


A group of six diverse high school students, three boys and three girls, are smiling and giving thumbs up. They are wearing colorful clothing like a blue sweater, a pink polo, and a striped shirt. The background is a blurred school hallway.

# West Shore School District

SCHOOL BOARD UPDATE

Phase 1&2 Building Projects

September

A blurred background image showing several young people in a library or study hall. In the foreground, a girl with long brown hair is looking down at a laptop. Behind her, another girl with blonde hair is also looking at a laptop. In the background, a woman with dark hair is standing, and another person is partially visible. Bookshelves filled with books are visible in the background.

# Agenda

- 01 5/6 Site Plans - Overview**
- 02 5/6 Building Plans & Exterior Concept**
- 03 Allen MS Concept**
- 04 Cost Estimates**
- 05 Q&A**





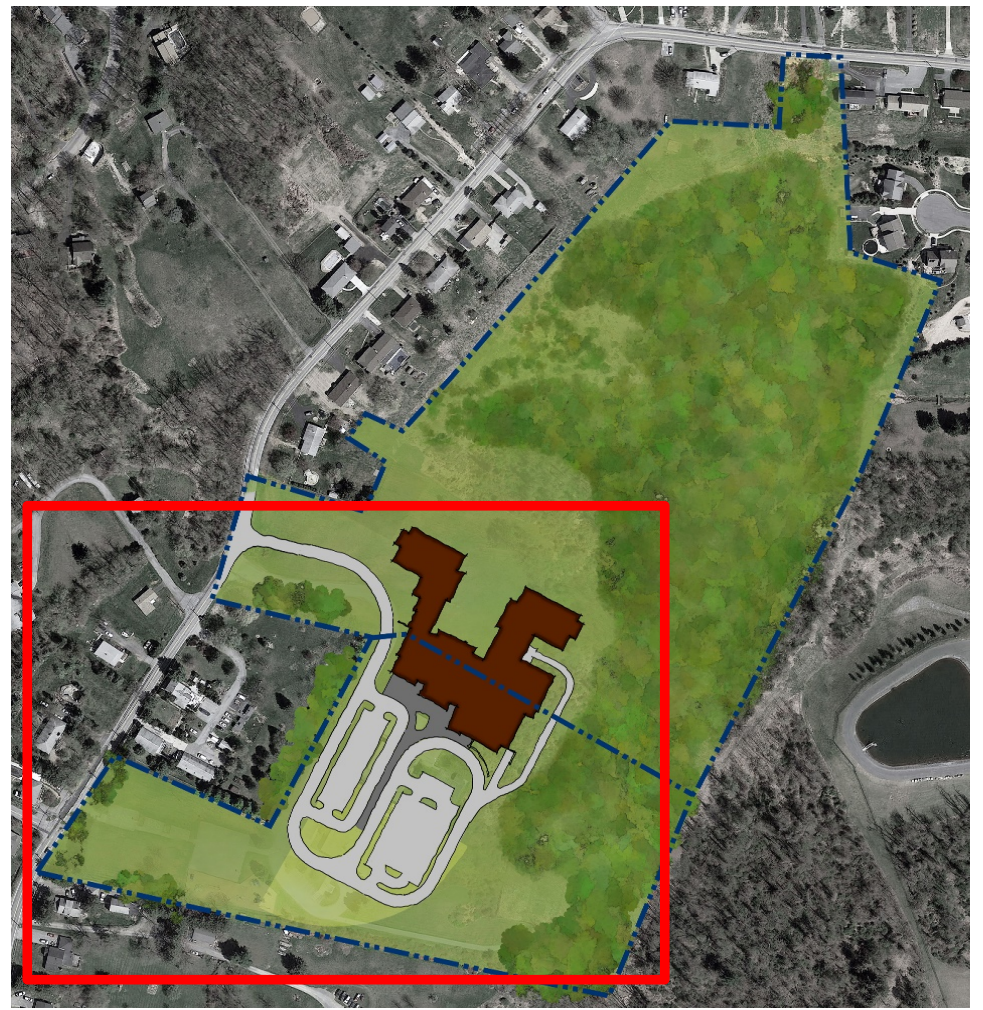
01

# 5/6 Site Plans Overview





Fairview - **existing site**

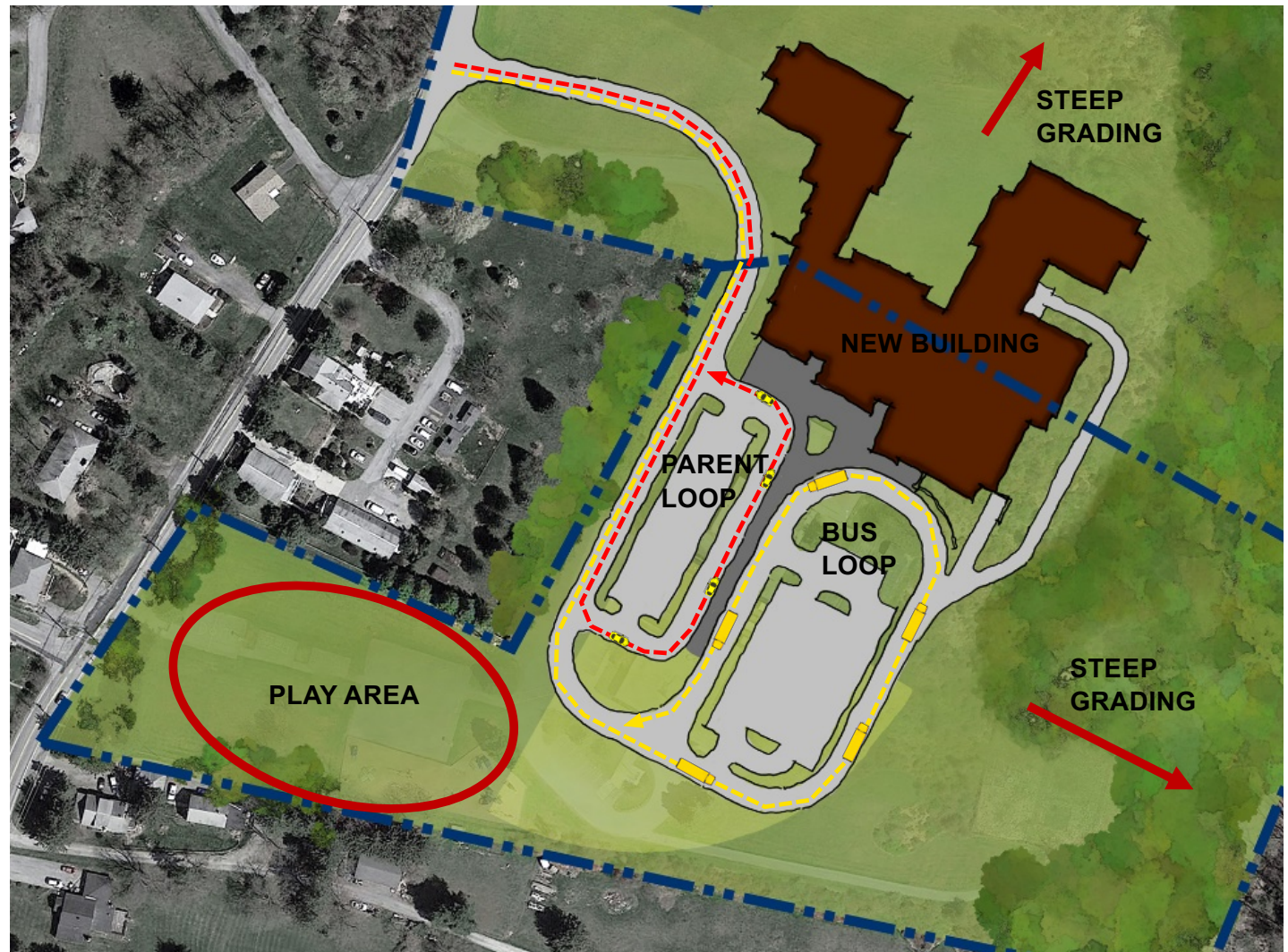


**proposed site**



## Site Plan

- ✓ Separate Bus and Parent Drop-off
- ✓ Visitor and Staff Parking
- ✓ Outdoor Play Area



