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School Building Committee

West Elementary

March 18, 2020

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PSR Alternates

Concept Development

PSR alternatives

Minimum 3 alternatives

- (1) Addition/Renovation Option
- (2) New Construction Option ?
- (3) New Construction Option ?

New Construction (Alt 3, 3a, 3b)



New Construction (Alt 4)



New Construction (Alt 5)



Considerations for Construction

Existing Footprint

Existing drop off/pick up

Student Play Access

Phased Construction:
Modular Classrooms

Wetlands Impact

Fire Access

Long Term Location

Orientation

Fields

Parking

Building Configuration

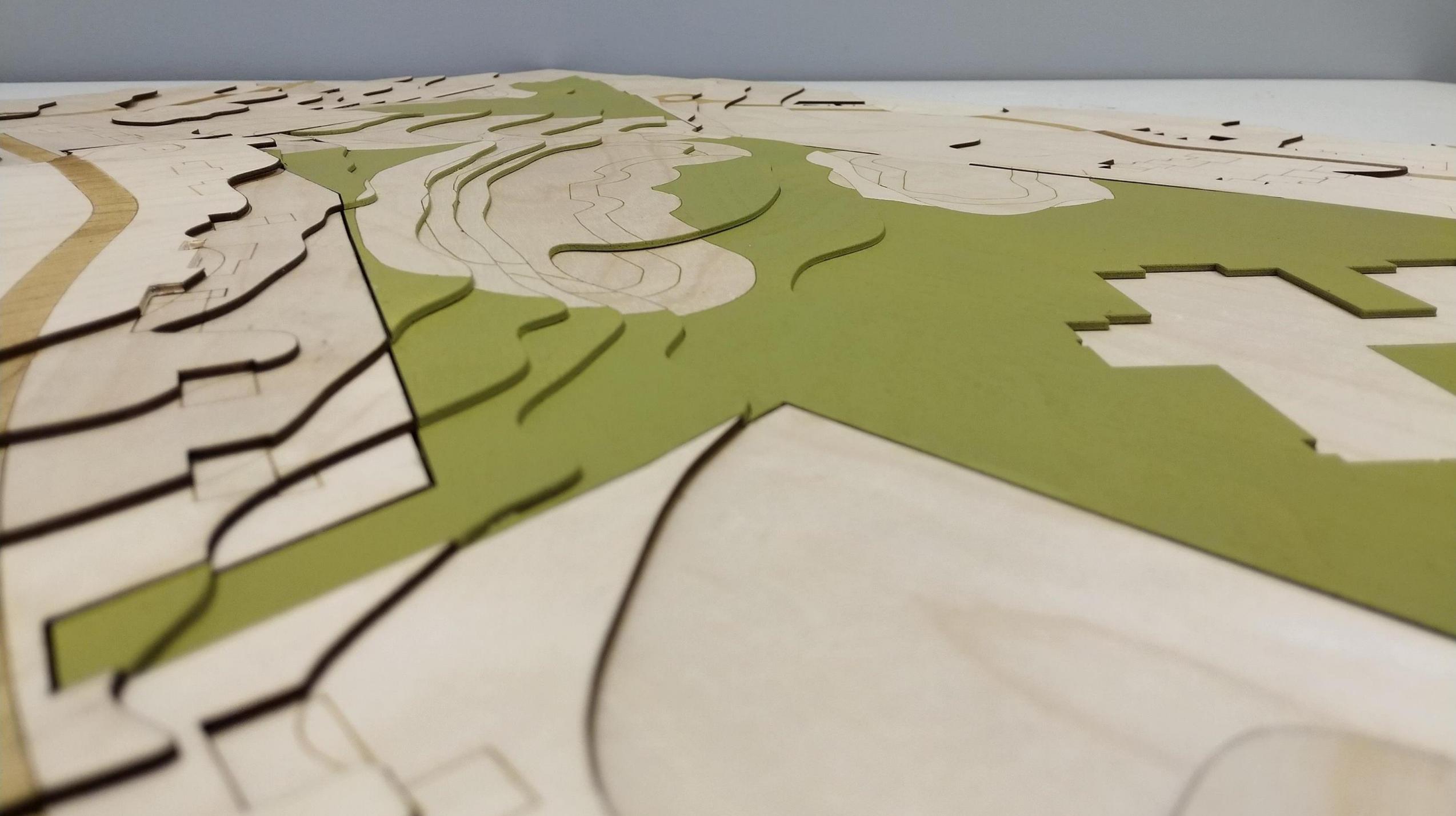
Internal programming &
adjacencies

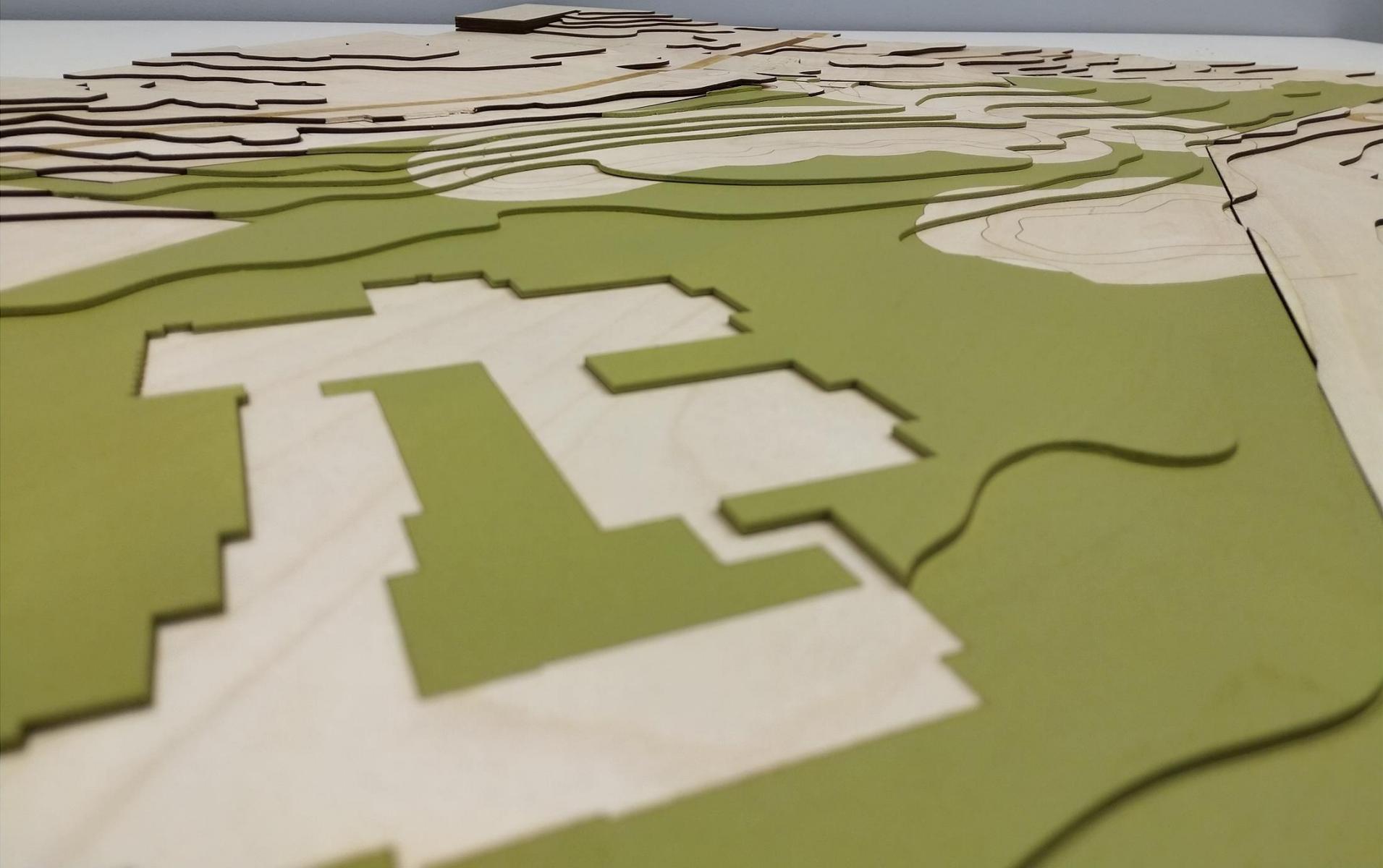
Groundwater and ledge
elevations



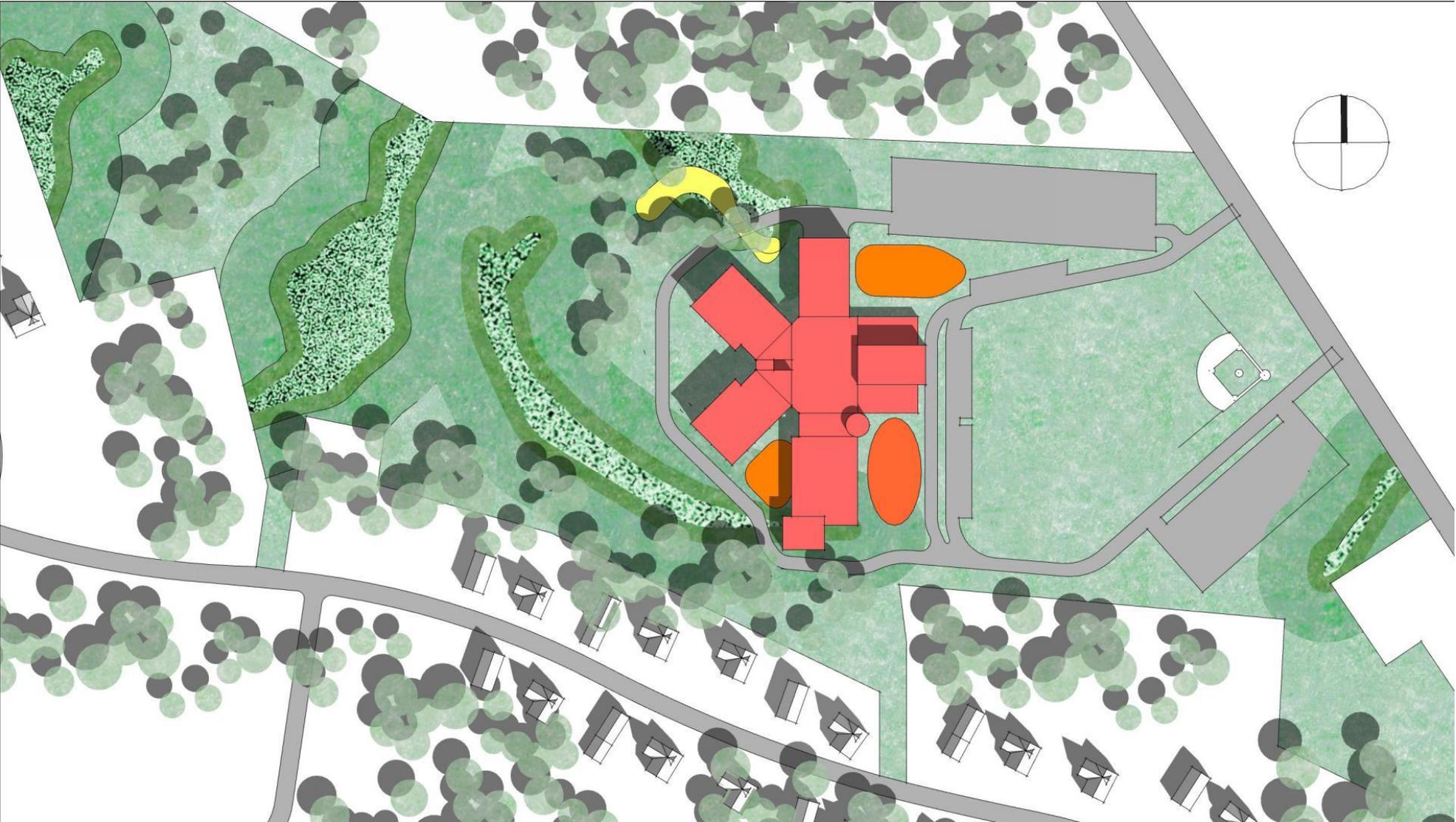








Alternate 3



One Pod
Demo

10 Modular
Classrooms

Access
Road and
Building
impact on
wetland

Alternate 3a

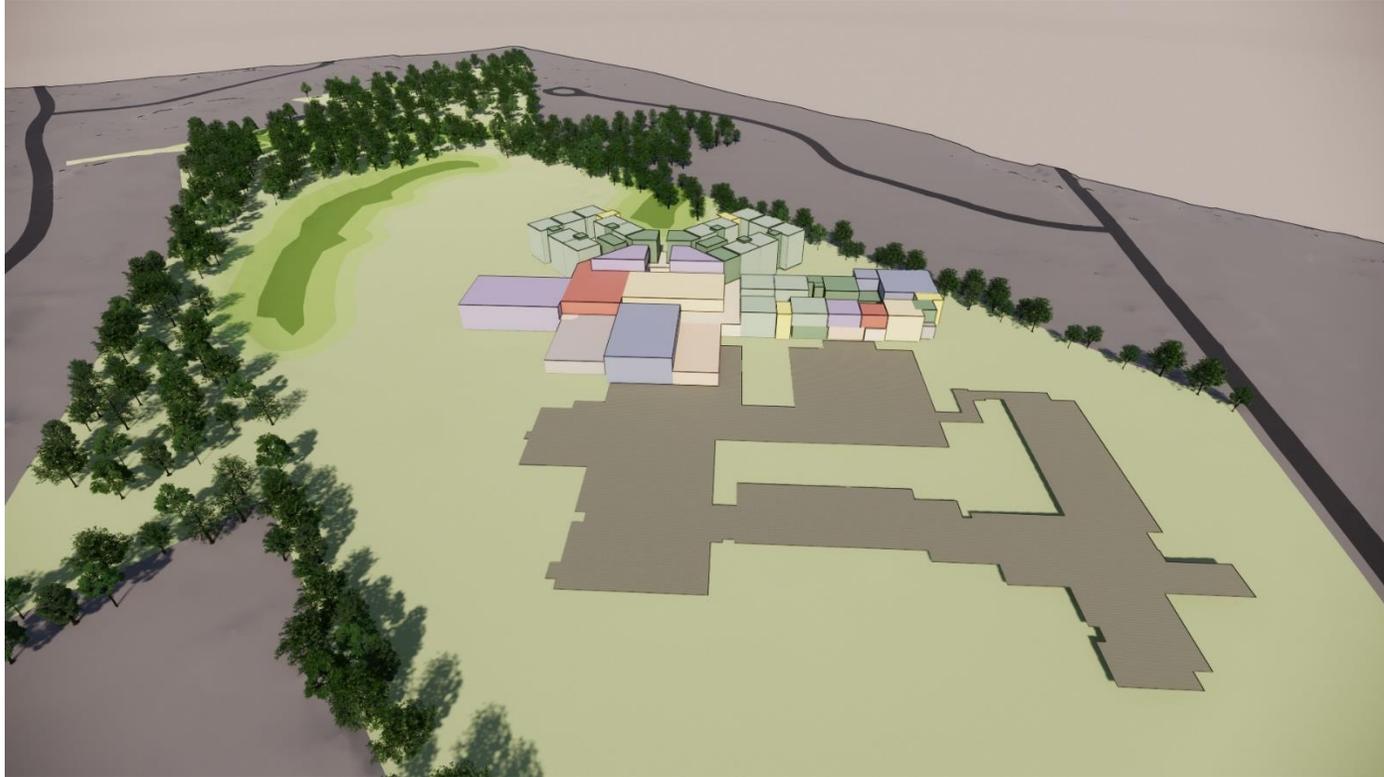


Demo One
Pod

10 Modular
Classrooms

Access
Road
impact on
wetland

