

# Fox River Middle School - Proposed Options

Waterford, WI

General Construction Scope of Work

August 7, 2017

## Conceptual Budget Summary

Option 1 - Addition/Interior Renovations	Quantity	Unit	Cost/Unit	Total Cost
Addition - East Wing Classroom Areas (Two Story)	21,000	sf	\$ 245.00	\$ 5,145,000
Addition - West Wing Gymnasium/Fitness Areas (Single Story)	20,485	sf	\$ 245.00	\$ 5,018,825
Heavy Renovation - First Floor	19,809	sf	\$ 150.00	\$ 2,971,350
Finishes Upgrades/Light Renovation - First Floor	8,567	sf	\$ 35.00	\$ 299,845
Heavy Renovation - Second Floor	12,594	sf	\$ 150.00	\$ 1,889,100
Finishes Upgrades/Light Renovation - Second Floor	8,046	sf	\$ 35.00	\$ 281,610
Finishes Upgrades/Light Renovation - Lower Level	4,563	sf	\$ 35.00	\$ 159,705
Contingency/Inflation (10%)	1	ls	\$ 1,576,543.50	\$ 1,576,544
	95,065	sf	\$ 182.42	\$ 17,341,979
			Soft Costs 10%	\$ 1,734,197.85
			FFE 5%	\$ 867,098.93

**Total Project Budget \$ 19,943,275.28**

Option 2,3,4 - New Facility on Existing Site	Quantity	Unit	Cost/Unit	Total Cost
New Facility Including Site Improvements	129,000	sf	\$ 265.00	\$ 34,185,000
Contingency/Inflation (5%)	1	ls	\$ 1,709,250.00	\$ 1,709,250
	129,000	sf	\$ 278.25	\$ 35,894,250
			Soft Costs 10%	\$ 3,589,425.00
			FFE 5%	\$ 1,794,712.50

**Total Project Budget \$ 41,278,387.50**

Option 5 - Grade School Options	Quantity	Unit	Cost/Unit	Total Cost
Work at Evergreen				
Finish Upgrades/Light Renovation - Existing Building	74,000	sf	\$ 35.00	\$ 2,590,000
Heavy Renovations - Science Labs	6	ls	\$ 200,000.00	\$ 1,200,000
Heavy Renovations - School Office / Student Services	4,300	sf	\$ 150.00	\$ 645,000
Heavy Renovation - Current gym to CTE	8,100	sf	\$ 150.00	\$ 1,215,000
Heavy Renovation - IMC	5,500	sf	\$ 150.00	\$ 825,000
Heavy Renovation - Visual Arts	4,500	sf	\$ 150.00	\$ 675,000
Heavy Renovation - Culinary Arts	1,800	sf	\$ 150.00	\$ 270,000
Heavy Renovation - Breakout Spaces	4,000	sf	\$ 150.00	\$ 600,000
Addition - Performing Arts Wing	6,200	sf	\$ 245.00	\$ 1,519,000
Addition - New Gymnasium, Storage & Locker Rooms	19,600	sf	\$ 245.00	\$ 4,802,000
Addition - Fitness Room at Gym	2,000	sf	\$ 245.00	\$ 490,000
Addition - Student Commons Expansion	3,500	sf	\$ 245.00	\$ 857,500
Demo of Existing Facility & Site Restoration Allowance	1	ls	\$ 1,250,000.00	\$ 1,250,000
Contingency/Inflation (10%)	1	ls	\$ 1,693,850.00	\$ 1,693,850
	148,000	sf	\$ 125.89	\$ 18,632,350
			Soft Costs 10%	\$ 1,863,235
			FFE 5%	\$ 931,618

**Total Project Budget \$ 21,427,202.50**

Additional Costs	Quantity	Unit	Cost/Unit	Total Cost
Demo of Existing Facility & Site Restoration Allowance	1	ls	\$ 1,250,000.00	\$ 1,250,000
New Land Purchase and Development Allowance	1	ls	\$ 750,000.00	\$ 750,000
Asbestos Abatement/Hazardous Materials/Lead	1	ls	\$ -	\$ -