

KIEL AREA SCHOOL DISTRICT

ESTIMATED COST

MAINTENANCE PROJECTS BASE BUDGET SUMMARY

KIEL MIDDLE SCHOOL	11,620,721
ZIELANIS ELEMENTARY SCHOOL	2,932,488
KIEL HIGH SCHOOL	9,446,791
PROJECTS BUDGET TOTAL	24,000,000

Key:

Quantity: amount or volume of work, materials, or resources required for a project. It is typically measured in units such as square feet, cubic yards, tons, or number of items, depending on the type of work or material being used. Quantity is essential for estimating costs, scheduling, and project planning, as it helps determine the total materials and labor needed to complete a construction project

Unit: standard measurement used to quantify work, materials, or resources. It can represent a variety of physical quantities depending on the scope of the project, such as square footage (for floor space), linear feet (for lengths), cubic yards (for volume), or units of material (like bricks or concrete). Units are essential for estimating costs, managing budgets, and tracking progress, as they provide a way to break down the overall project into measurable components

Unit Cost: cost incurred to complete a specific unit of work or to produce a particular item. It is calculated by dividing the total cost of labor, materials, equipment, and overheads by the number of units (such as square footage, cubic yards, or other measurable quantities) required for a project. Unit cost helps in budgeting, estimating, and tracking the financial efficiency of construction projects

Subtotal: sum of specific, grouped expenses before applying additional charges like taxes, overhead, contingency, or profit margins. It represents the intermediate total for a distinct category or phase of the project, providing clarity on the breakdown of cost

General Conditions: indirect expenses required to support and manage a construction project. These costs are not tied to specific building materials or labor directly constructing the project but are essential for the project's overall execution. General conditions are sometimes referred to as project overhead or indirect costs

Construction Cost: total expenses directly associated with building or constructing a project. These costs typically include materials, labor, equipment, and other tangible items necessary to complete the physical construction work. Construction costs are often categorized as part of the larger project budget, which may also include soft costs, contingency, and escalation costs

Project Description: concise overview of the key details, purpose, and scope of a construction project. It serves as a foundational document that communicates the essential aspects of the project to stakeholders, including the project team, clients, contractors, and regulatory authorities

Soft Costs: expenses that are not directly related to the physical construction of a building or infrastructure but are necessary to complete the project. These costs typically cover planning, design, administrative, and regulatory aspects of the project and are often incurred before or alongside the actual construction

Escalation Costs: a budgeted amount set aside to cover unexpected costs or uncertainties that may arise during a construction project

Contingency: a budgeted amount set aside to cover unexpected costs or uncertainties that may arise during a construction project

LS: Lump Sum

LF: Linear Foot

SF: Square Foot

EA: Each

ADA: Americans with Disabilities Act

KIEL AREA SCHOOL DISTRICT

KIEL MIDDLE SCHOOL PROJECT LIST		Quantity	Unit	Unit Cost	Subtotal	General Conditions	Construction Cost	Project Description
BUILDING SHELL								
1	MOLD AND WATER REMEDIATION ON SOUTH-SIDE OF BUILDING	1	LS	996,630	996,630	149,500	1,146,130	Mitigate mold issue and associated foundation and drainage work on the front side of the original building. Basement classrooms on the south-side of the building continue to experience water penetration during heavy rains. This is caused by the grading slope and area wells that did not have proper footings.
2	WATER REMEDIATION IN BAND ROOM	1	LS	105,000	105,000	15,800	120,800	Repair cracked foundation wall on the northwest side of building to eliminate flooding in classroom.
ROOF								
3	REPLACE ROOF SECTIONS	7,900	SF	20	158,000	23,700	181,700	These roofs continue to fail with tears in the membrane and repairs are difficult due to them being ballasted vs fully adhered.
SITE								
4	FRONT EAST STAIRCASE AND RAMP	1	LS	150,000	150,000	22,500	172,500	Replace stairs and ADA compliant ramp. The center east concrete staircase is in poor condition. There are many cracks on the concrete slab, as well as cracking and missing concrete on the stair's foundation. The bottom of the railings are rusting. The large slab at the base of the center east stairway also has a large vertical crack running through it.
5	FRONT CENTER WEST STAIRCASE	1	LS	35,000	35,000	5,300	40,300	The center west sidewalk concrete staircase is in poor condition. There are many cracks on the concrete slab, as well as cracking and missing concrete on the stair's foundation. The bottoms of the railings are rusting.
6	NORTHWEST PARKING LOT	5,500	SF	8	44,000	6,600	50,600	The northwest parking lot is in poor condition. There are significant longitudinal and transverse cracks throughout. There also appears to be some settling near the catch basins. The pavement markings are beginning to wear off, mill and replace with new.
7	NORTH PARKING LOT	1	LS	50,000	50,000	7,500	57,500	The north parking lot asphalt in the back of the school and loading area is in very poor condition. The majority of the pavement has alligator cracking, as well as longitudinal, transverse and block cracks. The pavement markings are worn and faded, mill and replace with new.
8	CONCRETE STAIRWAY BY LOADING DOCK	1	LS	15,000	15,000	2,300	17,300	The back concrete stairway is in poor condition. The cinder block base is disintegrating in areas and the concrete steps are cracking and chipping. The metal railing is very rusted and deteriorated as well.

