



Part 5 - Cost Estimate

5.1 Cost Estimate

The cost estimate for Kellogg Middle School is based on a 90% draft of this Schematic Design Report. It considered all site improvements required after demolition of the existing school and the construction of the new school building with a 123,420 SF four-story learning suite wing and a single story wing that contains the commons, administration, gymnasium, and performance spaces. The complete cost estimate is provided as a separate attachment to this report.

BUDGET ALIGNMENT

A budget alignment process is provided at the end of the Schematic Design phase to reconcile the project scope with the project budget. The outcome of the SD Cost Estimate is summarized in the following chart:

Kellogg Middle School // SD Cost Estimate			
Construction Budget	SD Cost Estimate	Difference (Δ)	% Over Budget
\$33,725,000	\$46,738,275	(\$13,013,275)	38.59%

During the SD phase, the budget was adjusted to include escalation and a reduced to offset owner costs resulting in the SD Construction budget of \$33,725,000 for the building and site work. Significant cost reduction measures are required to reconcile the cost difference (Δ) of \$13,013,275 over budget.

These budget alignment proposals are referred to as Budget Cost Reductions (BCR). The BCRs considered program square footage revisions, an updated school capacity calculation, and reviewed building systems, construction materials and methods, and finishes selections. The SD Report does not reflect any of the scope modifications proposed by the following Budget Cost Reduction or the final direction taken by PPS. This section captures the approved scope moving forward.

BUDGET COST REDUCTION (BCR)

Specific budget reconciliation targets, referred to as Budget Cost Reductions, have been proposed to the District for inclusion in the budget alignment process. The BCRs were presented with a description, associated cost reduction, and total cost savings to the District for approval prior to the Design Development phase. The BCR Summary worksheet on the following pages documents the District's decision for approval (YES) or denial (NO) for each proposed BCR. The third option is a deferred decision (ADD ALT - DD), which continues development and analysis of the component as an Add Alternate in the following design phase. All approved BCRs will be incorporated into the design moving forward. The BCR scope reductions are summarized in a worksheet on pages 156-157. The BCR reductions can be categorized as:

School Capacity Update

The District provided an updated middle school utilization rate of 85.7% that represents the current middle school use based on one free period in the typical seven period day. This is a divergence from the 75% utilization rate indicated in the District's 2012 Long Range Facility Plan that was used for the previous capacity calculation. The capacity calculation update on the following page reflects the BCR reductions to classroom size and updated classroom capacity range (27-30 students/classroom). The two capacity calculations provided reflect fluctuating student per class assignment and school enrollment demands.

The outcome is a Functional Capacity of 680 Students and a Maximum Capacity of 746 Students. Classrooms that are utilized for the capacity calculation are referred to as Teaching Stations. The other learning spaces that are not considered Teaching Stations (indicated with a 0 under Teaching Stations in the capacity calculation) do not count toward the school capacity. If these spaces were included as Teaching Stations in the calculations, the resulting gross square footage per student would be below the recommended benchmark for both a middle school and an elementary school.

By increasing utilization rate and defining classroom capacity range, the District's budget and capacity goals are aligned.

Program Square Footage Revisions

To reduce the overall size of the school building, select reductions were made to program square footages indicated as "Preferred" or "Scope Add" spaces in the Kellogg Middle School Program (See Part 2.2.2 - Programming Spaces).

"Preferred" or "Scope Add" spaces that were removed:

- ESL Classroom ADD*
- Extended Learning Areas reduced to 2,000 sf
- Science Storage (3 prep and 1 storage remain)
- Classroom Conference Room
- Kiln Room (Art Storage room to be kiln ready)
- Dance (this is included in Performing Arts Space)
- Media Center ADD* (650 sf excluded from reductions)
- Table/Chair Storage at Gymnasium
- Reception/Secretary ADD*
- Principal's Administrator
- Administration Conference Room ADD*
- Administration Restrooms ADD*
- Records Office (Records Storage is provided)
- Counseling Conference Room
- Sensory Support Rooms
- Learning Center ADD*
- Wellness Room
- Social Emotional Skills Room (SES)
- Special Needs Toilet ADD*
- Parent/Community Room ADD*
- Kitchen Restroom ADD*
- Staff Restrooms
- IDF Room (1 per floor remains)
- Electrical Room
- Custodial Work Area
- Outdoor Equipment Storage

"Preferred" or "Scope Add" spaces that were excluded by the District from these square footage reductions:

- STEAM Lab
- Student Lockers
- Media Center ADD* (partial space increase accepted)
- Commons ADD*
- Intensive Skills Room (Special Education)

* Spaces indicated as "ADD" are square footage increases in addition to the required space size.

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See the floor plan diagrams on the following page for all proposed BCR square footage reductions and excluded spaces. Included in the square footage revisions (but not shown in the floor plan diagrams) are size reductions to each of the general classrooms. They were reduced by 80 sf, from 980 sf to 900 sf. This reduction is accounted for as a separate BCR square footage reduction option in the BCR summary worksheet (Line 24) found on pages 156-157. All of these square footage revisions reduce the overall school square footage to align the project costs with the budget.

Systems, Materials, and Finishes Review

Building systems, construction materials and methods, and finishes identified in the SD report have been included as BCR options to limit material, labor, and maintenance cost. These revisions provide material and systems options to align project costs while maintaining quality and aesthetics.

BUDGET ALIGNMENT CONCLUSION

The Budget Cost Reduction direction brings the SD project scope within the project budget. The BCRs that have been approved (YES) or deferred into Design Development (ADD ALT - DD) result in Budget Cost Reductions total of \$12,802,541.

Kellogg Middle School // SD Cost Estimate with BCR			
Construction Budget	SD Cost Estimate with BCR*	Difference (Δ)	% Over Budget
\$33,725,000	\$32,900,785	\$824,215	-2.44%

*BCR Total = \$12,802,541 - See BCR Summary for additional information

The result of the BCR process is a revised SD Estimate of \$32,900,785. This is \$824,215 (2.44%) under the Construction Budget of \$33,725,000.

The outcome of the BCR process is a 98,489 sf Kellogg Middle School. The site plan, floor plans, and massing shown on the following pages represent the PPS approved BCR outcomes. The District's budget alignment direction continues to meet PPS's goals and needs for middle schools. All budget alignment decisions will be incorporated into the design during the Design Development phase. Further cost adjustments will continue into DD as District requirements are confirmed.

