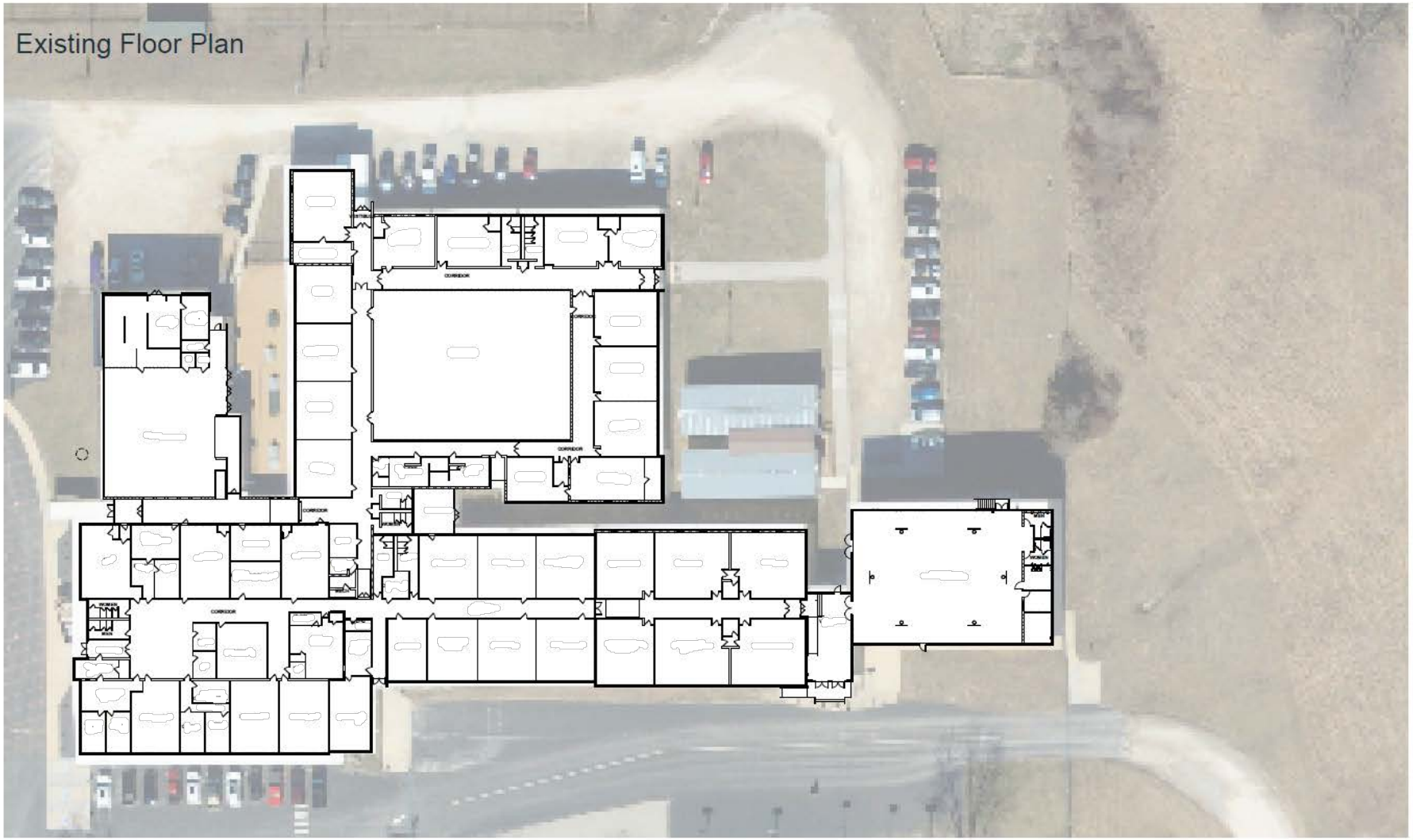
SAPP Designs and Cost 10.8.26 BOE Meeting