9	NORTHEAST PARKING LOT	6,000	SF	8	48,000	7,200	55,200	The northeast asphalt parking lot is in very poor condition. The pavement is covered in alligator and block cracks and has grass growing through the cracks. The pavement markings are also chipping and fading. There is also settling causing standing water on the pavement in certain spots, mill and replace with new.
10	ASPHALT PAVEMENT ON EAST-SIDE	1	LS	30,000	30,000	4,500	34,500	The asphalt on the east side of the school is in poor condition. There are many longitudinal and transverse cracks with weeds growing up through them. The older concrete sidewalk near the fenced in mechanical equipment is in poor condition, mill and replace with new.
ACCESSIBILITY UPGRADES								
11	ADA RAILINGS RAMPS AND STAIRS	1	LS	267,000	267,000	40,100	307,100	The handrails for multiple stairways and ramps are not appropriately placed to accommodate individuals with disabilities. Replace railings that don't meet code.
12	ADA UPDATES TO REMAINING BATHROOMS	1	LS	250,000	250,000	37,500	287,500	Modifications to existing toilet rooms to improve and/or create accessibility for individuals with disabilities.
13	ADA RESTROOM EVERY LEVEL	3	EA	500,000	1,500,000	225,000	1,725,000	To provide better accessibility for individuals with disabilities; add an ADA accessible bathroom on every level.
14	REPLACE ELEVATOR	1	LS	245,000	245,000	36,800	281,800	In recent years the district has been experiencing breakdowns and difficulties getting replacement parts.
PLUMBING								
15	WATER METER UPGRADES	1	LS	30,000	30,000	4,500	34,500	One of the existing water meters has no bypass, install full-size bypass to meet plumbing codes.
16	WATER DISTRIBUTION PIPING	102,160	SF	6	612,960	91,900	704,860	Much of this is original to the building, and time, buildup, etc has caused it's condition to worsen. Recommend replacing original copper water distribution piping.
17	STORM, SANITARY DRAIN, WASTE + VENT PIPING	102,160	SF	10.0	1,021,600	153,200	1,174,800	A large portion of this system has cast iron plumbing and needs to be replaced. Over time, buildup has developed, deteriorating pipe material and fittings causing leaks.
HVAC								
18	AIR HANDLING UNIT #6	1	LS	60,000	60,000	9,000	69,000	These units and associated equipment (pumps, compressors, coils, etc) continue to fail and require regular costly repairs. The age of these units have made sourcing parts more difficult, location of units (exposed to weather elements are causing to rust out) has added an element to this as well.
19	GYMNASIUM AIR HANDLING UNIT	1	LS	90,000	90,000	13,500	103,500	
20	CLASSROOM AIR HANDLING UNIT	1	LS	50,000	50,000	7,500	57,500	
21	DISTRICT OFFICE FURNACES	4	LS	15,000	60,000	9,000	69,000	
22	REPLACE TEMPERATURE CONTROL SYSTEMS	51,080	SF	7	357,560	53,600	411,160	There are many issues maintaining temperature throughout the building. Need to replace original pneumatic controls with digital controls so that our maintenance staff can properly control the temperature in the building.
23	REPLACE BOILERS AND PIPING	1	EA	500,000	500,000	75,000	575,000	Significant leaks in the piping system, especially in the older part of the system; the system needs to be replaced. Supply piping and 2 large boilers to replace the 4 smaller units.
24	MECHANICAL, ELECTRICAL & PLUMBING PATCHING ALLOWANCE	1	LS	250,000	250,000	37,500	287,500	Once construction begins we may run into, cutting, ceiling repair, in-wall and concrete demolition associated with mechanical HVAC upgrades.

