



**WCSU - Windsor  
Central Unified  
Union School District**

Schematic Design  
Project Summary

**HSMS New Build  
Working Group  
MEETING #1 - KICKOFF**

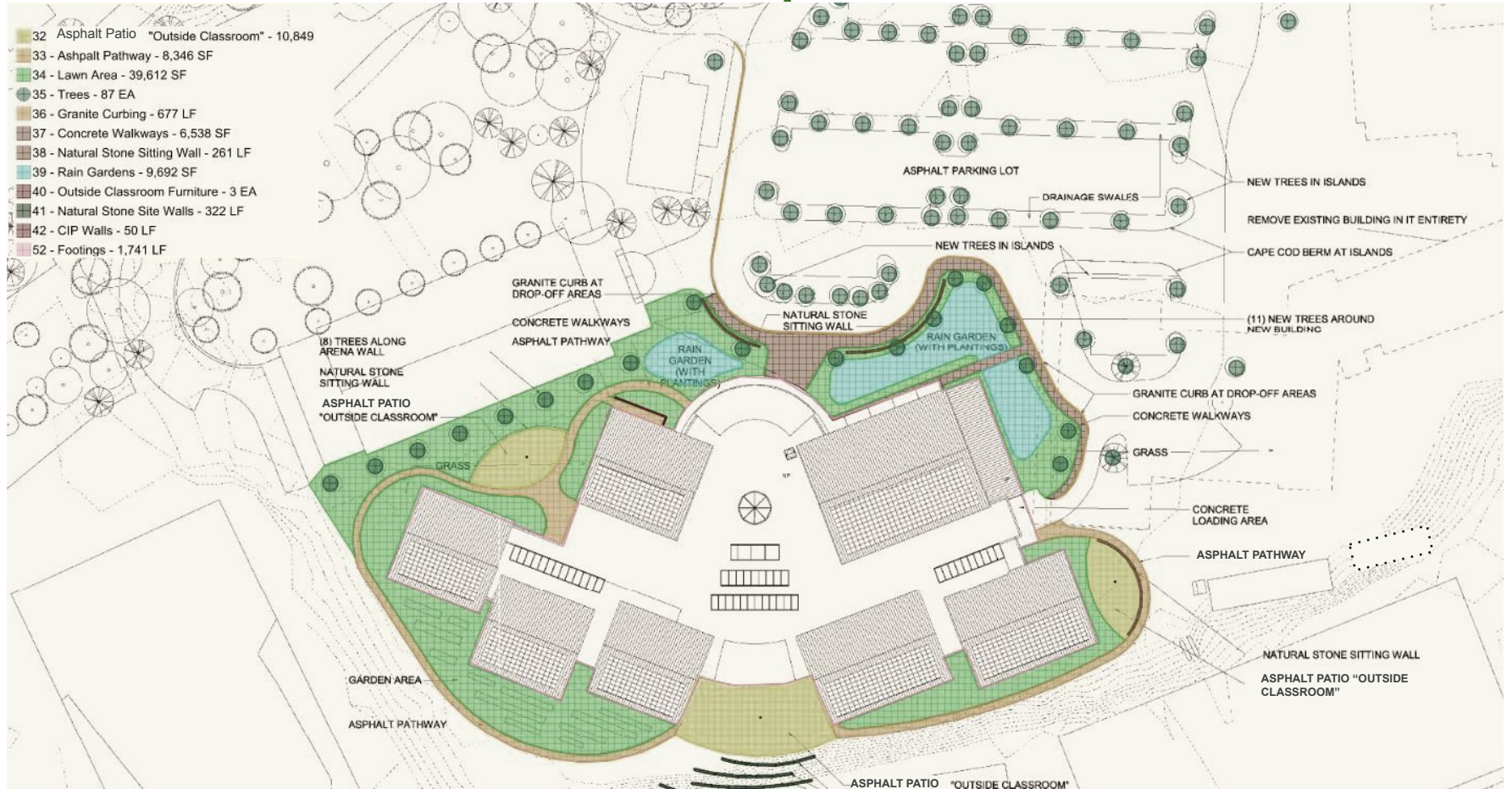
# Update - Proposed Middle/High School



# Proposed Site Design

