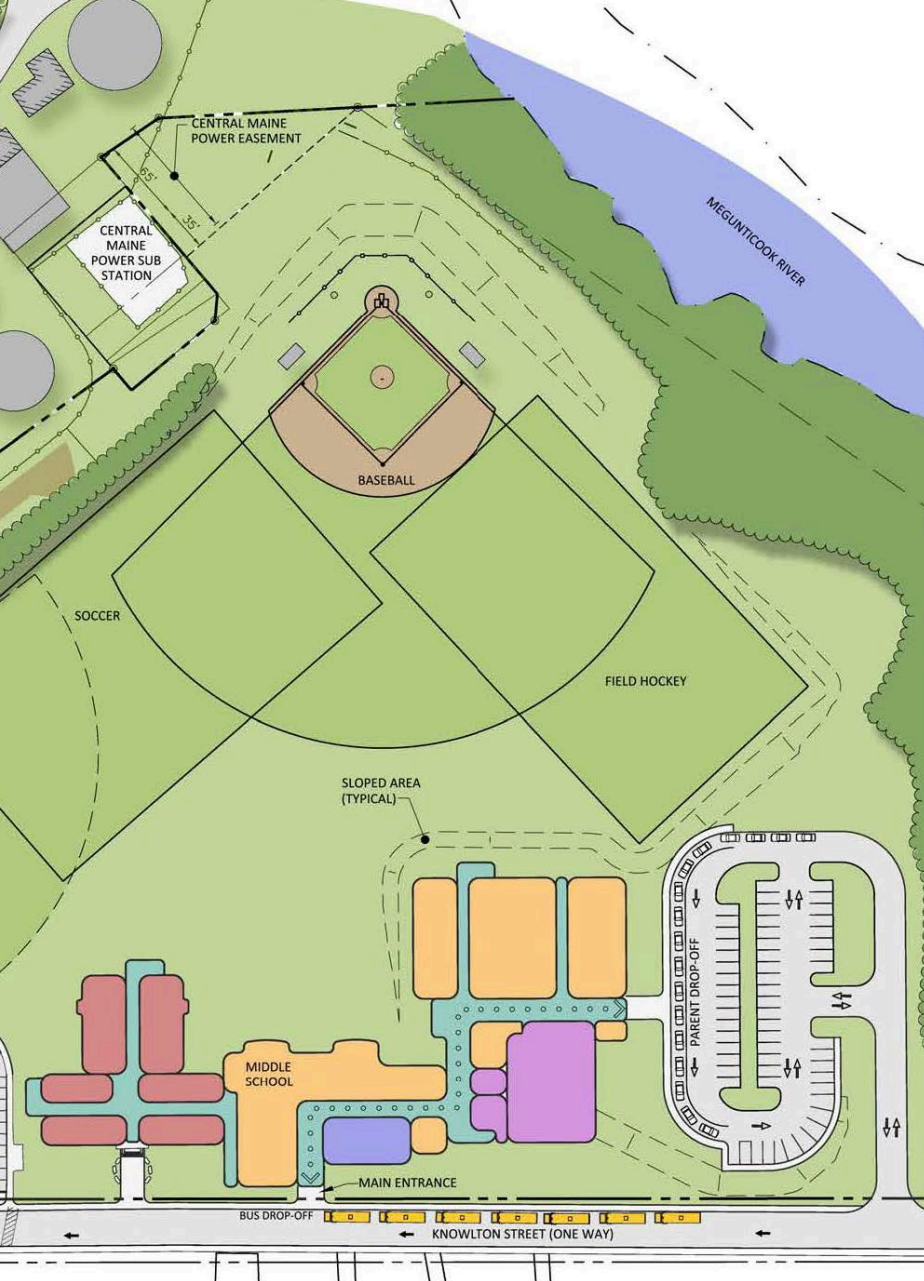
Substantial Renovation and Additions (A2)

- *Total Square Footage: 101,450*
 - *8,200 SF Light Renovation (MET Basement)*
 - *49,950 SF Renovation*
 - *43,300 SF Addition*
- *Phased project that retains the MET and Gymnasium portions of the building.*
 - *Highly disruptive to the educational program*
 - *Less efficient square footage*