ELECTRICAL

25	TRANSFORMER/MAIN ELECTRICAL SERVICE	1	LS	75,000	75,000	11,300	86,300	Current transformer is in a confined space and presents a safety risk, replace with exterior service.
26	REPLACE INTERCOM SYSTEM	102,160	LS	1.75	178,780	26,800	205,580	Current Dukane system is obsolete and replacement parts are difficult to procure.
27	REPLACE CLOCK SYSTEM	1	LS	75,000	75,000	11,300	86,300	The clock system is not functioning properly and is not synchronized and the manufacturer no longer exists.
CONSTRUCTION COST SUBTOTAL							8,342,930	
ESCALATION COSTS							584,005	
SOFT COSTS							1,785,387	
TOTAL BUILDING CONTINGENCY							908,399	
KIEL MIDDLE SCHOOL TOTAL							11,620,721	

KIEL AREA SCHOOL DISTRICT

ZIELANIS ELEMENTARY PROJECT LIST		Quantity	Unit	Unit Cost	Subtotal	General Conditions	Construction Cost	Project Description
BUILDING SHELL								
1	REPLACE SINGLE PANE WINDOWS	3,201	SF	75	240,075	36,000	276,075	The single pane windows are in poor condition, not energy efficient, provide poor sound proofing and have condensation and moisture issues. Replace single pane windows with energy efficient windows
2	REPLACE METAL DOOR N	1	EA	6,000	6,000	900	6,900	Door N is in poor condition due to rusting, denting and paint peeling off.
ROOF								
3	REPLACE ROOF SECTIONS	37,714	SF	20	754,280	113,100	867,380	These roofs continue to fail with tears in the membrane and repairs are difficult due to them being ballasted vs fully adhered.
SITE								
4	SOUTH-SIDE PARKING LOT ASPHALT	12,004	SF	8	96,032	14,400	110,432	The asphalt is in poor condition. Both asphalt driveway aprons have edge cracking on all edges, as well as cracking in the concrete gutter. The north end of the parking lot has an area that is settling causing alligator and block cracking. The pavement has longitudinal and transverse cracking in several areas and some edge cracking. The surface has large areas covered in crack sealant, and many of the sealed cracks are expanding. Mill and replace with new.
5	CONCRETE ADDITION	1	LS	25,000	25,000	3,800	28,800	Grass area between sidewalk and city street/curb where student's load buses is a safety issue in winter months as plowed snow builds up. Students need to climb over the snow piles to enter the buses. Replace grass area with poured concrete.
6	WEST-SIDE PARKING LOT ASPHALT	16,729	SF	8	133,832	20,100	153,932	There are several areas of severe alligator cracking throughout the lot. There appears to be settlement in many areas causing additional cracking such as longitudinal, transverse and block. Mill and replace with new.
7	WEST-SIDE PARKING LOT CURBING	363	LF	28	10,164	1,500	11,664	The concrete curb is in poor condition throughout due to gaps between sections and pieces of concrete broken off. Replace old and damaged concrete.
8	NORTH-SIDE CONCRETE RAMPS	1	LS	25,000	25,000	3,800	28,800	The concrete ramps on the north portion of the building are in very poor condition with severe cracking. The metal railings on the ramp are rusting and becoming completely separated from the concrete ramp. This is causing sharp edges to be exposed near the base. Replace old and damaged concrete.
INTERIOR FINISHES								
9	REPLACE ASBESTOS FLOOR TILE	12,736	SF	14	178,304	26,700	205,004	Materials identified as containing asbestos are considered to be in poor condition.

