



CAPITAL BOND DISCUSSION

Rye City School District
April 2, 2019

CAPITAL PROJECT BUDGETING

DEVELOPING PROJECT BUDGETS:

- Project budgets are based on pre-schematic plans and are developed well in advance of the detailed designs.
- Project budgets must anticipate costs years before they are incurred.
- Once approved by the voters, the cost for the projects cannot increase.

DEVELOPING PROJECT BUDGETS:

TRADE COSTS = Contract Cost including Overhead and profit,
and cost for bonds & insurance

- + 10% Design Contingency
- + Escalation (4%/yr. assumed)
- + Construction Contingency 5-7%
- + 20% Incidental Costs

= PROJECT BUDGET

DEVELOPING PROJECT BUDGETS:

– Breakdown of 20% Incidental Costs:

- Architectural and Engineering Fees
- Construction Manager Fees
- Environmental Consultant Fees
- Surveyor Fees
- Testing and Investigation
- Filing Fees
- Legal Fees
- Financial Fees
- District Administrative Costs
- Building Insurance Associated with the Construction

CAPITAL PROJECT COST BREAKDOWN

Projects by Category	Original Bond
Secure Vestibule Entrance(s)	\$2,319,279
New Addition (Replace Trailers)	\$7,886,730
Elementary Library Renovation	\$3,756,408
HS/MS Library Renovation & Atrium	\$4,119,275
Elementary Auditorium Renovation	\$1,615,220
Performing Arts Center (PAC)	\$2,970,520
Site Systems	\$890,358
Athletic Field	\$3,774,435
Exterior Envelope/Windows	\$7,331,164
Interior Renovation (Code, Health & Life Safety)	\$5,496,655
Special Education Service Center (Milton)	\$716,639
HS Third Floor Renovation	\$876,303
HS/MS Art, Design & Engineering Center	\$7,597,104
HS Innovation Lab & Connector	\$2,137,660
MS Innovation Lab	\$1,289,948
Asbestos Abatement	\$995,847
New Elevator	\$417,729
Electrical System	\$2,820,550
Heating & Ventilation (Boiler)	\$11,133,790
Selective A/C	\$5,980,867
Classroom Cabinet Replacement	\$836,381
Plumbing	\$496,508
Bathroom Renovations (Accessibility)	\$4,530,630
Total	\$79,990,000

PROJECT COST SUMMARY ESTIMATE

Projects by Building	Original Bond
Osborn	\$11,662,292
Midland	\$16,867,004
Milton	\$3,320,328
Rye School of Leadership	\$2,068,572
Rye MS HS	\$46,071,804
Total	\$79,990,000

PROJECT COST SUMMARY ESTIMATE

Projects by Category	Osborn	Midland	Milton	Rye School of Leadership	HS/MS
Secure Vestibule Entrance(s)	\$467,857	\$467,346	\$172,661	\$0	\$1,211,415
New Addition (Replace Trailers)	\$3,960,074	\$3,926,656	\$0	\$0	\$0
Elementary Library Renovation	\$1,490,458	\$1,148,106	\$1,117,844	\$0	\$0
HS/MS Library Renovation & Atrium	\$0	\$0	\$0	\$0	\$4,119,275
Elementary Auditorium Renovation	\$779,761	\$835,459	\$0	\$0	\$0
Performing Arts Center (PAC)	\$0	\$0	\$0	\$0	\$2,970,520
Site Systems	\$0	\$258,708	\$0	\$0	\$631,650
Athletic Field	\$0	\$0	\$0	\$0	\$3,774,435
Exterior Envelope/Windows	\$1,033,821	\$1,357,637	\$301,977	\$143,910	\$4,493,819
Interior Renovation (Code, Health & Life Safety)	\$477,578	\$799,688	\$0	\$1,348,309	\$2,871,080
Special Education Service Center (Milton)	\$0	\$0	\$716,639	\$0	\$0
HS Third Floor Renovation	\$0	\$0	\$0	\$0	\$876,303
HS/MS Art, Design & Engineering Center	\$0	\$0	\$0	\$0	\$7,597,104
HS Innovation Lab & Connector	\$0	\$0	\$0	\$0	\$2,137,660
MS Innovation Lab	\$0	\$0	\$0	\$0	\$1,289,948
Asbestos Abatement	\$96,198	\$150,000	\$50,000	\$40,000	\$659,649
New Elevator	\$0	\$0	\$0	\$0	\$417,729
Electrical System	\$635,064	\$1,018,849	\$30,256	\$32,583	\$1,103,798
Heating & Ventilation (Boiler)	\$605,118	\$5,384,002	\$930,951	\$232,738	\$3,980,981
Selective A/C	\$775,793	\$310,317	\$0	\$240,000	\$4,654,757
Classroom Cabinet Replacement	\$223,428	\$279,285	\$0	\$0	\$333,668
Plumbing	\$310,317	\$0	\$0	\$31,032	\$155,159
Bathroom Renovations (Accessibility)	\$806,825	\$930,951	\$0	\$0	\$2,792,854
Total	\$11,662,292	\$16,867,004	\$3,320,328	\$2,068,572	\$46,071,804

