

**Bloomfield Hills Public Schools
High School Consolidation Project (Andover site)
Option C: Hybrid (additions & renovations)
Schematic Estimate (10/12/2011)**

**PRELIMINARY
FOR DISCUSSION PURPOSE ONLY**

1,650 students

<u>Base Package - Hybrid High School</u>	<u>Qty.</u>	<u>Unit</u>	<u>Direct Cost</u>	<u>Indirect</u>	<u>Total Cost</u>	
- Replace 2/3 of the classrooms with new Learning Communities	90,000	sf				
environmental abatement	45,000	sf	\$2.50	\$112,500	\$28,125	\$140,625
demolition for new construction	45,000	sf	\$4.00	\$180,000	\$36,000	\$216,000
site development (first floor)	60,000	sf	\$5.00	\$300,000	\$75,000	\$375,000
new construction - architectural	90,000	sf	\$100.00	\$9,000,000	\$1,800,000	\$10,800,000
new construction - elevator	1	all	\$50,000	\$50,000	\$10,000	\$60,000
new construction - mechanical	90,000	sf	\$45.00	\$4,050,000	\$810,000	\$4,860,000
new construction - electrical	90,000	sf	\$15.00	\$1,350,000	\$270,000	\$1,620,000
- Replace media center and cafeteria with new building 'Heart'	34,900	sf				
environmental abatement	17,450	sf	\$2.50	\$43,625	\$10,906	\$54,531
demolition for new construction	17,450	sf	\$4.00	\$69,800	\$13,960	\$83,760
site development (first floor)	23,267	sf	\$5.00	\$116,333	\$29,083	\$145,417
new construction - architectural	34,900	sf	\$120.00	\$4,188,000	\$837,600	\$5,025,600
new construction - elevator	1	all	\$50,000	\$50,000	\$10,000	\$60,000
new construction - mechanical	34,900	sf	\$45.00	\$1,570,500	\$314,100	\$1,884,600
new construction - electrical	34,900	sf	\$15.00	\$523,500	\$104,700	\$628,200
renovations (connection allowance)	34,900	sf	\$5.00	\$174,500	\$43,625	\$218,125
- Replace kitchen and serving area with new	12,000	sf				
environmental abatement	6,000	sf	\$2.50	\$15,000	\$3,750	\$18,750
demolition for new construction	6,000	sf	\$4.00	\$24,000	\$4,800	\$28,800
site development	12,000	sf	\$5.00	\$60,000	\$15,000	\$75,000
new construction - architectural	12,000	sf	\$120.00	\$1,440,000	\$288,000	\$1,728,000
new construction - kitchen equipment	1	all	\$450,000	\$450,000	\$90,000	\$540,000
new construction - mechanical	12,000	sf	\$50.00	\$600,000	\$120,000	\$720,000
new construction - electrical	12,000	sf	\$25.00	\$300,000	\$60,000	\$360,000
renovations (connection allowance)	12,000	sf	\$5.00	\$60,000	\$15,000	\$75,000