CAPACITY CALCULATION

KELLOGG MIDDLE SCHOOL PROGRAM

FUNCTIONAL CAPACITY

Area	Total SF	÷ SF/TS	= Teaching Stations	* Utilization Rate	= Available *	Ave Students per Classroom	= # of Students (Based on Util.)	SF / Student
General Classrooms	19,800 SF	900 SF	22	85.7%	18.85	27.5	518	32.73
Science	6,000 SF	1,200 SF	5	85.7%	4.29	27	116	44.44
PE / Athletics	6,800 SF	3,400 SF	2	85.7%	1.71	27	46	125.93
ESTEAM/Maker	1,200 SF	1,200 SF	0	85.7%	0.00	27	0	44
Art	1,200 SF	1,200 SF	0	85.7%	0.00	27	0	44
Performing Arts	1,400 SF	1,400 SF	0	85.7%	0.00	27	0	52
ESL	880 SF	880 SF	0	50.0%	0.00	15	0	59
SPED / Intensive Skills & LC	1,760 SF	880 SF	0	75.0%	0.00	10	0	88
Teaching Stations Total	32,600 SF		29	85.7%			680	
<i>All Areas Total</i>	<i>39,040 SF</i>		-	<i>79.9%</i>			-	
TOTAL BUILDING GROSS SF	98,489 SF							145 GSF/Student **

MAX CAPACITY

Area	Total SF	÷ SF/TS	= Teaching Stations	* Utilization Rate	= Available *	Ave Students per Classroom	= # of Students (Based on Util.)	SF / Student
General Classrooms	19,800 SF	900 SF	22	85.7%	18.85	30	566	30
Science	6,000 SF	1,200 SF	5	85.7%	4.29	30	129	40
PE / Athletics	6,800 SF	3,400 SF	2	85.7%	1.71	30	51	113
ESTEAM/Maker*	1,200 SF	1,200 SF	0	85.7%	0.00	30	0	40
Art*	1,200 SF	1,200 SF	0	85.7%	0.00	30	0	40
Performing Arts*	1,400 SF	1,400 SF	0	85.7%	0.00	30	0	47
ESL*	880 SF	880 SF	0	75.0%	0.00	15	0	59
SPED / Intensive Skills & LC*	1,760 SF	880 SF	0	85.7%	0.00	10	0	88
Teaching Stations Total	32,600 SF		29	85.7%			746	
<i>All Areas Total</i>	<i>39,040 SF</i>		-	<i>84.4%</i>			-	
TOTAL BUILDING GROSS SF	98,489 SF							132 GSF/Student **

* Additional spaces (ESTEAM/Maker-Art-Performing Arts-ESL-SPED) can include Teaching Stations to increase maximum capacity. However, this would reduce the GSF/Student below 117 GSF/Student, which is below the recommended ratio for elementary schools

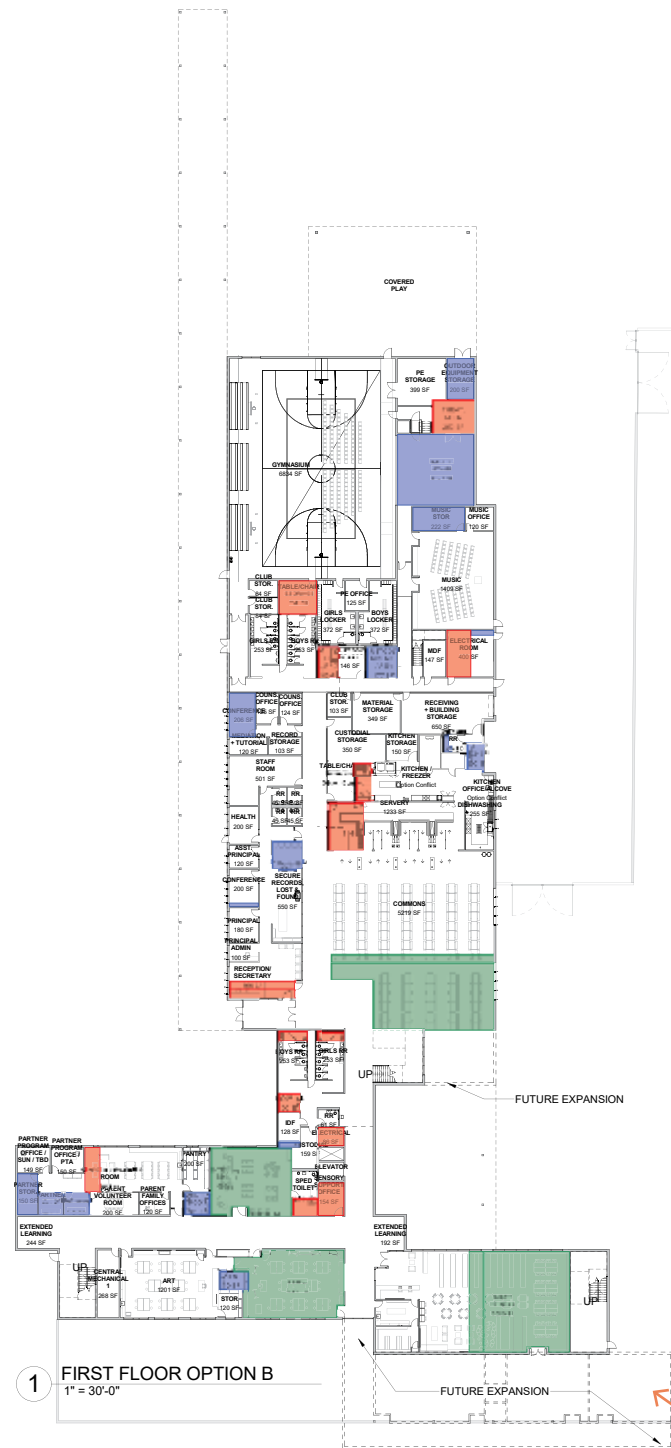
**** RECOMMENDED GROSS SQUARE FOOTAGE (GSF) per STUDENT**

Elementary Schools:	130 GSF/Student
Middle Schools:	150 GSF/Student
High Schools:	170 GSF/Student

BUDGET COST REDUCTION SCHOOL CAPACITY UPDATE

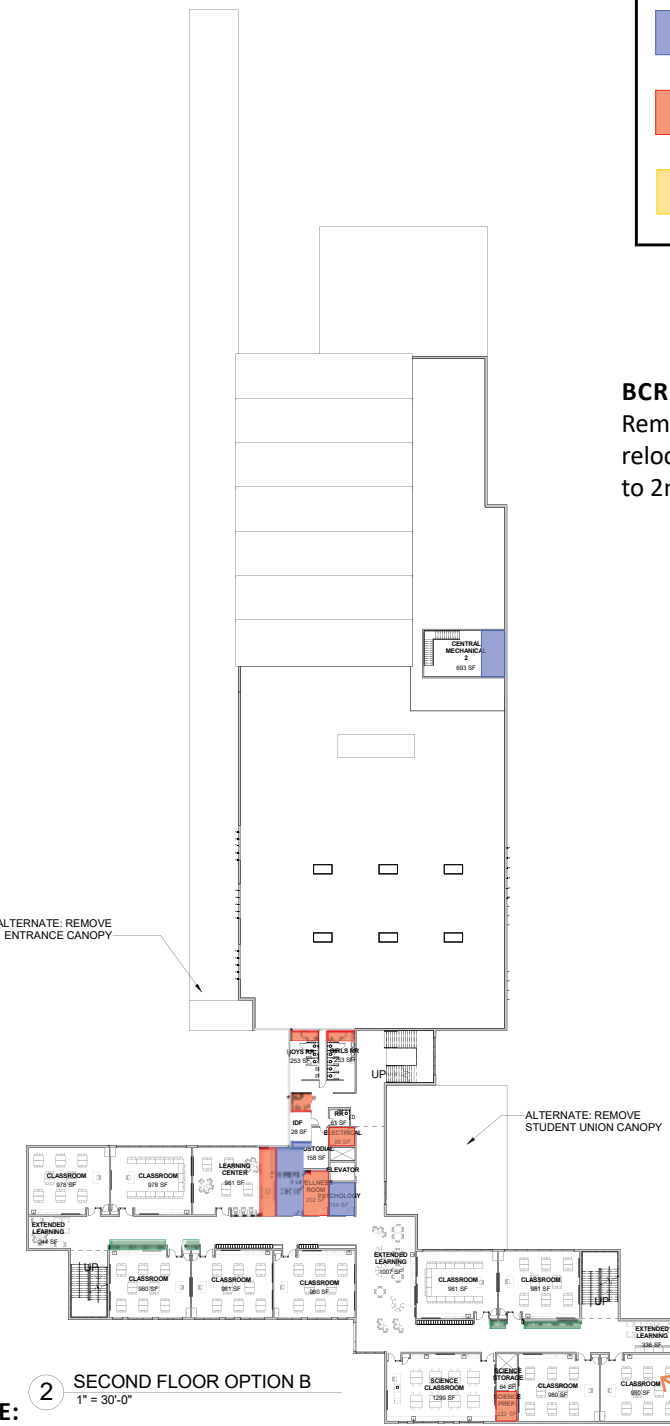


BCR REDUCTIONS (INCLUDED IN COST REDUCTIONS)	BCR EXCEPTIONS (NOT INCLUDED IN COST REDUCTIONS)
Preferred Spaces BCR #21	Preferred/Scope Add Spaces
Scope Add Spaces BCR #22	
Capacity Reduction Area BCR #39	