Fairview – **site plan**



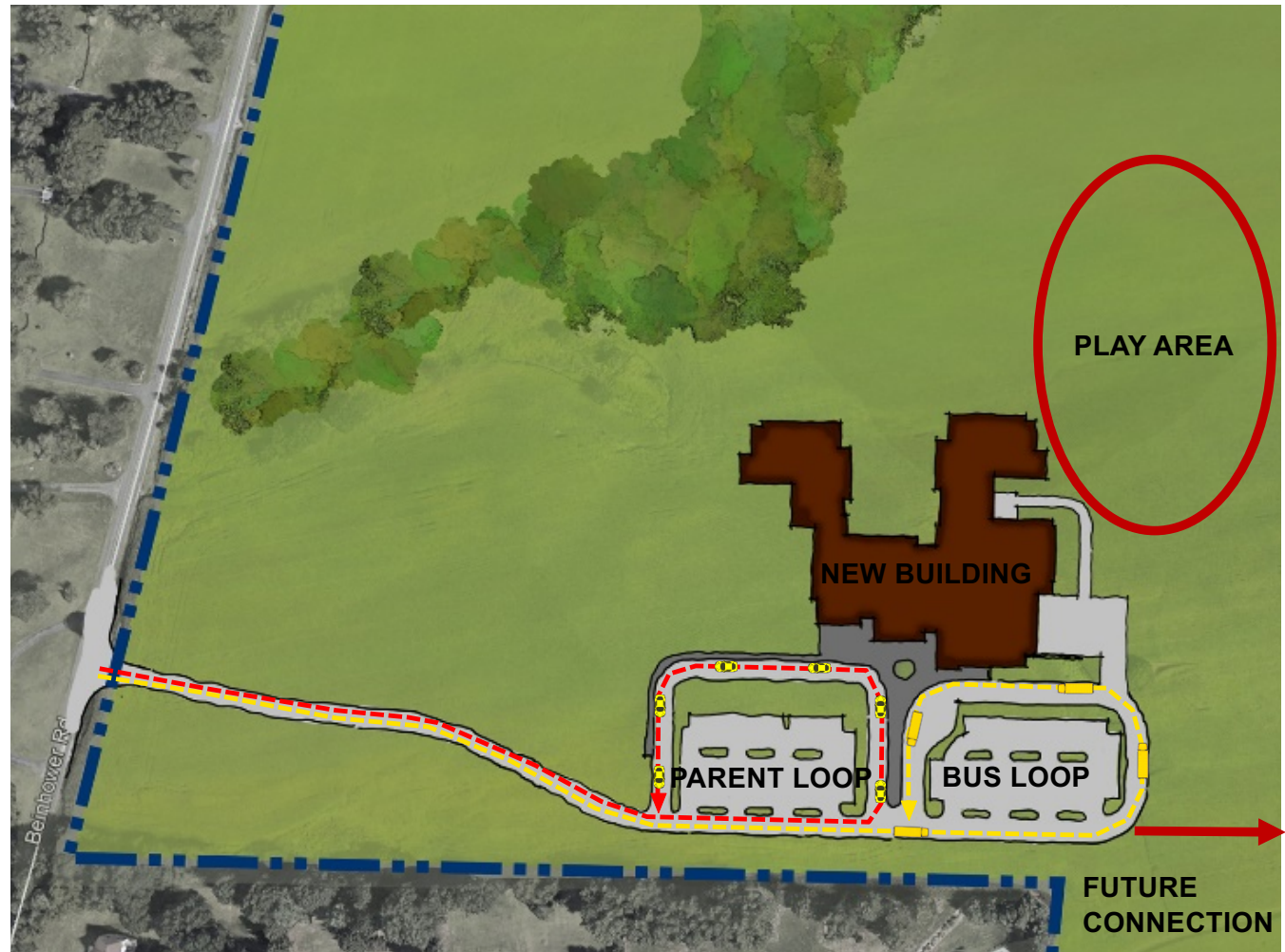


Valley and Beinhower - **new site**



## Site Plan

- ✓ Separate Bus and Parent Drop-off
- ✓ Visitor and Staff Parking
- ✓ Outdoor Play Area
- ✓ Future Connection and Developable Area



Valley & Beinhower – **site plan**





02

## 5/6 Building Plans & Exterior Concept



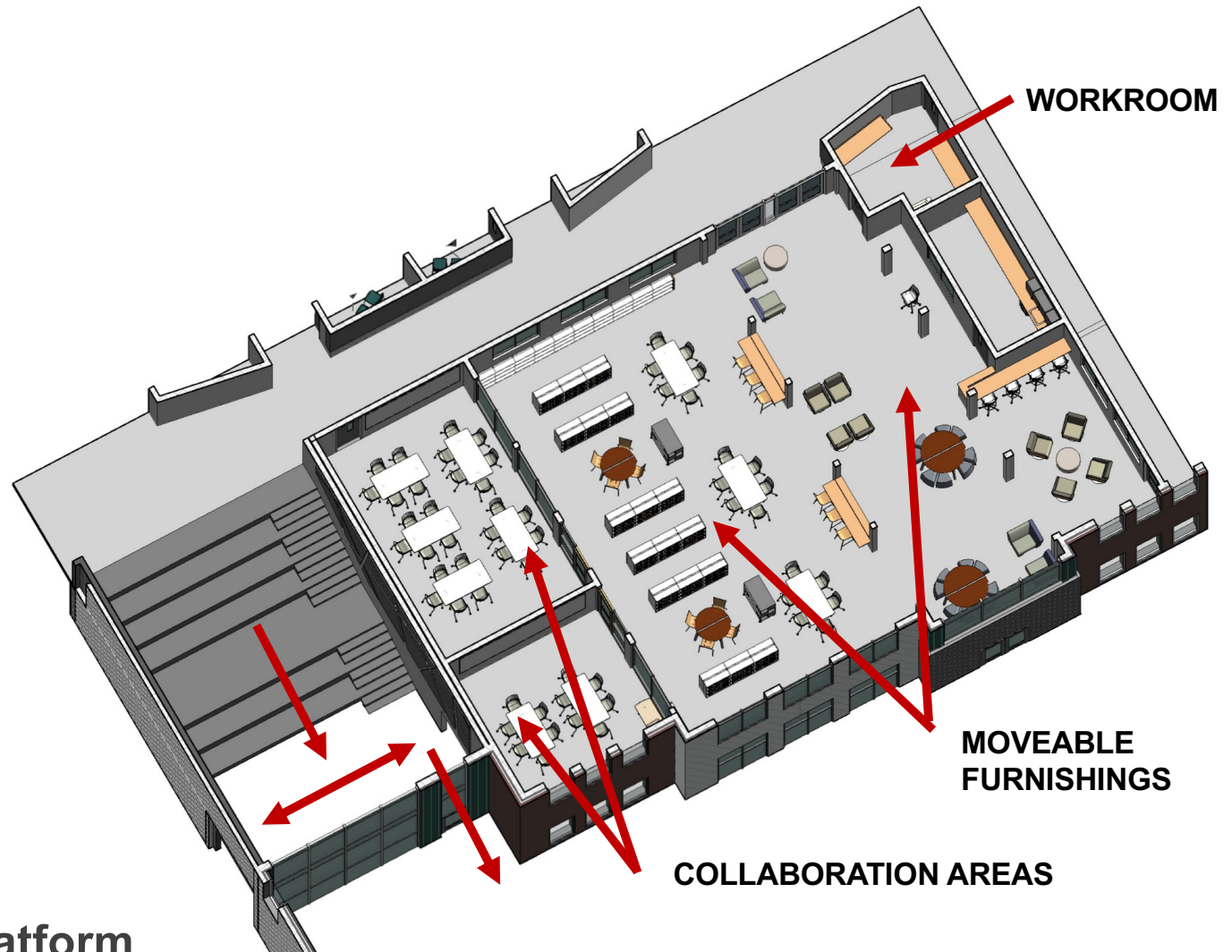
## Learning Commons

- ✓ Flexible Reading Area
- ✓ Collaboration Space
- ✓ Workroom Area

## Learning Stairs

- ✓ Informal Gathering Area
- ✓ Additional Teacher Instruction Area
- ✓ Connection to Lower Level & Outdoor Classroom