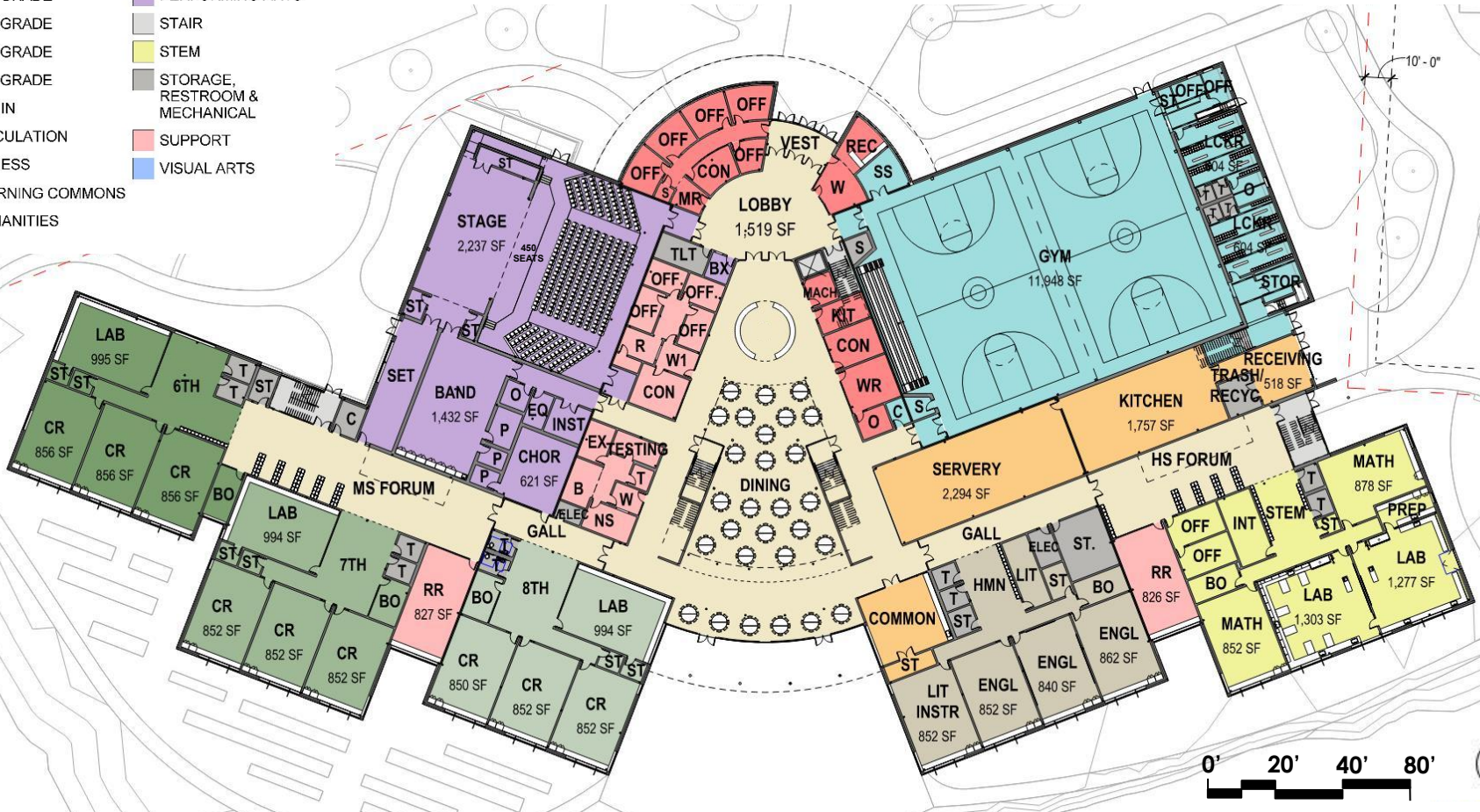


# Landscape Plan



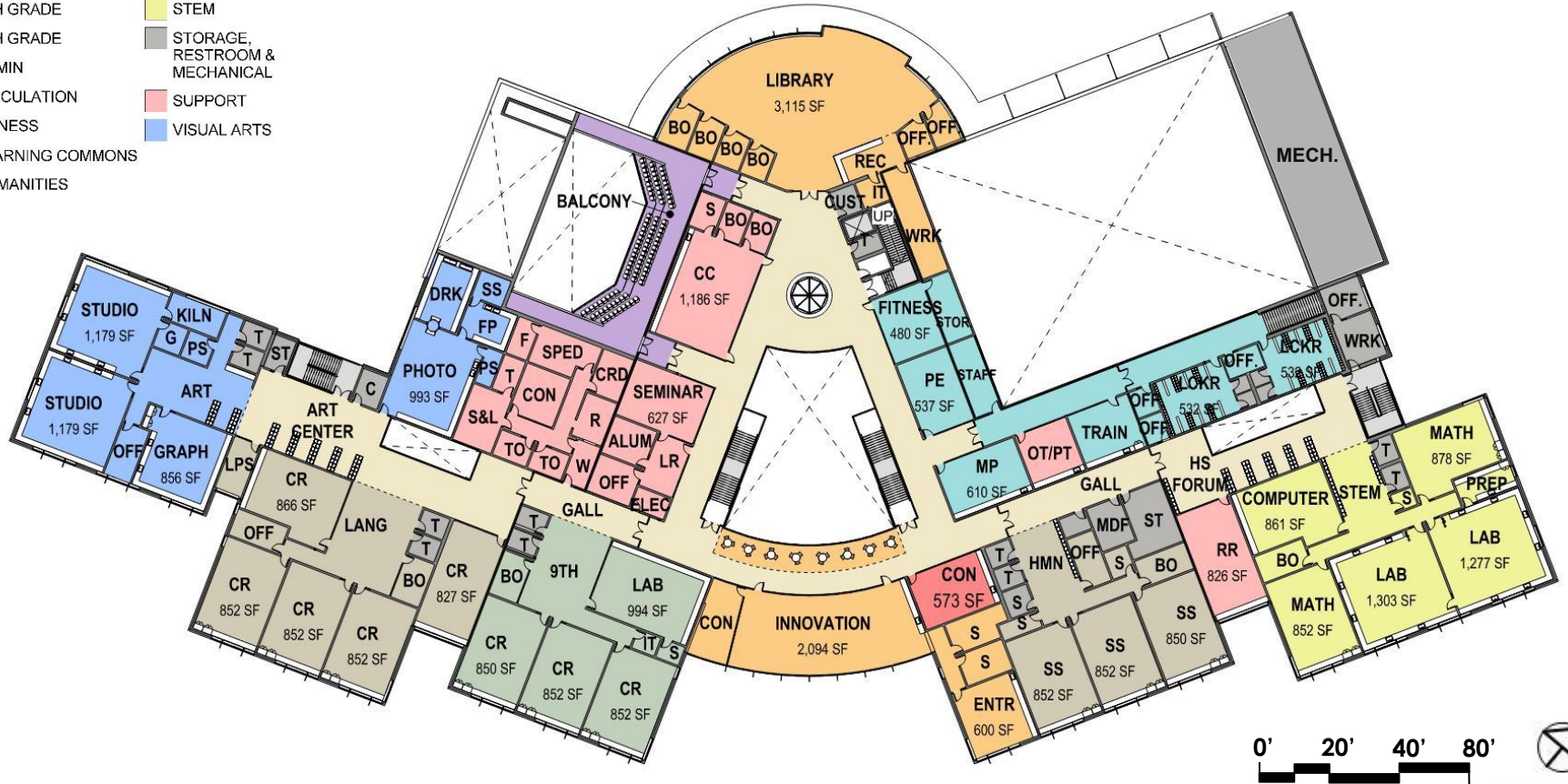
# First Floor Plan

- 6TH GRADE
- 7TH GRADE
- 8TH GRADE
- 9TH GRADE
- ADMIN
- CIRCULATION
- FITNESS
- LEARNING COMMONS
- HUMANITIES
- PERFORMING ARTS
- STAIR
- STEM