1 FIRST FLOOR OPTION B
 1" = 30'-0"

ALTERNATIVE:
 Add Classrooms to 1st floor. Reduce Classroom size to 900 sf; 3 story building with 22 classrooms and 5 Science



2 SECOND FLOOR OPTION B
 1" = 30'-0"

BCR #25:
 Remove 4th floor, relocate Classrooms to 2nd and 3rd floor.



4 FOURTH FLOOR OPTION B
 1" = 30'-0"

BCR #39:
 Remove (4) General Classrooms and (1) Science Classroom from East Learning Suite of 4th floor.



3 THIRD FLOOR OPTION B
 1" = 30'-0"

BCR #23:
 Reduce (18) General Classrooms by 50 sf (980 sf to 930 sf) - Remove 900 sf total

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Kellogg Middle School Budget Cost Reductions (BCR) Summary							
03-06-2018							
	Construction Budget	SD Estimate	Proposed Budget Cost Reductions (BCR)	Revised SD Estimate w/Approved BCR (YES + ADD ALT)	% OVER (Revised SD Budget)	Difference (\$) (Revised SD Budget)	SD Notes
1	Grand Total	\$33,725,000	\$46,738,275		\$32,900,785	-2.44%	(\$824,215)
2	BUILDING and SITE Total	\$29,630,041	\$41,682,642		\$28,880,101		Does not include demo
3	ESCALATION (8.08% for Estimate)	\$2,408,923	\$3,369,597		\$2,334,648		
4	OFF-SITE IMPROVEMENT ALLOWANCE	\$500,000	\$500,000		\$500,000		
5	DEMOLITION	\$1,186,036	\$1,186,036		\$1,186,036		
6	BCR Total	-	-	\$13,409,691	\$12,802,541		
BUDGET COST REDUCTIONS - TARGETING BUILDING and SITE TOTAL of:			\$29,630,041	PPS BCR APPROVAL			
SITE BCR BREAKDOWN				YES	NO	ADD ALT - DD	
7	REMOVE nature play area		\$151,000	-	-	\$151,000	Fund raising opportunity
8	REMOVE covered play structure (4,000 SF)		\$163,000	-	-	\$163,000	
9	REMOVE covered walkway on W.side		\$327,000	-	-	\$327,000	Entrance canopy
10	REMOVE covered courtyard on E.side		\$163,000	-	-	\$163,000	Covered courtyard canopy
11	REMOVE site development for educational opportunities		\$184,680	-	-	\$184,680	
12	SUBSTITUTE grass for synthetic turf system		\$412,000	\$412,000	-	-	
13	REMOVE poured in-place radial concrete seatwall - use of salvaged materials anticipated		\$105,032	\$105,032	-	-	
14	REDUCE parking lot to 32 cars (code minimum)		\$35,000	\$35,000	-	-	
15	REMOVE one lane of bus drop off loop		\$60,000	\$60,000	-	-	
16	SUBSTITUTE chainlink fence for perforated metal perimeter fence		\$87,000	-	\$87,000	-	
17	SITE BCR Total	-	-	\$612,032	\$87,000	\$988,680	
18	SITE Estimate Total	-	\$3,519,688				
19	REVISED SITE Estimate w/BCR Total	-	\$1,831,976				
BUILDING BCR BREAKDOWN				YES	NO	ADD ALT - DD	
20	REMOVE 6,641 SF (4 Extended Learning Areas & partial commons -800 sf)		\$2,052,069	\$2,052,069	-	-	
21	REMOVE ADDITIONAL 4,337 SF - Preferred Program Area - BLUE		\$1,340,133	\$1,340,133	-	-	Exceptions: ESTEAM Lab (1,200 sf), Music Storage (120 sf), SPED Int. Skills (880 sf), Commons ADD (250 sf), Support Space (560 sf)
22	REMOVE ADDITIONAL 3,848 SF - Scope Add Program Area - RED		\$1,189,032	\$1,189,032	-	-	Exceptions: Science Prep (300 sf), Student Lockers ADD (665 sf), Media Center ADD (650 sf), Learning Center ADD (80 sf) Commons ADD (720 sf), Kitchen ADD (120 sf) Servery ADD (310 sf), Support Space (1,200 sf)
24	REDUCE (22) General Classrooms (980 sf to 900 sf) and (5) Science Classrooms (1,300 sf to 1,200 sf) by 100 sf - Remove 2,700 sf Total		\$834,300	\$834,300	-	-	
25	REMOVE 4th Story - Reconfigure school as 3 story building with reduced program per BCR #20, #21, #22, #23. Classrooms on all 3 floors Reduces circulation and building core areas by 4,793 sf Functional Capacity = 680 Students Max Capacity = 746 Students		\$1,481,037	\$1,481,037	-	-	Can only be accepted with #21, #22, & #23



26	REMOVE operable partitions at extended learning areas			\$536,000	\$536,000	-	-		
27	REMOVE sawtooth roof - replace with flat roof with skylights			\$680,000	\$680,000	-	-		
28	SUBSTITUTE tilt-up walls for all portions of 1 story building			\$60,000	-	-	\$60,000		
29	SUBSTITUTE solid surface countertops for epoxy at S. Classrooms, ESTEAM, Art			\$38,000	\$38,000	-	-		
30	SUBSTITUTE fiber cement or metal rainscreen for brick and s-pearl			\$580,000	-	-	\$580,000		
31	SUBSTITUTE sealed concrete for rubber flooring			\$247,000	\$144,000	-	-	Carpet = \$144,000 savings	
32	SUBSTITUTE sealed concrete for stained concrete			\$209,000	\$209,000	-	-		
33	REMOVE acoustical tile ceilings			\$400,000	-	-	\$400,000	If sealed concrete floors are selected, acoustical treatments are required	
34	SUBSTITUTE standard VAV mechanical system for Displacement Ventilation and REMOVE radiant floors			\$434,000	-	-	\$434,000		
35	BUILDING BCR Total	-	-	\$11,721,979	\$9,727,829	\$0	\$1,474,000		
36	BUILDING Estimate Total	-	\$38,162,954	-					
37	REVISED BUILDING Estimate w/BCR Total	-	-	\$26,440,975					
38	BCR TOTAL				\$10,339,861	\$87,000	\$2,462,680		
ALLOWANCES									
39	Offsite Improvements	\$500,000	\$500,000		\$500,000				

