

Crosby-Ironton Schools
Phase VII and Beyond Potential Project List
Update 11-1-25. v3



REFERENDUM WORK				Quantity	Unit of Measure	Unit Cost	ORIGINAL PROBABLE COST TOTALS	DEFERRED MAINT. BREAKOUT - High Priority (0 to 4 Years)	DEFERRED MAINT. BREAKOUT - Intermediate Priority (5 to 10 Years) (Inflated 5% Annuum, Compounding to Midpoint 7 Yr.)	DEFERRED MAINT. BREAKOUT - Low Priority (10 to 20 Years) (Inflated 5% Annuum, Compounding to Midpoint 15 Yr.)
To-Be Completed										
A0			Total of Work Scope Identified Below					335,702.50		
A0.a	Design Team to consolidate all plan sheets and generate an as-constructed record drawing set including all phases.		1	ls	35,000.00	35,000.00		35,000.00		
A0.b	Final overall test and balance <i>Similar to Cx, approx. overall sf utilized to assess perceived costs.</i>		272,805	sf	0.15	40,920.75		40,920.75		
A0.c	Final overall commissioning <i>Work scope considered a ReCx, utilize alternative firm for review. Approx. cost based on general bldg. sf of 192,783 + 80,022.</i>		272,805	sf	0.35	95,481.75		95,481.75		
A0.c.i	Review air handling unit sizing and age – meeting today’s IAQ standards and building needs, including appropriate coil size and airflow <i>Allowance could be carried, but will depend on review noted above.</i>		1	allow	0.00	0.00		0.00		
A0.d	Final upgrade to energy management system based on T&B and Commissioning and any other know issues. <i>Note: this value is/will be undeterminable until Items A0.a thru A0.c, and A0.f/g are completed. Allowance carried currently</i>		1	allow	100,000.00	100,000.00		100,000.00		
A0.e	Structural analysis study for solar on roofs <i>(includes review of existing structural drawings, field verifications and a report)</i>		1	allow	5,500.00	5,500.00		5,500.00		
A0.f	Facilities Evaluation – update for next 10-year cycle <i>(includes on-site evaluation of the buildings and grounds by members of our architectural, civil, structural, mechanical, and electrical team and an updated inventory of the maintenance items for the next 10-year cycle in the format as was done in 2017 and 2018)</i>		1	allow	50,000.00	50,000.00		50,000.00		
A0.g	Electrical Switch Gear – thermal scan to determine if updates are needed <i>Holden: HS - 5,400, CRES - 3,400</i>		1	allow	8,800.00	8,800.00		8,800.00		
Both Buildings										
A1			Total of Work Scope Identified Below					554,197.18		
A1.a	Door hardware review and re-work throughout both buildings – Hire contractor to do complete door tune-up. <i>MCD review, consider 1/2 hour per opening with two man crew.</i>		108	dr	250.00	27,000.00		27,000.00		
A1.b	Install card access readers throughout to eliminate key use for control/safety <i>Opngs. listed for a portion of doors - final doors to be converted to be refined.</i>		69	opng.	2,500.00	172,500.00		172,500.00		
A1.c	Duct cleaning - CRES <i>Lower Level - 78,915 / Upper Level - 45,350</i>		124,265	sf	0.97	120,537.05		120,537.05		
A1.c.i	Duct cleaning - Secondary <i>Lower Level - 201,922 / Upper Level - 13,707, Includes Woock Gym SF</i>		215,629	sf	0.97	209,160.13		209,160.13		
A1.d	Tuckpointing of exterior walls/replace split face brick		1	allow	25,000.00	25,000.00		25,000.00		
A1.e	HVAC/Mechanical based on to-be completed work that will help to define scope <i>No value or allowance carried until scope identified.</i>		1	allow	0.00	0.00		0.00		
A1.f	Electrical based on to-be completed work that will help to define scope <i>No value or allowance carried until scope identified.</i>		1	allow	0.00	0.00		0.00		
B1			Total of Work Scope Identified Below						0.00	
B1.a	No work applicable.		n/a	n/a	n/a	n/a		n/a		
C1			Total of Work Scope Identified Below							60,000.00
Sidewalks										
C1.a	Check for cracked sections		1	allow	15,000.00	15,000.00				30,000.00
C1.a.i	Check for areas of height differences between sections		1	allow	15,000.00	15,000.00				30,000.00
C1.b	Solar – need structural engineering study of roof structure first <i>Cost consideration to be established with separate project</i>		1	allow	0.00	0.00				0.00
