

WEST BLOOMFIELD SCHOOL DISTRICT



WEST BLOOMFIELD
SCHOOL DISTRICT

BOND PROPOSAL UPATE 3.16.17

Roosevelt Elementary School will be retained as a K-5 elementary school

- District enlisted its Architect of Record, French Associates, Rochester Hills, MI to conduct a cursory code compliance and program review regarding the potential for converting Abbott Middle School into an elementary school.
- Based on the findings by architect French Associates, the school district then enlisted its Construction Manager, George W. Auch Co., Pontiac, MI to do a preliminary cost analysis to convert Abbott Middle School into an elementary school.
- While the aforementioned studies are not quite as thorough as commissioning architectural renderings and drawings, there is reasonable accuracy based on:
 - Knowledge of ingress/egress requirements necessary for elementary school buildings
 - Cost of infrastructure for architectural, mechanical, electrical, and plumbing compliance upgrades for conversion to an elementary school
 - Benchmark cost comparison studies of similar school conversion projects
 - Renovation costs per square foot based on extensive data for similar projects

The estimated project cost to convert Abbott Middle School to an elementary school is \$6,591,085. The bond project budget for Roosevelt Elementary renovations is \$3,103,082. Based on the preliminary cost estimate to convert Abbott, this leaves a budget project deficit of approximately \$3.5 million. This budget project deficit has been deemed to be cost prohibitive. **The administrative recommendation going forward is that Roosevelt Elementary continues as a K-5 elementary school program, and the idea of converting Abbott Middle School to an elementary school has been eliminated from consideration.**

Abbott Middle School

The bond project budget includes an amount of \$1,018,247 in order to demolish Abbott Middle School. There is the potential that that sum could be deployed instead to make renovations at Abbott in order to continue utilizing it for other district purposes. The future utilization of this building will require additional analysis.

It is possible that Abbott Middle School may be converted to a Community Services and district Administration building, while incorporating other ancillary district programs that are currently housed at the J&S Office Building on Orchard Lake Road. Some reasons why this is a viable plan, include:

- Abbott Middle School has sufficient and highly functional space to accommodate these programs and potentially others:
 - Adult Education Programs (currently at J&S Office Building)
 - Special Education Transitions Program (currently at J&S Office Building)
 - Preschool Programs
 - Community Education and Instructional Technology
 - District Central Administration

- Eliminate approximately \$250,000 in annual operating costs necessary for the current Administration building
- Eliminate approximately \$100,000 in annual rent paid to utilize space at the J&S office building
- The site of the current Administration building could be sold for development purposes
- Current Administration building located at Hiller and Commerce requires extensive reinvestment that may be cost prohibitive
- Abbott Middle School features an excellent gymnasium, theatre, and dance room that could continue to be utilized for other district and community programs; providing additional space and flexibility.

Central to the district's "right-sizing" plan are the elimination of the current Administration Building at Hiller and Commerce, and consolidating the two existing middle schools into one state of the art middle school. By continuing to utilize Abbott for other purposes provides additional and more versatile space that may be beneficial long-term.