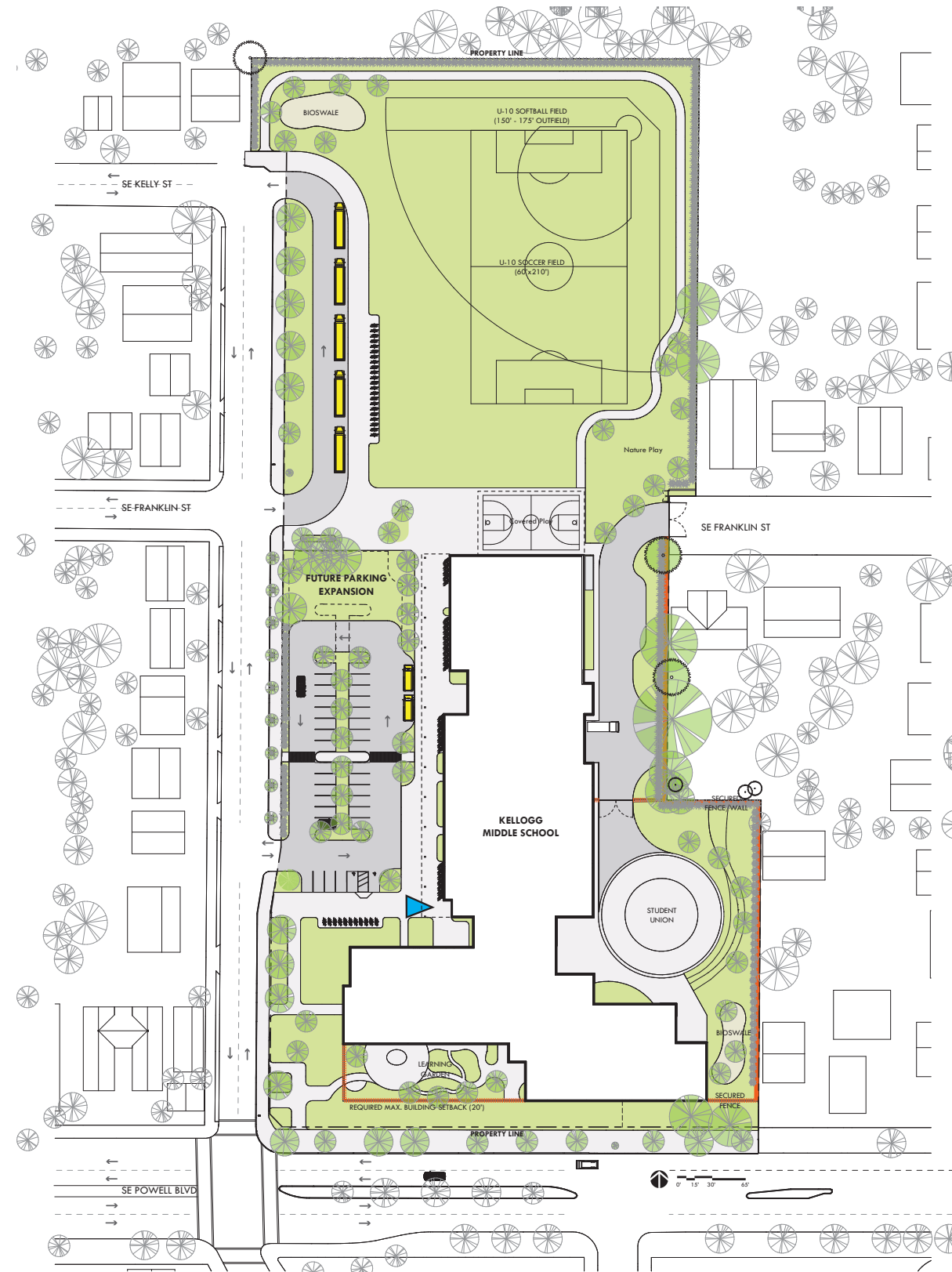
Notes:

1. The SD estimate INCLUDES a design contingency allowance of 7.50% (\$2,908,091) for undeveloped design details in this estimate. As the design of each system is further developed, details which historically increase cost become apparent and must be incorporated into the estimate while decreasing the % burden.

BUDGET COST REDUCTION WORKSHEET WITH PPS DIRECTION

5.1 Cost Estimate

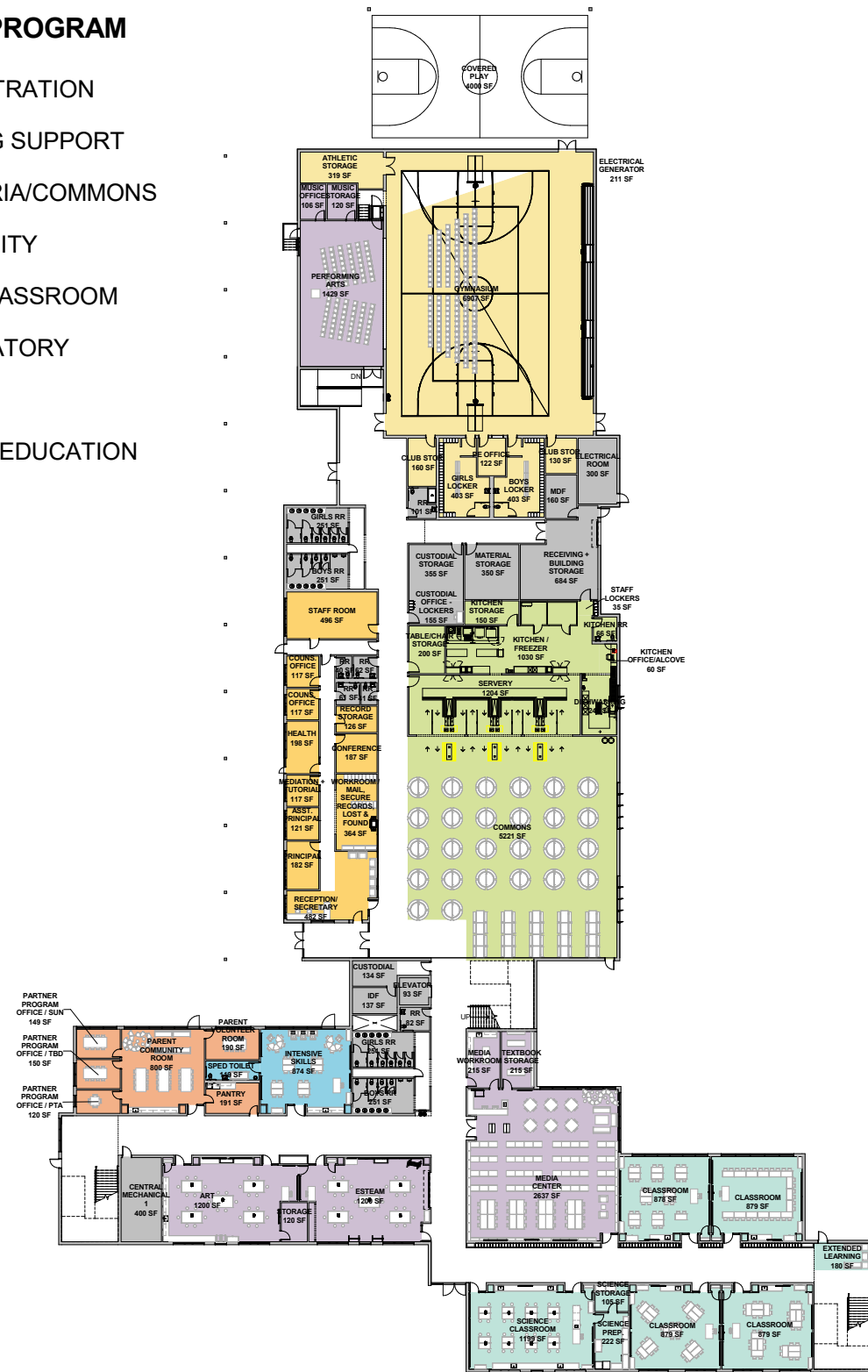
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SITE PLAN WITH BUDGET COST REDUCTION UPDATE