CRES										
A2			Total of Work Scope Identified Below					56,898.50		
A2.a	New storefront with doors at front entrance - (CGI has been working with Heartland and they are now working, but Heartland has indicated it might be temporary and system cannot accommodate getting inside for new backer plates, so might be nearing end of life) <i>(exterior only) (figured 3/0 alum. door with hardware)</i>		4	ea	9,000.00	36,000.00		36,000.00		
A2.b	Exterior items not included in Phase V - Main entry concrete/retaining and exterior stoops/walk not aligning <i>TBD</i>		1	allow	0.00	0.00		0.00		
A2.c	Carpet in ensemble <i>not complete, Rooms 148 and 148.1 are complete, but need 147 yet.</i>		241	sf	8.50	2,048.50		2,048.50		
A2.d	Re-insulate Chiller Lines at roof <i>Assume alum. metal jacket wrap as a part of work scope.</i>		580	lf	32.50	18,850.00		18,850.00		
B2			Total of Work Scope Identified Below						335,335.00	
B2.a	Replace Scotch marine boiler at CRES with some sort of condensing, dual fuel		1	allow	166,750.00	166,750.00			223,445.00	
B2.b	Change dual fuel storage, if not heating oil <i>See following notes for breakdown.</i>		n/a	allow	0.00	0.00			0.00	
B2.c	Remove 1988 UST <i>Removal assumes no contaminants in adjacent soils and tank is in good condition (which it is).</i>		1	allow	15,500.00	15,500.00			20,770.00	
B2.d	Replace with propane storage and vaporizer? <i>Cost presented is for (2) 1,000 Gal. Tanks and Vaporizer (elect). Assumes some level of site work and prep. Assumes boiler plant can run on dual fuel option btwn. Nat. Gas and Propane</i>		1	allow	68,000.00	68,000.00			91,120.00	
C2			Total of Work Scope Identified Below							1,211,392.00
C2.a	Playground Equipment <i>Ref. - Cass Lake - 14,520 sf / Little Falls - 10,080 sf</i> - Numbers provided generate an allowance value		20,122	sf	18.00	362,196.00				724,392.00
C2.b	Any desire to re-explore putting a frisbee golf course within the bus loop confines? <i>- Minimal cost, allow. for equip. purchase placed. \$500/ea in Matl. Plus install of \$250/ea.</i>		18	ea	750.00	13,500.00				27,000.00
C2.c	Elevator <i>Replacement on 2-stop hydro. Assume rails and shaft re-used. New entrances/cab/components</i>		1	ea	130,000.00	130,000.00				260,000.00
C2.d	Generator Consideration - <i>CRES does not have a unit nor infrastructure. Utilize similar sized unit to Secondary</i>		1	ea	100,000.00	100,000.00				200,000.00
High School										
A3			Total of Work Scope Identified Below					1,197,131.50		
Auditorium Foyer										
A3.a	VCT to terrazzo (with emblem in middle)		1,602	sf	32.00	51,264.00		51,264.00		
A3.a.i	Redo walls (due to attic stock for current tile) <i>(assumed the whole corridor gets painted)</i>		2,826	sf	28.00	79,128.00		79,128.00		
A3.a.ii	Lighting (sconces and/or more)		1,602	sf	12.00	19,224.00		19,224.00		
Parking lots										
A3.b	Student <i>(figured mill and overlay, includes striping; doesn't include curb & gutter)</i>		47,000	sf	2.00	94,000.00		94,000.00		
A3.b.i	Staff <i>(figured mill and overlay, includes striping; doesn't include curb & gutter)</i>		30,840	sf	2.00	61,680.00		61,680.00		
A3.b.ii	Bus Loop <i>(figured mill and overlay, includes striping; doesn't include curb & gutter)</i>		42,500	sf	2.00	85,000.00		85,000.00		
A3.b.iii	Mill and overlay or is it time to churn base and redo base and wear courses? Do parking lights and light poles if doing this. <i>(just figured a total of poles in each lot) - Cost shown is for light poles - Mill Cost is above.</i>		13	ea	4,500.00	58,500.00		58,500.00		
Auditorium back of house										
A3.c	Replace VCT with epoxy? Sealed concrete? <i>(assumed epoxy)</i>		1,494	sf	18.00	26,892.00		26,892.00		
A3.c.i	Replace Masonite backstage <i>(3/16" x 4' x 8' sheets)</i>		1	allow	2,700.00	2,700.00		2,700.00		
Varsity Locker Rooms										
A3.d	Fix cracks and cut new control joints in plaster ceiling and soffits <i>- See previous quote.</i>		1	quote	27,300.00	27,300.00		27,300.00		