- STORAGE, RESTROOM & MECHANICAL
- SUPPORT
- VISUAL ARTS



# Second Floor Plan

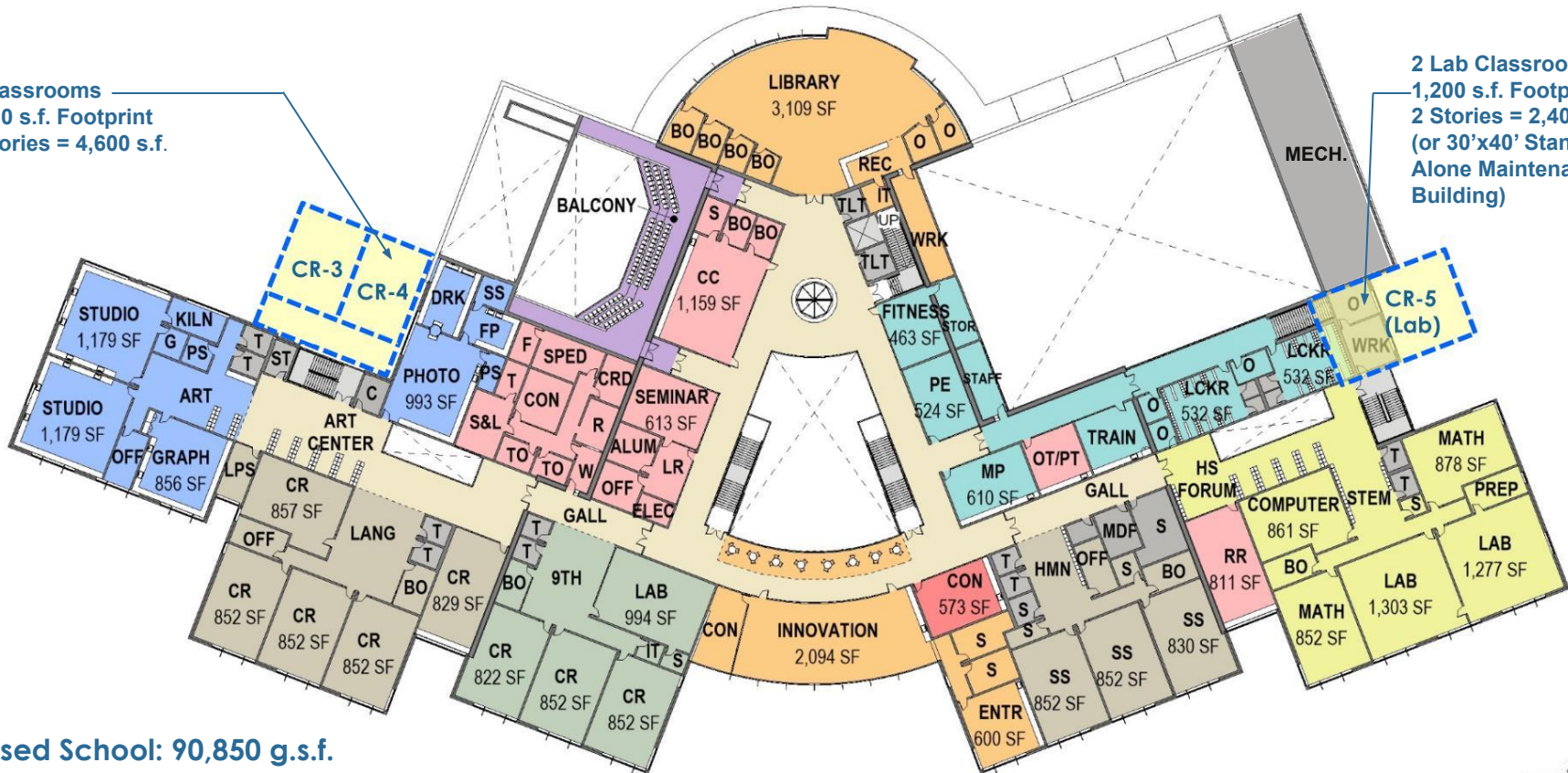
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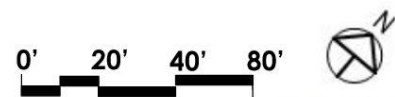
# Second Floor Plan - Expansion or Maintenance