BUILDING PROGRAM

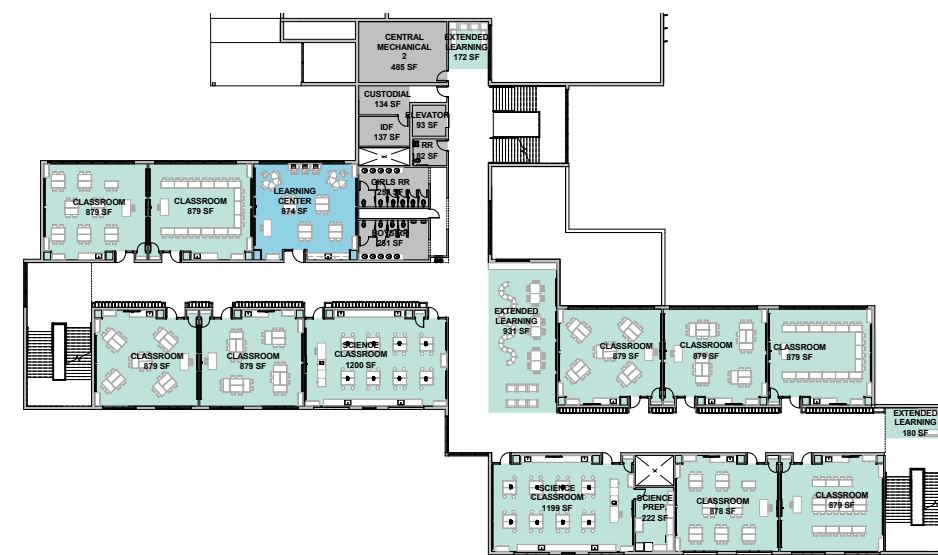
- ADMINISTRATION
- BUILDING SUPPORT
- CAFETERIA/COMMONS
- COMMUNITY
- CORE CLASSROOM
- EXPLORATORY
- GYM
- SPECIAL EDUCATION



