



# Bellefonte Area School District

Feasibility Study Update  
January 19, 2017



**Crabtree, Rohrbaugh & Associates, Architects**

*Providing a Client Oriented Approach to Architecture*

# Study Approach

## *Elements of a Building Utilization Study*

1



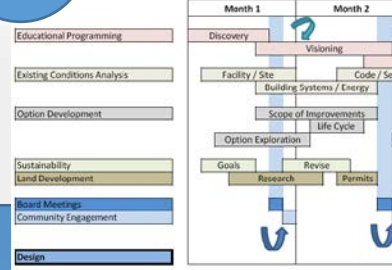
Define Goals

2



Information  
Gathering

3



Analyze Data

4



Develop Options

5



Recommendations



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## *Elements of a Building Utilization Study*

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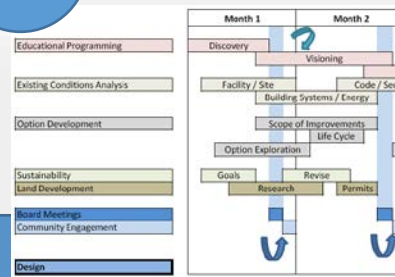
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**Educational**  
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**Program requirements**  
**Guiding principles**  
**Indicators of quality**  
District Standards  
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Healthy Environment  
Ease of Maintenance  
Safety & Security  
Site Attributes  
**Determine benchmarks**

**Existing documentation**  
Drawings  
**Facility Assessments**  
Quantitative  
Qualitative  
**Utility cost history**  
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**Space analysis**  
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**Grade level configurations**  
**Infrastructure improvements**  
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**Cost and Budget**  
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**Operational optimization**

**Final report**  
**Final presentation**

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Crabtree, Rohrbaugh & Associates  
Thu Jan 19, 2017

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Bellefonte Area Middle School # - 133,500 s.f.	Rating	Potential Construction Cost			Comments/Rationale*	
		Low	To	High		
1 Site	1	\$	34,600	\$	39,800	Repair cracks in asphalt, seal coat, restripe; new accessible concrete exit pads
2 Superstructure	0	\$	-	\$	-	No work necessary
3 Exterior Envelope - Roof	0	\$	-	\$	-	No work necessary
4 Exterior Envelope - Walls	2	\$	90,100	\$	103,600	Minor masonry restoration; clean masonry & EPS; replace sealants
5 Exterior Envelope - Doors	0	\$	-	\$	-	No work necessary
6 Exterior Envelope - Windows	0	\$	-	\$	-	No work necessary
7 Interior - Finishes	1	\$	102,800	\$	118,200	Gym & Auditorium: demo asbestos plaster (gyp, paint, strucc); add acoust. clouds
8 Interior - Doors	2	\$	90,800	\$	104,400	Replace original doors to match; rework some openings for accessible clearances
9 Interior - Restrooms	1	\$	1,000	\$	1,100	Add vertical grab bars in handicapped stalls/rooms
10 Interior - Casework/Millwork	3	\$	343,200	\$	394,700	Replace/retrill units as needed to meet current accessibility requirements
11 Interior - Food Service Equipment	0	\$	-	\$	-	No work necessary
12 Interior - Code-Related Equipment	3	\$	58,100	\$	66,800	Safe Schools exit ID; reconfigure add/drink fountains; add lift @ Stage
13 Interior - Miscellaneous Equipment	2	\$	305,100	\$	350,800	Auditorium seats, Main Gym athletic equip., bleachers, occasional wall panels
14 Miscellaneous Accessibility Concerns	3	\$	2,300	\$	2,600	Barriers/corridor door-brokers needed to meet minimum accessibility requirements
15 Miscellaneous Security Concerns	0	\$	-	\$	-	No work necessary
16 HVAC Systems	3	\$	2,403,000	\$	2,803,500	Replace heat pumps, RTUs; add VFDs, new air piping, etc.; rework ventilation
17 Plumbing Systems	3	\$	80,200	\$	100,100	Replace water sewer, upgrade hot water system piping, heater, mixing valves
18 Fire Protection Systems	0	\$	-	\$	-	No work necessary
19 Electrical - Distribution & Emergency	3	\$	1,602,000	\$	2,136,000	Replace generator, transfer switches, panels & related circuitry
20 Electrical - Lighting	3	\$	667,500	\$	934,400	Provide interior & exterior LED lighting and automatic lighting controls
21 Electrical - Telecomm/Phone	1	\$	400,500	\$	667,600	Replace/expand as part of building wide renovations
22 Electrical - Program/Clock/Sound	1	\$	100,200	\$	201,300	Replace/expand as part of building wide renovations
23 Electrical - Fire Alarm & Security	3	\$	199,900	\$	333,800	Add intrusion detection systems
Totals	35	\$	6,481,300	\$	8,358,700	
Facility Condition Index (FCI) = Rating / TIS:	30.4%					
Soft Costs: 20%		\$	1,296,280	\$	1,671,740	
Total Project Cost Range		\$	7,777,580	\$	10,030,440	

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# Comprehensive FCI & Capital Improvement Program Worksheet

BELLEFONTE AREA SCHOOL DISTRICT					ENROLLMENT					FACILITIES											
<div><div>CR</div><div>Crabtree, Rohrbaugh &amp; Associates Architects</div><div>401 East Winding Hill Road Mechanicsburg, Pennsylvania 17055 phone: (717) 458-0272 • fax: (717) 458-0047</div></div> <div>JANUARY 16, 2017</div> <div>YEAR BUILT</div> <div>YEAR(S) OF IMPROVEMENTS</div> <div>EXISTING BUILDING SQUARE FOOTAGE</div>					<div>BUILDING TOTAL CAPACITY</div> <div>CURRENT ENROLLMENT</div> <div>CURRENT % OF TOTAL CAPACITY UTILIZED</div> <div>PROJECTED ENROLLMENT (± 4.5% IN 2020 PER CENSUS)</div> <div>FUTURE % OF TOTAL CAPACITY UTILIZED</div>					<div>OVERALL BUILDING FCI RATING (0 TO 115)</div> <div>OVERALL BUILDING FCI RATING (0% TO 100%)</div> <div>AVERAGE COST OF UTILITIES PER YEAR</div> <div>COST OF UTILITIES PER YEAR (AVG \$ PER SF)</div> <div>CAPITAL IMPROVEMENT BREAKOUT RANGE OF ACCESSIBILITY IMPROVEMENTS BASED ON 2009 ICC/ANSI-A177.1 STANDARDS (NOTE THESE COSTS ARE INCLUDED IN THE CAPITAL IMPROVEMENT PLAN RECOMMENDATIONS)</div>					<div>IMMEDIATE MAINTENANCE (1 - 3 YEARS)</div> <div>SHORT TERM MAINTENANCE (4 - 10 YEARS)</div> <div>LONG TERM MAINTENANCE (10+ YEARS)</div>						
ELEMENTARY	OVERVIEW				AVERAGE 22 STUDENTS PER CLASS					FCI RATING		UTILITIES		ACCESSIBILITY		CAPITAL IMPROVEMENT PLAN RECOMMENDATIONS					
	BELLEFONTE ES	1942	1964	90,805 SF	440	414	94%	433	98%	99	86.1%	\$ 74,778	\$ 0.82	\$ 1,916,880	- \$ 2,204,160	\$ 481,992	- \$ 576,792	\$ 1,735,057	- \$ 2,471,926	\$ 14,364,278	- \$ 17,140,000
	BENNER ES	1961	1983	24,310 SF	264	272	103%	285	105%	89	77.4%	\$ 28,693	\$ 1.18	\$ 738,000	- \$ 849,360	\$ 180,000	- \$ 240,000	\$ 305,070	- \$ 400,422	\$ 4,746,720	- \$ 5,560,000
	MARION-WALKER ES	1950	1983, 2007	52,850 SF	396	354	89%	370	93%	32	27.8%	\$ 64,470	\$ 1.22	\$ 252,600	- \$ 290,520	\$ -	- \$ -	\$ 25,980	- \$ 31,320	\$ 1,034,760	- \$ 1,320,000
	PLEASANT GAP ES	1950	1954, 1976	35,425 SF	264	231	88%	242	92%	83	72.2%	\$ 32,273	\$ 0.91	\$ 821,040	- \$ 944,280	\$ -	- \$ -	\$ 553,498	- \$ 729,460	\$ 7,141,800	- \$ 8,370,000
SECONDARY	OVERVIEW				AVERAGE 25 STUDENTS PER CLASS					FCI RATING		UTILITIES		ACCESSIBILITY		CAPITAL IMPROVEMENT PLAN RECOMMENDATIONS					
	BELLEFONTE MS	1962	1999, 2007	133,500 SF	800	647	81%	676	84%	35	30.4%	\$ 90,274	\$ 0.68	\$ 636,000	- \$ 731,280	\$ -	- \$ -	\$ 976,200	- \$ 909,825	\$ 7,311,540	- \$ 9,360,000
	BELLEFONTE HS	1955	1973, 2007	257,815 SF	1075	829	77%	866	81%	12	10.4%	\$ 212,100	\$ 0.82	\$ -	- \$ -	\$ -	- \$ -	\$ 9,240	- \$ 11,040	\$ 2,022,720	- \$ 2,710,000
DAO	DISTRICT ADMIN	1889	1988, 1990	22,000 SF	-	-	-	-	-	52	45.2%	\$ 15,859	\$ 0.72	\$ 263,280	- \$ 302,160	\$ -	- \$ -	\$ 139,200	- \$ 185,880	\$ 973,560	- \$ 1,270,000
DISTRICT-WIDE				616,705 SF	3239	2747	85%	-	-	-	-	\$ 502,588	\$ 0.94	\$ 4,627,800	- \$ 5,321,760	\$ 661,992	- \$ 816,792	\$ 3,605,045	- \$ 4,553,992	\$ 36,621,818	- \$ 44,460,000
FCI LEGEND					AVERAGE TOTAL COST OF UTILITIES					CAPITAL IMPROVEMENT PLAN											
General Maintenance (annual budget)					0% - 15%																
Minor Building/Component Upgrades					16% - 30%																
Moderate Building/Component Upgrades					31% - 60%																
Major Building Upgrades/Component Replacement					61% - 90%																
Building Replacement					91% - 100%																