learning commons & platform





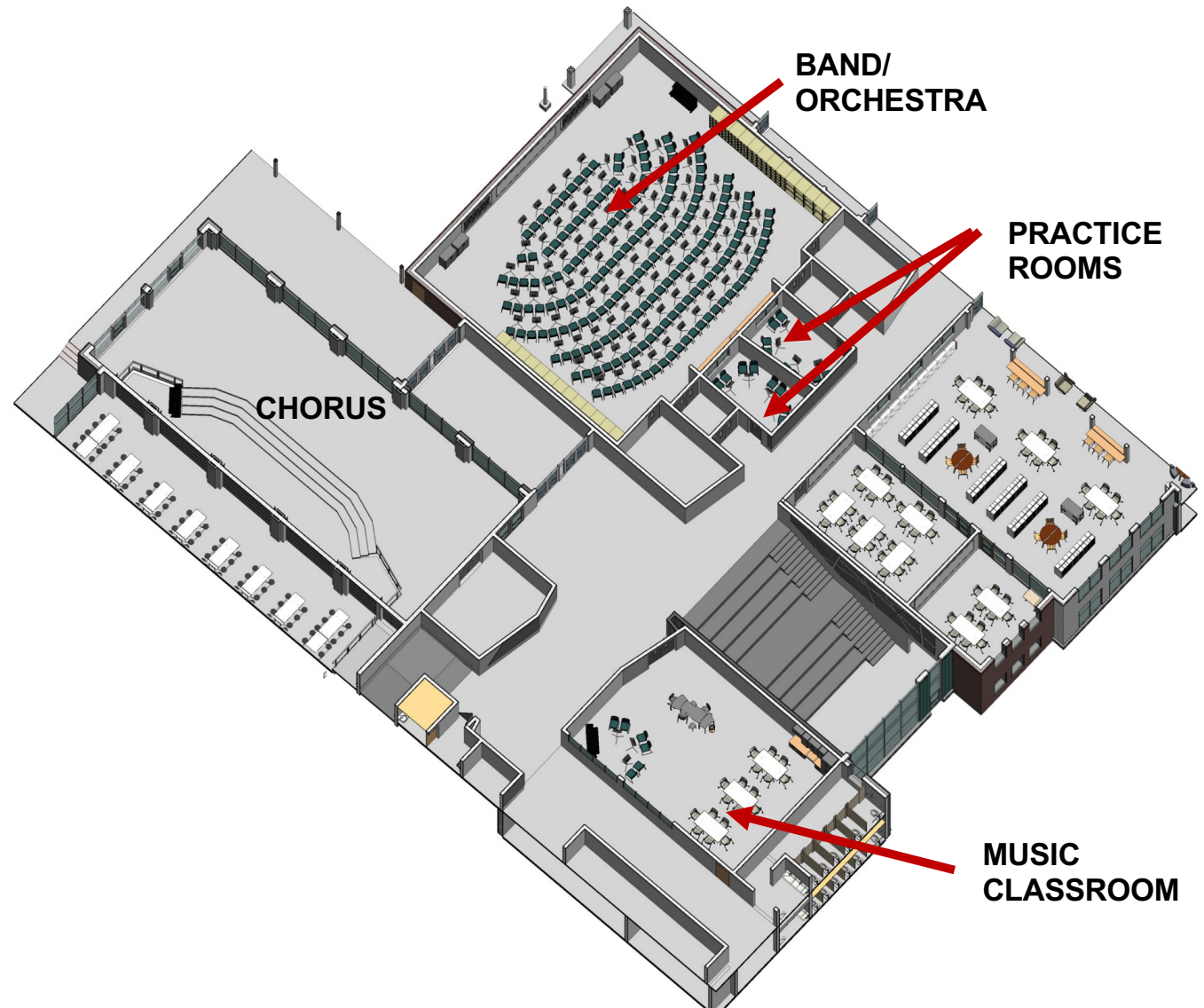


**learning platform**  
York Country Day School



## Music Areas

- ✓ Band/ Orchestra Room
- ✓ Practice Rooms
- ✓ Dedicated Storage
- ✓ Choral Area
- ✓ Music Classroom

