



South Kingstown School District Planning Option C



Location	Description	Quantity	Unit	Takeoff	Cost/Unit	Cost
Building Expansion/Addition						
Broad Rock Middle School (5-8th approx. 1,037 students)						
	Add 22-25 Teaching Stations	25	950	23,750	\$350.00	\$8,312,500.00
	Circulation Factor	30%	23,750	7,125	\$350.00	\$2,493,750.00
	Increase Cafeteria			7,306	\$350.00	\$2,557,100.00
	Increase Kitchen			650	\$350.00	\$227,500.00
West Kingston Elementary School	Support Space			1,500	\$350.00	\$525,000.00
Matunuck Elementary School	Support Space			1,500	\$350.00	\$525,000.00
Subtotal New Construction Option C				41,831		\$14,640,850.00
Alternate*						
Matunuck Elementary School	Renovate internal space as student commons café/add gym			6,500	\$350.00	\$2,275,000
West Kingston Elementary School	Renovate internal space as student commons café/add gym			6,500	\$350.00	\$2,275,000
Subtotal Alternates Option C				13,000		\$4,550,000.00
Building Renovation/Upgrades						
Broad Rock Middle School	Security Upgrades				Allowance	\$150,000.00
Matunuck Elementary School	Security Upgrades		Provide secure entry to school		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		Provide secure entry to school		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
West Kingston Elementary School	Security Upgrades		Provide secure entry to school		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		Identify entry		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 C				283,243		\$42,895,584.28
Construction Subtotal						\$62,086,434.28
				Soft costs	16.50%	\$10,244,261.66
				Contingency	10%	\$6,208,643.43
Project Subtotal						\$78,539,339.36
Anticipated RIDE Reimbursement					35%	\$27,488,768.78
Probable Cost Option C						\$51,050,570.59

*Cost of alternate Included