4 Classrooms  
2,300 s.f. Footprint  
2 Stories = 4,600 s.f.

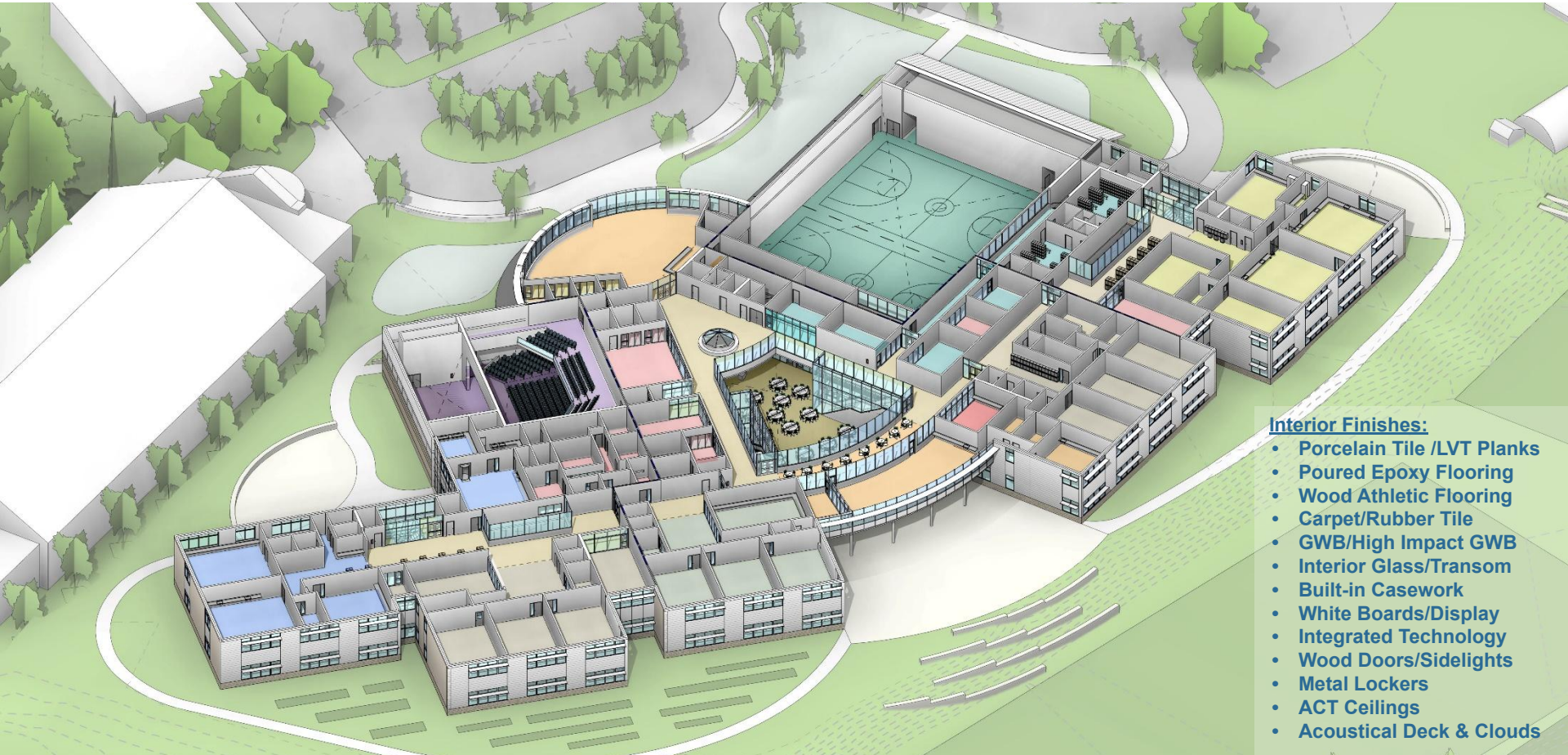
2 Lab Classrooms  
1,200 s.f. Footprint  
2 Stories = 2,400 s.f.  
(or 30'x40' Stand Alone Maintenance Building)