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A3.e	Terrazzo Polish (school will polish, need Terrazzo specialist to remove wax buildup and restore to raw material)	1,256	sf	4.75	5,966.00	5,966.00		
A3.e.i	Band/choir hallway	846	sf	4.75	4,018.50	4,018.50		
A3.e.ii	Hallway along south side of Woock Gym	1,128	sf	4.75	5,358.00	5,358.00		
A3.e.iii	Hallway along north side of Woock Gym	1	allow	3,500.00	3,500.00	3,500.00		
A3.g	Where commons meets main hallways in 1976 portion of building (transition)	1	allow	8,500.00	8,500.00	8,500.00		
A3.h	Auditorium assisted listening device system – part of building code – condition of current							
A3.h	Secondary Roof – metal wall panels (media center and other locations)							
A3.h	Water is getting in behind panels (remove and re-install exist. metal panel that wraps the building to allow re-flash of the envelope) Note: new metal would be well over double the cost at nearly \$50/sf. Value carried to work out sill flashing for time-being.	14,700	sf	15.00	220,500.00	220,500.00		
A3.h.i	Building envelope – on initial facilities evaluation – still pending completion Scope TBD	1	allow	0.00	0.00	0.00		
A3.i	Heating water /Hydronic Pumps – replacement and/or addition of new VFD's - Per Pump Price Provided	1	ea	6,500.00	6,500.00	6,500.00		
A3.j	HS Lighting Control Switches in remaining classrooms – wired in Phase 3, need device, work not completed in Phase 3 due to lead time issues - Utilize quote from Holden	1	quote	32,573.00	32,573.00	32,573.00		
A3.k	Junior high locker rooms – re-sand and add another final epoxy coat Arnquist review cost and intended scope (didn't include Offices, toilet rooms within offices and shower room)	2,382	sf	4.00	9,528.00	9,528.00		
A3.l	Air Conditioning in Phy Ed Gym See pricing from Woock Gym, similar scope impact - Work Item Previously Identified as B3.a	1	allow	395,000.00	395,000.00	395,000.00		
A3.m	High School Concession Stand - Increase size and ventilation of existing or explore alternative locations within the commons	1	allow	75,000.00	0.00	0.00		
B3					Total of Work Scope Identified Below		147,500.50	
B3.c	Replace Penco lockers with Debourgh lockers like in 11th and 12th grade locker bay	259	count	425.00	110,075.00		147,500.50	
C3					Total of Work Scope Identified Below			5,719,900.00
C3.a	Hot water heater – install a small supplemental unit or need for additional and redundancy?	1	allow	15,000.00	15,000.00			30,000.00
C3.b	Sports Official Changing Areas/Restroom – large multi-user restrooms Allow. of 500 SF of heavy remodel incl. flr. removals and new mechanical. Reconfigure of bathroom sets for carve-out.	1	allow	150,000.00	150,000.00			300,000.00
C3.c	Paint							
C3.c	Phy Ed Gym - Approx. cost prev. provided, utilize quote from Fransen	1	allow	48,000.00	48,000.00			96,000.00
C3.c.1	Galovich Gym	1	allow	48,000.00	48,000.00			96,000.00
