

Mason Public Schools

Conceptual Cost Models

Option 4

Prepared by
Skillman 5.24.17

North Aurelius Elementary

November 2017 Bond

	Qty	Unit Cost		Sub Total	Total
Site Work					
Bus Loop & Expanded Parking	1 ls	\$325,000	\$	325,000	
Expanded Parking Area	1 ls	\$625,000	\$	625,000	
Site Utilities	1 ls	\$325,000	\$	325,000	
Site Work for Bldg. addition	6,500 sf	\$24	\$	156,000	
Sub Total					\$ 1,431,000
New Construction					
Office Area, Secure Entry & Lobby	1,200 sf	\$195	\$	234,000	
2 Classrooms	- sf	\$200	\$	-	
Gymnasium & Support Space	6,500 sf	\$210	\$	1,365,000	
2 Hour Wall Separation	1 ls	\$25,000	\$	25,000	
Sub Total					\$ 1,624,000
Remodeling					
Create Secure Entry	1 ea	\$55,000	\$	55,000	
Building Remodeling	40,200 sf	\$40	\$	1,608,000	
Exterior & Interior Doors & Hardware	40,200 sf	\$6	\$	241,200	
Upgrade HVAC System(s)	40,200 sf	\$24	\$	964,800	
Upgrade Lighting System(s)	40,200 sf	\$6	\$	241,200	
Upgrade Electrical for HVAC	40,200 sf	\$6	\$	241,200	
New Lockers	400 units	\$195	\$	78,000	
Convert 5 Classrooms to 4 (heavy)	5,000 sf	\$125	\$	625,000	
Exist Gym to Café & Kitchen Area & Support	2,800 sf	\$125	\$	350,000	
NESHAPS Asbestos Inspection / Report	1 ea	\$5,000	\$	5,000	
Asbestos Abatement (Allowance)	45,200 sf	\$3	\$	135,600	
Sub Total					\$ 4,545,000
Contingency					
Site Work	6 %		\$	85,860	
New Construction	6 %		\$	97,440	
Remodeling	8 %		\$	363,600	
Escalation	3 %		\$	244,407	
Sub Total					\$ 791,307
Furnishings & Equipment					
Loose Equipment & Furnishings	1 ls	\$150,000	\$	150,000	
Sub Total					\$ 150,000
Technology (GMB Budget \$\$)					
Network Infrastructure	1 ls	\$62,500	\$	62,500	
Security Systems	1 ls	\$25,500	\$	25,500	
Instructional Devices	1 ls	\$363,005	\$	363,005	
Audio/Visual Systems	1 ls	\$0	\$	-	
Peripherals/Furnishings	1 ls	\$0	\$	-	
Prof Services/Contingency (included above)	1 ls	\$0	\$	-	
Sub Total					\$ 451,005
Professional Fees					
Architectural / Engineering Fees / Costs					
Design Fees	7 %		\$	629,462	
Design Reimbursable	in above				
Technology Designer					
Survey / Soil Borings / Design Testing	0.25 %		\$	20,978	
BCC/BFS/Plan Review Fees	0.5 %		\$	44,962	
Utility Fees	0				
Sub Total					\$ 695,402
Construction Manager Fees / Costs					
CM Fee	2 %		\$	167,827	
CM Cost	2.5 %		\$	209,783	
Sub Total					\$ 377,609
Other Costs					
Land Acquisition	1 ls	\$100,000	\$	100,000	
Issuance Estimate	TBD				
Builders Risk Insurance	1 ls	\$15,000	\$	15,000	
Project General Conditions	2 %		\$	167,826	
Advertisements/Notices/Bid Documents	1 ea	\$5,000	\$	5,000	
Owner's Representative	1 %		\$	100,653	
Sub Total					\$ 388,479
Total			\$	10,453,802	\$ 10,453,802

Mason Public Schools

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Steele Elementary 1st - 5th Grade