Proposed School: 90,850 g.s.f.  
Maximum Allowed Area: 94,350 g.s.f.  
Remaining Area for Expansion: 3,500 g.s.f.



# Interior Design

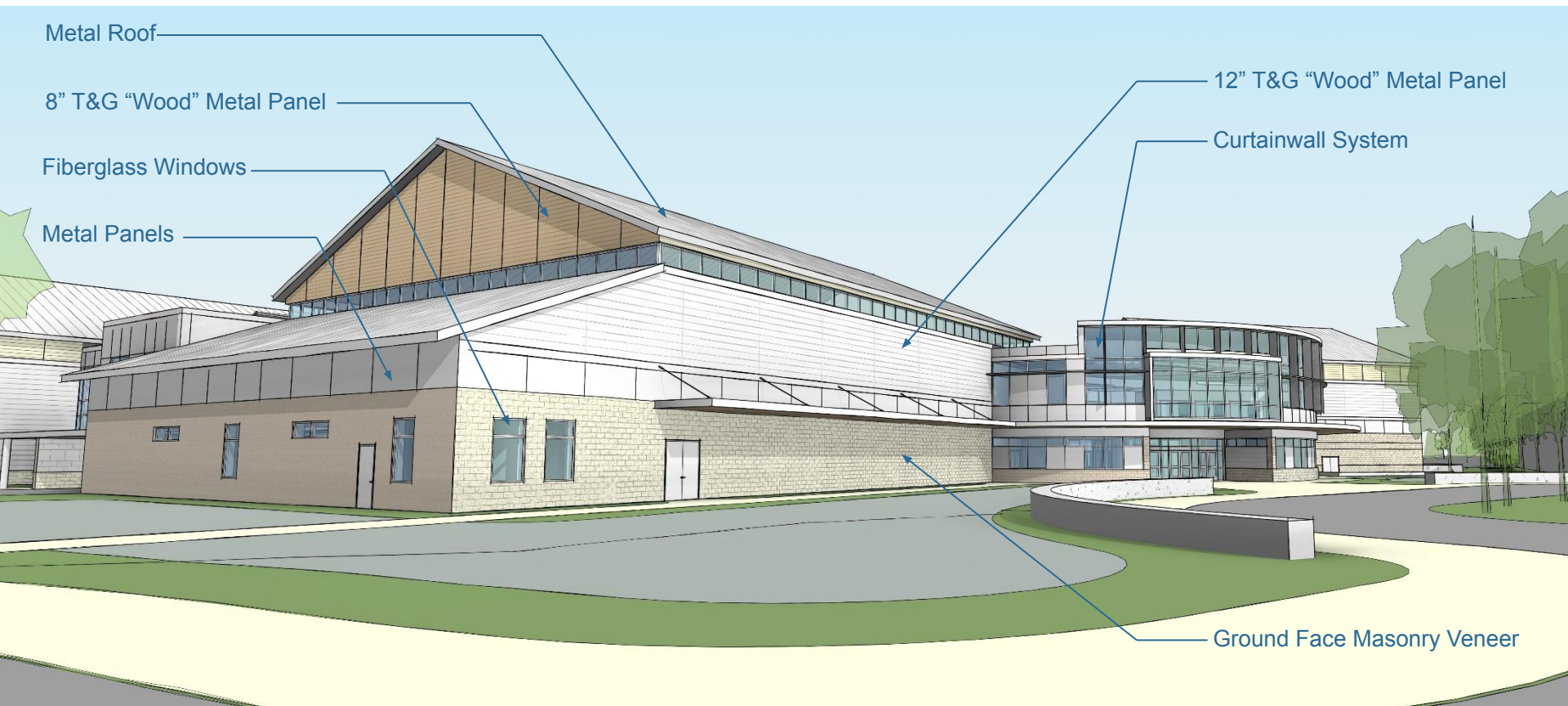


## Interior Finishes:

- Porcelain Tile /LVT Planks
- Poured Epoxy Flooring
- Wood Athletic Flooring
- Carpet/Rubber Tile
- GWB/High Impact GWB
- Interior Glass/Transom
- Built-in Casework
- White Boards/Display
- Integrated Technology
- Wood Doors/Sidelights
- Metal Lockers
- ACT Ceilings
- Acoustical Deck & Clouds



