

SCHOOL SPACE NEEDS STUDY
READING MEMORIAL HIGH SCHOOL

READING PUBLIC SCHOOLS
READING, MASSACHUSETTS

APRIL 13, 2000

STREKALOVSKY & HOIT, INC.
ARCHITECTS
51 NORTH STREET
HINGHAM, MA 02043
(781)749-4160

• Summary of Project Costs - Options A, B.1, B.2, C.1, C.2, C.3 and D

A. Administrative Changes										Net Cost
	Necessary Mech./ ADA Systems	340,575	sf	\$	10,217,250					To Reading
	Site Allowance			\$	700,000					
	Total Construction Cost	340,575	sf	\$	10,917,250	\$ 32	per sf			
	Project Cost Multiplier (25% = F & E, Fees, Misc. Expenses)			\$	2,729,313					
	Total Project Cost - 1999 dollars			\$	13,646,563	\$ 40	per sf			\$ 13,646,563
B.1 Renovations (with enlarged classrooms)										
	Reconfigure and Renovate Existing Areas	340,000	sf	\$	23,330,875					
	Site Allowance			\$	700,000					
	Total Construction Cost	340,000	sf	\$	24,030,875	\$ 71	per sf			
	Project Cost Multiplier (25% = F & E, Fees, Misc. Expenses)			\$	6,007,719					
	Total Project Cost - 1999 dollars			\$	30,038,594	\$ 88	per sf			\$ 10,213,122
	Inflation at 4% - year 2000 project cost			\$	31,240,138					
	Inflation at 4% - year 2001 project cost			\$	32,489,743					
	Inflation at 4% - year 2002 project cost			\$	33,789,333					
	Inflation at 4% - year 2003 project cost			\$	35,140,906					
B.2 Renovations (without enlarged classrooms)										
	Reconfigure and Renovate Existing Areas	340,000	sf	\$	20,825,375					
	Site Allowance			\$	700,000					
	Total Construction Cost	340,000	sf	\$	21,525,375	\$ 63	per sf			
	Project Cost Multiplier (25% = F & E, Fees, Misc. Expenses)			\$	5,381,344					
	Total Project Cost - 1999 dollars			\$	26,906,719	\$ 79	per sf			\$ 9,148,284
	Inflation at 4% - year 2000 project cost			\$	27,982,988					
	Inflation at 4% - year 2001 project cost			\$	29,102,307					
	Inflation at 4% - year 2002 project cost			\$	30,266,399					
	Inflation at 4% - year 2003 project cost			\$	31,477,055					
C.1 Renovations and Additions (link to fieldhouse)										
	Reconfigure and Renovate Existing Areas	340,575	sf	\$	22,931,500					
	New Construction - Fieldhouse Aux. Gym	7,500	sf	\$	951,500					
	New Construction - Fieldhouse Link to RMHS	7,150	sf	\$	3,129,500					
	Site Allowance			\$	700,000					
	Total Construction Cost	355,225	sf	\$	27,712,500	\$ 78	per sf			
	Project Cost Multiplier (25% = F & E, Fees, Misc. Expenses)			\$	6,928,125					
	Total Project Cost - 1999 dollars			\$	34,640,625	\$ 98	per sf			\$ 11,777,813
	Inflation at 4% - year 2000 project cost			\$	36,026,250					
	Inflation at 4% - year 2001 project cost			\$	37,467,300					
	Inflation at 4% - year 2002 project cost			\$	38,965,992					
	Inflation at 4% - year 2003 project cost			\$	40,524,632					
C.2 Renovations and Additions (more extensive links and fieldhouse addition)										
	Reconfigure and Renovate Existing Areas	330,000	sf	\$	22,225,000					
	New Construction - 3 Floor Link of G to B	2,250	sf	\$	269,500					
	New Construction - 2 Floor Link of A to B	10,000	sf	\$	1,754,500					
	New Construction - Fieldhouse Lck's/Wgt Rm.	24,000	sf	\$	3,635,000					
	New Construction - Fieldhouse Link to RMHS	7,150	sf	\$	3,129,500					
	New Construction - Fieldhouse Aux. Gym	7,500	sf	\$	951,500					
	Site Allowance			\$	700,000					
	Total Construction Cost	380,900	sf	\$	32,665,000	\$ 86	per sf			
	Project Cost Multiplier (25% = F & E, Fees, Misc. Expenses)			\$	8,166,250					
	Total Project Cost - 1999 dollars			\$	40,831,250	\$ 107	per sf			\$ 13,882,625
	Inflation at 4% - year 2000 project cost			\$	42,464,500					
	Inflation at 4% - year 2001 project cost			\$	44,163,080					
	Inflation at 4% - year 2002 project cost			\$	45,929,603					
	Inflation at 4% - year 2003 project cost			\$	47,766,787					