C3.d	Football field – artificial turf (\$1.2-1.5 mil)	1	allow	1,500,000.00	1,500,000.00			3,000,000.00
C3.e	Auditorium Seating	587	seats	850.00	498,950.00			997,900.00
C3.f	Junior High Band room Scope TBD and final use. No value assigned at this time.	1	allow	0.00	0.00			0.00
C3.g	Junior High Band room - Scope TBD and final use. No value assigned at this time.	1	allow	0.00	0.00			0.00
C3.g	Tennis Court – Can we do anything about ongoing cracks? (4 north bank) TBD - Cost range of \$300k - \$600k - Work Item Previously Identified as B3.d	1	allow	500,000.00	500,000.00			1,000,000.00
C3.h	Review emergency generator for consideration of shifting replacement up. Generator is a 100 amp, 480 Volt Unit. Like-for-like replacement with no Tier IV Ratings - Work Item Previously Identified as A3.f	1	ea	100,000.00	100,000.00			200,000.00
Sub Total Construction						2,143,929.68	482,835.50	6,991,292.00
**General Requirements (Allowance of 12% Carried)						257,271.56	57,940.26	838,955.04
Building Permitting / Plan Review (Allowance of 1% Carried)						24,012.01	5,407.76	78,302.47
Design, Bid & Construction Contingency (Allowance of 15% Carried)						360,180.19	81,116.36	1,174,537.06
Sub Total						2,785,393.44	627,299.88	9,083,086.57
Professional Fees (Architect / Engineers / Cx Agent / CM - Allowance of 15% Carried)						417,809.02	94,094.98	1,362,462.98
Construction Cost						3,203,202.46	721,394.86	10,445,549.55
Owner Items								
FF&E (10% of Sub Total Construction) - Allowance TBD / Reviewed with District						0.00	0.00	0.00
FF&E Design - TBD Allowance						0.00	0.00	0.00
Hazardous Materials / Asbestos Allowances						0.00	0.00	0.00
Low Voltage - A/V Systems						0.00	0.00	0.00
Sub Total Owner Items						0.00	0.00	0.00
BASE PROJECT TOTAL*						3,203,202.46	721,394.86	10,445,549.55
Project Finance / Bond Costs - Not Applicable as Projects are utilizing procured funds								
Allowance for Discount Bidding						0.00	0.00	0.00
Legal and Fiscal Costs						0.00	0.00	0.00
Estimated Investment Earnings						0.00	0.00	0.00
PROJECT TOTAL*						3,203,202.46	721,394.86	10,445,549.55

* ESTIMATE IS BASED ON AN OPEN COMPETITIVE BID MARKET.

* ESTIMATE IS BASED ON HISTORICAL VALUES AND IS AN APPROXIMATION OF CONSTRUCTION COSTS FOR 2025

* BASE PROJECT TOTAL DOES NOT INCLUDE COSTS FOR INCEDENTALS TO ONGOING DISTRICT OPERATIONS THAT NEED TO BE ACCOUNTED FOR DURING PHASING AND DISRUPTION OF PROJECT.

** GENERAL REQUIRMENTS (Owner Budget) are for items such as; Surveying, Soil Borings, Site Fencing, Portable Toilets, Dumpsters, Office Trailer, Plan Reproduction, Mailing Fees, Temp Signage, Temp Power, Temp Heat/Cool, Special Inspections/Testing, Builders Risk Insurance, Temp Enclosures, Safety Barricades, Fire Protection, Moving Expense, Final Cleaning, Temp Storage, On Site Supervision, This Budget will be refined and established in conjunction with the owner and the architect based on the anticipated needs of the project.