Substantial Renovation and Additions (A2)





Substantial Renovation and Additions (A2)

101,450 SF

8,200 SF MET Basement

49,950 SF Renovation

43,300 SF Addition

CONSTRUCTION COSTS

Renovation/Reconfiguration

New Construction/Addition

Demolition

Built in Equipment

Site Development

Phasing

Subtotal

ADMINISTRATIVE COST & RESERVE

Movable Equipment & Technology

Advertising/Insurance/legal

Bid Contingency 5%

Construction Contingency 5%

Subtotal

FEES AND SERVICES

Professional Services

Surveys/Soils/Testing/Permitting

Clerk of the Works

Subtotal

TOTAL PROJECT COST

\$	8,358,000
\$	8,010,500
\$	375,000
\$	736,583
\$	2,400,000
\$	525,000

\$ 20,405,083

\$	464,584
\$	70,000
\$	1,020,254
\$	1,020,254

\$ 2,575,092

\$	1,736,301
\$	104,400
\$	235,200

\$ 2,075,901

\$ 25,056,075

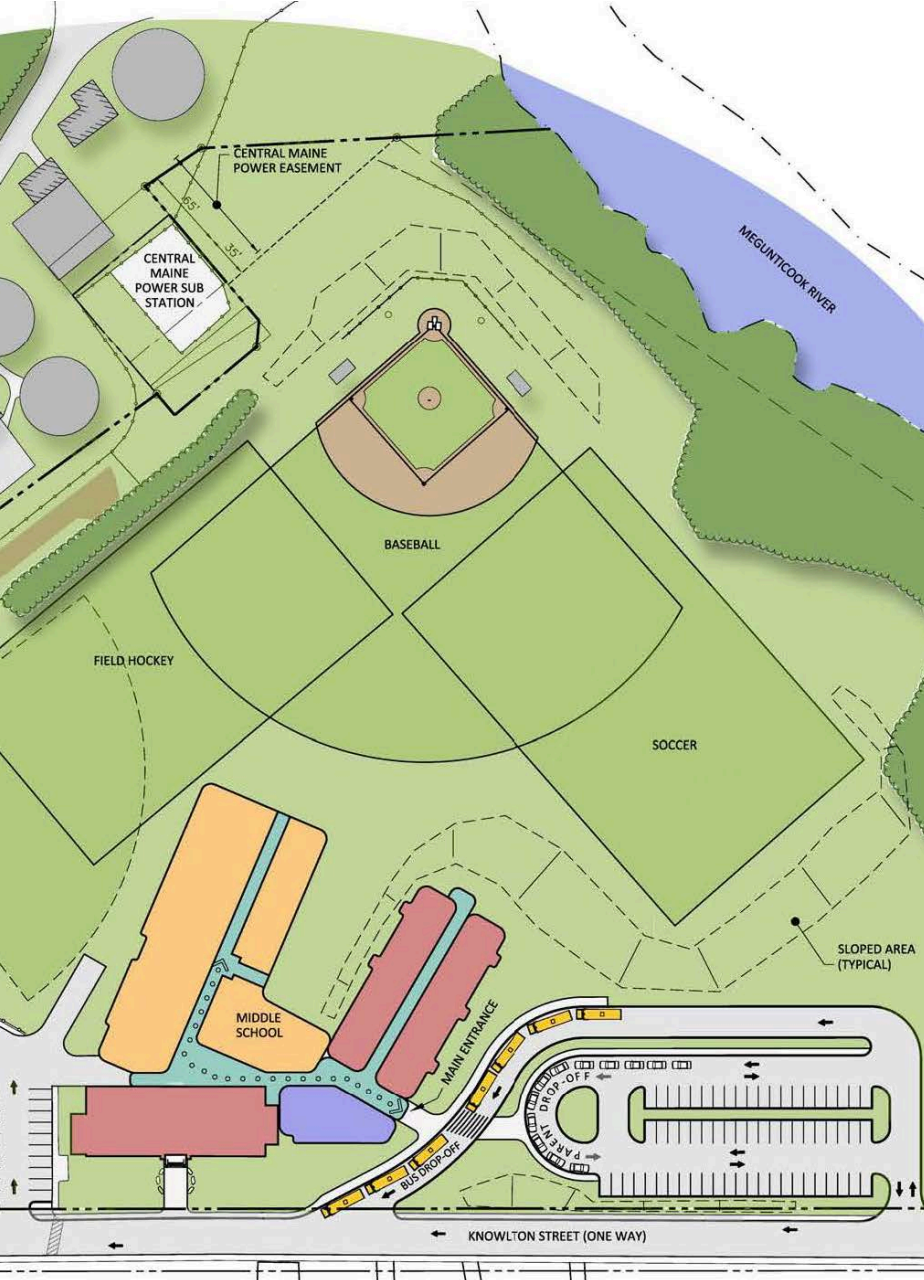
Substantial Renovation and Additions (A2)





