

**Option D
New School (Beacon School)
Potential Cost Scenarios**

1/19/16

A. Enrollment (from 5/2015 District Enrollment Data) *

Kindergarten	First Grade	Second Grade	Total
176	+ 187	+ 192	= 555

B. Beacon School Anticipated Classrooms **

- 9 Kindergarten Classrooms, 20 students per classroom
- 8 1st Grade Classrooms, 23 students per classroom
- 8 2nd Grade Classrooms, 24 students per classroom
- 2 Special Education Classrooms
- 1 Title One Room

** An educational program for the new school must be prepared by the District.

C. Anticipated Statistics (minimum) **

Planned Architectural Area - 82,500 SF
Scheduled Area - 52,000 SF
149 SF per Student

* A demographic study to determine potential enrollment should be done.

D.1 Cost Projections - Low Quartile

Enrollment	Sq. Ft./St.	Gross Area	Cost/Sq. Ft.	Construction Costs	Site Costs ***	Soft Costs (est.@20%)	Project Cost	
Scenario A	555 X	150 =	83,250 X	\$200 =	\$16,650,000 +	unknown +	\$3,330,000 =	\$19,980,000
Scenario B	555 X	175 =	97,125 X	\$200 =	\$19,425,000 +	unknown +	\$3,885,000 =	\$23,310,000
Scenario C	555 X	200 =	111,000 X	\$200 =	\$22,200,000 +	unknown +	\$4,440,000 =	\$26,640,000

*** A building site has not been determined, site acquisition and development costs are not included in the projections, site cost are additional.

D.2 Cost Projections - Median

Enrollment	Sq. Ft./St.	Gross Area	Cost/Sq. Ft.	Construction Costs	Site Costs ***	Soft Cost (est.@20%)	Project Cost	
Scenario A	555 X	150 =	83,250 X	\$225 =	\$18,731,250 +	unknown +	\$3,746,250 =	\$22,477,500
Scenario B	555 X	175 =	97,125 X	\$225 =	\$21,853,125 +	unknown +	\$4,370,625 =	\$26,223,750
Scenario C	555 X	200 =	111,000 X	\$225 =	\$24,975,000 +	unknown +	\$4,995,000 =	\$29,970,000

*** A building site has not been determined, site acquisition and development costs are not included in the projections, site cost are additional.

D.3 Cost Projections - High Quartile

Enrollment	Sq. Ft./St.	Gross Area	Cost/Sq. Ft.	Construction Cost	Site Costs ***	Soft Cost (est.@20%)	Project Cost	
Scenario A	555 X	150 =	83,250 X	\$250 =	\$20,812,500 +	unknown +	\$4,162,500 =	\$24,975,000
Scenario B	555 X	175 =	97,125 X	\$250 =	\$24,281,250 +	unknown +	\$4,856,250 =	\$29,137,500
Scenario C	555 X	200 =	111,000 X	\$250 =	\$27,750,000 +	unknown +	\$5,550,000 =	\$33,300,000

*** A building site has not been determined, site acquisition and development costs are not included in the projections, site cost are additional.

E. Comparative Information

**School Planning and Management Magazine - 2015 School Construction Report
Elementary School Statistics - Median New Schools (Region 2; NY, NJ, PA)**

Enrollment	Sq. Ft./St.	Gross Area	Cost/Sq. Ft.	Construction Cost	
Elementary	602	183	95,368	\$235.36	\$21,000,000

Budget for Northwestern Primary School Renovation Project

Enrollment	Sq. Ft./St.	Gross Area	Cost/Sq. Ft.	Construction Cost	Soft Cost (est.@20%)	Project Cost	
PlanCon A	324 X	238 =	77,063 X	\$150 =	\$11,559,450 +	\$2,311,890 =	\$13,871,340

GENERAL NOTES

1. The information presented does not represent an actual design solution.
2. A new school project may not be eligible for State reimbursement.
3. The Northwestern Alterations Project PlanCon Part A remains active until the District rescinds it.
4. Cost escalations beyond 2016/17 are not considered in projections.

**Building Area Statistics for Existing
Blackhawk Schools**

	Enrollment	Bldg. Area	Sq. Ft./St
Northwestern	324	77,063	238
Patterson	224	28,230	126
B.I.S.	537	94,300	175
HIGHLAND M.S.	545	137,409	252
Blackhawk H.S.	783	210,000	268