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- Minor Renovations to remaining classrooms (including 2nd floor)	55,500 sf				
environmental abatement	55,500 sf	\$2.50	\$138,750	\$34,688	\$173,438
demolition for renovations	55,500 sf	\$2.50	\$138,750	\$27,750	\$166,500
architectural (clg, boards, blinds, finishes)	55,500 sf	\$10.00	\$555,000	\$138,750	\$693,750
mechanical (fire suppress, controls, HW prep)	55,500 sf	\$10.00	\$555,000	\$138,750	\$693,750
renovations - electrical	55,500 sf	\$2.50	\$138,750	\$34,688	\$173,438
- Replace PE locker rooms with new	5,000 sf				
environmental abatement	2,500 sf	\$2.50	\$6,250	\$1,563	\$7,813
demolition for new construction	2,500 sf	\$4.00	\$10,000	\$2,000	\$12,000
site development	5,000 sf	\$5.00	\$25,000	\$6,250	\$31,250
new construction - architectural	5,000 sf	\$120.00	\$600,000	\$120,000	\$720,000
new construction - lockers	1,650 ea	\$100.00	\$165,000	\$33,000	\$198,000
new construction - mechanical	5,000 sf	\$45.00	\$225,000	\$45,000	\$270,000
new construction - electrical	5,000 sf	\$15.00	\$75,000	\$15,000	\$90,000
renovations (connection allowance)	5,000 sf	\$5.00	\$25,000	\$6,250	\$31,250
- Renovate PE/Team locker rooms to Team Lockers	6,800 sf				
environmental abatement	6,800 sf	\$2.50	\$17,000	\$4,250	\$21,250
demolition for renovations	6,800 sf	\$4.00	\$27,200	\$5,440	\$32,640
site development	6,800 sf	\$5.00	\$34,000	\$8,500	\$42,500
renovations - architectural	6,800 sf	\$50.00	\$340,000	\$85,000	\$425,000
new construction - lockers	1 all	\$100,000	\$100,000	\$20,000	\$120,000
renovations - mechanical	6,800 sf	\$25.00	\$170,000	\$42,500	\$212,500
renovations - electrical	6,800 sf	\$10.00	\$68,000	\$17,000	\$85,000
- Replace pool with new competition pool (8 lanes + dive well) with new	20,000 sf				
environmental abatement	10,000 sf	\$2.50	\$25,000	\$6,250	\$31,250
demolition for new construction	10,000 sf	\$4.00	\$40,000	\$8,000	\$48,000
site development	20,000 sf	\$10.00	\$200,000	\$50,000	\$250,000
new construction - architectural	20,000 sf	\$175.00	\$3,500,000	\$700,000	\$4,200,000
new construction - mechanical	20,000 sf	\$60.00	\$1,200,000	\$240,000	\$1,440,000
new construction - electrical	20,000 sf	\$25.00	\$500,000	\$100,000	\$600,000
renovations (connection allowance to existing field house)	20,000 sf	\$5.00	\$100,000	\$25,000	\$125,000

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- Replace Auditorium (800 seat)/Stage/Support Space with new	22,000 sf				
environmental abatement	11,000 sf	\$2.50	\$27,500	\$6,875	\$34,375
demolition for new construction	11,000 sf	\$4.00	\$44,000	\$8,800	\$52,800
site development	22,000 sf	\$10.00	\$220,000	\$55,000	\$275,000
new construction - architectural	22,000 sf	\$150.00	\$3,300,000	\$660,000	\$3,960,000
new construction - mechanical	22,000 sf	\$50.00	\$1,100,000	\$220,000	\$1,320,000
new construction - electrical	22,000 sf	\$50.00	\$1,100,000	\$220,000	\$1,320,000
- Replace Band/Choir spaces, inc new orchestra/"black box" space	16,000 sf				
environmental abatement	8,000 sf	\$2.50	\$20,000	\$5,000	\$25,000
demolition for new construction	8,000 sf	\$4.00	\$32,000	\$6,400	\$38,400
site development	16,000 sf	\$5.00	\$80,000	\$20,000	\$100,000
new construction - architectural	16,000 sf	\$100.00	\$1,600,000	\$320,000	\$1,920,000
new construction - mechanical	16,000 sf	\$45.00	\$720,000	\$144,000	\$864,000
new construction - electrical	16,000 sf	\$15.00	\$240,000	\$48,000	\$288,000
- Space for Model HS Learning Community, Radio/TV Broadcasting & Journali:	18,000 sf				
demolition for renovations	12,000 sf	\$2.50	\$30,000	\$6,000	\$36,000
site development	12,000 sf	\$5.00	\$60,000	\$15,000	\$75,000
new construction - architectural	6,000 sf	\$100.00	\$600,000	\$120,000	\$720,000
new construction - mechanical	6,000 sf	\$45.00	\$270,000	\$54,000	\$324,000
new construction - electrical	6,000 sf	\$15.00	\$90,000	\$18,000	\$108,000
renovations - architectural	12,000 sf	\$65.00	\$780,000	\$195,000	\$975,000
renovations - mechanical	12,000 sf	\$25.00	\$300,000	\$75,000	\$375,000
renovations - electrical	12,000 sf	\$10.00	\$120,000	\$30,000	\$150,000
- Replace main office with new	5,000 sf				
environmental abatement	2,500 sf	\$2.50	\$6,250	\$1,563	\$7,813
demolition for new construction	2,500 sf	\$4.00	\$10,000	\$2,000	\$12,000
site development	5,000 sf	\$5.00	\$25,000	\$6,250	\$31,250
new construction - architectural	5,000 sf	\$100.00	\$500,000	\$100,000	\$600,000
new construction - mechanical	5,000 sf	\$45.00	\$225,000	\$45,000	\$270,000
new construction - electrical	5,000 sf	\$15.00	\$75,000	\$15,000	\$90,000