Existing Floor Plan

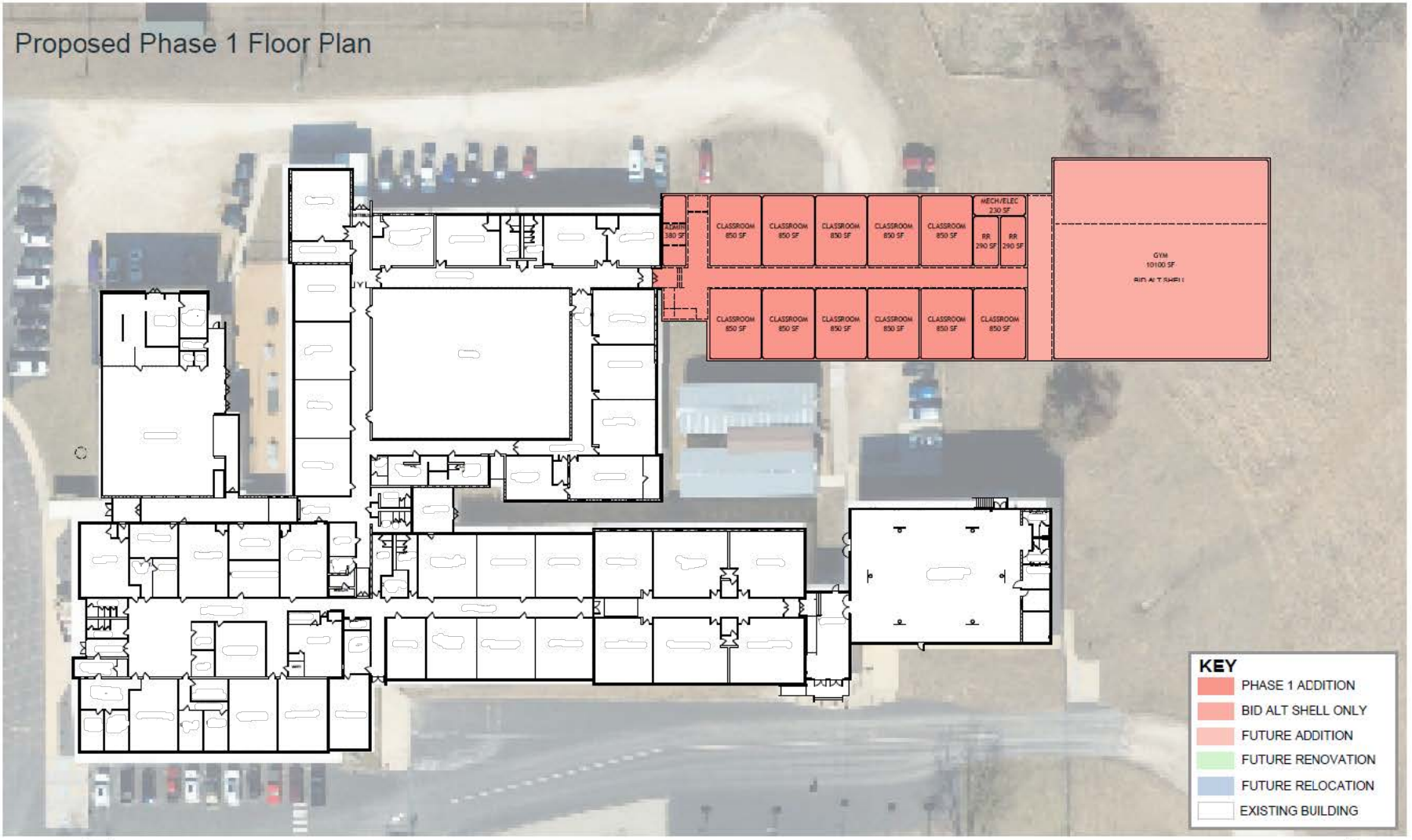


1 EXISTING FLOOR PLAN
1" = 20'-0"

SAPP DESIGN ARCHITECTS

10/06/2026
Facility Addition and Renovation
Joel E. Barber C-5 School District

Proposed Phase 1 Floor Plan



1 FINAL OPTION: CLASSROOMS + GYM (SHELL)
1" = 20'-0"

SAPP DESIGN ARCHITECTS

10/06/2026
Facility Addition and Renovation
Joel E. Barber C-5 School District

PROBABLE COST OF WORK

PROJECT: *Joel E. Barber Additions - OPTION: CRs + Gym*
PHASE: *Schematic Design*
DATE: *October 5, 2026*

DRAFT-FOR REVIEW
Current $/SF; Does NOT include Inflation.

