

# Existing Facilities Analysis

Studio Z Architects

Warren County School District

June 25, 2007

School	Grade Levels	Year Constructed	Year Last Renovated	10 / 2006 Enrollment	10 / 2016 Projected Enrollment	PDE Max Capacity	Functional Capacity	Total Exist SF	Remarks
<b>Central Attendance Area</b>									
South Street Early Learning Center	K-1	1971		388	329	400	380	33,460	
Warren Area Elementary Center	2-5	2005		694	637	725	689	105,505	153 SF / Student
Beaty Warren Middle School	6-8	1929	1953 / 1966	586	528	1034	976	142,333	
Warren Area High School	9-12	1961		937	735	989	934	146,253	157 SF / Student
<b>East Attendance Area</b>									
Allegheny Valley Elementary School	K-5	1965	1995	140	133	350	333	48,966	
Sheffield Elementary School	K-5	1963		132	144	300	285	25,805	
Sheffield Area Middle / High School	6-12	1974		387	274	617	584	102,230	
<b>North Attendance Area</b>									
Russell Elementary School	K-6	1964	2005	300	312	400	380	47,590	
Sugar Grove Elementary School	K-6	1963		259	262	350	333	31,178	
Eisenhower Middle / High School	7-12	1955	1966	591	561	835	791	121,406	
<b>West Attendance Area</b>									
Youngsville Elem. / Middle School	K-8	1963	1999 / 2002	668	499	970	893	100,465	
Youngsville High School	9-12	1985		411	369	832	786	104,955	

# **Facility Improvement Cost Analysis** **Central Attendance Area** **Option 1**

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June 25, 2007

## **Additions / Renovations to South St. Early Learning Center**

Includes New Additions w/ 5 new classrooms and related support areas +  
 Full renovation / upgrade of existing building

Existing Building - Square Footage		33,460	SF	
New Additions - Square Footage		6,942	SF	
Total Square Footage		40,402	SF	
Building Const. Costs - New Construction	\$145.00 / SF	\$1,006,590		Costs based on historic data, escalated to 6/08
Building Const. Costs - Full Renovation	\$105.00 / SF	\$3,513,300		Costs based on historic data, escalated to 6/08
<b>Average Building Construction Cost</b>	<b>\$111.87 / SF</b>	<b>\$4,519,890</b>		"Hard" Construction Costs
Contingency - (10%)		\$451,989		
Furnishings & Equipment (FFE) - ( 5%)		\$225,995		
Soft Costs - A/E & Legal Fees, Financing Costs, Hazardous Materials Remediation, etc. - ( 15%)		\$677,984		
<b>TOTAL PROJECT COSTS</b>	<b>\$145.43 / SF</b>	<b>\$5,875,857</b>		

# **Facility Improvement Cost Analysis** **Central Attendance Area** **Option 1A**

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June 25, 2007

## **Additions / Renovations to South St. Early Learning Center**

Includes New Additions w/ 5 new classrooms and related support areas +  
 Minimal Renovations to meet applicable building codes

Existing Building - Square Footage	33,460	SF	
New Additions - Square Footage	6,942	SF	
Total Square Footage	40,402	SF	
Building Const. Costs - New Construction	\$145.00 / SF	\$1,006,590	Costs based on historic data, escalated to 6/08
Building Const. Costs - Partial Renovation	\$35.00 / SF	\$1,171,100	Costs based on historic data, escalated to 6/08
<b>Average Building Construction Cost</b>	<b>\$53.90 / SF</b>	<b>\$2,177,690</b>	"Hard" Construction Costs
Contingency - (10%)		\$217,769	
Furnishings & Equipment (FFE) - ( 5%)		\$108,885	
Soft Costs - A/E & Legal Fees, Financing Costs, Hazardous Materials Remediation, etc. - ( 15%)		\$326,654	
<b>TOTAL PROJECT COSTS</b>	<b>\$70.07 / SF</b>	<b>\$2,830,997</b>	

# Facility Improvement Cost Analysis Central Attendance Area Option 2

Studio Z Architects

June 25, 2007

## Renovations / Additions to Warren Area High School

Includes Full Renovation of existing building + minimal additions  
No change to present Grade Level usage (9-12)

Existing Building - Square Footage		146,253	SF	
New Additions - Square Footage		21,938	SF	- Additions based on 15% of existing SF
Total Square Footage		168,191	SF	
Building Const. Costs - New Construction	\$145.00 / SF	\$3,181,010		Costs based on historic data, escalated to 6/08
Building Const. Costs - Renovations	\$105.00 / SF	\$15,356,565		Costs based on historic data, escalated to 6/08
<b>Average Building Construction Cost</b>	<b>\$110.22 / SF</b>	<b>\$18,537,575</b>		" Hard" Construction Costs
Contingency - (7%)		\$1,297,630		
Furnishings & Equipment (FFE) - ( 5%)		\$926,879		
Soft Costs - A/E & Legal Fees, Financing Costs, Hazardous Materials Remediation, etc. - ( 13%)		\$2,409,885		
<b>TOTAL PROJECT COSTS</b>	<b>\$137.77 / SF</b>	<b>\$23,171,969</b>		