\_\_\_\_\_

BELLEFONTE AREA SCHOOL DISTRICT						EXISTING FACILITIES										NEW FACILITIES					
<div><div><div>CR</div><div><div>Crabtree, Rohrbaugh &amp; Associates Architects</div><div>401 East Winding Hill Road Mechanicsburg, Pennsylvania 17055 phone: (717) 458-0272 - fax: (717) 458-0047</div></div></div><div><div>YEAR BUILT</div><div>YEAR(S) OF IMPROVEMENTS</div><div>EXISTING BUILDING SQUARE FOOTAGE</div></div></div> <div>JANUARY 16, 2017</div>						OVERALL BUILDING FCI RATING (0 TO 115)		OVERALL BUILDING FCI RATING (0% TO 100%)		IMMEDIATE MAINTENANCE (1 - 3 YEARS)		SHORT TERM MAINTENANCE (4 - 10 YEARS)		LONG TERM MAINTENANCE (10+ YEARS)		TOTAL MAINTENANCE COSTS PER BUILDING OVER 10+ YEARS		NEW CONSTRUCTION COSTS BASED ON SAME SQUARE FOOTAGE AS EXISTING BUILDING (EXCLUDES ANY SQUARE FOOTAGE CURRENTLY ASSOCIATED WITH MODULARS)		NEW CONSTRUCTION VS MAINTENANCE COSTS	
ELEMENTARY	OVERVIEW					FCI RATING		CAPITAL IMPROVEMENT PLAN RECOMMENDATIONS								NEW CONSTRUCTION		SAVINGS WITH NEW			
																\$168/SF - \$182/ SF					
	BELLEFONTE ES		1942	1964	90,805 SF	99	86.1%	\$ 481,992 - \$ 576,792		\$ 1,735,057 - \$ 2,471,926		\$ 14,364,278 - \$ 17,140,075		\$ 16,901,247 - \$ 20,188,793		\$ 18,306,288 - \$ 19,831,812		\$ (1,405,041) - \$ 356,981			
	BENNER ES		1961	1983	24,310 SF	89	77.4%	\$ 180,000 - \$ 240,000		\$ 305,070 - \$ 400,422		\$ 4,746,720 - \$ 5,567,520		\$ 5,552,670 - \$ 6,616,302		\$ 4,900,896 - \$ 5,309,304		\$ 651,774 - \$ 1,306,998			
	MARION-WALKER ES		1950	1983, 2007	52,850 SF	32	27.8%	\$ - - \$ -		\$ 25,980 - \$ 31,320		\$ 1,034,760 - \$ 1,321,440		not applicable		not applicable		not applicable			
PLEASANT GAP ES		1950	1954, 1976	35,425 SF	83	72.2%	\$ - - \$ -		\$ 553,498 - \$ 729,460		\$ 7,141,800 - \$ 8,379,720		\$ 7,695,298 - \$ 9,109,180		\$ 7,141,680 - \$ 7,736,820		\$ 553,618 - \$ 1,372,360				
SECONDARY	OVERVIEW					FCI RATING		CAPITAL IMPROVEMENT PLAN RECOMMENDATIONS								NEW CONSTRUCTION		SAVINGS WITH NEW			
	BELLEFONTE MS		1962	1999, 2007	133,500 SF	35	30.4%	\$ - - \$ -		\$ 976,200 - \$ 909,825		\$ 7,311,540 - \$ 9,360,435		not applicable		not applicable		not applicable			
BELLEFONTE HS		1955	1973, 2007	257,815 SF	12	10.4%	\$ - - \$ -		\$ 9,240 - \$ 11,040		\$ 2,022,720 - \$ 2,713,560		not applicable		not applicable		not applicable				
DAO	DISTRICT ADMIN		1889	1988, 1990	22,000 SF	52	45.2%	\$ - - \$ -		\$ 139,200 - \$ 185,880		\$ 973,560 - \$ 1,272,120		not applicable		not applicable		not applicable			
DISTRICT-WIDE					616,705 SF	-	-	\$ 661,992 - \$ 816,792		\$ 3,605,045 - \$ 4,553,992		\$ 36,621,818 - \$ 44,482,750		\$ 30,149,215 - \$ 35,914,274		\$ 30,348,864 - \$ 32,877,936		\$ (199,649) - \$ 3,036,338			
FCI LEGEND																					
General Maintenance (annual budget)			0% - 15%																		
Minor Building/Component Upgrades			16% - 30%																		
Moderate Building/Component Upgrades			31% - 60%																		
Major Building Upgrades/Component Replacement			61% - 90%																		
Building Replacement			91% - 100%																		
Estimates include soft costs																					



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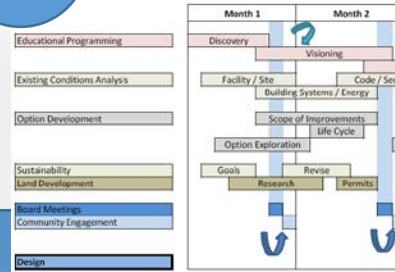
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# Existing Conditions