SAPP DESIGN ARCHITECTS

OPINION AND STUDY OF PROBABLE COSTS : ACTUAL COSTS MAY VARY: THIS IS NOT AN ESTIMATE OF ACTUAL OR FINAL COSTS.

Reference Notice to Owner, Item "I" below.						PROBABLE RANGE			
A. CONSTRUCTION BASE BID									
THE ITEMS BELOW IN "A" ARE INTENDED TO BE UNDER THE G.C. CONTRACT									
PHASE 1									
1. CLASSROOM ADDITION									
Assumes metal building construction and minimal finishes									
11 classrooms, restrooms, temp admin	14,043	S.F.	$275 to	$300 /S.F.		$ 3,861,825	to	$ 4,212,900
				Subtotal:		**$ 3,861,825**	**to**	**$ 4,212,900**
2. SITE WORK:									
Gravel for parking	57,389	S.F.	$1.60 to	$3.50 /S.F.		$ 91,822	to	$ 200,862
Earthwork for parking	800	C.Y.	$175 to	$290 /C.Y.		$ 140,000	to	$ 232,000
				Subtotal:		**$ 231,822**	**to**	**$ 432,862**
TOTAL CONSTRUCTION BASE BID TARGET					*A*	**$ 4,093,647**	to	**$ 4,645,762**
B. PROJECT CONTINGENCIES									
1. CONSTRUCTION CONTINGENCY	Allowance		4% to	5%	*B*	**$ 163,746**	**to**	**$ 232,288**
(This amount allows for unanticipated conditions, misc. omissions, upgrades, etc.)									
C. BID ALTERNATES									
1. Gym + connecting corridor (shell only)	11,474	S.F.	$183 to	$200 /S.F.		$ 2,099,742	to	$ 2,294,800
2. Construction Contingency - Bid Alternates Only	allowance		4% to	5%		$ 83,990	to	$ 114,740
TOTAL ALTERNATES: (Fees & services incl. in Project Expenses below.)					*C*	**$ 2,183,732**	**to**	**$ 2,409,540**
TOTAL CONSTRUCTION COST - BASE BID ONLY (includes construction contingency)					*A+B*	**$ 4,257,393**	to	**$ 4,878,050**
TOTAL CONSTRUCTION COST - BASE BID & ALTERNATES (includes construction contingency)					*A+B+C*	**$ 6,441,125**	to	**$ 7,287,590**