FIRST FLOOR PLAN WITH BUDGET COST REDUCTION UPDATE



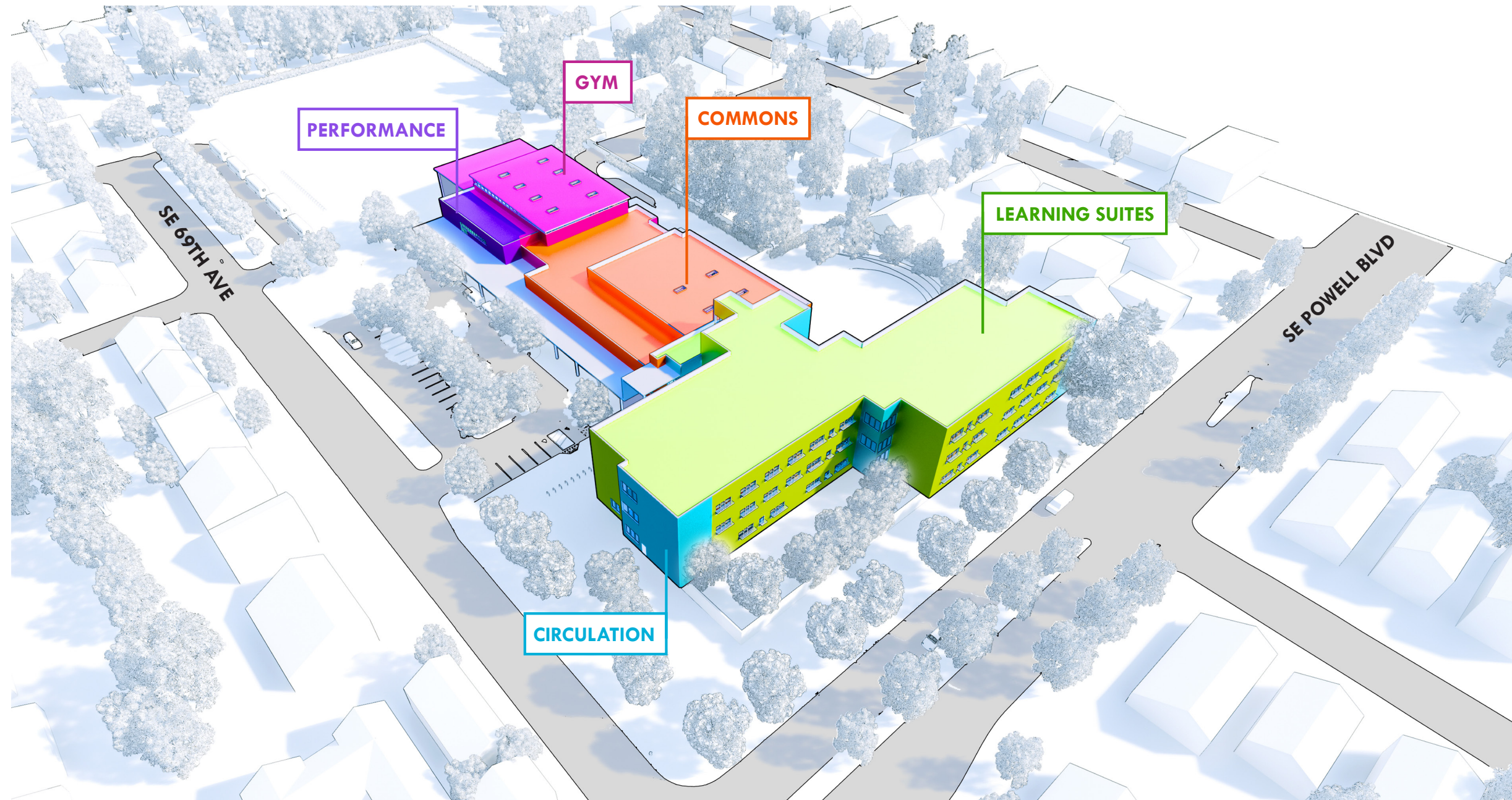
THIRD FLOOR PLAN WITH BUDGET COST REDUCTION UPDATE



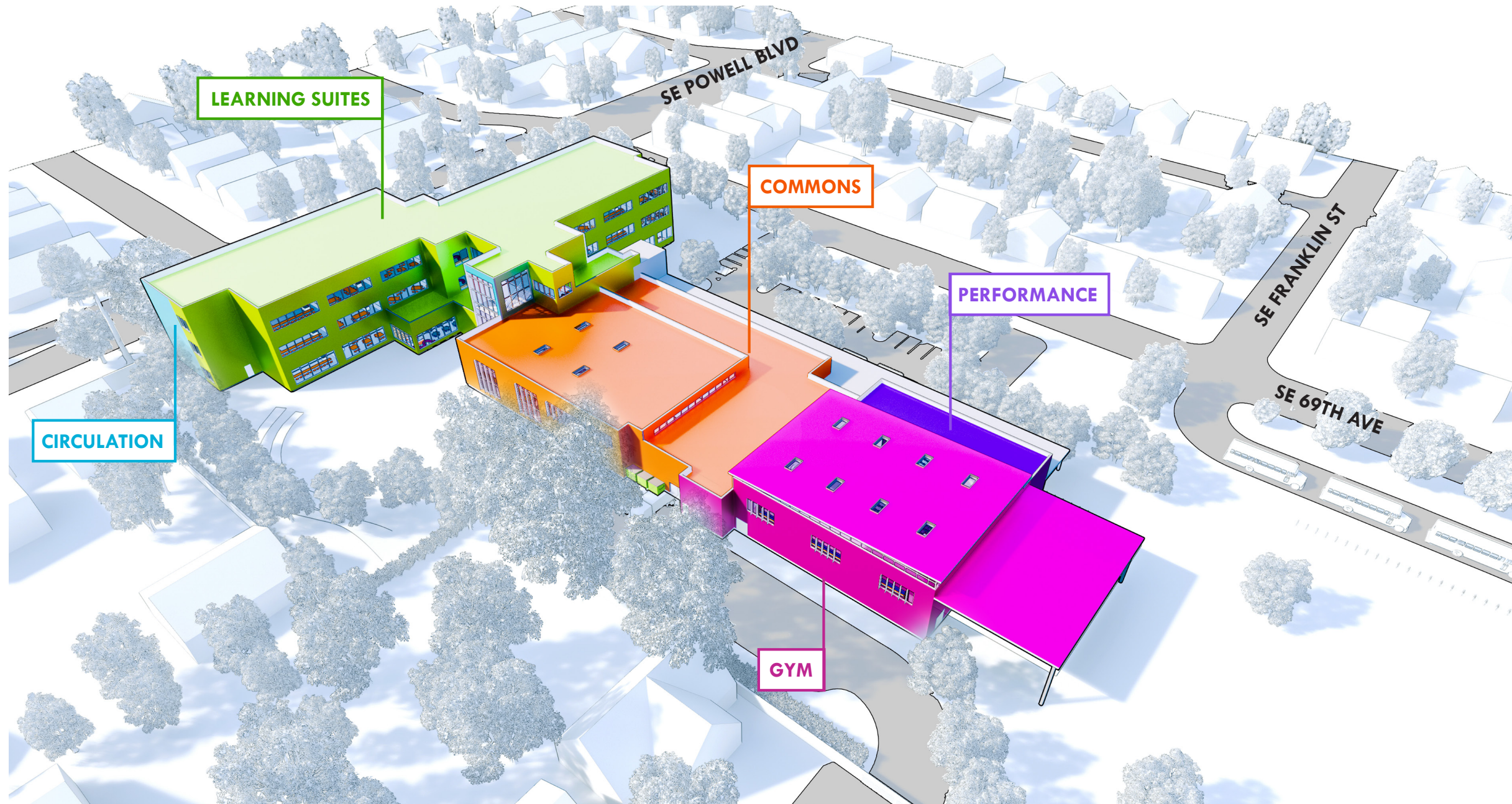
SECOND FLOOR PLAN WITH BUDGET COST REDUCTION UPDATE

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VIEW OF KELLOGG MIDDLE SCHOOL FROM SOUTHWEST WITH BUDGET COST REDUCTION UPDATE



VIEW OF KELLOGG MIDDLE SCHOOL FROM NORTHEAST WITH BUDGET COST REDUCTION UPDATE

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5.1 Cost Estimate



PPS Middle School Grades 6 through 8

MIDDLE SCHOOL PROGRAM ¹				Master Planning Program			SD Program		
Preferred: spaces preferred but not required or applied to area program total									
AREA	Quantity	S.F. Room	S.F. Total	Proposed Quantity	Proposed S.F. Room	Proposed S.F. Total	Proposed Quantity	Proposed S.F. Room	Proposed S.F. Total
CLASSROOMS²									
Classrooms ³	22	980	21,560	22	980	21,560	22	880	19,360
ESL classroom ⁴	1	900	900	1	900	900	1	880	880
ESL Classroom - Scope Add	0	0	0	1	80	80	0	80	0
Science Classrooms	5	1,300	6,500	5	1,300	6,500	5	1,200	6,000
Science Prep	1	150	150	1	150	150	1	150	150
Science Storage (chemical storage optional)	1	64	64	1	64	64	1	64	64
Science Prep - Scope Add				2	150	300	2	150	300
Science Storage (chemical storage optional) - Scope Add				2	64	128	0	64	0
Extended Learning Area ⁵	6	1,000	6,000	6	1,000	6,000	2	1,000	2,000
Student Lockers (grades 6, 7, & 8) 225 students ⁶	1	190	190	3	190	570	3	190	570
Student Lockers (includes 2'-0" clear space in front of lockers) - Scope Add							1	665	665
Conference Room	1	200	200	1	200	200	0	200	0
Required			29,364			29,744			27,024
Preferred			6,200			6,200			2,000
Scope Add			0			508			965
Subtotal required + preferred + scope add			35,564			36,452			29,989

- Notes:
- ¹ Planning capacity for Middle School program is 675 students with a maximum of three sections of students at each grade level. Consult PPS Long Range Facilities Plan for determination student capacity for each instructional space.
 - ² "Specialist" classroom functions such as Title I, Reading, and Math to be accommodated in "Extended Learning" areas
 - ³ Self-contained classrooms that deliver science curriculum for grades 6-8 need to be large enough to provide the additional sinks, outlets, eyewash and work space needs sufficient for a minimum of 32 students in a science classroom
 - ⁴ Room should be divisible into two smaller classrooms
 - ⁵ One Commons/Extended Learning Area @ 1,500 SF required per classroom type (grades 6,7,8). Two per classroom type @ 1,000 SF preferred
 - ⁶ Lockers can be full height; half height lockers should be stacked.

MIDDLE SCHOOL PROGRAM¹

Preferred: spaces preferred but not required or applied to area program total									
AREA	Quantity	S.F. Room	S.F. Total	Proposed Quantity	Proposed S.F. Room	Proposed S.F. Total	Proposed Quantity	Proposed S.F. Room	Proposed S.F. Total
EXPLORATORY									
Music (Band & Choir) Room ^{7,8}	1	1,400	1,400	1	1,400	1,400	1	1,400	1,400
Music Office	1	120	120	1	120	120	1	120	120
Art	1	1,200	1,200	1	1,200	1,200	1	1,200	1,200
Art Storage	1	120	120	1	120	120	1	120	120
Computer Lab	1	980	980	1	980	980	0	980	0
STEAM Lab ⁹	1	1,200	1,200	1	1,200	1,200	1	1,200	1,200
Practice Rooms	2	50	100	0	0	0	0	0	0
Kiln Room	1	100	100	1	100	100	0	100	0
Student Project Storage	1	200	200	0	0	0	0	0	0
Dance ¹⁰	1	980	980	1	980	980	0	980	0
Music, instrument, uniform storage	1	120	120	1	120	120	1	120	120
Required			3,820			3,820			2,840
Preferred			2,700			2,400			1,320
Subtotal required + preferred			6,520			6,220			4,160

MEDIA/TECHNOLOGY

Media Center ¹¹	1	1,650	1,650	1	1,650	1,650	1	1,650	1,650
Media Workroom (text book/media storage)	1	200	200	1	200	200	1	200	200
Conference/Small Group Study	1	200	200	1	200	200	1	200	200
Media Office	1	100	100	0	0	0	0	0	0
Media Center	1	1,550	1,550	1	1,550	1,550	1	650	650
Required			2,050			2,050			2,050
Preferred			1,650			1,550			650
Subtotal required + preferred			3,700			3,600			2,700