Bellefonte Elementary

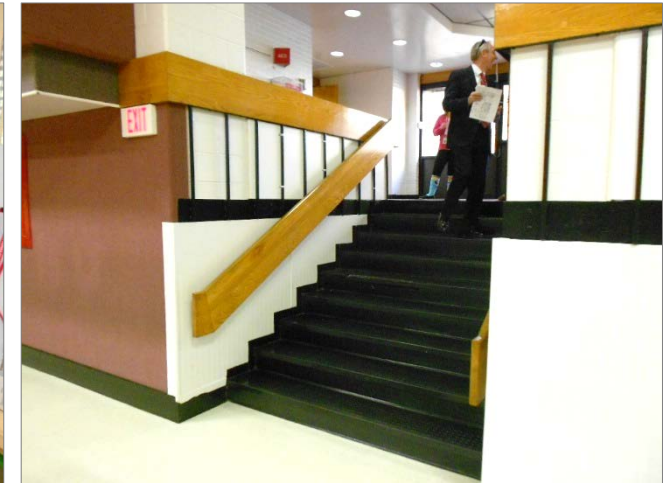
±90,805 SF    FCI RATING 86.1%

Benner Elementary

±24,310 SF    FCI RATING 77.4%



# Existing Conditions



Marion-Walker Elementary

±52,850 SF    FCI RATING 27.8%

Pleasant Gap Elementary

±35,425 SF    FCI RATING 72.2%



# Existing Conditions



Bellefonte Middle School

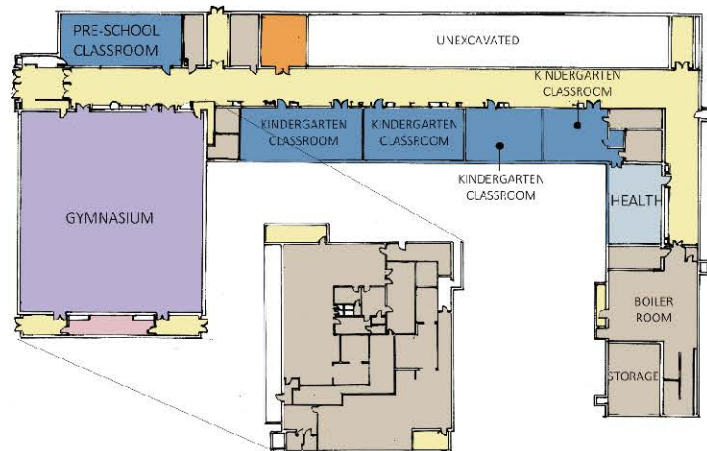
±133,500 SF    FCI RATING 30.4%

Bellefonte High School

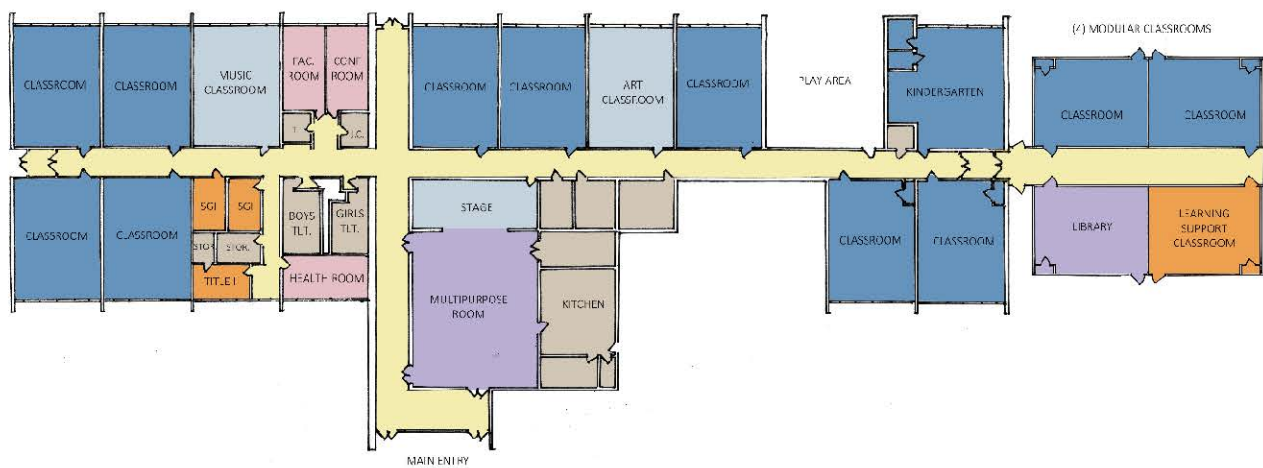
±257,815 SF    FCI RATING 10.4%



# Existing Floor Plans



Bellefonte Elementary



Benner Elementary

# Existing Floor Plans



Marion-Walker Elementary



Pleasant Gap Elementary



# Existing Floor Plans



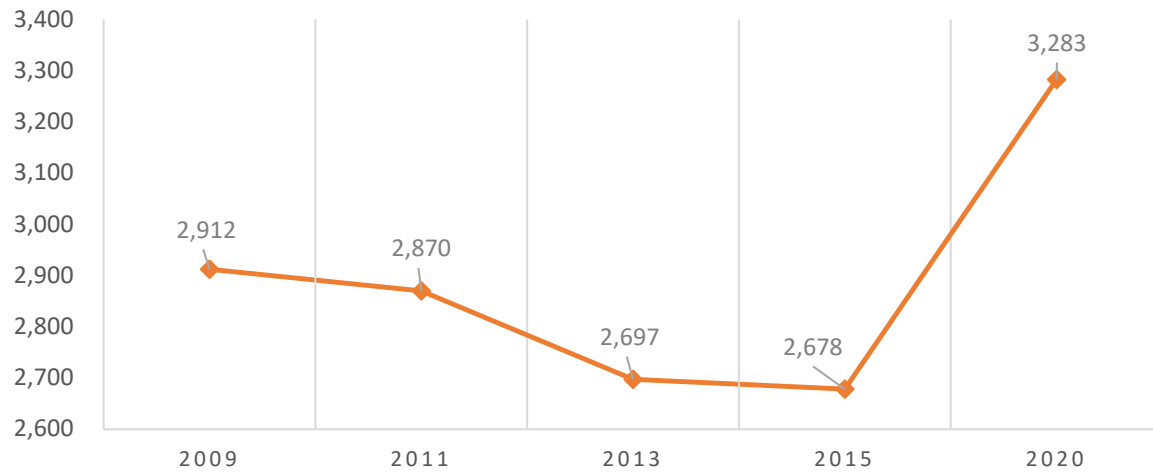
Bellefonte Middle School



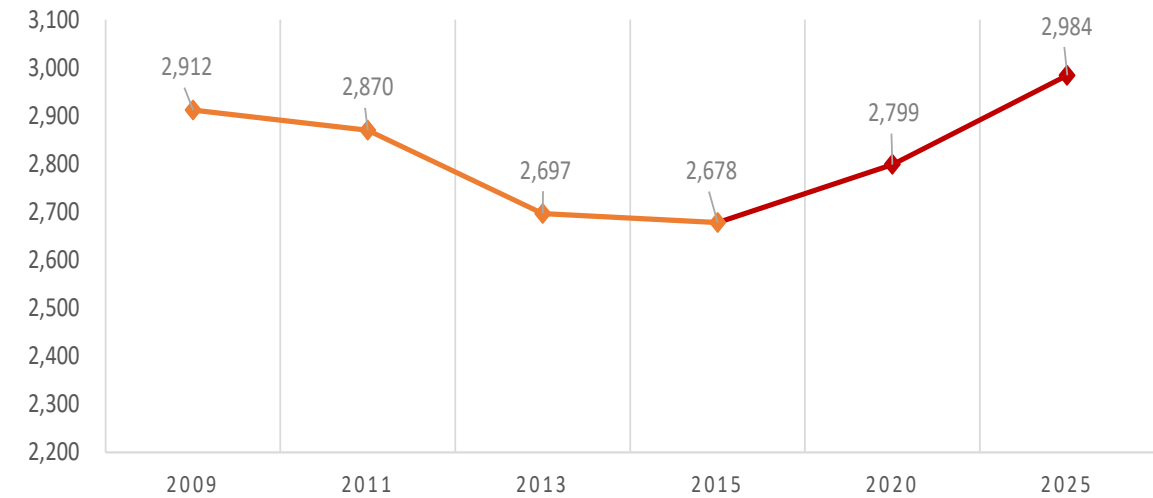
Bellefonte High School

# Enrollment Projections

PDE STUDENT POPULATION PROJECTION



% STUDENT PER POPULATION PROJECTIONS



## Section 3 of Feasibility Study

PDE enrollment projections are currently indicating a 20% potential growth within the district by 2020, please be aware PDE documents have not been updated since 2012.