D. PROJECT EXPENSES

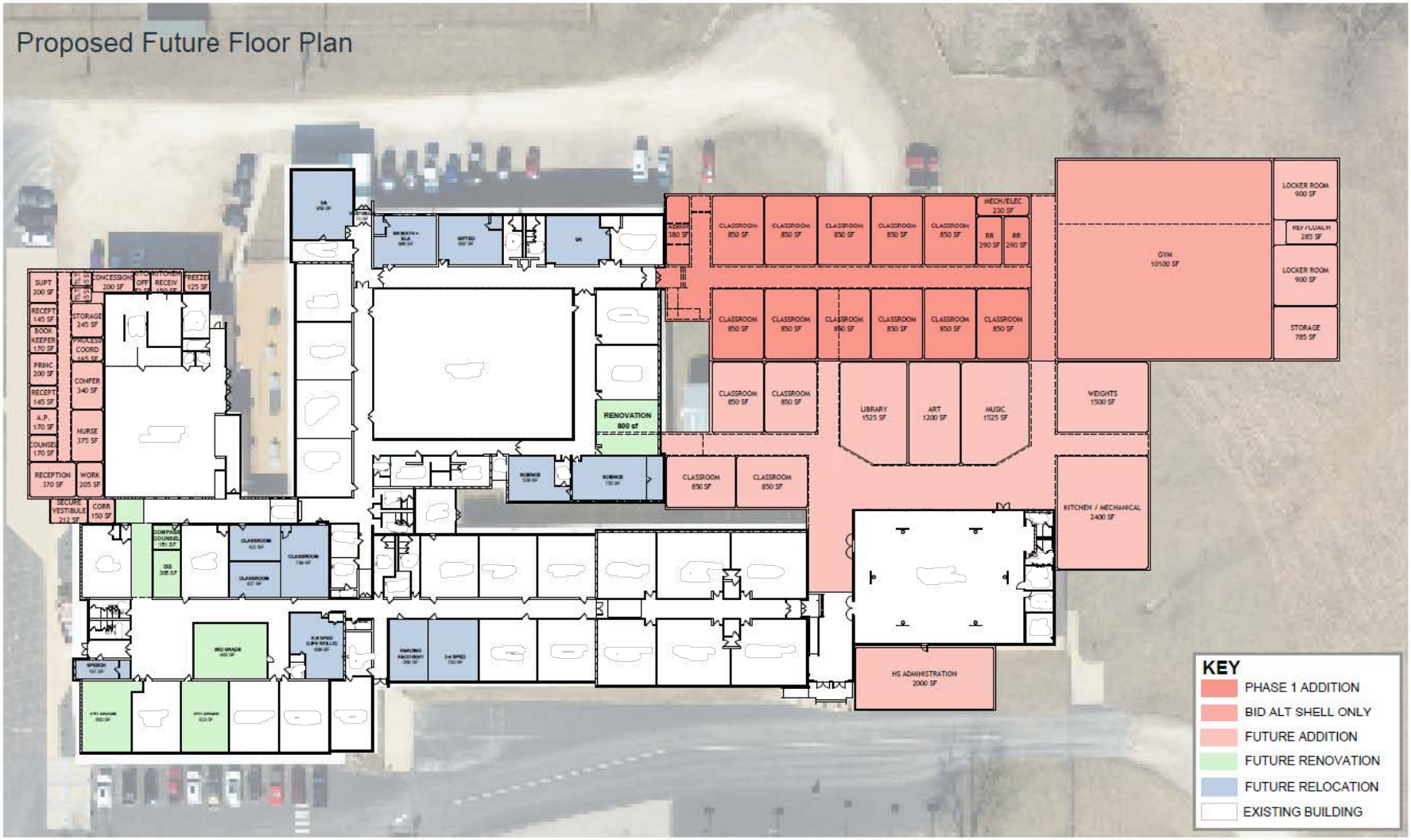
Reference Notice to Owner, Item "II" below.

1. CONSULTANTS AND OTHER SERVICES: A/E, Geo-Tech, Survey, Construction Testing, and other as necessary.					$	-	to $	-
2. OTHER SPECIAL CONSULTANTS: Civil, Interior Designer, Landscape Arch., Acoustical, etc. as may be agreed upon.					$	-	to $	-
3. ADMINISTRATIVE COSTS					$	-	to $	-
Bid printing, Advertising, Building Permit, legal and accounting fees, financing costs, other as owner may determine.								
4. PROPERTY ACQUISITION					$	-	to $	-
5. OTHER					$	-	to $	-
6. LANDSCAPING ALLOWANCE (if not included in Site work above.)					$	-	to $	-
7. F.F.& E. (Furniture, Fixtures, and Equipment): Reference Notice to Owner, Item "III" below.					$	-	to $	-
a. AV Equipment					$	-	to $	-
b. Security System					$	-	to $	-
c. Phone System					$	-	to $	-
d. IT Equipment					$	-	to $	-
e. Special Decorations, Graphics, Artwork, Interior Signs, if not included in Construction					$	-	to $	-
f. Special Equipment					$	-	to $	-
g. Furniture (moveable furniture, shelving, etc.)					$	-	to $	-
h. Athletic Equipment					$	-	to $	-
i. Other					$	-	to $	-
8. OWNER PREP COSTS (moving, floor prep, staff costs, etc. as may be determined)					$	-	to $	-
9. PROJECT EXPENSE CONTINGENCY					$	-	to $	-
TOTAL PROJECT EXPENSES	Allowance:	25%	*D1*		**$**	**1,064,348**	to **$**	**1,219,512**
			D2		**$**	**1,610,281**	to **$**	**1,821,897**
TOTAL PROJECT BUDGET (*without* Alternates)			*A+B+D1*		**$**	**5,321,742**	to **$**	**6,097,562**
TOTAL PROJECT BUDGET (*including* All Alternates)			*A+B+C+D2*		**$**	**8,051,406**	to **$**	**9,109,487**