November 2017 Bond

	Qty	Unit Cost	Sub Total	Total
Site Work				
New Parent Drop-Off/Pick Up Loop & Parking	1 ls	\$425,000	\$ 425,000	
New Bus Loop & Staff Parking	1 ls	\$175,000	\$ 175,000	
Demolish Existing Portion of Building	1 ls	\$275,000	\$ 275,000	
New & Relocated Playground Area & Equipment	1 ls	\$250,000	\$ 250,000	
Site Work for Bldg. Addition & Play Field Area	68,182 sf	\$20	\$ 1,363,640	
Sub Total				\$ 2,488,640
New Construction/GMB 5.16.17 Program				
Classrooms (+/-16)	21,200 sf	\$185	\$ 3,922,000	
Administrative Offices	2,480 sf	\$175	\$ 434,000	
Art Room	1,400 sf	\$185	\$ 259,000	
Music Room	1,400 sf	\$185	\$ 259,000	
Gym/PE Storage/Toilets/Changing Rooms	10,000 sf	\$205	\$ 2,050,000	
Storage/Restrooms/Boiler/Mech./Custodial	7,725 sf	\$165	\$ 1,274,625	
Circulation/Plinth	15,472 sf	\$110	\$ 1,701,920	
2 Hour Wall Separation	1 ls	\$30,000	\$ 30,000	
Sub Total				\$ 9,930,545
Remodeling				
Create Secure Entry	1 ea	\$55,000	\$ 55,000	
Building Remodeling	12,500 sf	\$55	\$ 687,500	
HVAC/Fire Alarm/Existing MEP/Systems	12,500 sf	\$45	\$ 562,500	
Building Envelope Gutters & Downspouts	1 ls	\$65,000	\$ 65,000	
NESHAPS Asbestos Inspection / Report	1 ea	\$7,000	\$ 7,000	
Asbestos Abatement (Allowance)	35,000 sf	\$3	\$ 105,000	
Sub Total				\$ 1,482,000
Contingency				
Site Work	6 %		\$ 149,318	
New Construction	6 %		\$ 595,833	
Remodeling	8 %		\$ 118,560	
Escalation	3 %		\$ 442,947	
Sub Total				\$ 1,306,658
Furnishings & Equipment				
Loose Equipment & Furnishings	1 ls	\$265,000	\$ 265,000	
Sub Total				\$ 265,000
Technology (GMB Budget \$\$)				
Network Infrastructure	1 ls	\$58,750	\$ 58,750	
Security Systems	1 ls	\$25,500	\$ 25,500	
Instructional Devices	1 ls	\$363,005	\$ 363,005	
Audio/Visual Systems	1 ls	\$0	\$ -	
Peripherals/Furnishings	1 ls	\$0	\$ -	
Prof Services/Contingency (included in above item)	1 ls	\$0	\$ -	
Sub Total				\$ 447,255
Professional Fees				
Architectural / Engineering Fees / Costs				
Design Fees	7 %		\$ 1,114,407	
Design Reimbursable	in above			
Technology Designer				
Survey / Soil Borings / Design Testing	0.25 %		\$ 38,020	
BCC/BFS/Plan Review Fees	0.5 %		\$ 79,600	
Utility Fees	0		\$ -	
Sub Total				\$ 1,232,027
Construction Manager Fees / Costs				
CM Fee	2.0 %		\$ 304,157	
CM Cost	2.5 %		\$ 380,196	
Sub Total				\$ 684,353
Other Costs				
Land Acquisition	N/A			
Issuance Estimate	TBD			
Builders Risk Insurance (Owner/Allowance)	1 ls		\$ 15,000	
Project General Conditions	2 %		\$ 304,157	
Advertisements/Notices/Bid Documents	1 ea		\$ 5,000	
Owner's Representative	1 %		\$ 178,365	
Sub Total				\$ 502,522
Total			\$ 18,339,000	\$ 18,339,000