**Analysis of Student Population based upon Student per Population and Cohort Survival indicate a more modest growth within the district currently, that appear to be what is currently occurring within Bellefonte Area School District.**



# Existing Building Capacities

SCHOOL	EXISTING SF	BUILDING TOTAL CAPACITY	CURRENT ENROLLMENT	CURRENT % OF CAPACITY	PROJECTED ENROLLMENT BASED ON CENSUS (2020)	FUTURE % OF CAPACITY
BELLEFONTE ES	90,805 SF	440	414	94%	433	98%
BENNER ES	24,310 SF	264	272	103%	285	105%
MARION-WALKER ES	52,850 SF	396	354	89%	370	93%
PLEASANT GAP ES	35,425 SF	264	231	88%	242	92%
BELLEFONTE MS	133,500 SF	800	647	81%	676	84%
BELLEFONTE HS	257,815 SF	1075	829	77%	866	81%
DISTRICT ADMIN	22,000 SF	-	-	-	-	-

Based upon the information above, BASD's elementary schools are currently performing at full capacity. If renovations would be planned, growth capacity should be planned for.

# Facility Assessment & Facility Condition Index (FCI) Generation

Bellefonte Elementary School +/- 90,805 s.f.		Rating	Potential Construction Cost			Comments/Rationale*
			Low	to	High	
1	Site	4	\$ 266,600	to	\$ 306,600	Replace asphalt play court paving & damaged concrete walks, curbs, pads, etc.
2	Superstructure	4	\$ 790,500	to	\$ 909,100	Extensive structural shoring/underpinning for needed renovations
3	Exterior Envelope - Roof	4	\$ 1,078,700	to	\$ 1,240,500	New roof, incl. insulation; new roof curbs/specialties; repair flashing, deck
4	Exterior Envelope - Walls	4	\$ 403,900	to	\$ 464,500	Moderate masonry restoration & cleaning; new flashing/weepers; replace sealants
5	Exterior Envelope - Doors	4	\$ 28,200	to	\$ 32,500	Replace all aluminum & hollow metal door assemblies w/ new thermal units
6	Exterior Envelope - Windows	5	\$ 391,100	to	\$ 449,700	Replace original steel windows w/ thermally-broken aluminum storefront units
7	Interior - Finishes	4	\$ 752,700	to	\$ 865,600	Update finishes throughout, including abatement of asbestos floor tile & plaster
8	Interior - Doors	3	\$ 384,700	to	\$ 442,400	Refinish/replace doors (maintain original); accessibility & life safety upgrades
9	Interior - Restrooms	4	\$ 127,800	to	\$ 146,900	Accessibility upgrades wherever feasible; replace fixtures, equip., accessories
10	Interior - Casework/Millwork	4	\$ 256,100	to	\$ 294,500	Restore original custom units; add new to meet accessibility & storage needs
11	Interior - Food Service Equipment	3	\$ 195,000	to	\$ 224,300	Replace antiquated equipment, fire suppression system
12	Interior - Code-Related Equipment	4	\$ 325,200	to	\$ 373,900	Fire extinguishers, signage, drinking fountains, railings, add elevators/lifts
13	Interior - Miscellaneous Equipment	4	\$ 694,300	to	\$ 798,400	Stage & gym equip., auditorium seats, acoustics, library furniture, visual display
14	Miscellaneous Accessibility Concerns	4	\$ 503,600	to	\$ 579,100	Provide accessible routes to/within building, especially exterior
15	Miscellaneous Security Concerns	5	\$ 203,500	to	\$ 234,000	Renovate Main Office & Vestibule for secure entrance
16	HVAC Systems	5	\$ 2,905,800	to	\$ 3,178,200	Replace heating, ventilation & ATC systems; new bld'g-wide cooling system
17	Plumbing Systems	5	\$ 817,200	to	\$ 1,089,700	New water piping, valves, fixtures, faucets, fittings, booster pump, sanitary sewer
18	Fire Protection Systems	4	\$ 363,200	to	\$ 454,000	Add fire suppression/sprinkler system
19	Electrical - Distribution & Emergency	5	\$ 1,816,100	to	\$ 2,270,200	New switchgear, panels, generator, etc.
20	Electrical - Lighting	5	\$ 454,100	to	\$ 635,600	Provide interior & exterior LED lighting and automatic lighting controls
21	Electrical - Telecomm/Phone	5	\$ 272,400	to	\$ 455,300	Replace/expand as part of building-wide renovations
22	Electrical - Program/Clock/Sound	5	\$ 68,100	to	\$ 136,200	Replace/expand as part of building-wide renovations
23	Electrical - Fire Alarm & Security	5	\$ 137,800	to	\$ 227,100	Replace fire alarm system to meet current code; expand/modify security system
Totals		99	\$ 13,236,600	to	\$ 15,808,300	
Facility Condition Index (FCI) = Rating / 115:		86.1%				
Soft Costs (20%)			\$ 2,647,320	to	\$ 3,161,660	
Total Project Cost Range			\$ 15,883,920	to	\$ 18,969,960	



# Existing Building FCI Ratings

SCHOOL	YEAR BUILT	YEAR(S) OF IMPROVEMENTS	EXISTING SF	FCI RATING (0 – 115)	FCI %
BELLEFONTE ES	1942	1964	90,805 SF	99	86.1%
BENNER ES	1961	1983	24,310 SF	89	77.4%
MARION-WALKER ES	1950	1983, 2007	52,850 SF	32	27.8%
PLEASANT GAP ES	1950	1954, 1976	35,425 SF	83	72.2%
BELLEFONTE MS	1962	1999, 2007	133,500 SF	35	30.4%
BELLEFONTE HS	1955	1973, 2007	257,815 SF	12	10.4%
DISTRICT ADMIN	1889	1988, 1990	22,000 SF	52	45.2%

# Existing Building Maintenance

SCHOOL	FCI %	IMMEDIATE MAINTENANCE (1-3 YEARS)	SHORT TERM MAINTENANCE (4-10 YEARS)	LONG TERM MAINTENANCE (10+ YEARS)
BELLEFONTE ES	86.1%	\$481,992 - \$576,792	\$1,735,057 - \$2,471,926	\$14,364,278 - \$17,140,075
BENNER ES	77.4%	\$180,000 - \$240,000	\$305,070 - \$400,422	\$4,746,720 - \$5,567,520
MARION-WALKER ES	27.8%	-	\$25,980 - \$31,320	\$1,034,760 - \$1,321,440
PLEASANT GAP ES	72.2%	-	\$553,498 - \$729,460	\$7,141,800 - \$8,379,720
BELLEFONTE MS	30.4%	-	\$909,200 - \$976,200	\$7,311,540 - \$9,360,435
BELLEFONTE HS	10.4%	-	\$9,240 - \$11,040	\$2,022,720 - \$2,713,560
DISTRICT ADMIN	45.2%	\$661,992 - \$816,792	\$139,200 - \$185,800	\$973,560 - \$1,272,120



# ADA Improvements

SCHOOL	FCI %	ACCESSIBILITY IMPROVEMENTS	INCLUDES THE FOLLOWING:
BELLEFONTE ES	86.1%	\$1,916,880 - \$2,204,160	Door hardware and openings, restrooms, interior casework, fire extinguishers, signage, drinking fountains, railings, elevators/lifts
BENNER ES	77.4%	\$738,000 - \$849,360	Accessible walks/ramps, door hardware and openings, restrooms, casework, fire extinguishers, signage, drinking fountains, railings, add lift
MARION-WALKER ES	27.8%	\$252,600 - \$290,520	Door hardware and openings, restrooms, fire extinguishers, add lift at Music/Art Stage
PLEASANT GAP ES	72.2%	\$821,040 - \$944,280	Door hardware and openings, restrooms, casework, fire extinguishers, signage, drinking fountains, railings, lifts
BELLEFONTE MS	30.4%	\$636,000 - \$731,280	Accessible concrete exit pads, rework some door openings, vertical grab bars in restrooms, casework, lift at stage, retrofit corridor/wardrobe lockers
BELLEFONTE HS	10.4%	-	None.
DISTRICT ADMIN	45.2%	\$263,280 - \$302,160	Restrooms, casework, fire extinguishers, interior signage, retrofit railings