E. OTHER PROJECT COMPONENTS (as Owner may determine)

1. TBD			*E*		$	-	to $	-
Other separate Capital Improvements not administered by Architect, e.g.: Land Cost, Road Costs, Abatement, Other Fees, Contingencies, or other special preparations or costs as Owner may wish to include in Project Budget.								
TOTAL OVERALL PROJECT BUDGET (*without* Alternates)			*A+B+D1+E*		***$***	***5,321,742***	to ***$***	***6,097,562***
TOTAL OVERALL PROJECT BUDGET (*including* All Alternates)			*A+B+C+D2+E*		***$***	***8,051,406***	to ***$***	***9,109,487***

Proposed Future Floor Plans



1 FINAL OPTION: CLASSROOMS + GYM (SHELL)
1" = 20'-0"

SAPP DESIGN ARCHITECTS

10/06/2026
Facility Addition and Renovation
Joel E. Barber C-5 School District

PROBABLE COST OF WORK

PROJECT: Joel E. Barber Additions - OPTION: CRs + Gym
PHASE: Schematic Design
DATE: October 5, 2026

DRAFT-FOR REVIEW
Current $/SF; Does NOT include Inflation.

SAPP DESIGN ARCHITECTS

OPINION AND STUDY OF PROBABLE COSTS : ACTUAL COSTS MAY VARY: THIS IS NOT AN ESTIMATE OF ACTUAL OR FINAL COSTS.

Reference Notice to Owner, Item "I" below.						PROBABLE RANGE		
A. CONSTRUCTION BASE BID								
THE ITEMS BELOW IN "A" ARE INTENDED TO BE UNDER THE G.C. CONTRACT								
FUTURE PHASES								
1. ELEMENTARY ADMIN ADDITION								
Admin Addition	4,350	S.F.	$300 to	$400 /S.F.		$ 1,305,000	to $	1,740,000
Kitchen, Concessions, and Ballfield Toilet Addition	650	S.F.	$300 to	$400 /S.F.		$ 195,000	to $	260,000
Renovations to existing secure vestibule	160	S.F.	$100 to	$125 /S.F.		$ 16,000	to $	20,000
	5,160			**Subtotal:**		**$ 1,516,000**	**to $**	**2,020,000**
2. HS GYM INFILL								
Gym + connecting corridor (infill of shell)	11,474	S.F.	$92 to	$100 /S.F.		$ 1,055,608	to $	1,147,400
				Subtotal:		**$ 1,055,608**	**to $**	**1,147,400**
3. HS ADDITION								
New HS classrooms, kitchen, Weights, Library, Music, Art, Commons	18,378	S.F.	$300 to	$400 /S.F.		$ 5,513,400	to $	7,351,200
New HS Admin	2,163	S.F.	$300 to	$400 /S.F.		$ 648,900	to $	865,200
New Locker Rooms and Support space	3,162	S.F.	$300 to	$400 /S.F.		$ 948,600	to $	1,264,800
	23,703			**Subtotal:**		**$ 7,110,900**	**to $**	**9,481,200**
4. ELEMENTARY RENOVATIONS								
Renovate Admin into Corridor and Offices (demo, finishes, partial MEP)	815	S.F.	$150 to	$165 /S.F.		$ 122,250	to $	134,475
Renovate Superintendent's Office into Classroom (demo, finishes, partial MEP)	863	S.F.	$150 to	$165 /S.F.		$ 129,450	to $	142,395
Renovate Counselor, Speech, & Process Coordinator into Classroom (demo, finishes	823	S.F.	$150 to	$165 /S.F.		$ 123,450	to $	135,795
Renovate Classroom and Offices into Classroom (demo, finishes, partial MEP)	963	S.F.	$150 to	$165 /S.F.		$ 144,450	to $	158,895
Renovate CR into connecting Corridor and support spaces	800	S.F.	$150 to	$165 /S.F.		$ 120,000	to $	132,000
				Subtotal:		**$ 639,600**	**to $**	**703,560**
TOTAL CONSTRUCTION BASE BID TARGET					*A*	**$ 10,322,108**	to **$**	**13,352,160**
B. PROJECT CONTINGENCIES								
1. CONSTRUCTION CONTINGENCY	Allowance		4% to	5%	*B*	**$ 412,884**	**to $**	**667,608**
(This amount allows for unanticipated conditions, misc. omissions, upgrades, etc.)								
C. BID ALTERNATES								
1. TO BE DETERMINED	allowance		$ - to $	-		$ -	to $	-
2. Construction Contingency - Bid Alternates Only	allowance		4% to	5%		$ -	to $	-
TOTAL ALTERNATES: (Fees & services incl. in Project Expenses below.)					*C*	**$ -**	**to $**	**-**
TOTAL CONSTRUCTION COST - BASE BID ONLY (includes construction contingency)					*A+B*	**$ 10,734,992**	to **$**	**14,019,768**
TOTAL CONSTRUCTION COST - BASE BID & ALTERNATES (includes construction contingency)					*A+B+C*	**$ 10,734,992**	to **$**	**14,019,768**

