



South Kingstown School District Planning Option A



Location	Description	Quantity	Unit	Takeoff	Cost/Unit	Cost
Building Expansion/Addition						
Broad Rock Middle School (6-8th approx. 774 students)						
	Add 12-15 Teaching Stations	15	950	14,250	\$350.00	\$4,987,500.00
	Circulation Factor	30%		14,250	\$350.00	\$1,496,250.00
	Increase Cafeteria			4,702	\$350.00	\$1,645,700.00
	Increase Kitchen			650	\$350.00	\$227,500.00
Subtotal New Construction Option A				23,877		\$8,356,950.00
Building Renovation/Upgrades						
Broad Rock Middle School	Security Upgrades				Allowance	\$150,000.00
Matunuck Elementary School	Security Upgrades				Allowance	\$350,000.00
	Core (Assume 25% of building SF)	25%	43,532	10,883	\$250.00	\$2,720,750.00
Peace Dale Elementary School	Security Upgrades				Allowance	\$350,000.00
	Core (Assume 25% of building SF)	25%	85,500	21,375	\$250.00	\$5,343,750.00
	Improve traffic flow				Allowance	\$600,000.00
Wakefield Elementary School	Security Upgrades				Allowance	\$350,000.00
	Core (Assume 25% of building SF)	25%	32,405	8,101	\$250.00	\$2,025,312.50
	Improve traffic flow				Allowance	\$400,000.00
West Kingston Elementary School	Security Upgrades				Allowance	\$350,000.00
	Core (Assume 25% of building SF)	25%	43,532	10,883	\$250.00	\$2,720,750.00
High School	Security Upgrades				Allowance	\$750,000.00
	Core (Assume 50% of building SF)	50%	234,900	117,450	\$250.00	\$29,362,500.00
	Raze sub-standard areas (will these need to be re-built?)		10,221	122,652	\$0.39	\$47,834.28
Curtis Corner Middle School	Relocate District Offices				Allowance	\$150,000.00
Subtotal Renovation Costs Option A				291,344		\$45,670,896.78
Construction Subtotal						\$54,027,846.78
				Soft costs	16.50%	\$8,914,594.72
				Contingency	10%	\$5,402,784.68
Project Subtotal						\$68,345,226.18
Anticipated RIDE Reimbursement					35%	\$23,920,829.16
Probable Cost Option A						\$44,424,397.01