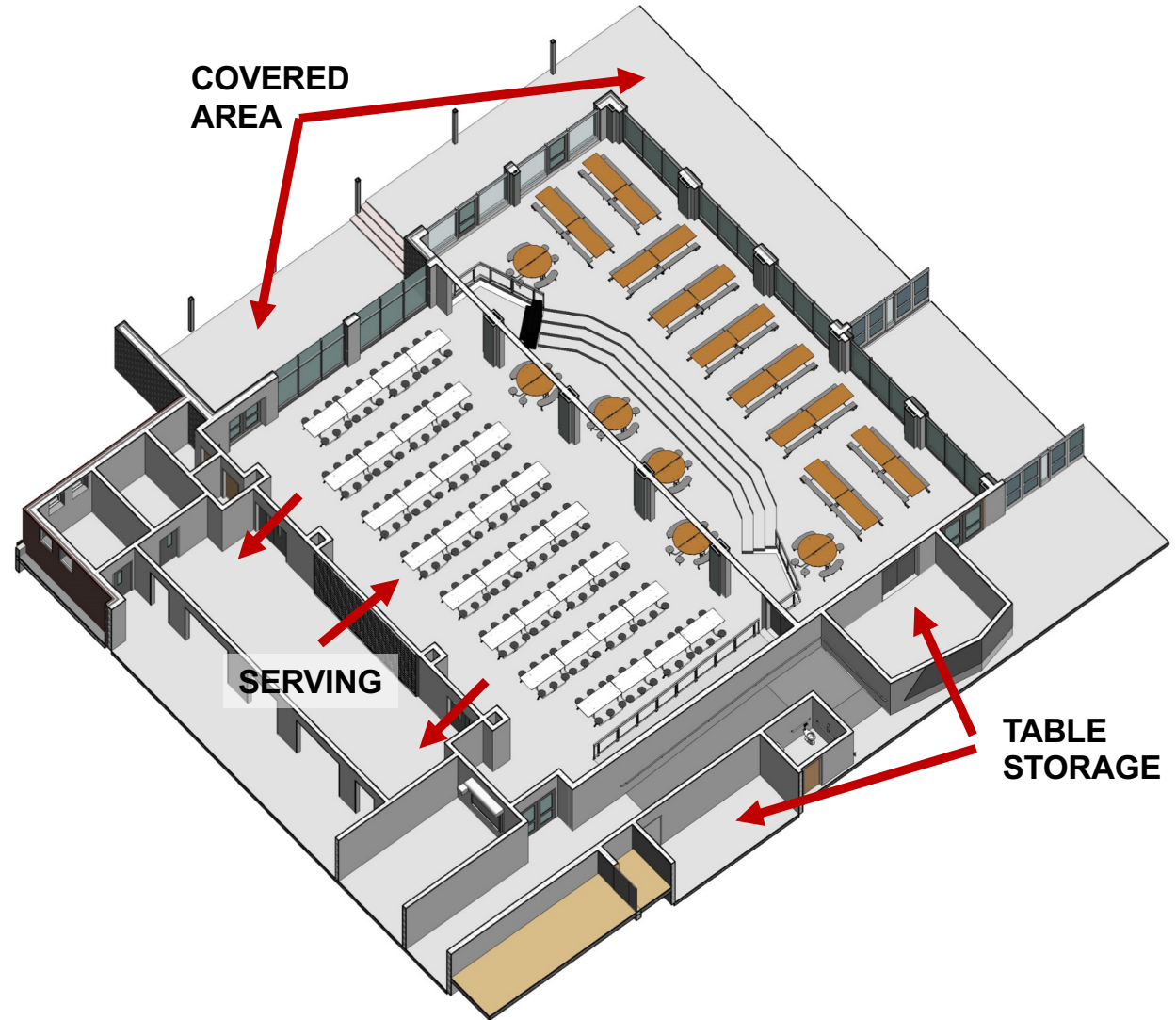


music areas



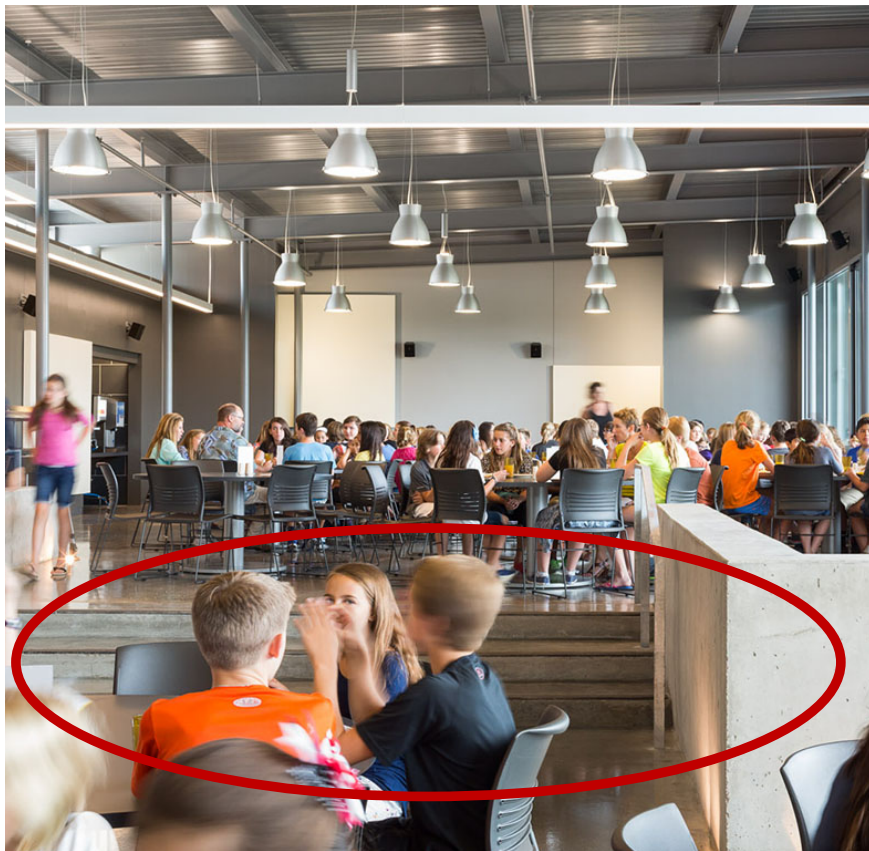
## Cafeteria

- ✓ Tiered Levels of Seating
- ✓ 350+ Seating Capacity
- ✓ Natural Daylight
- ✓ Overhead Garage Doors for Control
- ✓ Morning Breakfast Use During Chorus

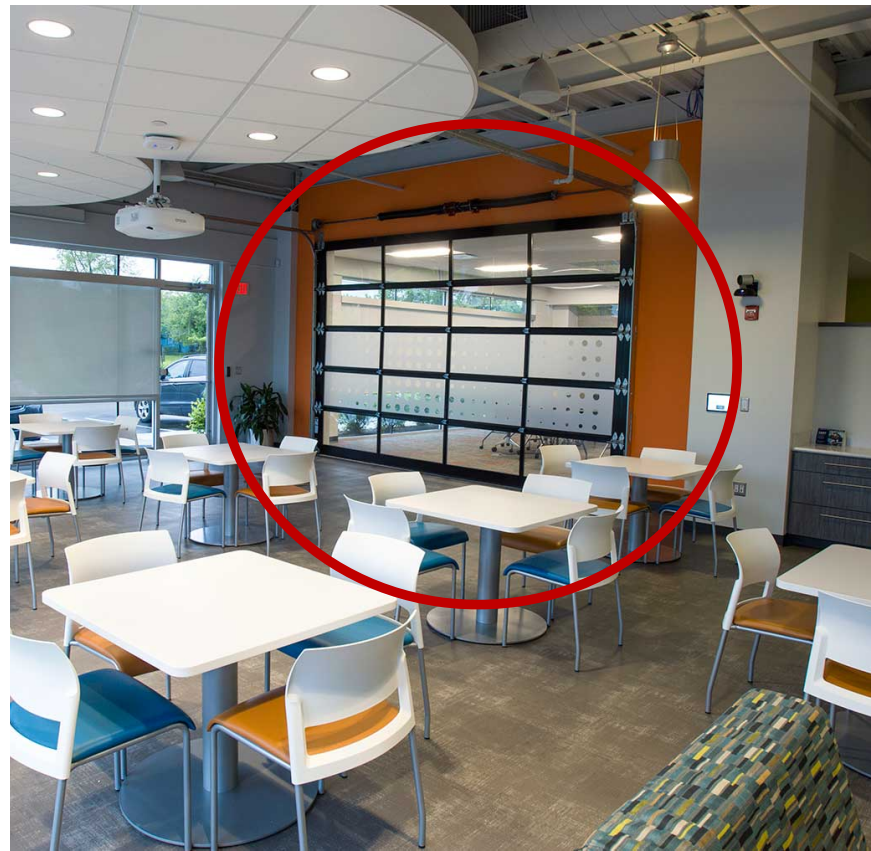


cafeteria





**TIERED SEATING LEVELS**

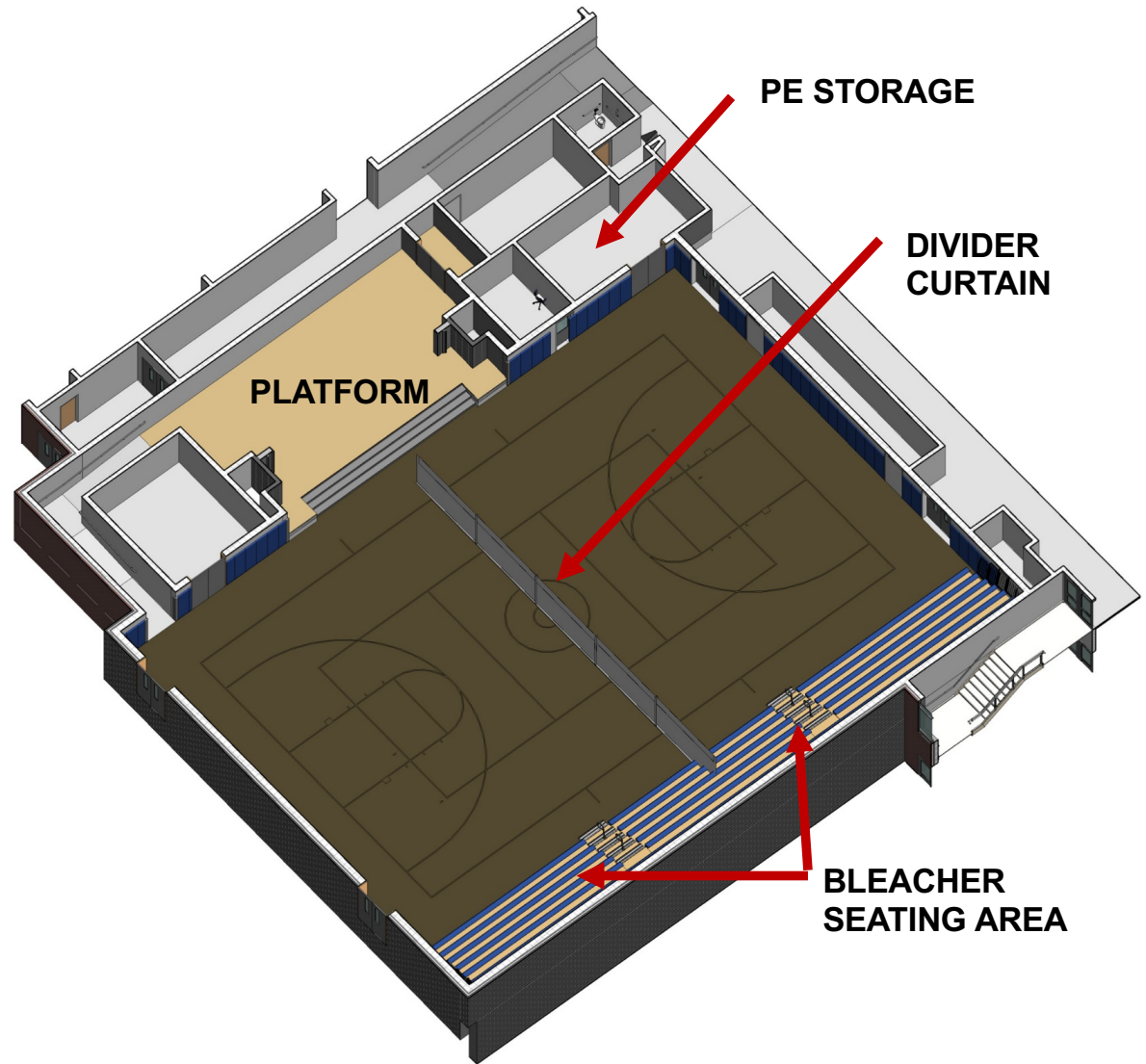


**OVERHEAD GARAGE DOORS**

**cafeteria/ multi-purpose**

# Gymnasium

- ✓ Collapsible Bleacher Seating
- ✓ Divider Curtain
- ✓ Raised Platform
- ✓ Full Size Basketball Court
- ✓ Dedicated PE Storage