D. PROJECT EXPENSES

Reference Notice to Owner, Item "II" below.

1. CONSULTANTS AND OTHER SERVICES: A/E, Geo-Tech, Survey, Construction Testing, and other as necessary.					$	-	to $	-
2. OTHER SPECIAL CONSULTANTS: Civil, Interior Designer, Landscape Arch., Acoustical, etc. as may be agreed upon.					$	-	to $	-
3. ADMINISTRATIVE COSTS					$	-	to $	-
Bid printing, Advertising, Building Permit, legal and accounting fees, financing costs, other as owner may determine.								
4. PROPERTY ACQUISITION					$	-	to $	-
5. OTHER					$	-	to $	-
6. LANDSCAPING ALLOWANCE (if not included in Site work above.)					$	-	to $	-
7. F.F.& E. (Furniture, Fixtures, and Equipment): Reference Notice to Owner, Item "III" below.					$	-	to $	-
a. AV Equipment					$	-	to $	-
b. Security System					$	-	to $	-
c. Phone System					$	-	to $	-
d. IT Equipment					$	-	to $	-
e. Special Decorations, Graphics, Artwork, Interior Signs, if not included in Construction					$	-	to $	-
f. Special Equipment					$	-	to $	-
g. Furniture (moveable furniture, shelving, etc.)					$	-	to $	-
h. Athletic Equipment					$	-	to $	-
i. Other					$	-	to $	-
8. OWNER PREP COSTS (moving, floor prep, staff costs, etc. as may be determined)					$	-	to $	-
9. PROJECT EXPENSE CONTINGENCY					$	-	to $	-
TOTAL PROJECT EXPENSES	Allowance:	25%		*D1*	**$**	**2,683,748**	to **$**	**3,504,942**
				D2	**$**	**2,683,748**	to **$**	**3,504,942**
TOTAL PROJECT BUDGET (*without* Alternates)				*A+B+D1*	**$**	**13,418,740**	to **$**	**17,524,710**
TOTAL PROJECT BUDGET (*including* All Alternates)				*A+B+C+D2*	**$**	**13,418,740**	to **$**	**17,524,710**

E. OTHER PROJECT COMPONENTS (as Owner may determine)

1. RELOCATE PLAYGROUND				*E*	**$**	**200,000**	to **$**	**250,000**
Other separate Capital Improvements not administered by Architect, e.g.: Land Cost, Road Costs, Abatement, Other Fees, Contingencies, or other special preparations or costs as Owner may wish to include in Project Budget.								
TOTAL OVERALL PROJECT BUDGET (*without* Alternates)				*A+B+D1+E*	***$***	***13,618,740***	to ***$***	***17,774,710***
TOTAL OVERALL PROJECT BUDGET (*including* All Alternates)				*A+B+C+D2+E*	***$***	***13,618,740***	to ***$***	***17,774,710***