

(1)

Charles City Community School District (1)

Hard Hat Area

Current Construction Projects in the Charles City Community School District



Phase I: Charles City Middle School

Construction is underway on the new 86,250 square foot Charles City Middle School. The new school is being constructed behind the high school and will be the educational home for 500 5th - 8th grade students in Charles City. The school will be open in August of 2016.



The project is being financed partially through physical plant and equipment levy (PPEL) and 1¢ local option sales tax dollars. The middle school has already been paid for by tax payers as we pay sales tax, \$.01 from every purchase made is put into this sales tax fund from which Iowa schools may borrow (at no additional cost to taxpayers) to improve or build new school facility projects

The new middle school will:

- Allow better utilization of staff time and talents by opening new opportunities for expanded class offerings for middle school students.



CHARLES CITY COMMUNITY SCHOOL DISTRICT
5-8 MIDDLE SCHOOL ADDITION CHARLES CITY HIGH SCHOOL

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CHARLES CITY COMMUNITY SCHOOL DISTRICT
5-8 MIDDLE SCHOOL ADDITION CHARLES CITY HIGH SCHOOL
100% CD CONSTRUCTION PROPOSAL: Phase 1 EARLY BID PACKAGES

Project name	Charles City CSD Phase 1 Charles City IA
Estimator	Pete Perez
Job size	89571 sqft
Duration	13 mo
Bid date	6/3/2015 2:00 PM
Project Manager:	Scott Sheller
Estimate File No:	14092
Notes	Estimate is based on 100% CD drawings & specifications dated May 14, 2015. No addendum available at time of estimate update.

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Charles City CSD Phase1 Estimate.pec



CHARLES CITY COMMUNITY SCHOOL DISTRICT
5-8 MIDDLE SCHOOL ADDITION CHARLES CITY HIGH SCHOOL

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Estimate Totals

Description	Rate	Amount	Totals	
Subtotal		15,102,270	15,102,270	
Building Permit Fee		35,285		
CM General Requirements	3.50 %	529,814		
Construction Management Fee	1.70 %	266,345		
Construction Costs		831,444	15,933,714	177.889 /sqft
Design Contingency	3.00 %	478,011		
Construction Contingency	3.00 %	478,011		
Construction Budget Total		956,022	16,889,736	188.563 /sqft
Civil Services		17,135		
Design Fees		1,023,679		
Interior Design Fees		25,000		
Document Printing Expense		30,000		
Construction Testing Expense		25,000		
Design Costs		1,120,814	18,010,550	
Technology, Telecom, Security		450,000		
Fixtures, Furnishings & Equip		450,000		
Energy Rebate		(75,000)		
Total Project Costs		825,000	18,835,550	210.286 /sqft

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Charles City CSD Phase1 Estimate.pee

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PRELIMINARY PROJECT BUDGET OPINION