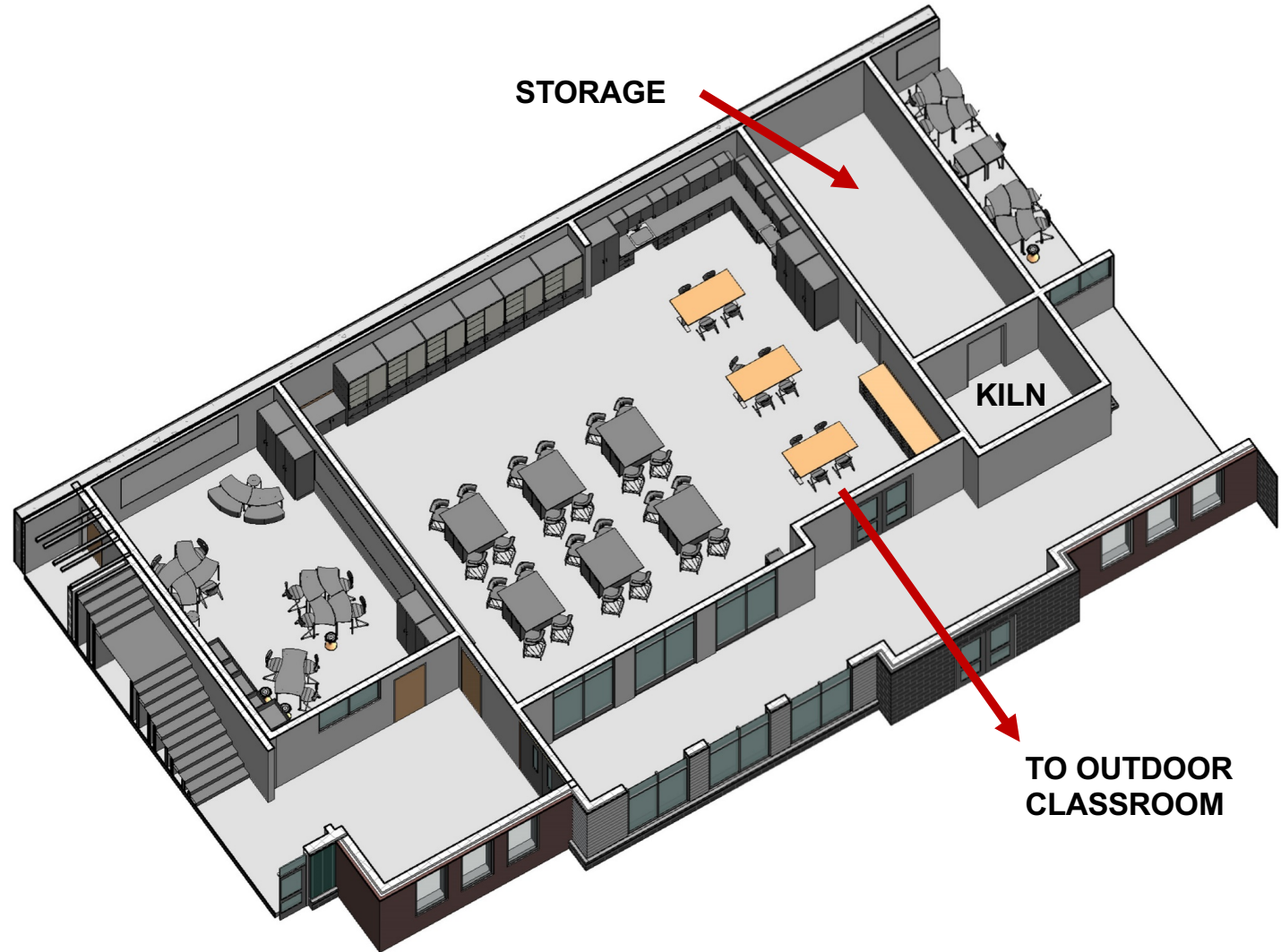


**gymnasium**



## Art

- ✓ Dedicated Storage
- ✓ Separate Kiln Room
- ✓ Flexible Furniture
- ✓ Access to Outdoor Classroom



## Outdoor Area

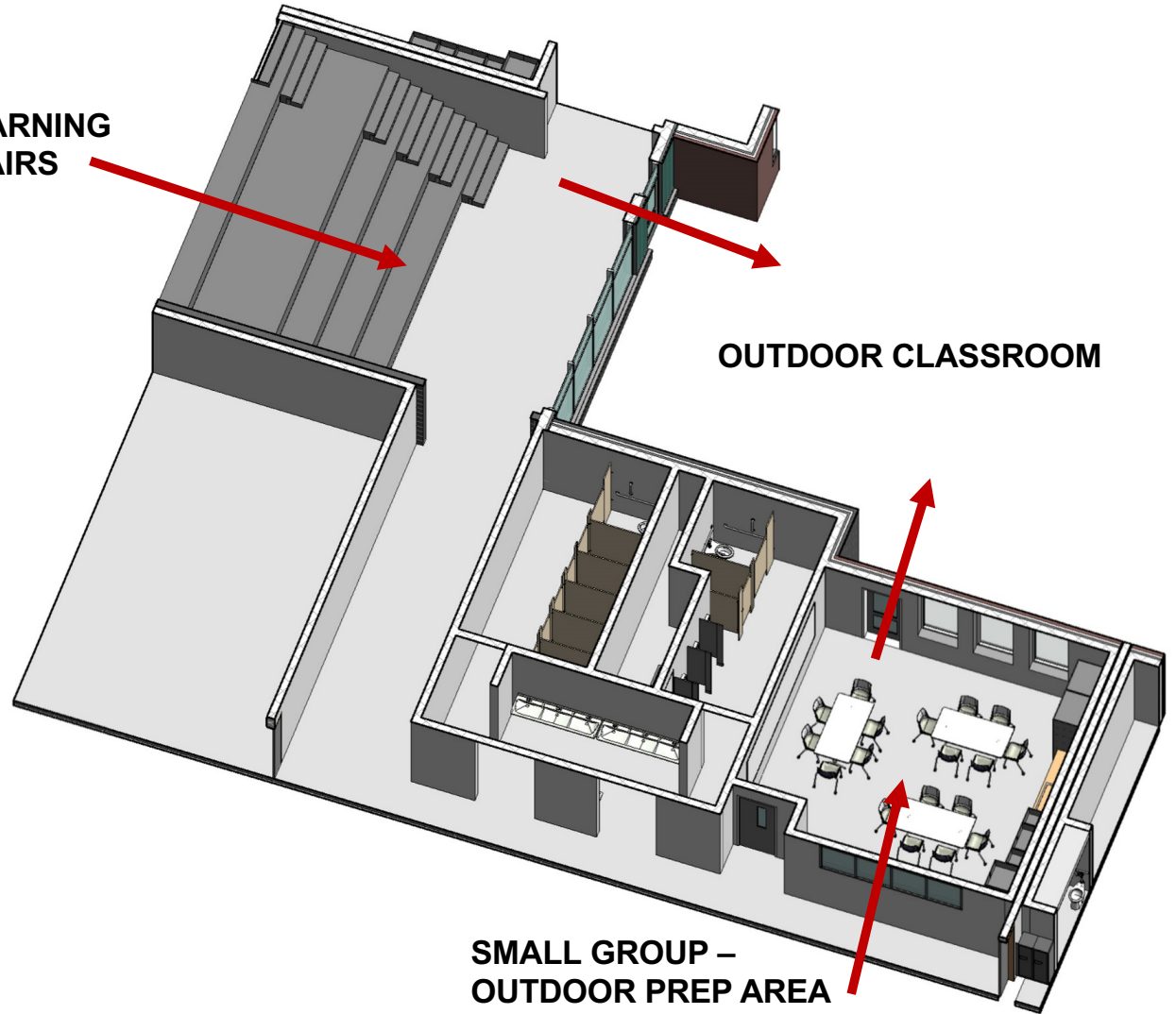
- ✓ Accessible from Learning Stairs
- ✓ Adjacent “Agricultural” Small Group Room
- ✓ Potential Raised Planting Bed Areas