RMHS - School Space Needs Study - Strekalovsky & Hoyt, Inc.
April 13, 2000

• Summary of Project Costs - Options A, B.1, B.2, C.1, C.2, C.3 and D

C.3 Renovations and Additions (more extensive links and fieldhouse addition)						
Reconfigure and Renovate Existing Areas	336,275	sf	\$	22,913,250		
New Construction - 3 Floor Link of G to B	2,400	sf	\$	269,500		
New Construction - 2 Floor Link of A to B	7,000	sf	\$	1,754,500		
New Construction - Band / Choral / CR's	18,000	sf	\$	2,250,000		
New Construction - Expand Sci. at Ground Fl.	1,200	sf	\$	240,000		
New Construction - Sci. Offices, Stor., Prep	2,600	sf	\$	520,000		
New Construction - Expand Cafeteria	3,000	sf	\$	600,000		
New Construction - Girls Lockers/Weight Rm	24,000	sf	\$	3,635,000		
New Construction - Extend Track/Lockers	9,600	sf	\$	1,200,000		
New Construction - CR's / Stor @ Fieldhse	4,000	sf	\$	500,000		
Site Allowance			\$	900,000		
Total Construction Cost	410,075	sf	\$	34,782,350	\$ 85	per sf
Project Cost Multiplier (25% = F & E, Foca, Misc. Expenses)			\$	8,695,563		
Total Project Cost - 1999 dollars			\$	43,477,913	\$ 106	per sf
Inflation at 4% - year 2000 project cost			\$	45,216,925		
Inflation at 4% - year 2001 project cost			\$	47,025,602		
Inflation at 4% - year 2002 project cost			\$	48,906,626		
Inflation at 4% - year 2003 project cost			\$	50,862,891		
D. New High School						
1,600 students x 155 sf/student x \$177/sf =	248,000	sf	\$	43,896,000	project costs	
Demolition and Site Prep			\$	7,000,000		
Community/Reno Fieldhouse = 40,000 x \$70=	40,000	sf	\$	2,800,000		
Total Project Cost - 1999 dollars	288,000	sf	\$	53,696,000	\$ 186	per sf
Inflation at 4% - year 2000 project cost			\$	55,843,840		
Inflation at 4% - year 2001 project cost			\$	58,077,594		
Inflation at 4% - year 2002 project cost			\$	60,400,697		
Inflation at 4% - year 2003 project cost			\$	62,816,725		
<i>(Construction Costs - For Comparison Purposes)</i>						
<i>(Demolition and Site Prep = \$7 mil. = \$2 mil abatement + \$3 mil demolition/disposal + \$2 mil site prep)</i>						
<i>(\$42 mil construction cost = 248,000 sf x \$170/sf = \$42.16 mil + \$3 mil fieldhouse + \$3 mil demo + \$2 mil site prep)</i>						
<i>(Maximum Reimbursement = 65% of \$43,896,000 + \$2,800,000 = \$30,332,400. Reading's share = \$33,696,000 - \$30,332,400 = \$3,363,600)</i>						

RMHS - School Space Needs Study - Strekalovsky & Hoyt, Inc.

April 13, 2000