



LAKE CHELAN

— SCHOOL DISTRICT —

ACHIEVE. BELIEVE. CONTRIBUTE.

*Estimates are good through the summer of 2026			
Renovation of K-5 MOE with gym addition		New construction with pre-school	
66,000 SF Reomdel x \$400/SF	\$26,400,000	68,000 SF x \$575/SF	\$39,100,000
6,500 SF Multi purpose gym	\$3,737,500		
Temporary Housing of Students	\$6,000,000		
Total Potential Construction Costs	\$36,137,500	Total Potential Construction Costs	\$39,100,000
Construction costs + soft costs	\$50,592,500	Construction costs + soft costs	\$54,740,000
*soft costs = A/E fees, survey fees, value engineering, educational specifications work, commisioning, required reviews, sales tax, permits, insurance, bond costs, anticipated escalation and contingency		*the total square footage is less than the remodel due to the ability to be more effecient with space	
Chelan Middle/High School		Moutain Goat Field Projects	
Remodel Metal and Wood Shops		8 lane all-weather track	\$1,500,000
14,000 SF x \$400/SF	5,600,000	Announcing booth	\$250,000
Construction costs + soft costs	\$7,840,000	Locker Rooms 3,000 SFx\$525/SF	\$1,575,000
		Bleachers	\$318,000
Ground Floor ADA Accessible Fitness Room	\$1,150,000	2 Restrooms/concessions 3,000 SFx\$525/SF	\$1,900,000
Construction costs + soft costs	\$1,610,000	300 stall parking lot	\$750,000
		Construction costs + soft costs	\$8,810,200
Total MS/HS projects	\$9,450,000		

DRAFT DRAFT

46,440 SF MATCHABLE-

VERIFY

New-in-Lieu Construction - District Matching Ratio (Current as of April 2024)

Area of Modernization	0 sq. ft.	Actual July 2024 CCA
Area of New Construction	68,000 sq. ft.	(includes matchable sales tax @ 7%)
Area of New-in-Lieu Construction	<u>0 sq. ft.</u>	\$386.00
Total Proposed Area	68,000 sq. ft.	
Area Eligible - SPI Matching Funds (Mod.)	0 sq. ft.	Matchable 2024 Const. Cost/SF
Area Eligible - SPI Matching Funds (New-in-Lieu)	46,440 sq. ft.	(no WSST)
Area Eligible - SPI Matching Funds (New Const.)	0 sq. ft.	\$360.75
		Total New Construction Costs
		\$550.00