**LEARNING  
STAIRS**

**OUTDOOR CLASSROOM**

**SMALL GROUP –  
OUTDOOR PREP AREA**

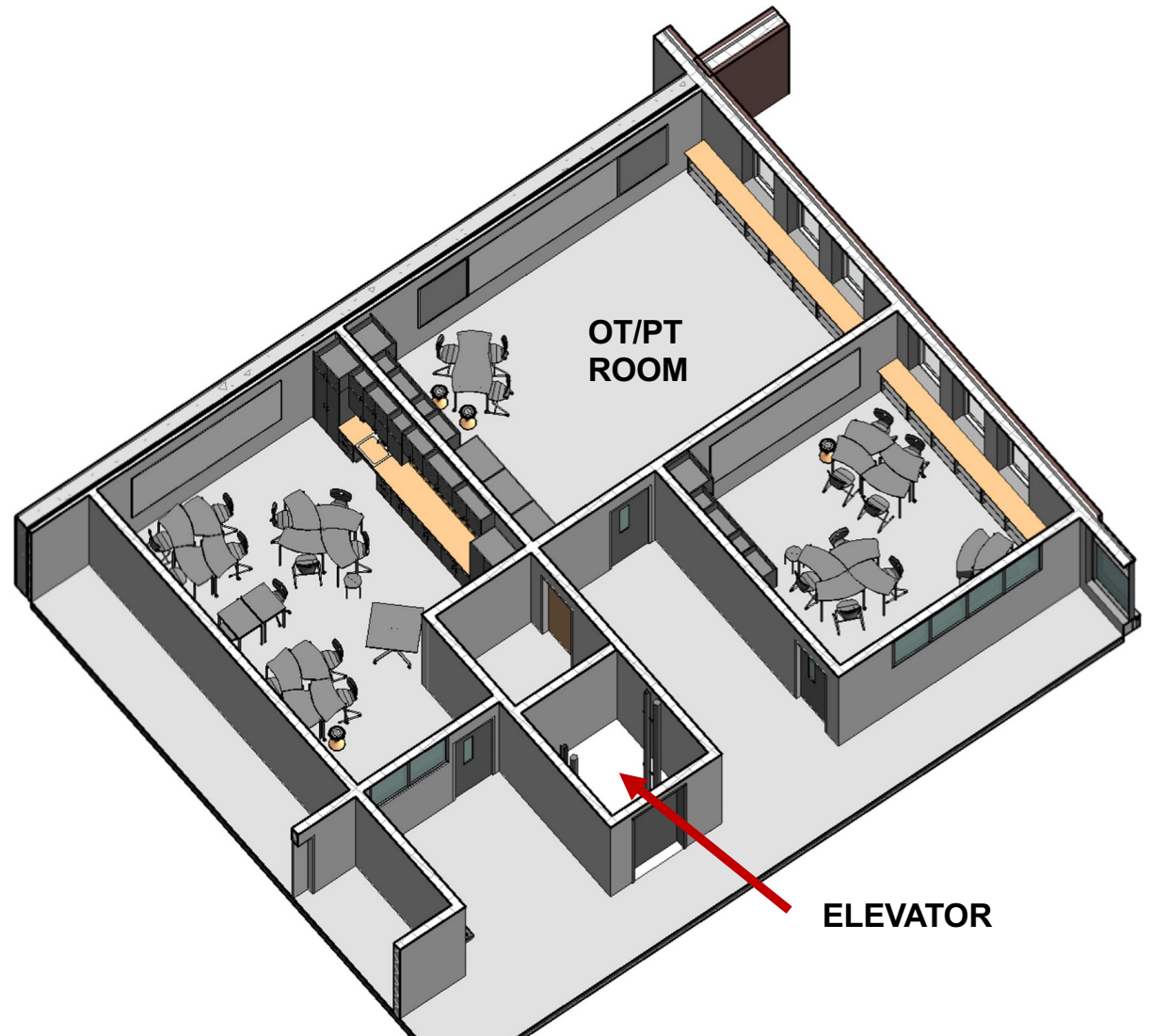
**outdoor classroom area**





## Itinerant Teachers

- ✓ Reading Specialist
- ✓ Speech Clinician
- ✓ OT/PT Classroom
- ✓ Flexible Furniture



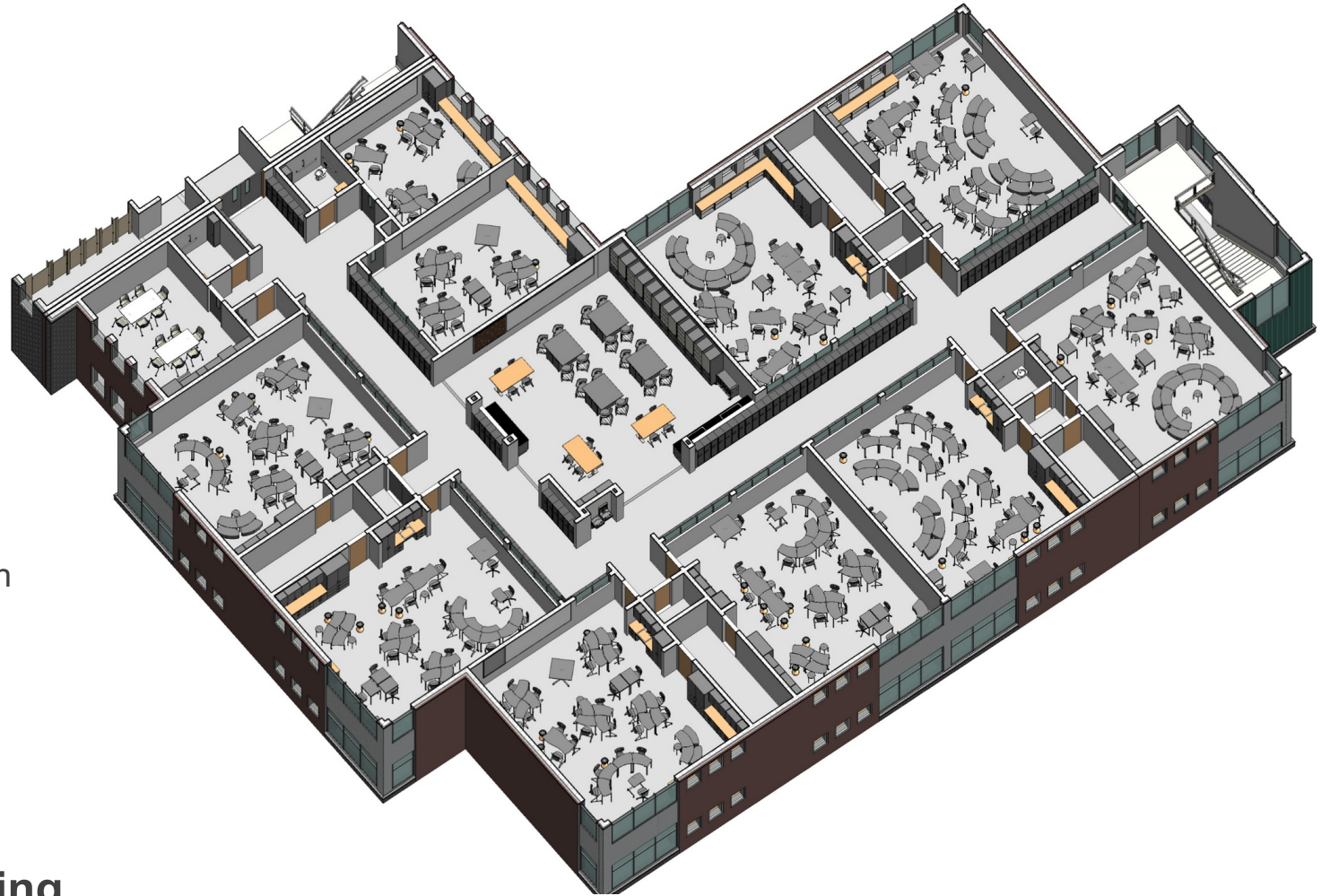
small group instruction suite

## Classroom Wings

- ✓ Flexible LGI
- ✓ Dedicated SGI
- ✓ Shared SGI
- ✓ Faculty Planning
- ✓ Faculty Bathrooms
- ✓ Corridor Lockers

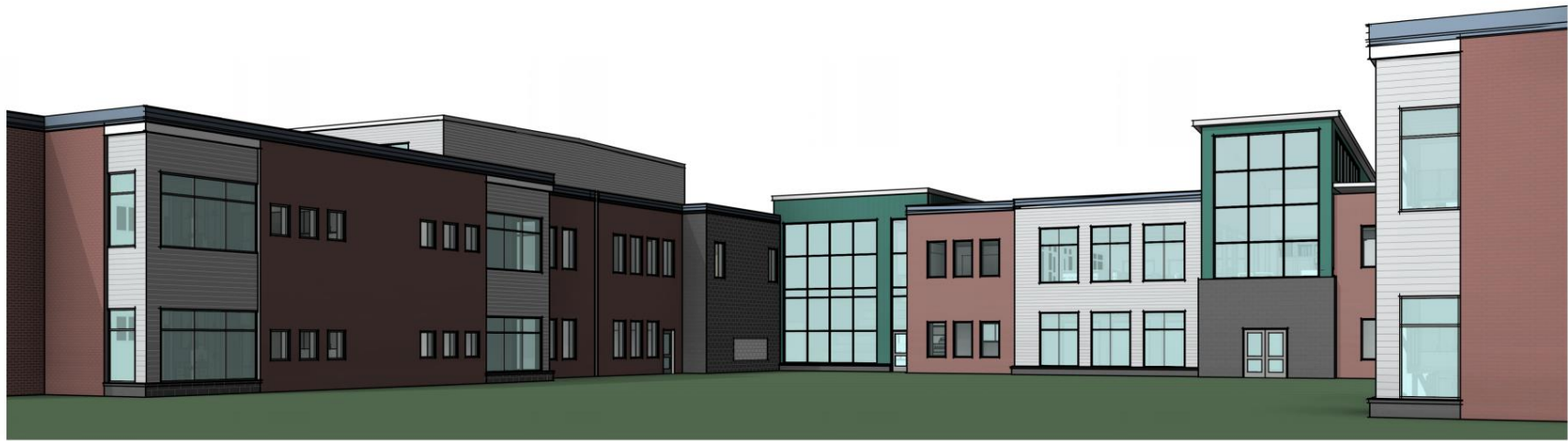
## Classrooms

- ✓ Shared Storage Between Rooms
- ✓ Corridor Windows
- ✓ Learning Support w/ Bathroom
- ✓ Flexible Furniture