# Exterior Entry



Metal Roof

8" T&G "Wood" Metal Panel

Fiberglass Windows

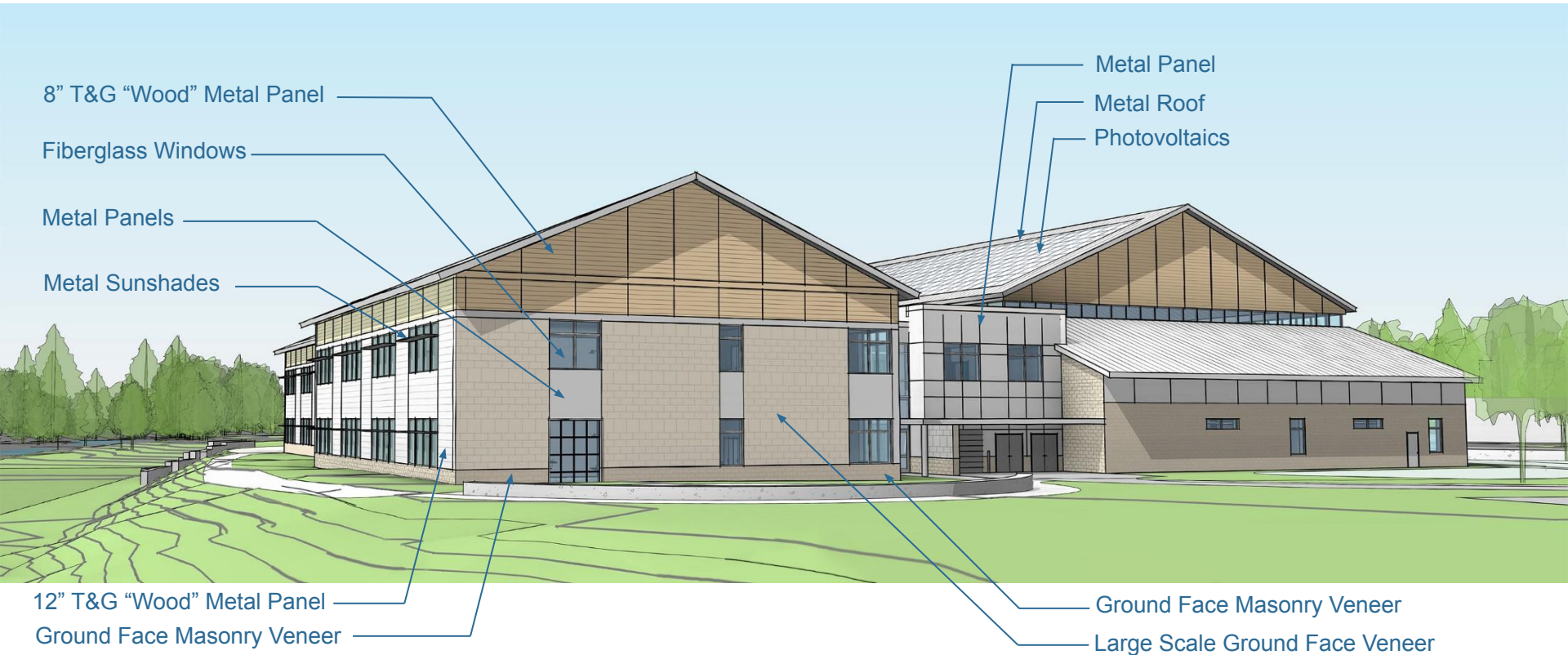
Metal Panels

12" T&G "Wood" Metal Panel

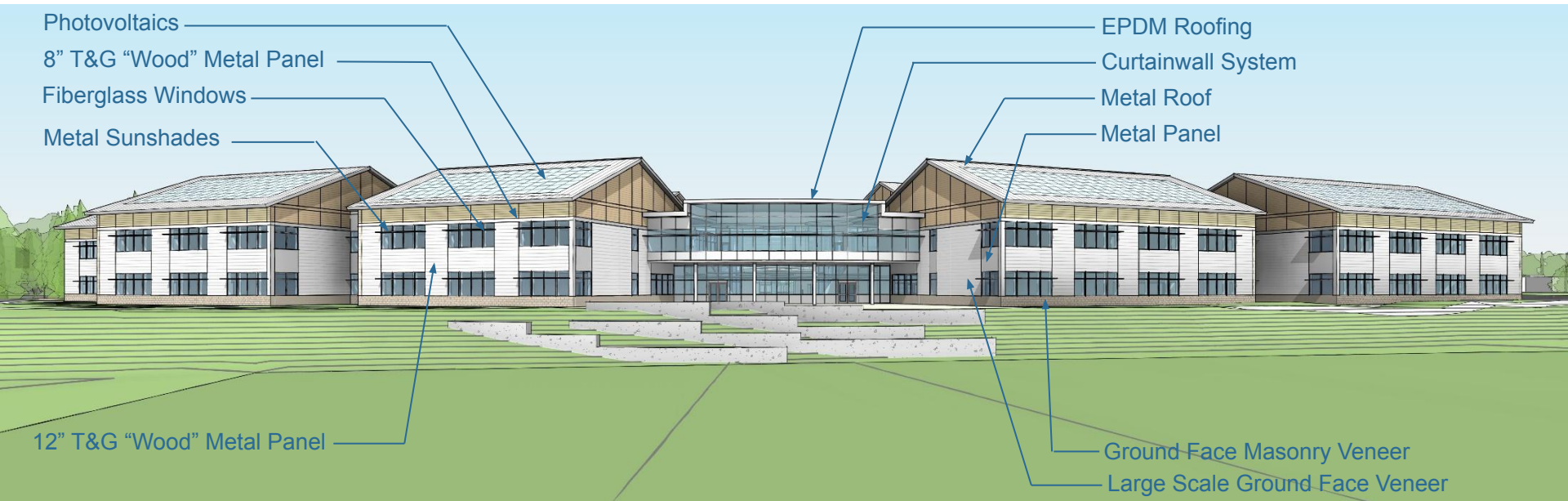
Curtainwall System

Ground Face Masonry Veneer

# Exterior East



# Exterior South



NEW CONSTRUCTION	
161,065	GSF

SITEWORK	
26.00	ACRE

PROJECT TOTALS	
161,115	GSF

**CSI SUMMARY**

DIVISION	COST	\$/SF	% COW	COST	\$/ACRE	% COW	COST	\$/SF	% COW
	\$ 450,000	\$ 2.79	1.08%	\$ 187,770	\$ 7,221.92	3.53%	\$ 637,770	\$ 3.96	1.35%
	\$ 2,070,597	\$ 12.86	4.96%	\$ -	\$ -	0.00%	\$ 2,070,597	\$ 12.85	4.40%
	\$ 371,578	\$ 2.31	0.89%	\$ -	\$ -	0.00%	\$ 371,578	\$ 2.31	0.79%
	\$ 5,120,663	\$ 31.79	12.27%	\$ -	\$ -	0.00%	\$ 5,120,663	\$ 31.78	10.88%
	\$ 161,080	\$ 1.00	0.39%	\$ -	\$ -	0.00%	\$ 161,080	\$ 1.00	0.34%
	\$ 5,571,487	\$ 34.59	13.34%	\$ -	\$ -	0.00%	\$ 5,571,487	\$ 34.58	11.84%
	\$ 3,090,895	\$ 19.19	7.40%	\$ -	\$ -	0.00%	\$ 3,090,895	\$ 19.18	6.57%
	\$ 5,856,656	\$ 36.36	14.03%	\$ -	\$ -	0.00%	\$ 5,856,656	\$ 36.35	12.44%
	\$ 648,000	\$ 4.02	1.55%	\$ 20,000	\$ 769.23	0.38%	\$ 668,000	\$ 4.15	1.42%
	\$ 1,002,445	\$ 6.22	2.40%	\$ -	\$ -	0.00%	\$ 1,002,445	\$ 6.22	2.13%
	\$ 780,734	\$ 4.85	1.87%	\$ -	\$ -	0.00%	\$ 780,734	\$ 4.85	1.66%
	\$ 90,000	\$ 0.56	0.22%	\$ -	\$ -	0.00%	\$ 90,000	\$ 0.56	0.19%
	\$ 595,536	\$ 3.70	1.43%	\$ -	\$ -	0.00%	\$ 595,536	\$ 3.70	1.27%
	\$ 2,530,684	\$ 15.71	6.06%	\$ -	\$ -	0.00%	\$ 2,530,684	\$ 15.71	5.38%
	\$ 5,996,629	\$ 37.23	14.36%	\$ -	\$ -	0.00%	\$ 5,996,629	\$ 37.22	12.74%
	\$ 816,842	\$ 5.07	1.96%	\$ -	\$ -	0.00%	\$ 816,842	\$ 5.07	1.74%
	\$ 5,211,983	\$ 32.36	12.48%	\$ -	\$ -	0.00%	\$ 5,211,983	\$ 32.35	11.07%