- Notes:
- ⁷ Music Room with stage may be elevated 18 inches above adjacent cafeteria; separate with acoustic/operable wall that opens to cafeteria; stage to provide space for dance (or dance floor storage) if not provided elsewhere
 - ⁸ Music room should incorporate instrument storage if not built separately
 - ⁹ Science Technology Engineering Arts and Math (STEAM) lab equipped to accommodate science curriculum as well as fabrication and maker space activities
 - ¹⁰ Dance optional unless it is part of core program; can be located as pull out floor under stage/music room if it opens to cafeteria
 - ¹¹ 1,650 SF Media Center required; 3,200 SF preferred



OH PLANNING + DESIGN, ARCHITECTURE

Kellogg MS Ed Spec Reconciliation

Schematic Design
 4/11/2018

PPS Middle School Grades 6 through 8

MIDDLE SCHOOL PROGRAM ¹

Preferred: spaces preferred but not required or applied to area program total

AREA	Quantity	S.F. Room	S.F. Total	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
				Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
PHYSICAL EDUCATION/ATHLETICS									
Gym (main) seating for 750 person assembly	1	6,800	6,800	1	6800	6,800	1	6800	6,800
Covered Play Area *	1	4,000	4,000	1	4000	4,000	1	4000	4,000
PE Storage	2	200	400	2	200	400	2	200	400
Club Storage	3	80	240	3	80	240	3	80	240
PE Office ¹²	1	120	120	1	120	120	1	120	120
Boy's Locker Room ¹³	1	800	800	1	800	800	1	400	400
Girl's Locker Room ¹³	1	800	800	1	800	800	1	400	400
Table/Chair Storage - Scope Add	0	0	0	1	200	200	0	200	0
Required			13,160			13,160			12,360
Scope Add			0			200			0
Subtotal required + scope add			13,160			13,360			12,360
ADMINISTRATION									
Reception/Secretary	1	450	450	1	450	450	1	450	450
Health Room/Toilet	1	200	200	1	200	200	1	200	200
Principal's Office ¹⁴	1	180	180	1	180	180	1	180	180
Assistant Principal's Office ¹⁵	1	120	120	1	120	120	1	120	120
Workroom/Mail	1	350	350	1	350	350	1	350	350
Staff Room	1	500	500	1	500	500	1	500	500
Conference Room ¹⁶	1	180	180	1	200	200	1	180	180
Restroom ¹⁷	2	45	90	2	64	128	2	45	90
Lost & Found	1	50	50	1	50	50	0	50	0
Flex Office	1	120	120	0	0	0	0	0	0
Secure Storage/Records ¹⁸	1	150	150	1	150	150	0	150	0
Required			2,120			2,178			2,070
Preferred			270			150			0
Subtotal required + preferred			2,390			2,328			2,070

Notes:

¹² 120 SF PE Office required; 200 SF office with shower preferred

¹³ 800 SF Locker Rooms required; 1,200 SF preferred; locker room showers are optional

¹⁴ 180 SF Principal's Office required; 200 SF preferred

¹⁵ 120 SF Assistant Principal's Office required; 150 SF preferred

¹⁶ 180 SF Conference Room required; 200 SF preferred

¹⁷ 45 SF single user, gender neutral restrooms required; 64 SF preferred.

¹⁸ Secure Storage/Records optional only if records securely stored in administration

MIDDLE SCHOOL PROGRAM ¹

Preferred: spaces preferred but not required or applied to area program total

AREA	Quantity	S.F. Room	S.F. Total	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
				Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
COUNSELING									
Counselor's Office	2	120	240	2	120	240	2	120	240
Record Storage	1	100	100	1	100	100	1	100	100
Mediation/Tutorial Room	1	120	120	1	120	120	1	120	120
Conference Room	1	200	200	1	200	200	0	200	0
Required			460			460			460
Preferred			200			200			0
Subtotal required + preferred			660			660			460

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5.1 Cost Estimate



PPS Middle School Grades 6 through 8

MIDDLE SCHOOL PROGRAM¹

Preferred: spaces preferred but not required or applied to area program total

AREA	Quantity	S.F. Room	S.F. Total	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
				Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
SPECIAL EDUCATION									
Learning Center ¹⁹	1	800	800	1	800	800	1	800	800
Learning Center - Scope Add	0	0	0	1	180	180	1	80	80
Itinerant Offices (Psych/Speech Path/Flex Office) ²⁰	3	80	240	3	80	240	0	80	0
Offices - Scope Add	0	0	0	3	70	210	0	70	0
Special Needs Toilet	1	120	120	1	120	120	1	120	120
Sensory Support Room	1	150	150	1	150	150	0	150	0
Intensive Skills Room ²¹	1	980	980	1	980	980	1	880	880
Required			1,160			1,160			920
Preferred			1,130			1,130			880
Scope Add			0			390			80
Subtotal required + preferred + scope add			2,290			2,680			1,880
COMMUNITY SUPPORT									
Parent/Volunteer Room	1	200	200	1	200	200	1	200	200
Parent/Family/Community Resource Room	1	800	800	1	800	800	1	800	800
Parent/Family/Community Resource Room - Scope Add	0	0	0	1	120	120	0	120	0
Parent/Family Resource Offices ²²	1	120	120	1	120	120	1	120	120
Required			1,120			1,120			1,120
Scope Add			0			120			0
Subtotal required + scope add			1,120			1,240			1,120

Notes:
¹⁹ Number of Learning Centers dependent on SPED population within school; One 800 SF Learning Center required; additional Learning Centers may be smaller, min. of 600 SF

²⁰ Three 80 SF Itinerant Office required; three offices at 120 SF preferred

²¹ Need for Intensive Skills room dependent on the needs of the student population

²² One 120 SF Parent/Family Resource Office required; two 120 SF offices preferred

MIDDLE SCHOOL PROGRAM¹

Preferred: spaces preferred but not required or applied to area program total

AREA	Quantity	S.F. Room	S.F. Total	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
				Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
CAFETERIA/COMMONS									
Cafeteria ²³	1	4,250	4,250	1	4,250	4,250	1	4,250	4,250
Cafeteria - Scope Add	0	0	0	1	1,580	1,580	1	720	720
Kitchen	1	800	800	1	800	800	1	800	800
Kitchen - Scope Add	0	0	0	0	315	0	1	120	120
Dishwashing ²⁴	1	250	250	1	250	250	1	250	250
Kitchen Freezer/Cooler ²⁵	0	140	0	0	140	0	1	140	140
Kitchen Office Alcove ²⁶	1	60	60	1	60	60	1	60	60
Servery ²⁷	1	900	900	1	900	900	1	900	900
Servery - Scope Add	0	0	0	1	315	315	1	315	315
Kitchen Staff Lockers ²⁸	1	20	20	1	20	20	1	20	20
Kitchen Restroom ²⁹	1	45	45	1	45	45	1	45	45
Table/Chair Storage	1	200	200	1	200	200	1	200	200
Kitchen Storage	1	150	150	1	150	150	1	150	150
Stage ³⁰	1	1,000	1,000	0	0	0	0	0	0
Stage Storage ³¹	1	200	200	0	0	0	0	0	0
Cafeteria	1	250	250	1	250	250	1	250	250
Kitchen Staff Lockers	1	80	80	1	80	80	1	80	80
Restroom	1	19	19	1	19	19	0	19	0
Required			6,675			6,675			6,815
Preferred			1,549			349			330
Scope Add			0			1,895			1,155
Subtotal required + preferred + scope add			8,224			8,919			8,300

