

Newfield Construction, Inc.

Mansfield Schools

OPTION D

One New Elementary School at Southeast, Demolish Existing Southeast School,

Total Project Cost Analysis

700 Students

Close Vinton and Goodwin

March 26, 2010

Middle School- Additions, Roof Replacement and Selective Heavy Renovations

	New School			Middle School			Grand Totals
	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	
Heavy Renovation	0	240	0	4,821	240	1,157,040	
Roof Replacement	0	15	0	79,538	15	1,193,070	
Solar Panels			0			1,953,858	
Window Replacement			0			450,000	
Demolish Existing Southeast School	38,065	17	647,105	0	0	0	
Site			3,640,000			1,100,000	
New Construction	100,926	225	22,708,350	9,358	350	3,275,300	
Total Construction Costs			26,995,455			9,129,268	
Estimated Soft Costs			5,939,000			2,008,439	
Construction and Soft Costs			32,934,455			11,137,707	
Escalation 3% per year	3yr	9%	2,964,101	3yr	9%	1,002,394	
Total Project Budget			35,898,556			12,140,101	48,038,657
Net State Reimbursement			22,024,849			6,947,108	28,971,958
Cost to Mansfield			13,873,707			5,192,992	19,066,699
Estimated Ineligible Costs			1,349,773			1,369,390	
Estimated Eligible Costs			34,548,783			10,770,710	
State Reimbursement 75%			25,911,587			8,078,033	
Reimbursement Penalty			-3,886,738			-1,130,925	
Net State Reimbursement			22,024,849			6,947,108	28,971,958
Existing Square Footage (net)				110,433			
Proposed Square Footage (net)	95,880			116,197			
State Allowable Sq. Footage	81,200			99,712			
Square Footage Penalty %	15%			14%			
Demolish Vinton School*	34,520	17	586,840				
Demolish Goodwin School*	37,466	17	636,922				
*Not included in Cost to Mansfield							

NEW ELEMENTARY SCHOOL

Preliminary Square Footage Program

Projected Enrollment = 700

REV. 3-26-10

	PROPOSED			Capacity (Students)	Comments
	No.	Sq.Ft. Each	Total Net Area		
Classrooms					
PK	3	1200	3,600	90	Half-day sessions
Toilet	3	50	*		*Area in building total
K	7	1200	8,400	105	Full-day sessions
Toilet	7	50	*		*Area in building total
Grades 1-2 (modular cr's)	0	0	-	0	
Grades 1-4	28	900	25,200	588	
				783	Total Students Capacity
				738	Full-Time Equivalents
Specials					
Art	2	900	1,800		
Kiln & Storage	1	110	110		
Music	2	900	1,800		
World Language	2	400	800		
Computer	2	900	1,800		
Workroom	1	200	200		
Enrichment	2	660	1,320		
Gymnasium	1	8400	8,400		
P.E. Storage	1	200	200		
Outdoor P.E. Storage	1	100	100		Not part of Gym
Multipurpose					Cafeteria, Auditorium
As Cafeteria	1	5250	5,250	350	Seats capacity
Kitchen	1	2000	2,000		
Storage	1	500	500		
As Auditorium				750	Seats capacity
Platform	1	800	800		
Library/Media Center					
Main Room & SWEIT	1	2550	2,550		
Reading Center	1	350	350		
AV Storage	1	100	100		
Greenhouse	0	350	*		*Area in building total
SpEd					
Special Ed self-contained	1	900	900		
Title 1/Resource	4	300	1,200		
OT/PT	1	400	400		
Speech	2	250	500		
Psychologist	2	100	200		
Administration					
Main Office	1	800	800		
Principal	2	250	500		
Conference	1	160	160		
Storage	1	200	200		
Nurse's Office					
Cot Room	1	450	450		
Office	1	150	150		
Storage	1	50	50		
Toilet	2	50	100		
Teachers					
IA Workroom	0	400	-		
Teachers' Lounge	1	400	400		
Toilets	2	100	*		*Area in building total
Teacher Prep	1	400	400		
Storage	2	200	400		
BUILDING TOTAL AREA					
Subtotal of spaces listed above			72,090	Net Sq.Ft.	71%
Circulation, toilets, custodians, mech., walls, etc.			28,836		29%
TOTAL BUILDING AREA			100,926	Gross Sq.Ft.	100%
State Standard Space Specs					
<i>Projected enrollment: 751-1500</i>					
<i>Grades PK-4: 116 sq.ft. per student</i>					
700 students X 116 = 81,200 Net Sq. Ft.					
Using an assumed net-to-gross sq. ft. factor of approximately 5%, the maximum eligible for State reimbursement is estimated to be 85,260 gross sq. ft.					