POTENTIAL REDUCTIONS

OSBORN SCHOOL

Projects by Category	Original Bond	Potential Reduced Bond	Net Savings
Secure Vestibule Entrance(s)	\$467,857	\$467,857	\$0
New Addition (Replace Trailers)	\$3,960,074	\$3,323,269	\$636,805
Elementary Library Renovation	\$1,490,458	\$1,189,693	\$300,765
HS/MS Library Renovation	\$0	\$0	\$0
HS/MS Atrium	\$0	\$0	\$0
Elementary Auditorium Renovation	\$779,761	\$779,761	\$0
Performing Arts Center (PAC)	\$0	\$0	\$0
Site Systems	\$0	\$0	\$0
Athletic Field	\$0	\$0	\$0
Exterior Envelope/Windows	\$1,033,821	\$1,033,821	\$0
Interior Renovation (Code, Health & Life Safety)	\$477,578	\$477,578	\$0
Special Education Service Center (Milton)	\$0	\$0	\$0
HS Third Floor Renovation	\$0	\$0	\$0
HS/MS Art, Design & Engineering Center	\$0	\$0	\$0
HS Innovation Lab & Connector	\$0	\$0	\$0
MS Innovation Lab	\$0	\$0	\$0
Asbestos Abatement	\$96,198	\$96,198	\$0
New Elevator	\$0	\$0	\$0
Electrical System	\$635,064	\$635,064	\$0
Heating & Ventilation (Boiler)	\$605,118	\$605,118	\$0
Selective A/C	\$775,793	\$775,793	\$0
Classroom Cabinet Replacement	\$223,428	\$223,428	\$0
Plumbing	\$310,317	\$310,317	\$0
Bathroom Renovations (Accessibility)	\$806,825	\$806,825	\$0
Total	\$11,662,292	\$10,724,722	\$937,570

Interior renovations include: ceilings, doors & door hardware, flooring, interior windows, and lighting

MIDLAND SCHOOL

Projects by Category	Original Bond	Potential Reduced Bond	Net Savings
Secure Vestibule Entrance(s)	\$467,346	\$467,346	\$0
New Addition (Replace Trailers)	\$3,926,656	\$3,323,269	\$603,387
Elementary Library Renovation	\$1,148,106	\$939,241	\$208,865
HS/MS Library Renovation	\$0	\$0	\$0
HS/MS Atrium	\$0	\$0	\$0
Elementary Auditorium Renovation	\$835,459	\$835,459	\$0
Performing Arts Center (PAC)	\$0	\$0	\$0
Site Systems	\$258,708	\$258,708	\$0
Athletic Field	\$0	\$250,000	-\$250,000
Exterior Envelope/Windows	\$1,357,637	\$1,357,637	\$0
Interior Renovation (Code, Health & Life Safety)	\$799,688	\$799,688	\$0
Special Education Service Center (Milton)	\$0	\$0	\$0
HS Third Floor Renovation	\$0	\$0	\$0
HS/MS Art, Design & Engineering Center	\$0	\$0	\$0
HS Innovation Lab & Connector	\$0	\$0	\$0
MS Innovation Lab	\$0	\$0	\$0
Asbestos Abatement	\$150,000	\$150,000	\$0
New Elevator	\$0	\$0	\$0
Electrical System	\$1,018,849	\$1,018,849	\$0
Heating & Ventilation (Boiler)	\$5,384,002	\$5,384,002	\$0
Selective A/C	\$310,317	\$310,317	\$0
Classroom Cabinet Replacement	\$279,285	\$279,285	\$0
Plumbing	\$0	\$0	\$0
Bathroom Renovations (Accessibility)	\$930,951	\$930,951	\$0
Total	\$16,867,004	\$16,304,752	\$562,252

Interior renovations include: ceilings, doors & door hardware, flooring, and lighting