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- Renovate Art Rooms (expand into Kiva)	15,000 sf				
environmental abatement	15,000 sf	\$2.50	\$37,500	\$9,375	\$46,875
demolition for renovations	15,000 sf	\$2.50	\$37,500	\$7,500	\$45,000
renovations - architectural	15,000 sf	\$50.00	\$750,000	\$187,500	\$937,500
renovations - mechanical	15,000 sf	\$15.00	\$225,000	\$56,250	\$281,250
renovations - electrical	15,000 sf	\$5.00	\$75,000	\$18,750	\$93,750
- Renovate P.E. & Competition gym (bleachers, glass, floor, lights, equip, roof)	26,000 sf				
environmental abatement	26,000 sf	\$2.50	\$65,000	\$16,250	\$81,250
demolition for renovations	26,000 sf	\$2.50	\$65,000	\$13,000	\$78,000
renovations - architectural	26,000 sf	\$50.00	\$1,300,000	\$325,000	\$1,625,000
renovations - mechanical	26,000 sf	\$15.00	\$390,000	\$97,500	\$487,500
renovations - electrical	26,000 sf	\$5.00	\$130,000	\$32,500	\$162,500
- Renovate admin office space to counseling office	5,000 sf				
environmental abatement	5,000 sf	\$2.50	\$12,500	\$3,125	\$15,625
demolition for renovations	5,000 sf	\$2.50	\$12,500	\$2,500	\$15,000
renovations - architectural	5,000 sf	\$25.00	\$125,000	\$31,250	\$156,250
renovations (level transitions)	2 ea	\$25,000	\$50,000	\$12,500	\$62,500
renovations - mechanical	5,000 sf	\$15.00	\$75,000	\$18,750	\$93,750
renovations - electrical	5,000 sf	\$5.00	\$25,000	\$6,250	\$31,250
- Site Improvements (parking, bus loop, utilities, drives, courtyards)					
Landscaping, inc courtyards	1 all	\$150,000	\$150,000	\$37,500	\$187,500
Site utility work (water, sanitary, storm, etc)	1 all	\$250,000	\$250,000	\$62,500	\$312,500
Drop off Lane (new curb cuts)	25,500 sf	\$5.00	\$127,500	\$31,875	\$159,375
Bus Loop (deep strength)	38,000 sf	\$5.00	\$190,000	\$47,500	\$237,500
Student parking (627 spaces)	180,000 sf	\$4.00	\$720,000	\$180,000	\$900,000
New entrance drive (Long Lake)	1 all	\$100,000	\$100,000	\$25,000	\$125,000
Sanitary pump issue	1 all	\$50,000	\$50,000	\$12,500	\$62,500

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- Site Improvements across Andover Road (8 tennis courts, soccer, parking)					
Replace tennis courts across Andover road	8 ea	\$40,000	\$320,000	\$80,000	\$400,000
Replace soccer field across Andover road	1 all	\$50,000	\$50,000	\$12,500	\$62,500
Parking across Andover road	15,000 sf	\$5.00	\$75,000	\$18,750	\$93,750
Demo Admin building	7,360 sf	\$7.50	\$55,200	\$13,800	\$69,000
- Technology infrastructure (wireless network, servers, security)					
new construction - tech infrastructure	220,800 sf	\$7.50	\$1,656,000	\$331,200	\$1,987,200
upgrade existing areas	110,400 sf	\$2.50	\$276,000	\$55,200	\$331,200
- Furniture, Furnishings, & Equipment					
new construction - F, F, & E	220,800 sf	\$7.50	\$1,656,000	\$248,400	\$1,904,400
existing areas (assumes reusing some)	110,400 sf	\$2.50	\$276,000	\$41,400	\$317,400