**typical classroom wing**



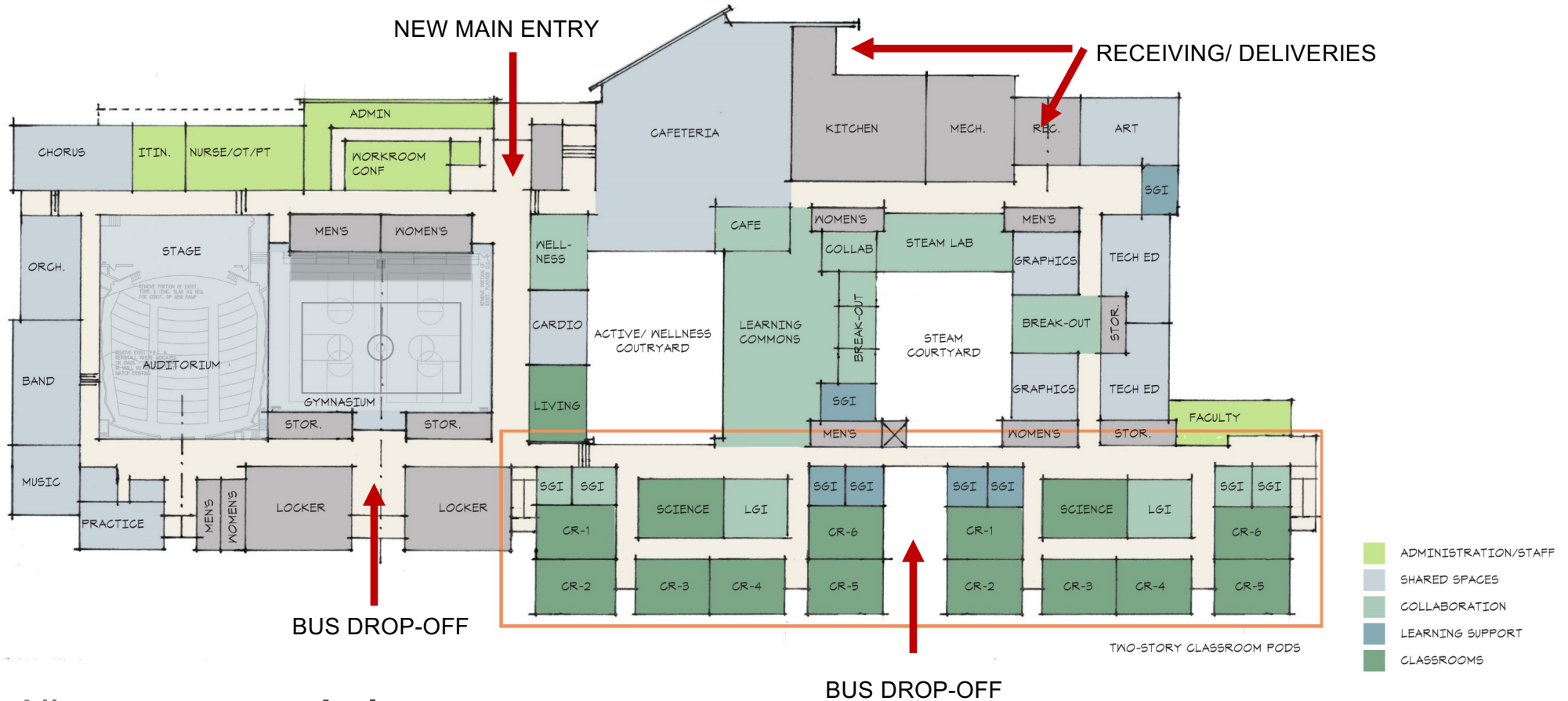


**exterior concept**



03 Allen MS  
Concept

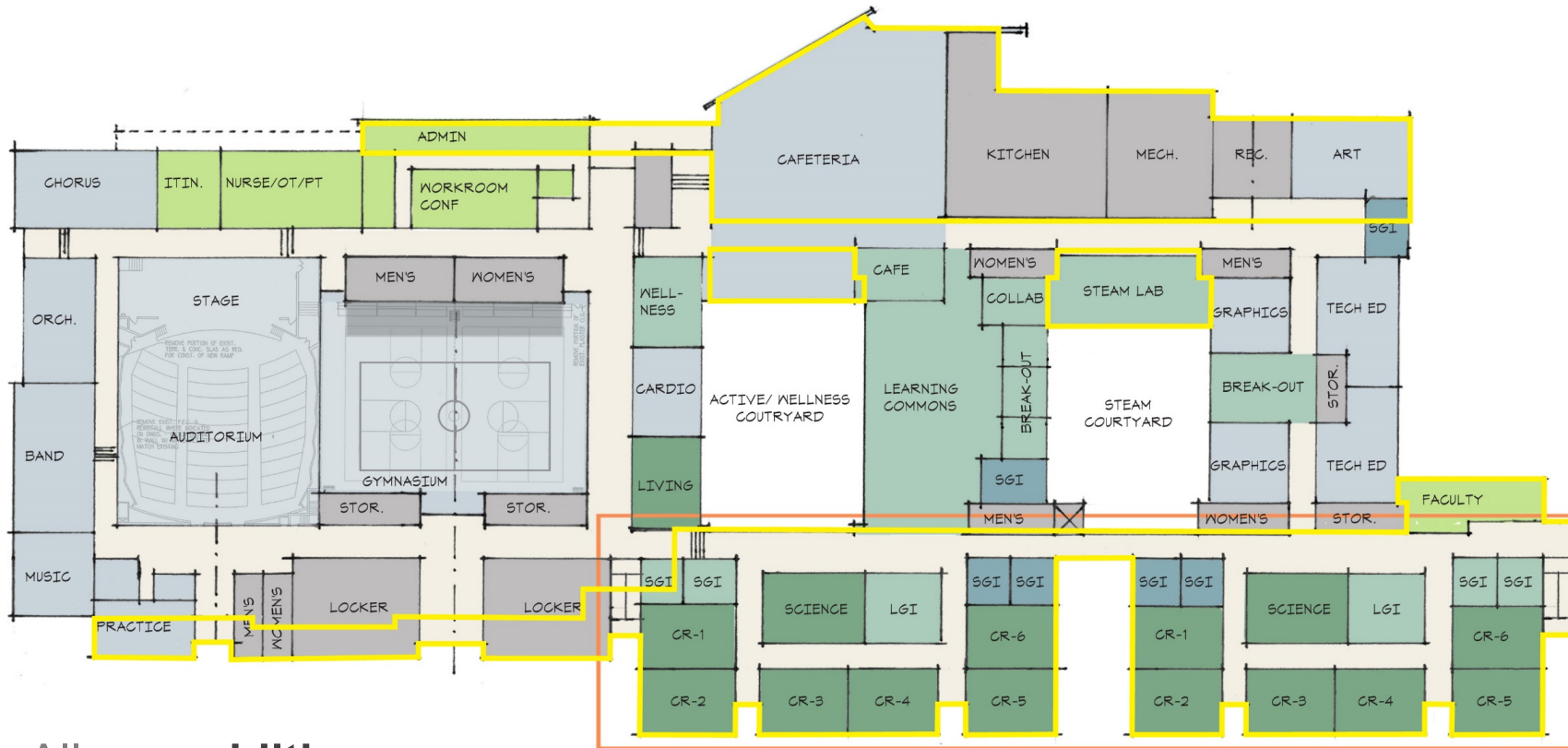




Allen – proposed plans





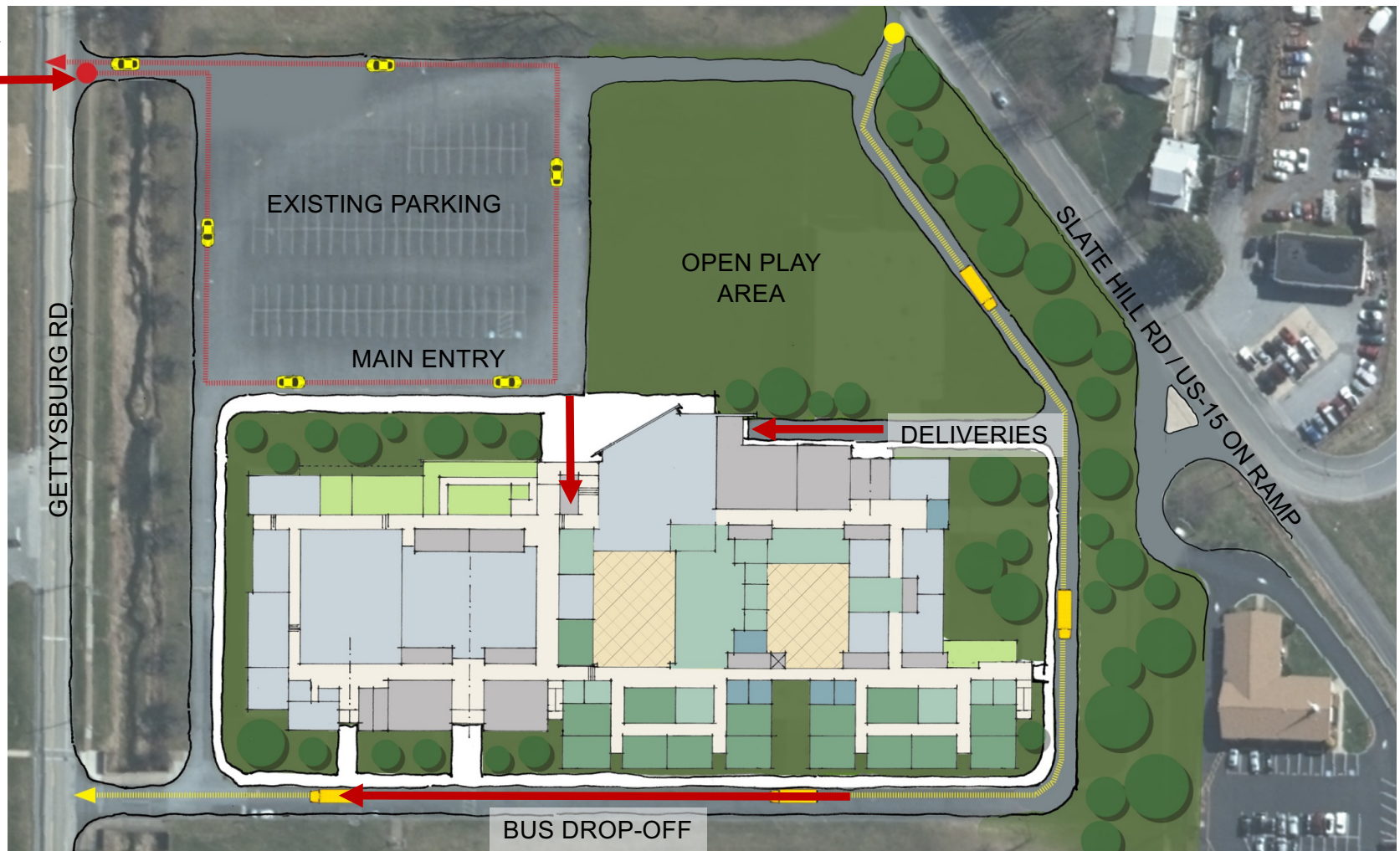


Allen – additions

TWO-STORY CLASSROOM PODS

- ADDITION SPACES
- ADMINISTRATION/STAFF
- SHARED SPACES
- COLLABORATION
- LEARNING SUPPORT
- CLASSROOMS

POTENTIAL NEW  
ENTRY



Allen – proposed site plan





## 04 Cost Estimates

COST ESTIMATES						
	735 student capacity		FAIRVIEW			VALLEY-BEIN
		\$/ S.F.	Sq. Ft.	Sub-Total		Sq. Ft. Sub-Total
1	General Construction	\$130.00	108,000	\$14,040,000		104,000 \$13,520,000
2	Mechanical Systems	\$25.00	108,000	\$2,700,000		104,000 \$2,600,000
3	Plumbing Systems	\$17.00	108,000	\$1,836,000		104,000 \$1,768,000
4	Electrical Systems	\$29.00	108,000	\$3,132,000		104,000 \$3,016,000
	<b>SUB-TOTAL*</b>	<b>\$201.00</b>	<b>108,000</b>	<b>\$21,708,000</b>		<b>104,000 \$20,904,000</b>
5	Demolition of existing			\$250,000		\$0
	<b>SUB-TOTAL</b>			<b>\$250,000</b>		<b>\$0</b>
				<b>\$21,958,000</b>		<b>\$20,904,000</b>
A	Estimating Contingency (2020 bid)		3.0%	\$658,740		3.0% \$627,120
B	Site Costs (Lump Sum)*			\$3,000,000		\$3,000,000
	<b>CONSTRUCTION COSTS TOTAL</b>			<b>\$25,616,740</b>		<b>\$24,531,120</b>
	Soft Costs		15%	\$3,842,511		15% \$3,679,668
	Owner Contingency		4%	\$1,024,670		4% \$981,245
	<b>PROJECT COSTS TOTAL</b>			<b>\$30,483,921</b>		<b>\$29,192,033</b>

intermediate schools – **cost estimate**



COST ESTIMATES				
		Allen MS		
	NEW	\$/ S.F.	Sq. Ft.	Sub-Total
1	General Construction	\$130.00	55,000	\$7,150,000
2	Mechanical Systems	\$25.00	55,000	\$1,375,000