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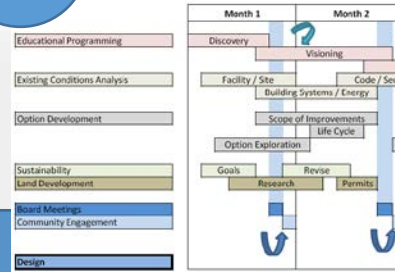
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**Cost and Budget**  
**Facility disposition**  
**Operational optimization**

**Final report**  
**Final presentation**



# New Construction vs. Maintenance Study

SCHOOL	FCI %	TOTAL MAINTENANCE COSTS OVER 10+ YEARS	NEW CONSTRUCTION BASED ON EXISTING SQUARE FOOTAGES (\$168 - \$182/SF)	NEW CONSTRUCTION VS. MAINTENANCE COST SAVINGS
BELLEFONTE ES	86.1%	\$16,901,247 – \$20,188,793	\$18,306,288 – \$19,831,812	(\$1,405,041) – \$356,981
BENNER ES	77.4%	\$5,552,670 – \$6,616,302	\$4,900,896 – \$5,309,304	\$651,774 – \$1,306,998
MARION-WALKER ES	27.8%	-	-	-
PLEASANT GAP ES	72.2%	\$7,695,298 – \$9,109,180	\$7,141,680 – \$7,736,820	\$553,618 – \$1,372,360
BELLEFONTE MS	30.4%	-	-	-
BELLEFONTE HS	10.4%	-	-	-
DISTRICT ADMIN	45.2%	-	-	-

This study is to evaluate whether maintenance or new construction is more cost effective. Further analysis of options should be completed to determine optimal financial and educational model.

## New Construction vs. Maintenance Study

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<b>Total Maintenance over 10+ Years</b>	<b>\$30.1 - \$35.9 Million</b>
<b><u>New Construction</u></b>	<b><u>\$30.3 - \$32.8 Million</u></b>
<b>Potential Savings</b>	<b>Up to \$3.0 Million</b>

**This analysis is maintaining all 3 elementary school buildings as currently constructed.**

**It is recommended that options be discussed to reduce existing square footage. This is anticipated to create efficiency beyond the \$3 Million for Bellefonte Area School District.**

**The existing 3 buildings range from 1942-1961 original construction and have not been renovated substantially for more than 34 years both infrastructure and educationally to meet current standards.**



# Next Step

1



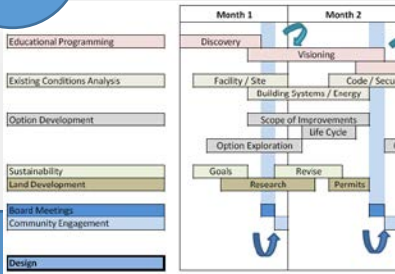
Define Goals

2



Information Gathering

3



Analyze Data

4



Develop Options

5



Recommendations

Grade level configurations  
Infrastructure improvements  
Educational improvements  
Cost and Budget  
Facility disposition  
Operational optimization

Final report  
Final presentation





# Facility Assessment

Bellefonte Elementary School +/- 90,805 s.f.		Rating	Potential Construction Cost			Comments/Rationale*
			Low	to	High	
1	Site	4	\$ 266,600	to	\$ 306,600	Replace asphalt play court paving & damaged concrete walks, curbs, pads, etc.
2	Superstructure	4	\$ 790,500	to	\$ 909,100	Extensive structural shoring/underpinning for needed renovations
3	Exterior Envelope - Roof	4	\$ 1,078,700	to	\$ 1,240,500	New roof, incl. insulation; new roof curbs/specialties; repair flashing, deck
4	Exterior Envelope - Walls	4	\$ 403,900	to	\$ 464,500	Moderate masonry restoration & cleaning; new flashing/weepers; replace sealants
5	Exterior Envelope - Doors	4	\$ 28,200	to	\$ 32,500	Replace all aluminum & hollow metal door assemblies w/ new thermal units
6	Exterior Envelope - Windows	5	\$ 391,100	to	\$ 449,700	Replace original steel windows w/ thermally-broken aluminum storefront units
7	Interior - Finishes	4	\$ 752,700	to	\$ 865,600	Update finishes throughout, including abatement of asbestos floor tile & plaster
8	Interior - Doors	3	\$ 384,700	to	\$ 442,400	Refinish/replace doors (maintain original); accessibility & life safety upgrades
9	Interior - Restrooms	4	\$ 127,800	to	\$ 146,900	Accessibility upgrades wherever feasible; replace fixtures, equip., accessories
10	Interior - Casework/Millwork	4	\$ 256,100	to	\$ 294,500	Restore original custom units; add new to meet accessibility & storage needs
11	Interior - Food Service Equipment	3	\$ 195,000	to	\$ 224,300	Replace antiquated equipment, fire suppression system
12	Interior - Code-Related Equipment	4	\$ 325,200	to	\$ 373,900	Fire extinguishers, signage, drinking fountains, railings, add elevators/lifts
13	Interior - Miscellaneous Equipment	4	\$ 694,300	to	\$ 798,400	Stage & gym equip., auditorium seats, acoustics, library furniture, visual display
14	Miscellaneous Accessibility Concerns	4	\$ 503,600	to	\$ 579,100	Provide accessible routes to/within building, especially exterior
15	Miscellaneous Security Concerns	5	\$ 203,500	to	\$ 234,000	Renovate Main Office & Vestibule for secure entrance
16	HVAC Systems	5	\$ 2,905,800	to	\$ 3,178,200	Replace heating, ventilation & ATC systems; new bld'g-wide cooling system
17	Plumbing Systems	5	\$ 817,200	to	\$ 1,089,700	New water piping, valves, fixtures, faucets, fittings, booster pump, sanitary sewer
18	Fire Protection Systems	4	\$ 363,200	to	\$ 454,000	Add fire suppression/sprinkler system
19	Electrical - Distribution & Emergency	5	\$ 1,816,100	to	\$ 2,270,200	New switchgear, panels, generator, etc.
20	Electrical - Lighting	5	\$ 454,100	to	\$ 635,600	Provide interior & exterior LED lighting and automatic lighting controls
21	Electrical - Telecomm/Phone	5	\$ 272,400	to	\$ 455,300	Replace/expand as part of building-wide renovations
22	Electrical - Program/Clock/Sound	5	\$ 68,100	to	\$ 136,200	Replace/expand as part of building-wide renovations
23	Electrical - Fire Alarm & Security	5	\$ 137,800	to	\$ 227,100	Replace fire alarm system to meet current code; expand/modify security system
Totals		99	\$ 13,236,600	to	\$ 15,808,300	
Facility Condition Index (FCI) = Rating / 115:		86.1%				
Soft Costs (20%)			\$ 2,647,320	to	\$ 3,161,660	
Total Project Cost Range			\$ 15,883,920	to	\$ 18,969,960	