# Facility Improvement Cost Analysis Central Attendance Area Option 2A

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June 25, 2007

## Construct New Middle School (6-8)

Construct new facility on existing BWMS practice field site

Existing Building - Square Footage		0	SF	
New Additions - Square Footage		92,400	SF - 154 SF / Student X 600 Students	
Total Square Footage		92,400	SF	
Building Const. Costs - New Construction	\$145.00 / SF	\$13,398,000	Costs based on historic data, escalated to 6/08	
Building Const. Costs - Renovations	\$105.00 / SF	\$0		
<b>Average Building Construction Cost</b>	<b>\$145.00 / SF</b>	<b>\$13,398,000</b>	<b>"Hard" Construction Costs</b>	
Contingency - (5%)		\$669,900		
Site Development Costs - (15%)		\$2,009,700	Note: Includes demolition of existing building + rehabilitation of site for playfields	
Furnishings & Equipment (FFE) - ( 5%)		\$669,900		
Soft Costs - A/E & Legal Fees, Financing Costs, Hazardous Materials Remediation, etc. - ( 12%)		\$1,607,760		
<b>TOTAL PROJECT COSTS</b>	<b>\$198.65 / SF</b>	<b>\$18,355,260</b>		

**Facility Improvement Cost Analysis**  
**Central Attendance Area**  
**Option 2B**

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**Renovations / Additions to Warren Area Middle / High School**

Includes new Middle School Addition + renovations to existing building (6-12)

Existing Building - Square Footage	146,253	SF	
New Additions - Square Footage	69,000	SF - 75% of 154SF / student = 115SF X 600 Students	
Total Square Footage	215,253	SF	
Building Const. Costs - New Construction	\$145.00 / SF	\$10,005,000	Costs based on historic data, escalated to 6/08
Building Const. Costs - Renovations	\$105.00 / SF	\$15,356,565	Costs based on historic data, escalated to 6/08
<b>Average Building Construction Cost</b>	<b>\$117.82 / SF</b>	<b>\$25,361,565</b>	"Hard" Construction Costs
Contingency - (7%)		\$1,775,310	
Furnishings & Equipment (FFE) - ( 5%)		\$1,268,078	
Soft Costs - A/E & Legal Fees, Financing Costs, Hazardous Materials Remediation, etc. - ( 8%)		\$2,028,925	
<b>TOTAL PROJECT COSTS</b>	<b>\$141.39 / SF</b>	<b>\$30,433,878</b>	

# Facility Improvement Cost Analysis

## East Attendance Area

### Option 1

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## Renovations / Additions to Sheffield Area Elementary / Middle / High School

Includes new Elementary Addition to building + renovations to existing building (K-12)

Existing Building - Square Footage		102,230 SF	
New Additions - Square Footage		42,350 SF - 275 Students X 154 SF / Student	
Total Square Footage		144,580 SF	
Building Const. Costs - New Construction	\$145.00 / SF	\$6,140,750	Costs based on historic data, escalated to 6/08
Building Const. Costs - Renovations	\$105.00 / SF	\$10,734,150	Costs based on historic data, escalated to 6/08
<b>Average Building Construction Cost</b>	<b>\$116.72 / SF</b>	<b>\$16,874,900</b>	"Hard" Construction Costs
Contingency - (7%)		<b>\$1,181,243</b>	
Furnishings & Equipment (FFE) - ( 5%)		\$843,745	
Soft Costs - A/E & Legal Fees, Financing Costs, Hazardous Materials Remediation, etc. - ( 13%)		\$2,193,737	
<b>TOTAL PROJECT COSTS</b>	<b>\$145.90 / SF</b>	<b>\$21,093,625</b>	

# Facility Improvement Cost Analysis

## North Attendance Area

### Option 1

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## Renovations / Additions to Eisenhower Middle / High School

Includes new Middle School Addition to building + renovations to existing building (6-12)

Existing Building - Square Footage		121,406	SF	
New Additions - Square Footage		36,454	SF	- based on 2001 Preliminary program
Total Square Footage		157,860	SF	
Building Const. Costs - New Construction	\$145.00 / SF	\$5,285,830		Costs based on historic data, escalated to 6/08
Building Const. Costs - Renovations	\$105.00 / SF	\$12,747,630		Costs based on historic data, escalated to 6/08
<b>Average Building Construction Cost</b>	<b>\$114.24 / SF</b>	<b>\$18,033,460</b>		"Hard" Construction Costs
Contingency - (7%)		\$1,262,342		
Furnishings & Equipment (FFE) - ( 5%)		\$901,673		
Soft Costs - A/E & Legal Fees, Financing Costs, Hazardous Materials Remediation, etc. - (13%)		\$2,344,350		
<b>TOTAL PROJECT COSTS</b>	<b>\$142.80 / SF</b>	<b>\$22,541,825</b>		