3	Plumbing Systems	\$17.00	55,000	\$935,000
4	Electrical Systems	\$29.00	55,000	\$1,595,000
	<b>SUB-TOTAL*</b>	<b>\$201.00</b>	<b>55,000</b>	<b>\$11,055,000</b>
	EXISTING	\$/ S.F.	Sq. Ft.	Sub-Total
1	General Construction	\$90.00	82,900	\$7,461,000
2	Mechanical Systems	\$25.00	82,900	\$2,072,500
3	Plumbing Systems	\$17.00	82,900	\$1,409,300
4	Electrical Systems	\$29.00	82,900	\$2,404,100
	Demolition	\$10.00	32,600	\$326,000
	<b>SUB-TOTAL*</b>	<b>\$161.00</b>	<b>82,900</b>	<b>\$13,346,900</b>
	<b>SUB-TOTAL*</b>			<b>\$24,401,900</b>
A	Estimating Contingency (2020 bid)		5.0%	\$1,220,095
B	Site Costs (Lump Sum)*			\$1,500,000
	<b>CONSTRUCTION COSTS TOTAL</b>			<b>\$27,121,995</b>
	Soft Costs		15%	\$4,068,299
	Owner Contingency		4%	\$1,084,880
	<b>PROJECT COSTS TOTAL</b>			<b>\$32,275,174</b>

middle school– **cost estimate**

PHASE 1 & 2 COST COMPARISON								
	Original SF	Original Yr.	Actual SF	Bid Year	Original \$	Estimate \$	Actual \$	Delta
Rossmoyne ES	78,000	2018	90,528	2019	\$17,726,300		\$21,184,300	3,458,000
Fairview IS	88,000	2019	108,000	2020	\$21,175,564	\$25,616,740		4,441,176
New Site IS	82,000	2019	104,000	2020	\$20,074,700	\$24,531,120		4,456,420
Allen MS	135,000	2020	147,000	2021	\$33,444,873	\$27,121,995		6,322,878
CONSTRUCTION TOTAL COST ESTIMATE					\$92,421,437		\$104,254,155	6,032,718
Budget (w/ soft costs)					\$118,299,439	19%	\$124,062,444	5,763,005
Inflation (for 1-year schedule change)					5%	\$5,914,972		
PROJECT COST ESTIMATE					\$124,214,411		\$124,062,444	151,967
New Site Purchase					\$5,800,000		\$5,800,000	
PROJECT TOTAL COST ESTIMATE					\$130,014,411		\$129,862,444	151,967

phase 1&2 – cost estimate