Notes:

²³ 4,500 SF Cafeteria preferred; three lunch periods allowed; two lunch periods preferred when scheduling allows

²⁴ Separate dishwashing area not required if kitchen over 1,000 SF

²⁵ Separate freezer/cooler area not required if installed in kitchen and kitchen is over 800 SF

²⁶ 60 SF Kitchen Office Alcove required; 100 SF preferred

²⁷ Smaller servery allowed if more than two lunches served

²⁸ 20 SF for staff lockers required; 100 SF preferred

²⁹ 45 SF single user, gender neutral Kitchen Restroom required; 64 SF preferred

³⁰ Music room to double as stage is preferred; Music Room and stage should have close proximity to cafeteria to allow space for spectators

³¹ For tables and chairs to support stage function. For installation of stage adjacent cafeteria only; preferred in/adjacent to cafeteria; alternatively install adjacent to music room if it includes a stage function.



PPS Middle School Grades 6 through 8

MIDDLE SCHOOL PROGRAM ¹

Preferred: spaces preferred but not required or applied to area program total

AREA	Quantity	S.F. Room	S.F. Total	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
				Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
BUILDING SUPPORT									
Restrooms ³²	6	45	270	6	45	270	5	45	225
Restroom with Shower - Scope Add	0	0	0	0	100	0	1	100	100
Toilets - Boys ³³	3	200	600	3	200	600	3	200	600
Toilets - Boys ADD - Scope Add	0	0	0	0	50	0	3	50	150
Toilets - Boys - Scope Add	0	0	0	0	300	0	1	300	300
Toilets - Girls ³³	3	200	600	3	200	600	3	200	600
Toilets - Girls ADD - Scope Add	0	0	0	0	50	0	3	50	150
Toilets - Girls - Scope Add	0	0	0	0	300	0	1	300	300
Custodial Rooms ³⁴	4	100	400	4	100	400	4	100	400
Custodial Office/Lockers ³⁵	1	150	150	1	150	150	1	150	150
Materials Storage ³⁶	1	350	350	1	350	350	1	350	350
Custodial Storage (Just-in-Time) ³⁷	1	350	350	1	350	350	1	350	350
Building Storage/Receiving ³⁸	1	650	650	1	650	650	1	650	650
MDF Room ³⁹	1	160	160	1	160	160	1	160	160
IDF Rooms ⁴⁰	3	80	240	3	80	240	3	80	240
Electrical Room ⁴¹	1	180	180	1	180	180	1	180	180
Electrical Room ADD - Scope Add	0	0	0	0	200	0	1	200	200
Central Mechanical Room ⁴²	1	600	600	1	600	600	1	600	600
Corridors ⁴⁴	Variable								
Electrical Generator Room ⁴³	1	200	200	1	200	200	1	200	200
Custodial Work Area	1	180	180	1	180	180	0	180	0
Outdoor Equipment Storage	1	200	200	1	200	200	0	200	0
MDF Rooms	1	20	20	1	20	20	0	20	0
IDF Rooms	3	20	60	3	20	60	3	20	60
Electrical Room	1	20	20	1	20	20	1	20	20
Central Mechanical Room	1	200	200	1	200	200	1	200	200
Concessions	1	100	100	0	0	0	0	0	0
Required			4,550			4,550			4,505
Preferred			980			880			480
Scope Add			0			950			1,200
Subtotal Required + Preferred			5,530			5,430			6,185

- Notes:
- ³² Six 45 SF gender neutral restrooms required; six 64 SF restrooms preferred. Provide at least one gender neutral restroom on each floor and near gym facilities. Also ensure at least one gender inclusive and one accessible restroom are included within each area to be accessed outside regular school hours.
 - ³³ Three 200 SF toilet rooms for boys and girls for grades 6-8 required or as required by applicable plumbing code
 - ³⁴ Four 100 SF Custodial Rooms required; Five 100 SF rooms preferred
 - ³⁵ 150 SF Custodial Office/Lockers required; 180 SF preferred
 - ³⁶ 350 SF Materials Storage required; 400 SF preferred
 - ³⁷ 350 SF Custodial Storage required; 400 SF preferred
 - ³⁸ 650 SF Building Storage/Receiving required; 800 SF preferred
 - ³⁹ 160 SF MDF Room required; 180 SF preferred
 - ⁴⁰ Three 80 SF IDF Rooms required; three 100 SF rooms preferred
 - ⁴¹ One 180 SF Electrical Room required; 200 SF preferred
 - ⁴² One 600 SF Central Mechanical Room required; 800 SF preferred
 - ⁴³ Can be located outside building if site conditions allow; inside building preferred
 - ⁴⁴ See Corridor Characteristics

MIDDLE SCHOOL PROGRAM ¹

Preferred: spaces preferred but not required or applied to area program total

AREA	Quantity	S.F. Room	S.F. Total	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
				Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
COMMUNITY & PARTNER USES									
Partner Program Office	1	150	150	1	150	150	2	150	300
Partner Program Office - Scope Add	1	150	150	1	150	150	0	150	0
Pantry ⁴⁵	1	200	200	1	200	200	1	200	200
Clothes Closet	1	120	120	0	0	0	0	0	0
Partner Program Storage / Office - Scope Add	0	0	0	4	88	350	0	88	0
Laundry Room - Scope Add	0	0	0	1	100	100	0	100	0
After school instruction ⁴⁶	2	500	1,000	0	0	0	0	0	0
Required			620			350			500
Preferred			1,000			0			0
Scope Add			0			600			0
Subtotal required + preferred + scope add			1,000			950			500

5.1 Cost Estimate

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PPS Middle School Grades 6 through 8

MIDDLE SCHOOL PROGRAM ¹			Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	
Preferred: spaces preferred but not required or applied to area program total			Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total	
AREA	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total	Quantity	S.F. Room	S.F. Total
MIDDLE SCHOOL PROGRAM TOTAL REQUIRED AREA			65,099			65,267			60,664
MIDDLE SCHOOL PROGRAM TOTAL PREFERRED AREA			15,679			12,859			5,660
MIDDLE SCHOOL PROGRAM TOTAL SCOPE ADD			0			3,713			3,400
SUB-TOTAL MIDDLE SCHOOL AREA (minus Covered Play)			76,778			77,839			65,724
SD Modeling / Floor Plan Layout Deviation ~0.6% ⁴⁵			-			-			417
Net to gross ratio of 29% ⁴⁷			22,266			22,573			
Net to gross ratio of 48.9% ⁴⁹			0			0			32,348
GROSS MIDDLE SCHOOL PROGRAM TOTAL			99,044			100,412			98,489

Notes:

- ⁴⁵ 200 SF Pantry required; 300 SF preferred
- ⁴⁶ Number of after school instructional spaces to be determined in conjunction with program provider and PPS Facilities and Asset Management
- ⁴⁷ Gross area includes walls, corridors and circulation areas; 29% net to gross for new construction; ratio for modernization projects will vary depending on extent of work
- ⁴⁸ Square footages currently in the REVIT model contain overages in multiple rooms to provide spatial alignment
- ⁴⁹ Gross area includes walls, corridors and circulation areas; 48.9% net to gross for new construction

END OF VOLUME 1