# Facility Assessment

Bellefonte Elementary School +/- 90,805 s.f.		Rating	Potential Construction Cost			Comments/Rationale*
			Low	to	High	
1	Site	4	\$ 266,600	to	\$ 306,600	Replace asphalt play court paving & damaged concrete walks, curbs, pads, etc.
2	Superstructure	4	\$ 790,500	to	\$ 909,100	Extensive structural shoring/underpinning for needed renovations
3	Exterior Envelope - Roof	4	\$ 1,078,700	to	\$ 1,240,500	New roof, incl. insulation; new roof curbs/specialties; repair flashing, deck
4	Exterior Envelope - Walls	4	\$ 403,900	to	\$ 464,500	Moderate masonry restoration & cleaning; new flashing/weepers; replace sealants
5	Exterior Envelope - Doors	4	\$ 28,200	to	\$ 32,500	Replace all aluminum & hollow metal door assemblies w/ new thermal units
6	Exterior Envelope - Windows	5	\$ 391,100	to	\$ 449,700	Replace original steel windows w/ thermally-broken aluminum storefront units
7	Interior - Finishes	4	\$ 752,700	to	\$ 865,600	Update finishes throughout, including abatement of asbestos floor tile & plaster
8	Interior - Doors	3	\$ 384,700	to	\$ 442,400	Refinish/replace doors (maintain original); accessibility & life safety upgrades
9	Interior - Restrooms	4	\$ 127,800	to	\$ 146,900	Accessibility upgrades wherever feasible; replace fixtures, equip., accessories
10	Interior - Casework/Millwork	4	\$ 256,100	to	\$ 294,500	Restore original custom units; add new to meet accessibility & storage needs
11	Interior - Food Service Equipment	3	\$ 195,000	to	\$ 224,300	Replace antiquated equipment, fire suppression system
12	Interior - Code-Related Equipment	4	\$ 325,200	to	\$ 373,900	Fire extinguishers, signage, drinking fountains, railings, add elevators/lifts
13	Interior - Miscellaneous Equipment	4	\$ 694,300	to	\$ 798,400	Stage & gym equip., auditorium seats, acoustics, library furniture, visual display
14	Miscellaneous Accessibility Concerns	4	\$ 503,600	to	\$ 579,100	Provide accessible routes to/within building, especially exterior
15	Miscellaneous Security Concerns	5	\$ 203,500	to	\$ 234,000	Renovate Main Office & Vestibule for secure entrance
16	HVAC Systems	5	\$ 2,905,800	to	\$ 3,178,200	Replace heating, ventilation & ATC systems; new bld'g-wide cooling system
17	Plumbing Systems	5	\$ 817,200	to	\$ 1,089,700	New water piping, valves, fixtures, faucets, fittings, booster pump, sanitary sewer
18	Fire Protection Systems	4	\$ 363,200	to	\$ 454,000	Add fire suppression/sprinkler system
19	Electrical - Distribution & Emergency	5	\$ 1,816,100	to	\$ 2,270,200	New switchgear, panels, generator, etc.
20	Electrical - Lighting	5	\$ 454,100	to	\$ 635,600	Provide interior & exterior LED lighting and automatic lighting controls
21	Electrical - Telecomm/Phone	5	\$ 272,400	to	\$ 455,300	Replace/expand as part of building-wide renovations
22	Electrical - Program/Clock/Sound	5	\$ 68,100	to	\$ 136,200	Replace/expand as part of building-wide renovations
23	Electrical - Fire Alarm & Security	5	\$ 137,800	to	\$ 227,100	Replace fire alarm system to meet current code; expand/modify security system
Totals		99	\$ 13,236,600	to	\$ 15,808,300	
Facility Condition Index (FCI) = Rating / 115:		86.1%				
Soft Costs (20%)			\$ 2,647,320	to	\$ 3,161,660	
Total Project Cost Range			\$ 15,883,920	to	\$ 18,969,960	



# Facility Assessment

Benner Elementary School +/- 24,310 s.f.		Rating	Potential Construction Cost			Comments/Rationale*
			Low	to	High	
1	Site	3	\$ 181,300	to	\$ 208,500	Add accessible walks, ramps; repair & seal-coat asphalt; repair/replace concrete
2	Superstructure	3	\$ 91,500	to	\$ 105,200	Remove modular unit; replace wood-framed components w/ non-combustible
3	Exterior Envelope - Roof	3	\$ 561,100	to	\$ 645,200	Replace roof (incl. insulation) & soffit (incl. asbestos) systems; remove skylights
4	Exterior Envelope - Walls	4	\$ 134,000	to	\$ 154,100	Heavy masonry restoration, cleaning; replace precast panels, sealants; flashing
5	Exterior Envelope - Doors	3	\$ 32,100	to	\$ 36,900	Replace all door assemblies w/ new alum./H.M. thermal units (except main entr.)
6	Exterior Envelope - Windows	4	\$ 116,500	to	\$ 133,900	Replace original aluminum windows w/ thermally-broken storefront units
7	Interior - Finishes	4	\$ 226,300	to	\$ 260,200	Update finishes throughout, including abatement of asbestos floor tile & plaster
8	Interior - Doors	4	\$ 119,200	to	\$ 137,600	Replace all doors; recess doorways for accessibility; replace various frames/hdwr
9	Interior - Restrooms	4	\$ 54,100	to	\$ 62,200	Accessibility upgrades (all locations); replace fixtures, equip., accessories
10	Interior - Casework/Millwork	4	\$ 184,000	to	\$ 211,600	Replace all casework w/ new units to meet accessibility & storage needs
11	Interior - Food Service Equipment	2	\$ 78,000	to	\$ 89,700	Replace antiquated equipment, fire suppression system
12	Interior - Code-Related Equipment	4	\$ 76,400	to	\$ 87,900	Replace fire extinguishers/cabinets, signage, drinking fountains, railings, add lift
13	Interior - Miscellaneous Equipment	3	\$ 201,100	to	\$ 231,200	Replace stage & gym equip., acoustics, library furniture, visual display units
14	Miscellaneous Accessibility Concerns	0	\$ -	to	\$ -	No work necessary
15	Miscellaneous Security Concerns	5	\$ 192,200	to	\$ 221,000	Add Main Office space necessary to provide secure building entrance
16	HVAC Systems	5	\$ 850,900	to	\$ 923,800	Replace heating, ventilation & ATC systems; new bld'g-wide cooling system
17	Plumbing Systems	5	\$ 267,400	to	\$ 340,300	New water piping, valves, fixtures, faucets, fittings, booster pump, sanitary sewer
18	Fire Protection Systems	4	\$ 109,400	to	\$ 145,900	Add fire suppression/sprinkler system
19	Electrical - Distribution & Emergency	5	\$ 534,800	to	\$ 656,400	New switchgear, panels, generator, etc.
20	Electrical - Lighting	5	\$ 121,600	to	\$ 170,200	Provide interior & exterior LED lighting and automatic lighting controls
21	Electrical - Telecomm/Phone	5	\$ 72,900	to	\$ 121,600	Replace/expand as part of building-wide renovations
22	Electrical - Program/Clock/Sound	5	\$ 18,200	to	\$ 36,500	Replace/expand as part of building-wide renovations
23	Electrical - Fire Alarm & Security	5	\$ 35,500	to	\$ 60,800	Replace fire alarm system to meet current code; expand/modify security system
Totals		89	\$ 4,258,500	to	\$ 5,040,700	
Facility Condition Index (FCI) = Rating / 115:		77.4%				
Soft Costs (20%)			\$ 851,700	to	\$ 1,008,140	
Total Project Cost Range			\$ 5,110,200	to	\$ 6,048,840	