Base Package:	331,200 sf	\$54,607,908	\$11,338,290	\$65,946,198	\$65 - \$66M
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- Relocate Facility operations					\$1M
- Technology equipment (computers, printers, copiers, scanners, etc)					\$2 - \$2.5M

Total Program Cost: \$68 - \$69.5M

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Optional Additional Projects

Athletic Upgrade Package

\$7.1 - \$7.2M

- Replace Field House with larger facility (1,650 seats): ~\$5M	20,000 sf				
environmental abatement (included in base package)	0 sf	\$2.50	\$0	\$0	\$0
demolition for new construction	14,425 sf	\$4.00	\$57,700	\$11,540	\$69,240
site development	20,000 sf	\$10.00	\$200,000	\$50,000	\$250,000
new construction - architectural	20,000 sf	\$125.00	\$2,500,000	\$500,000	\$3,000,000
new construction - mechanical	20,000 sf	\$45.00	\$900,000	\$180,000	\$1,080,000
new construction - electrical	20,000 sf	\$15.00	\$300,000	\$60,000	\$360,000
renovations (connection allowance)	20,000 sf	\$5.00	\$100,000	\$25,000	\$125,000
technology infrastructure	20,000 sf	\$2.50	\$50,000	\$10,000	\$60,000
furniture, furnishings, equipment	20,000 sf	\$2.50	\$50,000	\$7,500	\$57,500
- Increase new pool from 8 lanes to 12 lanes at time of new: ~\$1M	3,000 sf				
environmental abatement (included in base package)	0 sf	\$2.50	\$0	\$0	\$0
demolition (included in base package)	0 sf	\$4.00	\$0	\$0	\$0
site development	3,000 sf	\$10.00	\$30,000	\$7,500	\$37,500
new construction - architectural	3,000 sf	\$175.00	\$525,000	\$105,000	\$630,000
new construction - mechanical	3,000 sf	\$60.00	\$180,000	\$36,000	\$216,000
new construction - electrical	3,000 sf	\$25.00	\$75,000	\$15,000	\$90,000
technology infrastructure	3,000 sf	\$2.50	\$7,500	\$1,500	\$9,000
furniture, furnishings, equipment	3,000 sf	\$2.50	\$7,500	\$1,125	\$8,625

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- Replace Team locker rooms with new in lieu of renovations: ~\$1.2M	6,500 sf				
environmental abatement (included in base package)	sf	\$2.50	\$0	\$0	\$0
demolition for new construction	7,205 sf	\$4.00	\$28,820	\$5,764	\$34,584
site development	6,500 sf	\$5.00	\$32,500	\$8,125	\$40,625
new construction - architectural	6,500 sf	\$190.00	\$1,235,000	\$247,000	\$1,482,000
new construction - mechanical	6,500 sf	\$45.00	\$292,500	\$58,500	\$351,000
new construction - electrical	6,500 sf	\$15.00	\$97,500	\$19,500	\$117,000
renovations (connection allowance)	6,500 sf	\$5.00	\$32,500	\$8,125	\$40,625
technology infrastructure	6,500 sf	\$2.50	\$16,250	\$3,250	\$19,500
furniture, furnishings, equipment	6,500 sf	\$2.50	\$16,250	\$2,438	\$18,688
(credit for renovations in base package)					-\$818,890

Learning Community Upgrade Package

\$8.6 - \$8.8M

- Renovate remaining classrooms to Learning Communities	49,700 sf				
environmental abatement	49,700 sf	\$2.50	\$124,250	\$31,063	\$155,313
demolition	49,700 sf	\$2.50	\$124,250	\$24,850	\$149,100
renovations - architectural	49,700 sf	\$85.00	\$4,224,500	\$1,056,125	\$5,280,625
renovations - mechanical	49,700 sf	\$30.00	\$1,491,000	\$372,750	\$1,863,750
renovations - electrical	49,700 sf	\$10.00	\$497,000	\$124,250	\$621,250
technology infrastructure	49,700 sf	\$5.00	\$248,500	\$49,700	\$298,200
furniture, furnishings, equipment	49,700 sf	\$5.00	\$248,500	\$37,275	\$285,775

Notes:

Assume 2013-2016 construction schedule with students off site

Total Cost includes indirect costs such as contingency, general conditions, permits/inspections, professional consultants, etc.