	\$ 763,987	\$ 4.74	1.83%	\$ -	\$ -	0.00%	\$ 763,987	\$ 4.74	1.62%
	\$ 619,839	\$ 3.85	1.48%	\$ -	\$ -	0.00%	\$ 619,839	\$ 3.85	1.32%
	\$ -	\$ -	0.00%	\$ 853,121	\$ 32,812.35	16.02%	\$ 853,121	\$ 5.30	1.81%
	\$ -	\$ -	0.00%	\$ 2,327,395	\$ 89,515.20	43.71%	\$ 2,327,395	\$ 14.45	4.94%
	\$ -	\$ -	0.00%	\$ 1,936,180	\$ 74,468.45	36.36%	\$ 1,936,180	\$ 12.02	4.11%
<b>SUBTOTAL - COST OF WORK</b>	<b>\$ 41,749,634</b>	<b>\$ 259.21</b>	<b>100.00%</b>	<b>\$ 5,324,466</b>	<b>\$ 204,787.14</b>	<b>100.00%</b>	<b>\$ 47,074,099</b>	<b>\$ 292.18</b>	<b>100.00%</b>
General Requirements	\$ 1,669,985	\$ 10.37	4.00%	\$ 212,979	\$ 8,191.49	4.00%	\$ 1,882,964	\$ 11.69	4.00%
Construction Contingency	\$ 1,302,589	\$ 8.09	3.00%	\$ 166,123	\$ 6,389.36	3.00%	\$ 1,468,712	\$ 9.12	3.00%
General Conditions	\$ 1,788,888	\$ 11.11	4.00%	\$ 228,143	\$ 8,774.72	4.00%	\$ 2,017,031	\$ 12.52	4.00%
Liability Insurance	\$ 418,600	\$ 2.60	0.90%	\$ 53,385	\$ 2,053.28	0.90%	\$ 471,985	\$ 2.93	0.90%
Payment and Performance Bond	\$ 398,902	\$ 2.48	0.85%	\$ 50,873	\$ 1,956.67	0.85%	\$ 449,776	\$ 2.79	0.85%
CM Fee	\$ 1,419,858	\$ 8.82	3.00%	\$ 181,079	\$ 6,964.58	3.00%	\$ 1,600,937	\$ 9.94	3.00%
Builders Risk Insurance - By Owner	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%
Estimating Contingency	\$ 4,874,846	\$ 30.27	10%	\$ 621,705	\$ 23,911.72	10%	\$ 5,496,550	\$ 34.12	10%
<b>PROJECT SUBTOTALS OF GCs / CONT.</b>	<b>\$ 53,623,302</b>	<b>\$ 332.93 / GSF</b>		<b>\$ 6,838,753</b>	<b>\$ 263,028.96 / ACRE</b>		<b>\$ 60,462,055</b>	<b>\$ 375.27 / GSF</b>	
Escalation (Through Q3 2022)	\$ 1,953,883	\$ 12.13	4.50%	\$ 249,185	\$ 9,584.04	4.50%	\$ 2,203,068	\$ 13.67	4.50%