Substantial Addition & Renovation MET (B)



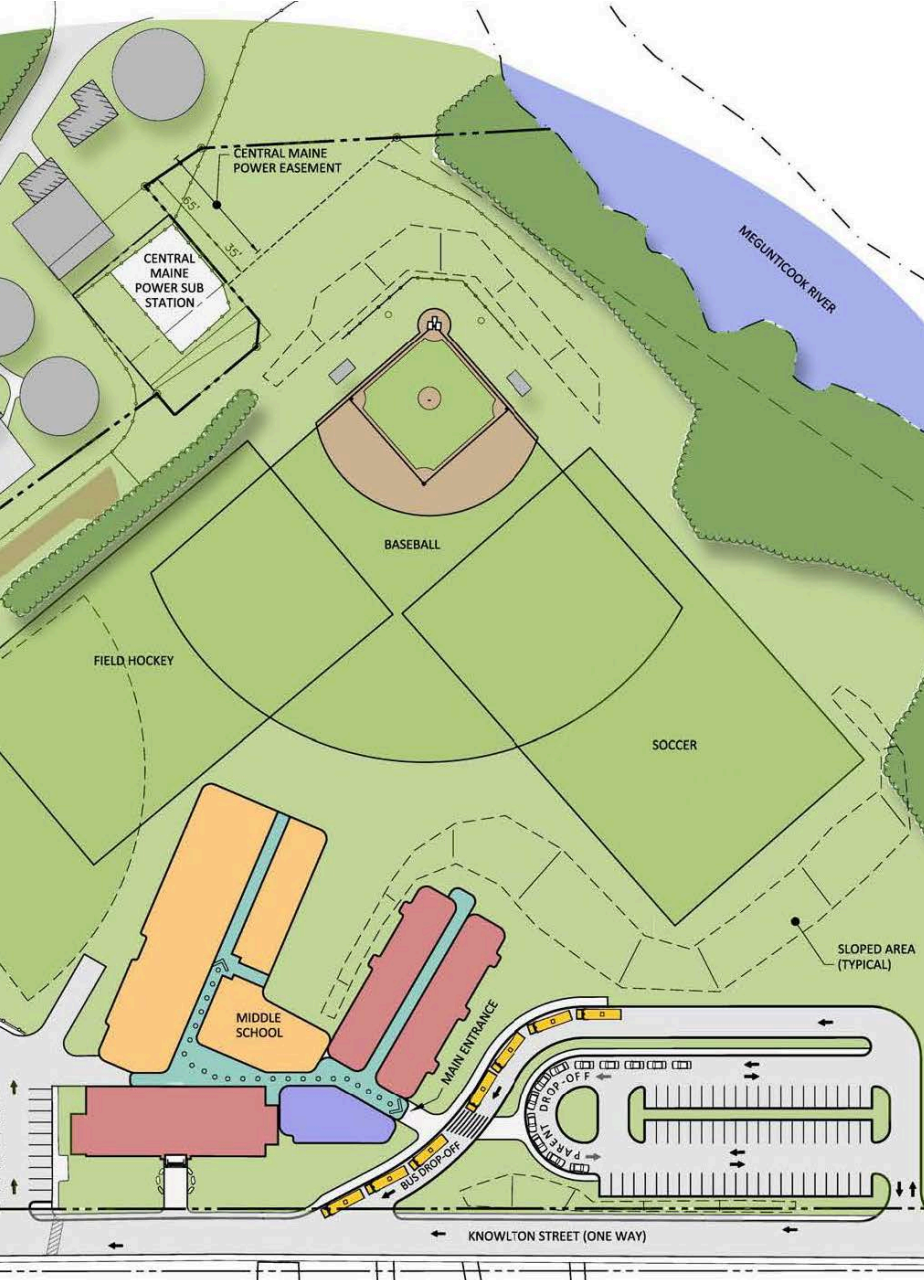


Substantial Addition & Renovation MET (B)

- *Total Square Footage: 94,822*
 - *8,200 SF Light Renovation (MET Basement)*
 - *17,122 SF Renovation*
 - *69,500 SF Addition*
- *Phased project that retains the MET portion of the building.*
 - *Less disruptive to the educational program*
 - *Basement of MET available for Superintendent's office*

Substantial Addition & Renovation MET (B)





Substantial Renovation and Addition to MET (B)

94,822 SF

8,200 SF MET Basement

17,122 SF Renovation

69,500 SF Addition

CONSTRUCTION COSTS

Renovation/Reconfiguration	\$ 2,628,640
New Construction/Addition	\$ 12,857,500
Demolition	\$ 450,000
Built in Equipment	\$ 696,876
Site Development	\$ 2,500,000
Phasing	\$ 200,000

Subtotal

\$ 19,333,016

ADMINISTRATIVE COST & RESERVE

Movable Equipment & Technology	\$ 464,584
Advertising/Insurance/legal	\$ 70,000
Bid Contingency 5%	\$ 966,651
Construction Contingency 5%	\$ 966,651

Subtotal

\$ 2,467,886

FEES AND SERVICES

Professional Services	\$ 1,519,094
Surveys/Soils/Testing/Permitting	\$ 104,400
Clerk of the Works	\$ 157,500

Subtotal