CONSTRUCTION COSTS

	Quantity	Unit	Unit Cost		Remarks
1 Academic Wing (Phase 1)				Phase 1	
2 New Construction	63,000	sf	160	\$10,080,000	Dakota Valley HS 2015 bid \$150/sf Building Only
3 Additional SF added to original budget	215	sf	160	\$34,400	Slight increase from original budget
4 Kitchen Equipment				\$168,000	By Kitchen consultant
5 Renovations	3,000	sf	75	\$225,000	Remodel Media Center to Classroom (possible alternate)
6 Tech Help/ Online	1,700	sf	75	\$127,500	Added Renovation Scope
7 Building Contingency	3.25%			\$345,634	
8					
9 Site Development				\$2,162,857	
10 Access drive, parking, Sidewalks, grading	1	ls			(minimum parking) Code requires
11 Baseball Field/ 200 seat grandstand	1	ls			Reuse Existing Lighting, grandstands, Anouc. booth, dugouts
12 Parking Alternate Deduct	19,200	sf	6	-\$115,200	Deduct Alternate (could split into 3rds) \$345,600 - 57,600sf
13 Site Contingency	2.00%			\$40,953	
14					
15 Athletic Addition (Phase 2)				Phase 2	
16 New Construction	20,092	sf	160	\$3,214,720	
17 Wrestling Room	2,500	ls	160	\$400,000	
18					
19 Storm Shelter	4,000	sf	100	\$400,000	Extra 5/SF, assumes 5sf/occ. (800) HS & MS
20					
21 Renovations	2,200	sf	75	\$165,000	
22 Building Contingency	3.50%			\$146,290	
23 Site Development	0	ls		\$0	Assumes majority of Site Dev. completed in (phase 1)
24					
25 SUBTOTAL				\$13,069,144	\$4,326,010
26					
27					
28				Phase 1	Phase 2
29 TOTAL CONSTRUCTION W/ CONTINGENCY				\$13,069,144	\$4,326,010
30					
31 DEVELOPMENT COSTS					Typically recommend 15-25% of construction costs
32 Land Survey				\$15,560	
33 Soil Tests				\$3,900	
34 Construction Period Testing	0.20%			\$26,138	\$8,652
35 Furnishings	140	Stdnt	\$1,200	\$67,200	\$100,800
36 Playground Equipment/flooring				\$0	
37 Weight Room Equipment				\$0	
38 Telephone				\$20,000	\$5,000
39 Audio Visual Equipment		sf	\$1.00	\$69,000	\$15,750
40 Access Controls	8	drs	\$2,000	\$16,000	\$4,000
41 Security Cameras	15	ea	\$1,500	\$22,500	\$5,625
42 IT Equipment		sf	\$0.75	\$47,250	\$11,813
43 Exterior Signs				\$0	\$0
44 Interior Signs				\$10,000	\$5,000
45 Landscape Architect Fees				\$0	\$0
46					
47 FF&E Consulting				\$0	\$0
48 Commissioning	0.15%			\$19,604	\$6,489
49 Design Fees					
50 Architectural/MEP/Structural				\$754,912	\$297,413
51 Civil Engineer				\$270,291	\$0
52 Kitchen Consultants	\$19,500	ls		\$19,500	
53 Potential Additional Services					
54 Programming				\$0	
55 Life Cycle Cost Analysis				\$5,000	
56 LEED Certification Services				\$0	
57 Reimbursable Expenses	0.20%			\$21,961	\$8,652
58 Travel, Printing, 3D's, SFM				\$0	
59 Landscaping and Irrigation				\$50,000	
60 Hazardous Material Abatement				\$0	
61 Builder's Risk Insurance				\$15,000	\$5,000
62 Moving				\$0	\$0
63 FINANCING				\$190,000	\$77,500
64 Ground Breaking/Dedication Events				\$0	
65 Relocated Maintenance Building				\$0	
66					
67 SUBTOTAL				\$1,637,816	\$551,694
68 Contingency	3%			\$49,134	\$16,551
69 Total Development w Contingency				\$1,686,950	\$568,245
70					
71					
72 Total Budget Per Phase				\$14,756,094	\$4,894,255
73				234.22/sf	243.59/sf (inc 4ksf Storm Shelter)
74 Total Budget				\$19,650,349	"Early '16 bidding assumed"
75 Additional Notes:					
76					
77 DV - \$167 for Building & site develmnt. 140k sf					Dakota Valley HS 2015 bid \$150/sf Building Only
78 DV included \$350,000 contingency					
79 SB-L is \$187 estimate for 187,000 sf in includes high \$ spaces					

NOTE:

orig est was 15,700,000 ÷ 63,000 sf = 249.21/sf
 adj = 6.00/sf
 249.21/sf
 x 1.069 to end of '16 (min)
 259.99

totals \$36,750 or 5.85/sf
 234.22
 + 5.85
 228.37
 x 1.069
 244.15

November 2, 2015; DRAFT

COMPARITIVE PROJECT CONSTRUCTION COSTS

SUMMARY OVERVIEW DISCUSSION DATA

SEW-G AND GYM ADDITIONS
BCIG CR AND GYM ADDITIONS

FACILITIES COST MANAGEMENT GROUP LLC

406 South 12th Street Suite 310
Omaha - Nebraska - 68102
402.346.3130 Fax 402.346.3530

Educational Planning Specialists



	PROJECT A: SEW-G	PROJECT B: BCIG	REFERENCE DIFFERENCES, COMMENTS
1. Project Type	Addition to Elementary	Addition to Elementary	
2. Primary Inclusions	Gym (Practice, limited competition), Classrooms (Early Childhood Center), Support Areas. Lump Sum Base Bid excluding remodeling.	Gym (Practice, limited competition), Classrooms (core), Support Areas. Lump Sum Base Bid excluding remodeling.	
3. Scope, area in sf	15,525 sf	16,224 sf	
4. Location; Construction Market Zone	Dayton, IA IA 2N	Ida Grove, IA IA 2N	
5. Bid Date	October 29, 2015	July 16, 2015	
6. Construction Start	4Q 2015	4Q 2015	
7. Construction Type	Masonry	Masonry, Precast Conc	
8. Construction Quality Group	A	A	
9. Lump Sum Base Bid(s) (apparent low) Total	\$2,638,400	\$4,184,000	
10. LSBB Applicable to Addition Site, Construction, Equipment	\$2,638,400	\$3,574,510	A excl Safe Rooms amt; B excl Geothermal
11. Pre-bid cost est of Consultant for work in 9.	\$2,644,000	\$2,815,282	
12. Accuracy of Pre-bid estimate to actual applicable bid	-0.21% (below est)	+23.4% (over est)	
13. Construction Market adjustment LSBB for direct comparison purposes	\$2,638,400 (base date)	\$3,631,702	
14. Market difference adjustment	None; base date	105 days; (\$57,192)	1.5-1.6%