Soft Costs: Fees, FF&E, A/V, Technology, Permitting, & Owner's contingency	\$ 10,437,408	\$ 64.80	25%	\$ 532,447	\$ 20,478.71	10%	\$ 10,969,855	\$ 68.09	25%
<b>SUBTOTAL COST OF SOFT COSTS &amp; ESTIMATING CONT.</b>	<b>\$ 12,391,291</b>	<b>\$ 76.93 / GSF</b>		<b>\$ 532,447</b>	<b>\$ 30,062.75 / ACRE</b>		<b>\$ 12,923,738</b>	<b>\$ 76.93 / GSF</b>	
<b>GRAND TOTAL</b>	<b>\$ 66,014,593</b>	<b>\$ 409.86 / GSF</b>		<b>\$ 7,371,200</b>	<b>\$ 293,091.71 / ACRE</b>		<b>\$ 73,385,792</b>	<b>\$ 452.21 / GSF</b>	

**SUMMARY:**

Building = \$55.5M

Site = \$7.0M

**Construction = \$62.5M\***

+

Soft Costs = \$11M

**Project = \$73.5M\***

\*Estimated 2021 (Approx.)

# Possible Upgrades (Estimated 2021)

		Revised Estimate March 2021 Based on today's Dollars
<b>1. Future Expansion (within allowable footprint)</b>		
a. West side 2 story addition 4,600 s.f. (4 Classrooms)		\$952,942
b. East side 2 story addition 2,400 s.f. (2 Lab Classrooms)		\$591,504
<b>2. Geothermal</b>		
a. 50% Geothermal, 50% Propane Fired Boiler, Air Cooled Chiller – (Hybrid System)		\$2,640,578 or
b. Full Geothermal – (Omits the need for a Boiler and Chiller)		\$2,736,019
<b>3. Photovoltaics on Roof</b>		
a. PPA for PV's on Sloped Roof = 345KW (Norwich Solar Technologies)		\$0 to \$862,500
b. \$2.50/watt on roof, \$3.25/watt on canopies (Norwich Solar Tech.)		
<b>4. Emergency Generator (Base generator in estimate)</b>		
a. 500KW Diesel Generator with enclosure		\$274,541
"Shelter in place"		
<b>5. Site - Athletics</b>		
a. Synthetic Turf Field (in lieu of Sod field)		\$1,107,608
b. Synthetic track		\$710,146
<b>6. Maintenance Garage</b>		
a. 2000 s.f. 2 bay garage (wood structure)		\$250,000