# Facility Assessment

Marion-Walker Elementary School +/- 52,850 s.f.		Rating	Potential Construction Cost			Comments/Rationale*
			Low	to	High	
1	Site	2	\$ 11,800	to	\$ 13,600	Minor asphalt crack repair
2	Superstructure	3	\$ 3,500	to	\$ 4,000	Remove modular units
3	Exterior Envelope - Roof	2	\$ 3,100	to	\$ 3,500	Replace eave fasciae @ original building
4	Exterior Envelope - Walls	3	\$ 105,500	to	\$ 121,300	Masonry restoration & cleaning @ orig. bld'g; replace some EIFS panels, sealant
5	Exterior Envelope - Doors	2	\$ 5,600	to	\$ 6,400	Add/replace a few door/frame assemblies in original building
6	Exterior Envelope - Windows	0	\$ -	to	\$ -	No work necessary
7	Interior - Finishes	0	\$ -	to	\$ -	No work necessary
8	Interior - Doors	3	\$ 104,900	to	\$ 120,600	Replace original doors; recess doorways for accessibility/safety @ original bld'g
9	Interior - Restrooms	3	\$ 61,000	to	\$ 70,200	Accessibility upgrades @ original bld'g; replace fixtures, equip., accessories
10	Interior - Casework/Millwork	0	\$ -	to	\$ -	No work necessary
11	Interior - Food Service Equipment	2	\$ -	to	\$ -	No work necessary
12	Interior - Code-Related Equipment	3	\$ 44,600	to	\$ 51,300	Fire ext./cab's @ original bld'g; Safe Schools exit ID; add lift @ Music/Art Stage
13	Interior - Miscellaneous Equipment	1	\$ 21,600	to	\$ 24,800	Add acoustic panels @ Multipurpose & Lobby
14	Miscellaneous Accessibility Concerns	0	\$ -	to	\$ -	No work necessary
15	Miscellaneous Security Concerns	0	\$ -	to	\$ -	No work necessary
16	HVAC Systems	2	\$ 6,000	to	\$ 8,000	Replace miscellaneous items & portions of ventilation system; add kiln exhaust
17	Plumbing Systems	2	\$ 13,500	to	\$ 15,600	Replace fixtures, faucets, fittings @ non-accessible restrooms
18	Fire Protection Systems	2	\$ 237,800	to	\$ 317,100	Add fire suppression/sprinkler system (not req'd at time of previous project)
19	Electrical - Distribution & Emergency	0	\$ -	to	\$ -	No work necessary
20	Electrical - Lighting	2	\$ 264,300	to	\$ 369,900	Provide interior & exterior LED lighting and automatic lighting controls
21	Electrical - Telecomm/Phone	0	\$ -	to	\$ -	No work necessary
22	Electrical - Program/Clock/Sound	0	\$ -	to	\$ -	No work necessary
23	Electrical - Fire Alarm & Security	0	\$ -	to	\$ -	No work necessary
Totals		32	\$ 883,200	to	\$ 1,126,300	
Facility Condition Index (FCI) = Rating / 115:		27.8%				
Soft Costs: 20%			\$ 176,640	to	\$ 225,260	
Total Project Cost Range			\$ 1,059,840	to	\$ 1,351,560	



# Facility Assessment

## Facility Assessment - Potential Building Improvement & Cost Analysis

Pleasant Gap Elementary School +/- 35,425 s.f.		Rating	Potential Construction Cost			Comments/Rationale*
			Low	to	High	
1	Site	3	\$ 276,900	to	\$ 318,400	Replace/patch & seal-coat asphalt; replace concrete walks, curbs, steps, etc.
2	Superstructure	0	\$ -	to	\$ -	No work necessary
3	Exterior Envelope - Roof	4	\$ 781,500	to	\$ 898,700	Replace roof (w/ adequate insulation) & soffit systems; repair RTU screens
4	Exterior Envelope - Walls	3	\$ 110,700	to	\$ 127,300	Minor masonry restoration, full cleaning; replace siding/panels & joint sealants
5	Exterior Envelope - Doors	4	\$ 68,400	to	\$ 78,600	Replace all door assemblies w/ new aluminum/hollow metal thermal units
6	Exterior Envelope - Windows	5	\$ 22,700	to	\$ 26,100	Replace original aluminum/steel windows w/ thermally-broken storefront units
7	Interior - Finishes	3	\$ 491,600	to	\$ 565,400	Update finishes throughout, including abatement of asbestos floor tile & plaster
8	Interior - Doors	4	\$ 166,100	to	\$ 191,000	Replace all doors; recess doorways for accessibility; replace various frames/hdwr
9	Interior - Restrooms	4	\$ 94,400	to	\$ 108,600	Accessibility upgrades (all locations); replace fixtures, equip., accessories
10	Interior - Casework/Millwork	4	\$ 218,500	to	\$ 251,300	Replace all casework w/ new units to meet accessibility & storage needs
11	Interior - Food Service Equipment	2	\$ 66,500	to	\$ 76,400	Replace antiquated equipment, fire suppression system
12	Interior - Code-Related Equipment	4	\$ 136,700	to	\$ 157,200	Replace fire extinguishers/cabinets, signage, drinking fountains, railings; add lifts
13	Interior - Miscellaneous Equipment	3	\$ 270,100	to	\$ 310,700	Replace stage & gym equip., acoustics, library furniture, visual display units
14	Miscellaneous Accessibility Concerns	4	\$ 68,500	to	\$ 78,800	Improve/rework interior & exterior to provide accessible routes throughout
15	Miscellaneous Security Concerns	5	\$ 281,000	to	\$ 323,200	Renovate Main Office in order to provide secure building entrance
16	HVAC Systems	4	\$ 1,239,900	to	\$ 1,346,200	Replace heating, ventilation & ATC systems; new bld'g-wide cooling system
17	Plumbing Systems	4	\$ 372,000	to	\$ 478,200	New water piping, valves, fixtures, faucets, fittings, booster pump, sanitary sewer
18	Fire Protection Systems	4	\$ 159,400	to	\$ 212,600	Add fire suppression/sprinkler system
19	Electrical - Distribution & Emergency	4	\$ 885,600	to	\$ 956,500	Expand switchgear, panels, generator, etc. per renovation requirements
20	Electrical - Lighting	4	\$ 177,100	to	\$ 247,900	Provide interior & exterior LED lighting and automatic lighting controls
21	Electrical - Telecomm/Phone	3	\$ 106,300	to	\$ 176,900	Replace/expand as part of building-wide renovations
22	Electrical - Program/Clock/Sound	3	\$ 26,600	to	\$ 53,100	Replace/expand as part of building-wide renovations
23	Electrical - Fire Alarm & Security	5	\$ 53,200	to	\$ 88,600	Replace fire alarm system to meet current code; expand/modify security system
Totals		83	\$ 6,073,700	to	\$ 7,071,700	
Facility Condition Index (FCI) = Rating / 115:		72.2%				
Soft Costs: 20%			\$ 1,214,740	to	\$ 1,414,340	
Total Project Cost Range			\$ 7,288,440	to	\$ 8,486,040	



# Facility Assessment

Bellefonte Area Middle School +/- 133,500 s.f.		Rating	Potential Construction Cost			Comments/Rationale*
			Low	to	High	
1	Site	1	\$ 34,600	to	\$ 39,800	Repair cracks in asphalt, seal-coat, restripe; new accessible concrete exit pads
2	Superstructure	0	\$ -	to	\$ -	No work necessary
3	Exterior Envelope - Roof	0	\$ -	to	\$ -	No work necessary
4	Exterior Envelope - Walls	2	\$ 90,100	to	\$ 103,600	Minor masonry restoration; clean masonry & EIFS; replace sealants
5	Exterior Envelope - Doors	0	\$ -	to	\$ -	No work necessary
6	Exterior Envelope - Windows	0	\$ -	to	\$ -	No work necessary
7	Interior - Finishes	1	\$ 102,800	to	\$ 118,200	Gym + Auditorium: demo asbestos plaster cl'gs; paint struct., add acoust. clouds
8	Interior - Doors	2	\$ 90,800	to	\$ 104,400	Replace original doors to match; rework some open'gs for accessible clearances
9	Interior - Restrooms	1	\$ 1,000	to	\$ 1,100	Add vertical grab bars in handicapped stalls/rooms
10	Interior - Casework/Millwork	3	\$ 343,200	to	\$ 394,700	Replace/retrofit units as needed to meet current accessibility requirements
11	Interior - Food Service Equipment	0	\$ -	to	\$ -	No work necessary
12	Interior - Code-Related Equipment	3	\$ 58,100	to	\$ 66,800	Safe Schools exit ID; recess/add drinking fountains; add lift @ Stage
13	Interior - Miscellaneous Equipment	2	\$ 305,100	to	\$ 350,800	Auditorium seats, Main Gym athletic equip., bleachers, acoustical wall panels
14	Miscellaneous Accessibility Concerns	3	\$ 2,300	to	\$ 2,600	Retrofit corridor/wardrobe lockers to meet minimum accessibility requirements
15	Miscellaneous Security Concerns	0	\$ -	to	\$ -	No work necessary
16	HVAC Systems	3	\$ 2,403,000	to	\$ 2,803,500	Replace heat pumps, RTUs; add VFDs; repair gas piping, etc.; rework ventilation
17	Plumbing Systems	3	\$ 80,200	to	\$ 100,100	Replace water softener; upgrade hot water system piping, heater, mixing valves
18	Fire Protection Systems	0	\$ -	to	\$ -	No work necessary
19	Electrical - Distribution & Emergency	3	\$ 1,602,000	to	\$ 2,136,000	Replace generator,transfer switches, panels & related circuitry
20	Electrical - Lighting	3	\$ 667,500	to	\$ 934,400	Provide interior & exterior LED lighting and automatic lighting controls
21	Electrical - Telecomm/Phone	1	\$ 400,500	to	\$ 667,600	Replace/expand as part of building-wide renovations
22	Electrical - Program/Clock/Sound	1	\$ 100,200	to	\$ 201,300	Replace/expand as part of building-wide renovations
23	Electrical - Fire Alarm & Security	3	\$ 199,900	to	\$ 333,800	Add intrusion detection system