3.16.17

**WEST BLOOMFIELD SCHOOLS
DISTRICT ASSESSMENT
WEST BLOOMFIELD, MICHIGAN
Abbott Middle School Elem**

*Estimated cost to convert
Abbott to an elementary school
\$6,591,085*

*Bond proposal Roosevelt
Elementary renovations budget
= \$3,103,082*

DESCRIPTION	Unit of Meas.	Quantity	Unit Cost	Total Cost
Sitework				
Sitework	lpsm	1	\$50,000	\$50,000
Playground Equipment	allow	1	\$300,000	\$300,000
Total Sitework				\$350,000
Demolition				
N / A				\$0
Total Demolition				\$0
Architectural - New / Addition				
N / A				\$0
Total Architectural - New / Addition				\$0
Architectural - Renovation				
Moderate remodel	sqft	13,575	\$45.00	\$610,875
Light remodel	sqft	45,811	\$30.00	\$1,374,330
Minor updates	sqft	0	\$15.00	\$0
Minor updates - circulation	sqft	13,289	\$8.00	\$106,312
Exterior Envelope Improvements	allow	1	\$15,000	\$15,000
Total Architectural - Renovation				\$2,106,517
Equipment				
NIC				\$0
Total Equipment				\$0
Plumbing				
Moderate remodel	sqft	13,575	\$12	\$162,900
Light remodel	sqft	45,811	\$5.00	\$229,055
Minor updates	sqft	0	\$0.50	\$0
Minor updates - circulation	sqft	12,120	\$0.00	\$0
Total Plumbing				\$391,955
Fire Protection				
Moderate remodel	sqft	13,575	\$2.00	\$27,150
Light remodel	sqft	45,811	\$1.25	\$57,264
Minor updates	sqft	0	\$0.00	\$0
Minor updates - circulation	sqft	13,289	\$0.00	\$0
Total Fire Protection				\$84,414
Mechanical				
Moderate remodel	sqft	13,575	\$25	\$339,375
Light remodel	sqft	45,811	\$6	\$274,866
Minor updates	sqft	0	\$0	\$0
Minor updates - circulation	sqft	13,289	\$0	\$0
Total Mechanical				\$614,241
Electrical				
Moderate remodel	sqft	13,575	\$15	\$203,625
Light remodel	sqft	45,811	\$10	\$458,110
Minor updates	sqft	0	\$0	\$0
Minor updates - circulation	sqft	13,289	\$0	\$0
Total Electrical				\$661,735
Total Cost		72,675		\$4,208,862
General Conditions	8.00%			\$336,709
Subtotal				\$4,545,571
Estimating Contingency	10.00%			\$454,557
Project Contingency	5.00%			\$227,279
Total Direct Costs				\$5,227,406
Testing	0.64%			\$33,455
Utility Permits & Fees	2.13%			\$111,344
Subtotal				\$5,372,205
Permits	0.50%			\$26,861
Subtotal				\$5,399,066
CM Fees	3.00%			\$161,972
Subtotal				\$5,561,038
General Liability	0.50%			\$27,805
Subtotal				\$5,588,844
Architectural Fees	5.25%			\$293,414
Subtotal				\$5,882,258
Fixtures Furnishings & Equipment - Allowance	allow			\$425,000
Subtotal				\$6,307,258
Owners Rep Fee/Legal/Election & Bond Issuance Cost	4.5%			\$283,827
TOTAL COSTS				\$90.69 \$6,591,085

COST PROHIBITIVE.

3.16.17

**WEST BLOOMFIELD SCHOOLS
DISTRICT ASSESSMENT
WEST BLOOMFIELD, MICHIGAN
Abbott Middle School Admin**

*Estimated cost to
convert portions of
Abbott to an Administration
Central office
\$2,081,153*

*Bond proposal Abbott
budget = \$1,018,247*

DESCRIPTION	Unit of Meas.	Quantity	Unit Cost	Total Cost
Sitework				
Sitework	psm	1	\$50,000	\$50,000
Total Sitework				\$50,000
Demolition				
N / A				\$0
Total Demolition				\$0
Architectural - New / Addition				
N / A				\$0
Total Architectural - New / Addition				\$0
Architectural - Renovation				
Heavy remodel	sqft	9,880	\$45.00	\$444,600
Moderate	sqft	4,295	\$40.00	\$171,800
Light remodel	sqft	1,335	\$5.00	\$6,675
Minor updates - circulation	sqft	0	\$8.00	\$0
Total Architectural - Renovation				\$623,075
Equipment				
NIC				\$0
Total Equipment				\$0
Plumbing				
Heavy remodel	sqft	9,880	\$12	\$118,560
Moderate	sqft	4,295	\$5.00	\$21,475
Light remodel	sqft	1,335	\$0.00	\$0
Minor updates - circulation	sqft	0	\$0.00	\$0
Total Plumbing				\$140,035
Fire Protection				
Heavy remodel	sqft	9,880	\$2.50	\$24,700
Moderate	sqft	4,295	\$1.25	\$5,369
Light remodel	sqft	1,335	\$0.00	\$0
Minor updates - circulation	sqft	0	\$0.00	\$0
Total Fire Protection				\$30,069
Mechanical				
Heavy remodel	sqft	9,880	\$25	\$247,000
Moderate	sqft	4,295	\$12	\$51,540
Light remodel	sqft	1,335	\$0	\$0
Minor updates - circulation	sqft	0	\$0	\$0
Total Mechanical				\$298,540
Electrical				
Heavy remodel	sqft	9,880	\$15	\$148,200
Light remodel	sqft	4,295	\$10	\$42,950
Minor updates	sqft	1,335	\$2	\$2,670
Minor updates - circulation	sqft	0	\$5	\$0
Total Electrical				\$193,820
Total Cost		15,510		\$1,335,539
General Conditions		8.00%		\$106,843
Subtotal				\$1,442,382
Estimating Contingency		10.00%		\$144,238
Project Contingency		5.00%		\$72,119
Total Direct Costs				\$1,658,739
Testing		0.64%		\$10,816
Utility Permits & Fees		2.13%		\$35,331
Subtotal				\$1,704,686
Permits		0.50%		\$8,523
Subtotal				\$1,713,210
CM Fees		3.00%		\$51,396
Subtotal				\$1,764,606
General Liability		0.50%		\$8,823
Subtotal				\$1,773,429
Architectural Fees		5.25%		\$83,105
Subtotal				\$1,866,534
Fixtures Furnishings & Equipment - Allowance		allow		\$125,000
Subtotal				\$1,991,534
Owners Rep Fee/Legal/Election & Bond issuance Cost		4.5%		\$89,619
TOTAL COSTS				\$2,081,153

*Achievable by
reducing remodeling scope
and partial reliance on
contingency budget.*