Mason Public Schools

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Alaiedon Elementary

November 2017 Bond

	Qty	Unit Cost		Sub Total	Total
Site Work					
Parent & Visitor Parking	1 ls	\$375,000	\$	375,000	
Expanded Parking & Reorganization	1 ls	\$595,000	\$	595,000	
Site Work for Bldg. addition(s)	7,700 sf	\$22	\$	169,400	
Sub Total					\$ 1,139,400
New Construction					
Office Area, Secure Entry & Lobby	1,200 sf	\$195	\$	234,000	
2 Classrooms (1250sf/ea)	0 sf	\$205	\$	-	
2 Hour Wall Separation	1 ls	\$25,000	\$	25,000	
Gymnasium & Support Space	6,500 sf	\$210	\$	1,365,000	
Sub Total					\$ 1,624,000
Remodeling					
Create Secure Entry	1 ea	\$55,000	\$	55,000	
Building Remodeling	44,500 sf	\$40	\$	1,780,000	
Interior doors & hardware	50 units	\$2,800	\$	140,000	
Exterior Doors & Hardware	12 units	\$3,500	\$	42,000	
New Lockers	400 units	\$195	\$	78,000	
Convert 6 classrooms to 4 (heavy)	7,000 sf	\$125	\$	875,000	
Convert 2 classrooms to 1 (moderate)	2,000 sf	\$100	\$	200,000	
Existing Gym to Café, Kitchen Area & Support	2,800 sf	\$125	\$	350,000	
Upgrade HVAC System(s)	39,500 sf	\$26	\$	1,027,000	
Upgrade Electrical for HVAC	39,500 sf	\$6	\$	237,000	
Upgrade Lighting System(s)	39,500 sf	\$6	\$	237,000	
NESHAPS Asbestos Inspection / Report	1 ea	\$5,000	\$	5,000	
Asbestos Abatement (Allowance)	44,500 sf	\$3	\$	133,500	
Sub Total					\$ 5,159,500
Contingency					
Site Work	6 %		\$	68,364	
New Construction	6 %		\$	97,440	
Remodeling	8 %		\$	412,760	
Escalation	3 %		\$	255,044	
Sub Total					\$ 833,608
Furnishings & Equipment					
Loose Equipment & Furnishings	1 ls	\$150,000	\$	150,000	
Sub Total					\$ 150,000
Technology (GMB Budget \$\$)					
Network Infrastructure	1 ls	\$80,000	\$	80,000	
Security Systems	1 ls	\$25,500	\$	25,500	
Instructional Devices	1 ls	\$426,895	\$	426,895	
Audio Visual Systems	1 ls	\$0	\$	-	
Peripherals/Furnishings	1 ls	\$0	\$	-	
Prof Services/Contingency (included above)	1 ls	\$0	\$	-	
Sub Total					\$ 532,395
Professional Fees					
Architectural / Engineering Fees / Costs					
Design Fees	7 %		\$	660,723	
Design Reimbursable	in above				
Technology Designer					
Survey / Soil Borings / Design Testing	0.25 %		\$	21,891	
BCC/BFS/Plan Review Fees	0.5 %		\$	47,195	
Utility Fees	0				
Sub Total					\$ 729,809
Construction Manager Fees / Costs					
CM Fee	2 %		\$	175,131	
CM Cost	2.5 %		\$	218,913	
Sub Total					\$ 394,043
Other Costs					
Land Acquisition	N/A				
Issuance Estimate	TBD				
Builders Risk Insurance	1 ls	\$15,000	\$	15,000	
Project General Conditions	2 %		\$	175,130	
Advertisements/Notices/Bid Documents	1 ls	\$5,000	\$	5,000	
Owner's Representative	1 %		\$	105,628	
Sub Total					\$ 300,758
Total			\$	10,863,513	\$ 10,863,513

Mason Public Schools

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Option 4

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Harvey Education Center

November 2017 Bond

Add Kindergarten Addition to HEC +/- 250 Kids

Remodeling only 3 existing classrooms

Site Work

	Qty	Unit Cost	Sub Total	Total
Reconfigure Main Entry Parent Drop Off	1 ls	\$200,000	\$ 200,000	
Reconfigure Bus Drop Off/North P. Lot/West Ash Street	1 ls	\$200,000	\$ 200,000	
New P.Lot/Drop Off for Kindergarten Addition	1 ls	\$100,000	\$ 100,000	
New Playground Equipment	1 ls	\$100,000	\$ 100,000	
Site Work for Building Addition	25,410 sf	\$20	\$ 508,200	
Directional/Wayfinding Signs	1 ls	\$0	\$ -	
Sub Total				\$ 1,108,200