Alternate 3b



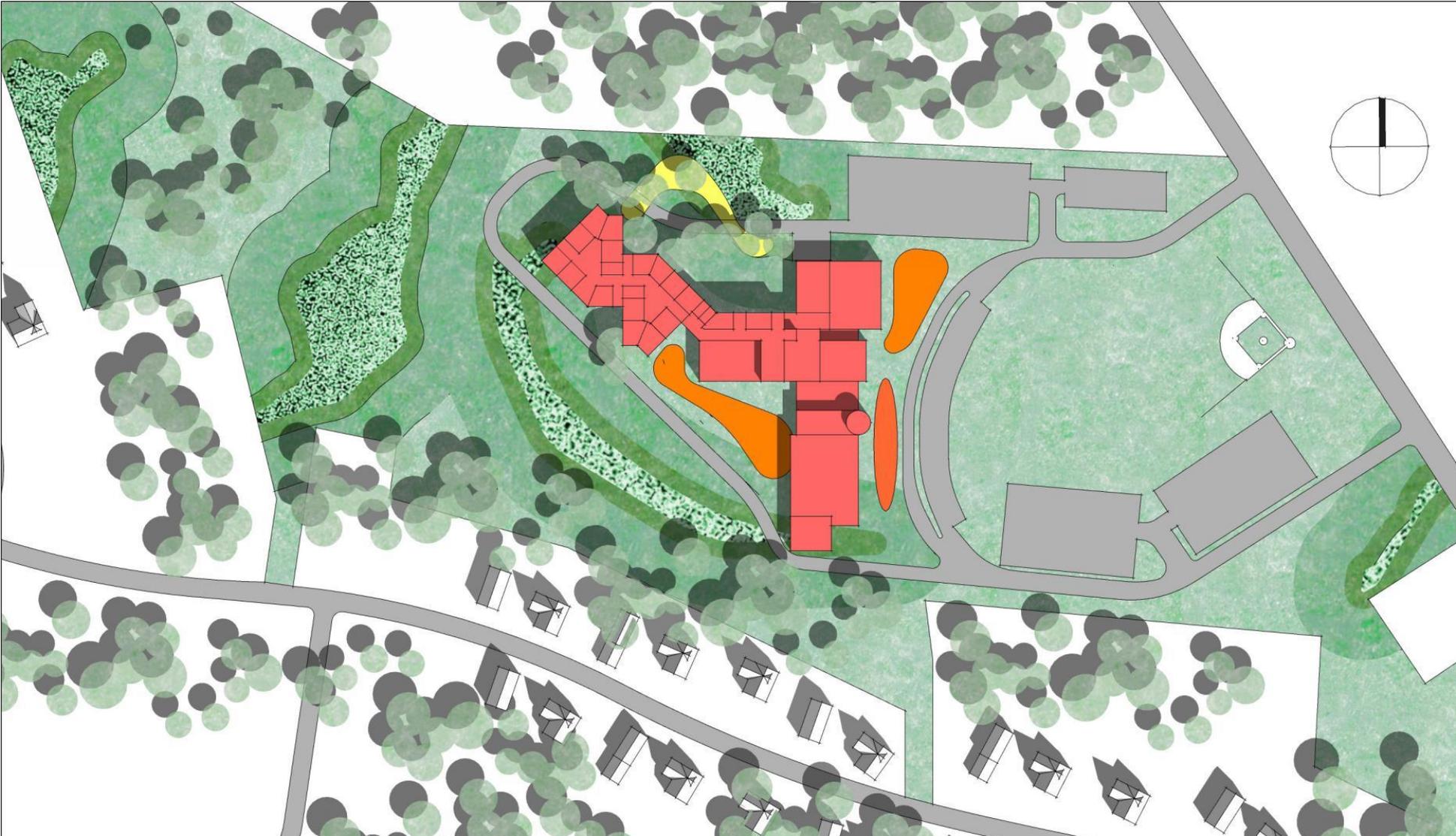
Demo One Pod

10 or 20 Modular
Classrooms

Access Road
impact on
wetland

Phased Pre-K
Construction **or**
20 modulars

Alternate 4



No Demo

No Modular Classrooms

Access Road and Building impact on wetland

Alternate 5



No Demo

No Modular Classrooms

Access Road impact on wetland

Phased Pre-K Construction

Modular Costs

Costs are based upon recent modular classroom procurement bids (2019).

Cost are not included for storage or re-installation of the modular classrooms at another location if purchased.

1 Story Unit		10 classrooms			
Modular Costs					
Rough Budget	\$/SF	SF Modular	Cost		
Submittals & Engineering		1 LS	\$ 30,000		
Installation	55	7920	\$ 435,600		
Removal	15	7920	\$ 118,800		
Total			\$ 554,400		
Lease Costs*					
Yearly Lease	30	7920	\$ 237,600		
Monthly Cost			\$ 19,800		
2 Year Cost			\$ 475,200		
Leased units assume electric service					
* Costs of lease vary greatly. These values assume new or like-new condition and 2 year lease.					
Purchase Costs					
Submittals & Engineering			\$ -	In Purchase Price	
Installation			\$ -	In Purchase Price	
Units	90	7920	\$ 712,800		
Total			\$ 712,800		
Purchased units can be provided in electric or gas with no cost change					
Construction Costs					
Sitework			\$ 150,000		
Escalation; GC's, Bonds & Insur			\$ 70,000		
Total Construction Costs			\$ 220,000		
Sonotube foundations		Add	\$ 45,240		
Total Cost 2 Year Lease			\$ 1,249,600	lease, install and remove	
Total Cost to purchase & install plus foundations			\$ 1,532,440	includes removal costs	

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Thank you