\$ 1,780,994

TOTAL PROJECT COST

\$ 23,581,897

Substantial Addition & Renovation MET (B)





New Construction (C)





New Construction (C)

- *Total Square Footage: 82,000*
- *Ability to renovate MET building to house the Central Office, Zenith Program and Adult Education*
- *Not disruptive to the educational program*

New Construction (C)





<u>CONSTRUCTION COSTS</u>	
Renovation/Reconfiguration	\$ -
New Construction/Addition	\$ 15,170,000
Demolition	\$ 450,000
Built in Equipment	\$ 682,650
Site Development	\$ 2,500,000
Phasing	\$ -

Subtotal

ADMINISTRATIVE COST & RESERVE

Movable Equipment & Technology	\$ 464,584
Advertising/Insurance/legal	\$ 70,000
Bid Contingency 5%	\$ 940,133
Construction Contingency 5%	\$ 940,133

Subtotal

FEES AND SERVICES

Professional Services	\$ 1,416,783
Surveys/Soils/Testing/Permitting	\$ 104,400
Clerk of the Works	\$ 147,000

Subtotal

TOTAL PROJECT COST

**New
Construction (C)**

82,000 SF

82,000 SF New

\$	-
\$	15,170,000
\$	450,000
\$	682,650
\$	2,500,000
\$	-

\$ 18,802,650

\$	464,584
\$	70,000
\$	940,133
\$	940,133

\$ 2,414,850

\$	1,416,783
\$	104,400
\$	147,000

\$ 1,668,183

\$ 22,885,683

New Construction (C)