New Construction

Classroom Addition (7 rooms)	8,750 sf	\$205	\$ 1,793,750	
Special Education Classrooms (2 rooms)	1,900 sf	\$205	\$ 389,500	
Music/Art Room	1,200 sf	\$205	\$ 246,000	
Staff Planning Room	900 sf	\$200	\$ 180,000	
Media Center	1,420 sf	\$205	\$ 291,100	
Administration Offices/Support	1,465 sf	\$200	\$ 293,000	
Cafeteria/Gym (300 seats/Table Chair Storage)	6,300 sf	\$205	\$ 1,291,500	
Kitchen/Serving/Storage/Office	1,420 sf	\$200	\$ 284,000	
Misc./Storage/RR/Boiler RM./Elect./Custodial	2,055 sf	\$175	\$ 359,625	
Circulation & Support(25%)	6,353 sf	\$150	\$ 952,950	
2 Hour Wall Separation	1 ls	\$30,000	\$ 30,000	
Sub Total				\$ 6,111,425

Remodeling

Remodel 3 Existing Classrooms	2,700 sf	\$145	\$ 391,500	
New Fire Alarm System	47,442 sf	\$3	\$ 142,326	
Architectural Finishes(Flooring/Ceilings/Wall Finishes)	47,442 sf	\$0	\$ -	
Envelope Improvements (Windows/Doors/Entrances)	47,442 sf	\$0	\$ -	
HVAC/Mechanical System Upgrades	47,442 sf	\$0	\$ -	
New Electrical System/Upgrades	47,442 sf	\$0	\$ -	
New Plumbing System(s)	47,442 sf	\$0	\$ -	
Replace Interior Doors & Hardware	47,442 sf	\$0	\$ -	
NESHAPS Asbestos Inspection / Report	1 ea	\$7,000	\$ 7,000	
Asbestos Abatement (Allowance)	47,442 sf	\$3	\$ 142,326	
Sub Total				\$ 683,152

Contingency

Site Work	6 %		\$ 66,492	
New Construction	6 %		\$ 366,686	
Remodeling	8 %		\$ 54,652	
Escalation	3 %		\$ 251,718	
Sub Total				\$ 739,548

Furnishings & Equipment

Loose Equipment & Furnishings	1 ls	\$200,000	\$ 200,000	
Sub Total				\$ 200,000

Technology

Network/Wireless/Bldg. Systems	1 ls	\$0	\$ -	
Security Systems	1 ls	\$0	\$ -	
Computers & Servers	1 ls	\$75,000	\$ 75,000	
AV	1 ls	\$0	\$ -	
Peripherals/Furnishings	1 ls	\$0	\$ -	
Prof Services/Contingency (above items LS)	1 ls	\$0	\$ -	
Sub Total				\$ 75,000

Professional Fees

Architectural / Engineering Fees / Costs

Design Fees	7 %		\$ 624,213	
Design Reimbursable	in above			
Technology Designer				
Survey / Soil Borings / Design Testing	0.25 %		\$ 21,606	
BCC/BFS/Plan Review Fees	0.5 %		\$ 44,587	
Utility Fees	0			
Sub Total				\$ 690,405

Construction Manager Fees / Costs

CM Fee	2.0 %		\$ 172,848	
CM Cost	2.5 %		\$ 216,058	
Sub Total				\$ 388,907

Other Costs

Land Acquisition	N/A			
Issuance Estimate	TBD			
Builders Risk Insurance	1 ls		\$ 15,000	
Project General Conditions	2 %		\$ 172,846	
Advertisement/Notices/Bid Documents	1 ls		\$ 5,000	
Owner's Representative	1 %		\$ 99,966	
Sub Total				\$ 292,813