NEW ELEMENTARY SCHOOL

Preliminary Square Footage Program

Projected Enrollment = 350

REV. 3-26-10

	PROPOSED			Capacity (Students)	Comments
	No.	Sq.Ft. Each	Total Net Area		
Classrooms					
PK	2	1200	2,400	60	Half-day sessions
Toilet	2	50	*		*Area in building total
K	4	1200	4,800	60	Full-day sessions
Toilet	4	50	*		*Area in building total
Grades 1-2 (modular cr's)	0	0	-	0	
Grades 1-4	16	900	14,400	336	
				456	Total Students Capacity
				426	Full-Time Equivalents
Specials					
Art	1	900	900		
Kiln & Storage	1	110	110		
Music	1	900	900		
World Language	1	400	400		
Computer	1	900	900		
Workroom	1	200	200		
Enrichment	1	660	660		
Gymnasium	1	5000	5,000		
P.E. Storage	1	150	150		
Outdoor P.E. Storage	1	100	100		Not part of Gym
Multipurpose					Cafeteria, Auditorium
As Cafeteria	1	2650	2,650	177	Seats capacity
Kitchen	1	1500	1,500		
Storage	1	500	500		
As Auditorium				379	Seats capacity
Platform	1	800	800		
Library/Media Center					
Main Room & SWEIT	1	2000	2,000		
Reading Center	1	350	350		
AV Storage	1	100	100		
Greenhouse	0	350	*		*Area in building total
SpEd					
Special Ed self-contained	1	900	900		
Title 1/Resource	2	300	600		
OT/PT	1	400	400		
Speech	1	250	250		
Psychologist	1	100	100		
Administration					
Main Office	1	500	500		
Principal	2	250	250		
Conference	1	160	160		
Storage	1	100	100		
Nurse's Office					
Cot Room	1	350	350		
Office	1	150	150		
Storage	1	50	50		
Toilet	1	50	50		
Teachers					
IA Workroom	0	400	-		
Teachers' Lounge	1	400	400		
Toilets	2	100	*		*Area in building total
Teacher Prep	1	300	300		
Storage	1	200	200		
BUILDING TOTAL AREA					
Subtotal of spaces listed above			43,580	Net Sq.Ft.	71%
Circulation, toilets, custodians, mech., walls, etc.			17,432		29%
TOTAL BUILDING AREA			61,012	Gross Sq.Ft.	100%
State Standard Space Specs					
Projected Enrollment: 0 - 350					
Grades PK-4: 124 sq. ft. per student					
350 students X 124 = 43,400 Net Sq. Ft.					
Using an assumed net-to-gross sq. ft. factor of approximately 5%, the maximum eligible for State reimbursement is estimated to be 51,870 gross sq. ft.					

**Newfield Construction, Inc.
Lawrence Associates/ DRA**

March 26, 2010

Mansfield Schools Projects

Option E Timeline

<u>Activity</u>	Fall 2010 Referendum	
	<u>Start</u>	<u>Finish</u>
Referendum		By 11/5/10
State Grant Application Due		06/30/11
State Grant Approval (Estimated)		06/01/12
Design, (New Schools, MMS, 14 Months)	01/01/11	03/01/12
State Approvals (New Schools, MMS, 2 months)	08/01/12	10/01/12
Bidding and Award (New Schools, 2 months)	10/01/12	12/01/12
Construction (New Schools, 19 months)	12/15/12	07/15/14
Bidding and Award (MMS, 2 months)	11/01/13	01/15/14
Construction (MMS, 15 months)	03/15/14	08/15/15