	Substantial Renovation No Addition (A1) 113,000 SF 113,000 Renovation (7,400 SF Demolition)	Substantial Renovation and Additions (A2) 101,450 SF 8,200 SF MET Basement 49,950 SF Renovation 43,300 SF Addition	Substantial Renovation and Addition to MET (B) 94,822 SF 8,200 SF MET Basement 17,122 SF Renovation 69,500 SF Addition	New Construction (C) 82,000 SF 82,000 SF New
CONSTRUCTION COSTS				
Renovation/Reconfiguration	\$ 12,464,000	\$ 8,358,000	\$ 2,628,640	\$ -
New Construction/Addition	\$ -	\$ 8,010,500	\$ 12,857,500	\$ 15,170,000
Demolition	\$ 125,000	\$ 375,000	\$ 450,000	\$ 450,000
Built in Equipment	\$ 560,880	\$ 736,583	\$ 696,876	\$ 682,650
Site Development	\$ 250,000	\$ 2,400,000	\$ 2,500,000	\$ 2,500,000
Repair existing fields	\$ 550,000			
Phasing	\$ 275,000	\$ 525,000	\$ 200,000	\$ -
Subtotal	\$ 14,224,880	\$ 20,405,083	\$ 19,333,016	\$ 18,802,650
ADMINISTRATIVE COST & RESERVE				
Movable Equipment & Technology	\$ 232,292	\$ 464,584	\$ 464,584	\$ 464,584
Advertising/Insurance/legal	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
Bid Contingency 5%	\$ 711,244	\$ 1,020,254	\$ 966,651	\$ 940,133
Construction Contingency 5%	\$ 711,244	\$ 1,020,254	\$ 966,651	\$ 940,133
Subtotal	\$ 1,724,780	\$ 2,575,092	\$ 2,467,886	\$ 2,414,850
FEES AND SERVICES				
Professional Services	\$ 1,426,742	\$ 1,736,301	\$ 1,519,094	\$ 1,416,783
Surveys/Soils/Testing/Permitting	\$ 10,000	\$ 104,400	\$ 104,400	\$ 104,400
Clerk of the Works	\$ 235,200	\$ 235,200	\$ 157,500	\$ 147,000
Subtotal	\$ 1,671,942	\$ 2,075,901	\$ 1,780,994	\$ 1,668,183
TOTAL PROJECT COST	\$ 17,621,602	\$ 25,056,075	\$ 23,581,897	\$ 22,885,683

COST COMPARISON



	Substantial Renovation No Addition (A1)	Substantial Renovation and Additions (A2)	Substantial Renovation and Additions (B)	New Construction (C)
IMPROVES VEHICULAR AND PEDESTRIAN SAFETY ON THE SITE	--	75%	✓	✓
CREATES A SINGLE SECURE ENTRANCE	--	75%	✓	✓
CREATES AN APPROPRIATELY SIZED AND EFFICIENT BUILDING	--	75%	90%	✓
LOCATES EDUCATIONAL PROGRAMS IN EFFICIENT MANNER-REDUCES TRANSITION TIME	--	75%	✓	✓
PROVIDES FLEXIBLE 21st CENTURY LEARNING SPACES AND SMALL GROUP LEARNING SPACES (SMALL GROUPS, INDEPENDENT STUDY, ETC)	--	75%	✓	✓
CREATES APPROPRIATELY SIZED EDUCATIONAL SPACES	50%	✓	✓	✓
PROVIDES IMPROVED BUILDING ENVELOPE	75%	75%	✓	✓
IMPROVES STUDENT CIRCULATION (SUCH AS NEEDING TO WALK THROUGH LUNCH SERVICE LINE) AND SUPERVISED CORRIDORS	--	✓	✓	✓
ADA ACCESSIBILITY/ COMPLIANCE	✓	✓	✓	✓
UPGRADES THE BUILDING TO MEET LIFE SAFETY CODES (FIRE ALARM & SPRINKLER)	75%	✓	✓	✓
CORRECTS STRUCTURAL ISSUES AND DEFERRED MAINTENANCE ISSUES	✓	✓	✓	✓

PROJECT FEATURE COMPARISON



Possible Alternates
Geothermal (Heat & Select A/C)

Geothermal (Full A/C)

***Additional Movable
Equipment & Technology***

***Renovate Basement of MET
for Superintendent's office***

***Full renovation of MET for Superintendent,
Zenith and Adult Education***

Possible Options	
	\$800,000-\$1,000,000
	\$1,400,000-1,600,000
	\$925,000
	\$450,000
	\$3,275,000





*To offer additional
insight, please contact
us at:*

crms@oakpoint.com



OAK POINT
ASSOCIATES

architecture
engineering
planning