Total

\$ 10,289,450 **\$ 10,289,450**

Mason Public Schools

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Mason Middle School

November 2017 Bond

	Qty	Unit Cost	Sub Total	Total
Site Work				
Reconfigure Main Entry Walks	1 ls	\$50,000	\$ 50,000	
Rework Existing Utility Area	0 ls	\$142,386	\$ -	
Parent Drop Off/Pick Up & Visitor Parking	0 ls	\$352,614	\$ -	
Signage	0 ls	\$33,348	\$ -	
Rework Existing Parking Lot for STEM Addition	0 ls	\$93,500	\$ -	
Sub Total				\$ 50,000
New Construction				
Secure Entrance Vestibule	500 sf	\$295	\$ 147,500	
2 Hour Wall Separation	1 ls	\$25,000	\$ 25,000	
Sub Total				\$ 172,500
Remodeling				
Office Area Remodeling	3,000 sf	\$100	\$ 300,000	
Counseling Relocation/Offices	0 sf	\$85	\$ -	
LGI to Science Labs	0 sf	\$105	\$ -	
Replace Ceilings Selective	90,000 sf	\$4	\$ 360,000	
Upgrade HVAC System(s) Selective	93,000 sf	\$25	\$ 2,325,000	
New Clock System	0 ls	\$57,852	\$ -	
Envelope Improvements	0 ls	\$49,000	\$ -	
Replace Plumbing Fixtures	1 ls	\$209,687	\$ 209,687	
Replace Doors & Hardware	0 units	\$3,200	\$ -	
Existing STEM/Wood/Robotics Area	0 sf	\$105	\$ -	
Upgrade Fire Alarm System	128,200 sf	\$2	\$ 256,400	
Upgrade Electrical System(s) for HVAC	93,000 sf	\$6	\$ 558,000	
NESHAPS Asbestos Inspection / Report	1 ea	\$7,000	\$ 7,000	
Asbestos Abatement * Selective (Allowance)	128,200 sf	\$1.5	\$ 192,300	
Sub Total				\$ 4,208,387
Contingency				
Site Work	6 %		\$ 3,000	
New Construction	6 %		\$ 10,350	
Remodeling	8 %		\$ 336,671	
Escalation	3 %		\$ 143,427	
Sub Total				\$ 493,448
Furnishings & Equipment				
Office Area	1 ls	\$50,000	\$ 50,000	
General Classrooms	20 ea	\$15,000	\$ 300,000	
Sub Total				\$ 350,000
Technology (GMB Budget \$\$)				
Network Infrastructure	1 ls	\$120,000	\$ 120,000	
Security Systems	1 ls	\$0	\$ -	
Instructional Devices	1 ls	\$896,900	\$ 896,900	
Audio/Visual Systems	1 ls	\$0	\$ -	
Peripherals/Furnishings	1 ls	\$0	\$ -	
Prof Services/Contingency (included in above items)	1 ls	\$0	\$ -	
Sub Total				\$ 1,016,900
Professional Fees				
Architectural / Engineering Fees / Costs				
Design Fees	7 %		\$ 440,386	
Design Reimbursable	in above			
Technology Designer				
Survey / Soil Borings / Design Testing	0.25 %		\$ 12,311	
BCC/BFS/Plan Review Fees	0.5 %		\$ 31,456	
Utility Fees	0			
Sub Total				\$ 484,153
Construction Manager Fees / Costs				
CM Fee	2.0 %		\$ 98,489	
CM Cost	2.5 %		\$ 123,108	
Sub Total				\$ 221,597
Other Costs				
Land Acquisition	N/A			
Issuance Estimate	TBD			
Builders Risk Insurance (Owner/Allowance)	1 ls		\$ 15,000	
Project General Conditions	2 %		\$ 98,487	
Advertisements/Notices/Bid Documents	1 ls		\$ 5,000	
Owner's Representative	1 %		\$ 69,970	
Sub Total				\$ 188,457
Total			\$ 7,185,442	\$ 7,185,442