ITEM	STATE 20.00%	DISTRICT 80.00%	TOTAL 100%
1. NEW-IN-LIEU & MODERNIZATION CONSTRUCTION:			
* a) Matchable Modernization (0 s.f. x ACA x 100%)	\$0	\$0	\$0
b) Matchable New-in-Lieu (0 s.f. x ACA x 100%)	\$3,350,624	\$13,402,497	\$16,753,121
c) Excess Mod Area - non-matchable (0 s.f.)	\$0	\$0	\$0
d) Excess Cost over OSPI ACA - non-matchable	\$0	\$8,788,879	<u>\$8,788,879.50</u>
			<u>\$25,542,000</u>
2. NEW BUILDING CONSTRUCTION:			
* a) Matchable (New) (86,000s.f. x ACA)	\$0	\$0	\$0
b) Excess Cost over OSPI ACA - non matchable	\$0	\$0	\$0
c) Excess Area - non-matchable (0 s.f.)	\$0	\$11,858,000	<u>\$11,858,000</u>
			<u>\$11,858,000</u>
3. SITEWORK/Demolition-Non-Matchable	\$0	\$1,500,000	\$1,500,000
4. OFF SITE IMPROVEMENTS ALLOWANCE (Approx. 8% Of Bldg. Const. Cost)	\$0	\$50,000	\$50,000
TOTAL - Construction Only (MACC)			\$38,950,000
* 5. FURNITURE/EQUIPMENT:			
a) MOD/N-L - Matchable (0 s.f. x ACA x 100% x 2%) - includes matchable sales tax (7%)	\$71,703	\$286,813	\$358,517
b) NEW - Matchable (0 s.f. x ACA x 2%) - includes 8% WSST	\$0	\$0	\$0
c) Mod/N-L Excess Cost - non-matchable (total FF&E less matchable)	\$0	\$0	\$0
d) NEW Excess Area - non-matchable	\$0	\$0	\$166,443
e) NEW Excess Cost - non matchable	\$0	\$0	<u>\$0</u>
			\$524,960
6. COMPUTERS/TECH - non-match (varies - assumed at +/- 3% of Bldg. Const. Cost)	\$0	\$0	\$0
* 7. A/E FEES:			
a) Modernization - matchable	\$0	\$0	\$0
b) Modernization - non-matchable	\$0	\$0	\$0
c) Site Work - non-matchable	\$0	\$174,375	\$174,375
d) New Construction matchable	\$234,544	\$938,175	<u>\$1,172,719</u>
e) New Construction non-matchable	\$0	\$1,456,933	<u>\$1,456,933</u>
** note: Ed. Spec. & Energy report fees are listed below			<u>\$2,804,026</u>
8. SPECIAL DESIGN CONSULTANTS			
a) Soils & Survey	\$0	\$20,000	\$20,000
* 9. SPECIAL INSPECTION & TESTING			
(0.35% of Items 1a & 1b) - matchable	\$12,777	\$51,109	\$63,885.93
(0.50% of Items 1c & 1d) - non-matchable	\$0	\$0	\$0
(0.35% of Items 2a) - matchable	\$0	\$0	\$0
(0.50% of Items 2b, 2c, 3 & 4) - non-matchable	\$0	\$67,040	\$67,040
* 10. VALUE ENGINEERING	\$13,402	\$53,610	\$67,012.49
* 11. EDUCATIONAL SPECIFICATION	\$8,377	\$33,506	\$41,882.80
* 12. ENERGY CONSERVATION REPORT (includes WSEO review fee)	\$2,400	\$9,600	\$12,000
* 13. CONSTRUCTABILITY REVIEW	\$13,402	\$53,610	\$67,012.49
* 14. a) CONSTRUCTION MANAGEMENT - matchable	\$89,629	\$358,517	\$448,146
b) CONSTRUCTION MANAGEMENT - non-matchable		\$0	\$0
c) Pre-Construction Services		\$200,000	\$200,000
* 15. BUILDING COMMISSIONING	\$13,402	\$53,610	\$67,012
16. SALES TAX - Matchable			
17. • 7% of Items 1a & 2a	\$234,544	\$938,175	\$1,172,719
14. SITE ACQUISITION	\$0	\$0	\$0
18. SALES TAX - Non-Matchable			
a) 8.0% of Items 1b, 2b, 2c, 3 & 4 (Full sales tax)	\$0	\$1,789,066	\$1,789,066
b) 1.0% of Items 1a & 2a (Full tax less 7% WSST)	\$0	\$167,531	\$167,531
19. OTHER COSTS: Permits, Insur., etc. (approx. 3.0% of MACC)	\$0	\$1,169,000	\$1,169,000
20. OTHER COSTS Abatement and Demolition	\$0	\$0	\$0
21. BOND COSTS: Bond Underwriter, Attorney, Issuance, etc. (assume 0.5% of Total Project Cost)	\$0	\$200,000	\$200,000
22. CONTINGENCIES - Changes & Unforeseen (10% of MACC + FFE)	\$0	\$3,950,000	\$3,950,000
23. COST ESCALATION CONTINGENCY (Summer 26)	\$0	\$3,116,000	\$3,116,000
TOTAL PROJECT COSTS	\$4,044,805	\$50,852,488	\$54,897,294