Totals 35 \$ 6,481,300 to \$ 8,358,700

Facility Condition Index (FCI) = Rating / 115: 30.4%

Soft Costs: 20% \$ 1,296,260 to \$ 1,671,740

Total Project Cost Range \$ 7,777,560 to \$ 10,030,440



# Facility Assessment

Bellefonte Area High School +/- 257,815 s.f.		Rating	Potential Construction Cost			Comments/Rationale*
			Low	to	High	
1	Site	1	\$ 2,500	to	\$ 2,900	Repair minor damages to asphalt paving & concrete flatwork
2	Superstructure	0	\$ -	to	\$ -	No work necessary
3	Exterior Envelope - Roof	0	\$ -	to	\$ -	No work necessary
4	Exterior Envelope - Walls	2	\$ 227,800	to	\$ 262,000	Some masonry repair & cleaning; recoat EIFS; replace sealants; repair gaskets
5	Exterior Envelope - Doors	0	\$ -	to	\$ -	No work necessary
6	Exterior Envelope - Windows	0	\$ -	to	\$ -	No work necessary
7	Interior - Finishes	1	\$ 70,600	to	\$ 82,200	Repair & refinish Aux. Gym floor; minor repairs to water-damaged ceilings
8	Interior - Doors	1	\$ 3,700	to	\$ 4,300	Replace limited wire glass w/ tempered (fire-rated, where applicable)
9	Interior - Restrooms	0	\$ -	to	\$ -	No work necessary
10	Interior - Casework/Millwork	0	\$ -	to	\$ -	No work necessary
11	Interior - Food Service Equipment	0	\$ -	to	\$ -	No work necessary
12	Interior - Code-Related Equipment	3	\$ 23,700	to	\$ 26,800	Replace fire extinguisher cabinets; Safe Schools exit ID; repair exterior railings
13	Interior - Miscellaneous Equipment	1	\$ 74,400	to	\$ 85,600	Replace Aux. Gym athletic equipment
14	Miscellaneous Accessibility Concerns	0	\$ -	to	\$ -	No work necessary
15	Miscellaneous Security Concerns	0	\$ -	to	\$ -	No work necessary
16	HVAC Systems	1	\$ 1,500	to	\$ 2,000	Replace wall grilles in Main Lobby w/ heavy duty steel type
17	Plumbing Systems	0	\$ -	to	\$ -	No work necessary
18	Fire Protection Systems	0	\$ -	to	\$ -	No work necessary
19	Electrical - Distribution & Emergency	0	\$ -	to	\$ -	No work necessary
20	Electrical - Lighting	2	\$ 1,289,100	to	\$ 1,804,700	Provide interior & exterior LED lighting and automatic lighting controls
21	Electrical - Telecomm/Phone	0	\$ -	to	\$ -	No work necessary
22	Electrical - Program/Clock/Sound	0	\$ -	to	\$ -	No work necessary
23	Electrical - Fire Alarm & Security	0	\$ -	to	\$ -	No work necessary
Totals		12	\$ 1,693,300	to	\$ 2,270,500	
Facility Condition Index (FCI) = Rating / 115:		10.4%				
Soft Costs: 20%			\$ 338,660	to	\$ 454,100	
Total Project Cost Range			\$ 2,031,960	to	\$ 2,724,600	

# Facility Assessment

District Administration Offices +/- 22,000 s.f. (combined)	Rating	Potential Construction Cost			Comments/Rationale*
		Low	to	High	
1 Site	3	\$ 38,000	to	\$ 43,700	Replace/patch & seal-coat asphalt; replace concrete walks, curbs, pads, etc.
2 Superstructure	0	\$ -	to	\$ -	No work necessary
3 Exterior Envelope - Roof	0	\$ -	to	\$ -	No work necessary
4 Exterior Envelope - Walls	2	\$ 85,400	to	\$ 98,200	Minor masonry restoration & cleaning; repaint annex; replace sealants
5 Exterior Envelope - Doors	0	\$ -	to	\$ -	No work necessary (historic; future replication as needed)
6 Exterior Envelope - Windows	0	\$ -	to	\$ -	No work necessary (historic; future replication as needed)
7 Interior - Finishes	2	\$ 11,500	to	\$ 13,300	Minimal replacement; includes asbestos floor tile abatement
8 Interior - Doors	3	\$ 32,800	to	\$ 37,700	Replace limited, non-historic doors, some hardware; improve accessibility
9 Interior - Restrooms	3	\$ 66,800	to	\$ 76,800	Upgrade all restrooms where practical (accessibility, equip, fixtures, etc.)
10 Interior - Casework/Millwork	3	\$ 23,000	to	\$ 26,400	Minimal unit replacement to meet accessibility code
11 Interior - Food Service Equipment	0	\$ -	to	\$ -	Not Applicable
12 Interior - Code-Related Equipment	3	\$ 23,700	to	\$ 26,800	Replace fire extinguisher cab'ts; interior signage; water coolers; retrofit railings
13 Interior - Miscellaneous Equipment	1	\$ 74,400	to	\$ 85,600	Replace Aux. Gym athletic equipment
14 Miscellaneous Accessibility Concerns	3	\$ 105,900	to	\$ 121,800	Improve exterior/interior accessible routes, including adding wheelchair lifts
15 Miscellaneous Security Concerns	4	\$ 60,500	to	\$ 69,600	Add secure, electronic-controlled entrances/vestibules
16 HVAC Systems	3	\$ 10,000	to	\$ 15,000	Replace heat pump tanks; modify exhaust system; new ATC system not included
17 Plumbing Systems	3	\$ 33,000	to	\$ 49,500	Replace fixtures, faucets & fittings per accessibility standards
18 Fire Protection Systems	4	\$ 110,200	to	\$ 132,100	Add fire suppression/sprinkler system
19 Electrical - Distribution & Emergency	4	\$ 100,000	to	\$ 150,000	Replace distribution system (1 meter); add generator, transfer switches, panels
20 Electrical - Lighting	3	\$ 110,000	to	\$ 154,000	Provide interior & exterior LED lighting and automatic lighting controls
21 Electrical - Telecomm/Phone	2	\$ 66,000	to	\$ 109,800	Replace/expand as part of building-wide renovations
22 Electrical - Program/Clock/Sound	2	\$ 16,500	to	\$ 33,300	Replace/expand as part of building-wide renovations
23 Electrical - Fire Alarm & Security	5	\$ 32,900	to	\$ 55,400	Add a limited fire alarm system

Totals 53 \$ 1,000,600 to \$ 1,299,000

Facility Condition Index (FCI) = Rating / 115: 46.1%

Soft Costs: 20% \$ 200,120 to \$ 259,800

Total Project Cost Range \$ 1,200,720 to \$ 1,558,800



# Case Studies



## Winding Creek Elementary School (2017)

\$162/ SF (\$44M)

850 Student Capacity

±200,000 SF



## Marion Elementary School (2016)

\$180/ SF (\$6.7M)

325 Student Capacity

37,062 SF



## Hambright Elementary School (2014)

\$184/ SF (\$17.7M)

750 Student Capacity

95,740 SF