Mason Public Schools

Conceptual Cost Models

Option 4

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Mason High School

November 2017 Bond

	Qty	Unit Cost	Sub Total	Total
Site work				
Concrete Walks for New Vestibule	1 ls	\$25,000	\$ 25,000	
New and Expanded Drives	0 ls	\$513,120	\$ -	
Sub Total				\$ 25,000
New Construction				
Performing Arts	0 sf	\$200	\$ -	
Multi-Purpose	0 sf	\$195	\$ -	
STEM & Robotics	0 sf	\$210	\$ -	
Wood Shop	0 sf	\$200	\$ -	
Science Room(s)	0 sf	\$205	\$ -	
Secure Entrance Vestibule	500 sf	\$295	\$ 147,500	
2 Hour Wall Separation	1 ls	\$25,000	\$ 25,000	
Sub Total				\$ 172,500
Remodeling				
Office Area	3,000 sf	\$100	\$ 300,000	
Science Area	0 sf	\$65	\$ -	
Visual Arts	0 sf	\$55	\$ -	
Performing Arts	0 sf	\$55	\$ -	
General Remodeling	0 sf	\$55	\$ -	
Replace Ceilings Selective	120,000 sf	\$4	\$ 480,000	
Upgrade HVAC System(s) Selective	120,000 sf	\$18	\$ 2,160,000	
Upgrade Plumbing System(s) Selective	120,000 sf	\$1	\$ 120,000	
Upgrade Lighting System(s) Selective	0 sf	\$5	\$ -	
New Fire Alarm System	222,000 sf	\$3	\$ 666,000	
Bldg. Envelope/Wall Panel(s)	0 ls	\$152,000	\$ -	
Upgrade Electrical System(s) for HVAC	120,000 sf	\$3	\$ 360,000	
NESHAPS Asbestos Inspection / Report	1 ea	\$7,000	\$ 7,000	
Asbestos Abatement *SELECTIVE (Allowance)	222,000 sf	\$1.00	\$ 222,000	
Sub Total				\$ 4,315,000
Contingency				
Site Work	6 %		\$ 1,500	
New Construction	6 %		\$ 10,350	
Remodeling	8 %		\$ 345,200	
Escalation	3 %		\$ 146,087	
Sub Total				\$ 503,137
Furnishings & Equipment				
Office Area	1 ls	\$50,000	\$ 50,000	
General Classroom Furniture	20 ea	\$15,000	\$ 300,000	
Sub Total				\$ 350,000
Technology (GMB Budget \$\$)				
Network Infrastructure	1 ls	\$347,500	\$ 347,500	
Security Systems	1 ls	\$0	\$ -	
Instructional Devices	1 ls	\$1,299,425	\$ 1,299,425	
Audio/Video Systems	1 ls	\$10,000	\$ 10,000	
Peripherals/Furnishings	1 ls	\$0	\$ -	
Prof Services/Contingency (Included in above items)	1 ls	\$0	\$ -	
Sub Total				\$ 1,656,925
Professional Fees				
Architectural / Engineering Fees / Costs				
Design Fees	7 %		\$ 491,579	
Design Reimbursable	in above			
Technology Designer				
Survey / Soil Borings / Design Testing	0.25 %		\$ 12,539	
BCC/BFS/Plan Review Fees	0.5 %		\$ 35,113	
Utility Fees	0			
Sub Total				\$ 539,231
Construction Manager Fees / Costs				
CM Fee	2.0 %		\$ 100,315	
CM Cost	2.5 %		\$ 125,391	
Sub Total				\$ 225,706
Other Costs				
Land Acquisition	N/A			
Issuance Estimate	TBD			
Builders Risk Insurance (Owner/Allowance)	1 ls		\$ 15,000	
Project General Conditions	2 %		\$ 99,813	
Advertisements/Notices/Bid Documents	1 ls		\$ 5,000	
Owner's Representative	1 %		\$ 77,875	
Sub Total				\$ 197,688
Total			\$ 7,985,186	\$ 7,985,186