MILTON SCHOOL

Projects by Category	Original Bond	Potential Reduced Bond	Net Savings
Secure Vestibule Entrance(s)	\$172,661	\$172,661	\$0
New Addition (Replace Trailers)	\$0	\$0	\$0
Elementary Library Renovation	\$1,117,844	\$892,270	\$225,574
HS/MS Library Renovation	\$0	\$0	\$0
HS/MS Atrium	\$0	\$0	\$0
Elementary Auditorium Renovation	\$0	\$0	\$0
Performing Arts Center (PAC)	\$0	\$0	\$0
Site Systems	\$0	\$0	\$0
Athletic Field	\$0	\$0	\$0
Exterior Envelope/Windows	\$301,977	\$301,977	\$0
Interior Renovation (Code, Health & Life Safety)	\$0	\$0	\$0
Special Education Service Center (Milton)	\$716,639	\$716,639	\$0
HS Third Floor Renovation	\$0	\$0	\$0
HS/MS Art, Design & Engineering Center	\$0	\$0	\$0
HS Innovation Lab & Connector	\$0	\$0	\$0
MS Innovation Lab	\$0	\$0	\$0
Asbestos Abatement	\$50,000	\$50,000	\$0
New Elevator	\$0	\$0	\$0
Electrical System	\$30,256	\$30,256	\$0
Heating & Ventilation (Boiler)	\$930,951	\$930,951	\$0
Selective A/C	\$0	\$0	\$0
Classroom Cabinet Replacement	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0
Bathroom Renovations (Accessibility)	\$0	\$0	\$0
Total	\$3,320,328	\$3,094,754	\$225,574

RYE SCHOOL OF LEADERSHIP

Projects by Category	Original Bond	Potential Reduced Bond	Net Savings
Secure Vestibule Entrance(s)	\$0	\$0	\$0
New Addition (Replace Trailers)	\$0	\$0	\$0
Elementary Library Renovation	\$0	\$0	\$0
HS/MS Library Renovation	\$0	\$0	\$0
HS/MS Atrium	\$0	\$0	\$0
Elementary Auditorium Renovation	\$0	\$0	\$0
Performing Arts Center (PAC)	\$0	\$0	\$0
Site Systems	\$0	\$0	\$0
Athletic Field	\$0	\$0	\$0
Exterior Envelope/Windows	\$143,910	\$143,910	\$0
Interior Renovation (Code, Health & Life Safety)	\$1,348,309	\$1,264,763	\$83,546
Special Education Service Center (Milton)	\$0	\$0	\$0
HS Third Floor Renovation	\$0	\$0	\$0
HS/MS Art, Design & Engineering Center	\$0	\$0	\$0
HS Innovation Lab & Connector	\$0	\$0	\$0
MS Innovation Lab	\$0	\$0	\$0
Asbestos Abatement	\$40,000	\$40,000	\$0
New Elevator	\$0	\$0	\$0
Electrical System	\$32,583	\$32,583	\$0
Heating & Ventilation (Boiler)	\$232,738	\$232,738	\$0
Selective A/C	\$240,000	\$240,000	\$0
Classroom Cabinet Replacement	\$0	\$0	\$0
Plumbing	\$31,032	\$31,032	\$0
Bathroom Renovations (Accessibility)	\$0	\$0	\$0
Total	\$2,068,572	\$1,985,026	\$83,546

Interior renovations include: ceilings, doors & door hardware, flooring, lighting, and partitions

RYE HIGH SCHOOL/ MIDDLE SCHOOL

Projects by Category	Original Bond	Potential Reduced Bond	Net Savings
Secure Vestibule Entrance(s)	\$1,211,415	\$1,211,415	\$0
New Addition (Replace Trailers)	\$0	\$0	\$0
Elementary Library Renovation	\$0	\$0	\$0
HS/MS Library Renovation	\$2,965,878	\$2,965,878	\$0
HS/MS Atrium	\$1,153,397	\$1,153,397	\$0
Elementary Auditorium Renovation	\$0	\$0	\$0
Performing Arts Center (PAC)	\$2,970,520	\$2,970,520	\$0
Site Systems	\$631,650	\$631,650	\$0
Athletic Field	\$3,774,435	\$3,774,435	\$0
Exterior Envelope/Windows	\$4,493,819	\$4,493,819	\$0
Interior Renovation (Code, Health & Life Safety)	\$2,871,080	\$3,894,424	-\$1,023,344
Special Education Service Center (Milton)	\$0	\$0	\$0
HS Third Floor Renovation	\$876,303	\$876,303	\$0
HS/MS Art, Design & Engineering Center	\$7,597,104	\$4,604,305	\$2,992,799
HS Innovation Lab & Connector	\$2,137,660	\$0	\$2,137,660
MS Innovation Lab	\$1,289,948	\$0	\$1,289,948
Asbestos Abatement	\$659,649	\$659,649	\$0
New Elevator	\$417,729	\$417,729	\$0
Electrical System	\$1,103,798	\$1,230,045	-\$126,247
Heating & Ventilation (Boiler)	\$3,980,981	\$4,283,974	-\$302,993
Selective A/C	\$4,654,757	\$4,034,123	\$620,634
Classroom Cabinet Replacement	\$333,668	\$1,113,429	-\$779,761
Plumbing	\$155,159	\$155,159	\$0
Bathroom Renovations (Accessibility)	\$2,792,854	\$2,792,854	\$0
Total	\$46,071,804	\$41,263,108	\$4,808,696