15. Comparison Cost/sf: Prime Contract Bid(s) as adjusted to scope and market (base refr cost/sf)	\$167.16/sf	\$223.85/sf	
16. Comparison Cost/sf: Prime Contract Bid(s) plus Owner Rep, related costs, if applicable	\$177.41/sf $\times 1.089$	\$223.85/sf $\times 1.08$ <hr/> 241.76 min	Project B is +\$46.44/sf or 26.12%
17. Comparison Cost/sf: Prime Contracts, OR, Fee and misc exp adjustments	\$180.78/sf	\$223.85/sf	Project B is +\$43.07/sf or 23.82%
18. Prime Contract Bidders	10	4	
19. Bid Approach, restrictions Bids included some same bidders?	Open Competitive Yes	GC Only Yes	
20. General Contractor Bid Analysed	Jensen Builders	Badding Construction	
21. Architect or Tech Serv Consultant	Purdy & Slack Omaha (TSC)	FRK Des Moines	
22. Independent Owner Rep responsible for Project development, implementation	Facilities Cost Management Group, LLC, Omaha	None reported	
23. Independent Cost Management Consultant, approach	FCMG, full Proj Cost Mgmt System	None reported	

adj from Oct 29, 15
to Dec '16 (14 months)
+ 8.69%

Data Sources: School Districts, consultants as listed above, public record data; published and proprietary cost data resources. Data deemed accurate as of date of report.

Value Engineering may reduce costs for any compared Projects.

Additional Data is available regarding this comparative analysis. While similar for direct comparison of relative costs, listed projects vary.

**DAKOTA VALLEY SCHOOL DISTRICT #61-8
SPECIAL BOARD OF EDUCATION MEETING
SEPTEMBER 16, 2014
APPROVED MINUTES
DAKOTA VALLEY ADMINISTRATION CENTER**

SPECIAL SESSION – 6:00 PM

*** All motions are carried and unanimously approved unless otherwise indicated.**

The Special Meeting of the Dakota Valley Board of Education was called to order by Chairperson Sexton at 6:04 pm on September 8, 2014. Roll Call indicated the following members present: Smith, Hoffman, Reiff, Heeren and Sexton. Administrators Hamm, Rasmussen, and Leber were in attendance along with Matt Thompson from Klinger, Inc.

#0059 - Motion by Hoffman, second by Sexton, to approve the agenda as presented.

The following motions are from bid packet #1 for the construction of the New High School.

#0060 - Motion by Heeren, second by Reiff, to approve the bid for Earthwork – Excavation, installation of engineered fill dirt, re-compaction, and site grading to Lieber Construction for \$478,418.11

#0061 - Motion by Smith, second by Heeren, to approve the bid for Utilities – Bring all utilities to site (Water, Sewer, Storm Sewer, Etc) to D.A. Davis for \$303,900.00.

#0062 - Motion by Smith, second by Heeren, to approve the bid for Electrical – Underground pipes, sleeves, and hand holes to Thompson Electric for \$37,980.00.

#0063 - Motion by Heeren, second by Reiff, to approve rejecting the following bids identified in Bid Packet #1;

2. Paving – Curb and Gutter, Parking lots, Driveways, except access from North Shore Dr.
5. Maintenance Shed – 80 X 30 metal pole shed, with power, water, insulation, loft, large garage door, and walk door.

#0111 - Motion by Heeren, second by Smith, to approve the agenda as presented.

#0112 - Motion by Smith, second by Heeren, to approve the minutes of the following Board of Education Meetings as required by SDCL13-8-34;

1. December 8, 2014 Regular School Board Meeting

#0113 - Motion by Reiff, second by Heeren, to approve the current bills/claims as presented, as required by SDCL 13-8-35.

#0114 - Motion by Heeren, second by Hoffman, to approve the financial statements as presented, as required by SDCL 13-8-35.

1. December 31, 2014

#0115 - Motion by Heeren, second by Reiff, to approve the Student Assignment request of Chelsea Fisher for Corrina Lopes (9th Grade).

#0116 - Motion by Smith, second by Hoffman, to approve the Guaranteed Maximum Price Contract with W.A. Klinger, L.L.C. in the amount of \$24,743,459 for the construction of the New High School.

125,000 sf @ \$197.95/sf

#0117 - Motion by Reiff, second by Hoffman, to approve Pay Application #2 from Klinger Construction in the amount of \$466,904.81 for the work completed to date on the New High School.

Administrative and Board Reports were reviewed.

#0118- Motion by Heeren, second by Hoffman, to approve setting the date and time for the 2015 Dakota Valley School Election on Tuesday April 14th, 2015 from 7am to 7pm and the North Sioux City Community Center.

The first readings of the following policies were held;

1. JFC: Student Conduct
2. JHCD-4: Diabetes/Insulin Policy
3. KI/KJ: Public Solicitations/Advertising in the Schools
4. EBCE: Crisis Management Team Guidelines.

#0119 – Motion by Hoffman, second by Reiff, to approve the second reading of the following Policies;

1. KG-E-R: Facilities Use Guidelines with a correction on page 8
2. KGA: Free Admission for Senior

Project commenced Sep '14 with site prep work
+ 27 months to Dec '16 $\$197.95 \times 1.142 \approx \$226,06/\text{sf}$

01.12.15