Interior renovations include: ceilings, corridor, doors & door hardware, flooring, lighting, fire rated partitions, and MS locker rooms

REDUCED PROJECT COST SUMMARY ESTIMATE

Projects by Category	Osborn	Midland	Milton	Rye School of Leadership	HS/MS
Secure Vestibule Entrance(s)	\$467,857	\$467,346	\$172,661	\$0	\$1,211,415
New Addition (Replace Trailers)	\$3,323,269	\$3,323,269	\$0	\$0	\$0
Elementary Library Renovation	\$1,189,693	\$939,241	\$892,270	\$0	\$0
HS/MS Library Renovation	\$0	\$0	\$0	\$0	\$2,965,878
HS/MS Atrium	\$0	\$0	\$0	\$0	\$1,153,397
Elementary Auditorium Renovation	\$779,761	\$835,459	\$0	\$0	\$0
Performing Arts Center (PAC)	\$0	\$0	\$0	\$0	\$2,970,520
Site Systems	\$0	\$258,708	\$0	\$0	\$631,650
Athletic Field	\$0	\$250,000	\$0	\$0	\$3,774,435
Exterior Envelope/Windows	\$1,033,821	\$1,357,637	\$301,977	\$143,910	\$4,493,819
Interior Renovation (Code, Health & Life Safety)	\$477,578	\$799,688	\$0	\$1,264,763	\$3,894,424
Special Education Service Center (Milton)	\$0	\$0	\$716,639	\$0	\$0
HS Third Floor Renovation					\$876,303
HS/MS Art, Design & Engineering Center	\$0	\$0	\$0	\$0	\$4,604,305
HS Innovation Lab & Connector	\$0	\$0	\$0	\$0	\$0
MS Innovation Lab	\$0	\$0	\$0	\$0	\$0
Asbestos Abatement	\$96,198	\$150,000	\$50,000	\$40,000	\$659,649
New Elevator	\$0	\$0	\$0	\$0	\$417,729
Electrical System	\$635,064	\$1,018,849	\$30,256	\$32,583	\$1,230,045
Heating & Ventilation (Boiler)	\$605,118	\$5,384,002	\$930,951	\$232,738	\$4,283,974
Selective A/C	\$775,793	\$310,317	\$0	\$240,000	\$4,034,123
Classroom Cabinet Replacement	\$223,428	\$279,285	\$0	\$0	\$1,113,429
Plumbing	\$310,317	\$0	\$0	\$31,032	\$155,159
Bathroom Renovations (Accessibility)	\$806,825	\$930,951	\$0	\$0	\$2,792,854
Total	\$10,724,722	\$16,304,752	\$3,094,754	\$1,985,026	\$41,263,108

Projects by Category	Potential Reduced Bond
Secure Vestibule Entrance(s)	\$2,319,279
New Addition (Replace Trailers)	\$6,646,538
Elementary Library Renovation	\$3,021,204
HS/MS Library Renovation	\$2,965,878
HS/MS Atrium	\$1,153,397
Elementary Auditorium Renovation	\$1,615,220
Performing Arts Center (PAC)	\$2,970,520
Site Systems	\$890,358
Athletic Field	\$4,024,435
Exterior Envelope/Windows	\$7,331,164
Interior Renovation (Code, Health & Life Safety)	\$6,436,453
Special Education Service Center (Milton)	\$716,639
HS Third Floor Renovation	\$876,303
HS/MS Art, Design & Engineering Center	\$4,604,305
HS Innovation Lab & Connector	\$0
MS Innovation Lab	\$0
Asbestos Abatement	\$995,847
New Elevator	\$417,729
Electrical System	\$2,946,797
Heating & Ventilation (Boiler)	\$11,436,783
Selective A/C	\$5,360,233
Classroom Cabinet Replacement	\$1,616,142
Plumbing	\$496,508
Bathroom Renovations (Accessibility)	\$4,530,630
Total	\$73,372,362

REDUCED PROJECT COST SUMMARY ESTIMATE

Projects by Building	Potential Reduced Bond
Osborn	\$10,724,722
Midland	\$16,304,752
Milton	\$3,094,754
Rye School of Leadership	\$1,985,026
Rye MS HS	\$41,263,108
Total	\$73,372,362

QUESTIONS