HVAC								
10	CAFETERIA AIR HANDLING UNIT	1	LS	80,000	80,000	12,000	92,000	These units and associated equipment (pumps, compressors, coils, etc continue to fail and require regular costly repairs. The age of these units have made sourcing parts more difficult, location of units (exposed to weather elements are causing to rust out) has added an element to this as well.
11	STREAM ROOM ROOFTOP UNIT	1	LS	20,000	20,000	3,000	23,000	
12	MECHANICAL, ELECTRICAL & PLUMBING PATCHING ALLOWANCE	1	LS	150,000	150,000	22,500	172,500	
13	GYMNASIUM ROOFTOP UNIT	1	LS	75,000	75,000	11,300	86,300	
14	COMPUTER CLASSROOM FURNACE	1	LS	20,000	20,000	3,000	23,000	
ELECTRICAL								
15	FIRE ALARM PANEL REPLACEMENT	1	LS	19,500	19,500	2,900	22,400	The fire alarm panels are old; this system is non-addressable and is failing.
CONSTRUCTION COST SUBTOTAL							2,108,187	
ESCALATION COSTS							147,573	
SOFT COSTS							451,152	
TOTAL BUILDING CONTINGENCY							225,576	
ZIELANIS ELEMENTARY SCHOOL TOTAL							2,932,488	

KIEL AREA SCHOOL DISTRICT

KIEL HIGH SCHOOL PROJECT LIST		Quantity	Unit	Unit Cost	Subtotal	General Conditions	Construction Cost	Project Description
BUILDING SYSTEMS								
1	REPLACE ROOF SECTIONS	127,500	SF	20	2,550,000	382,500	2,932,500	These roofs continue to fail with tears in the membrane and repairs are difficult due to them being ballasted vs fully adhered.
2	REPLACE ACADEMIC WING WINDOWS	3,711	SF	75	278,325	41,700	320,025	Windows are drafty and don't close properly. During winter months, windows are filmed due to draft. The windows do not function as they should due to the crank mechanisms failing. Replace windows with energy efficient windows.
3	REPLACE ACCOUSTICAL TILE CEILING IN CAFETERIA	5,400	SF	6	32,400	4,900	37,300	Spline ceilings are identified as potentially containing asbestos.
SITE								
4	BUS/VISITOR PARKING LOT ASPHALT	17,500		8	140,000	21,000	161,000	Overall, the asphalt pavement condition is in poor condition. There were many large areas of block and alligator cracking; without action, potholes would start forming. Mill and replace with new.
5	BUS/VISITOR PARKING LOT CURB & GUTTER	1,032	LF	28	28,896	4,300	33,196	Along the east side of the exit lane there is a large area with the curb head completely broken off. The curb and gutter is also in very poor condition along Raider Heights Road at both the entrance and exit driveways. The gutter is broken into pieces in these locations and some concrete is missing. Replace damaged concrete.
6	BUS/VISITOR PARKING LOT CONCRETE ISLAND	1,650	SF	10	16,500	2,500	19,000	The concrete parking island is in poor condition due to a large amount of cracking. Replace damaged concrete.
7	GARBAGE & DUMPSTER PARKING LOT ASPHALT	9,150	SF	8	73,200	11,000	84,200	The asphalt pavement is in poor to very poor condition. The main drive areas are significantly cracked with block and alligator cracking. The south edge of the lot has pieces of asphalt breaking off into the grass. There is also rutting in the pavement in front of the dumpsters. Mill and replace with new.
8	STUDENT PARKING LOT ASPHALT PAVEMENT	102,000	SF	8	816,000	122,400	938,400	Parking lot has alligator and block cracking happening throughout. There are also transverse and longitudinal cracks.
9	NEW PARKING LOT ELECTRICAL WIRING	1	LS	70,000	70,000	10,500	80,500	Current system is on 480v power which is excessive, and configuration presents a safety and damage risk.
HVAC								
10	CLASSROOM AIR HANDLING UNITS	1	LS	800,000	800,000	120,000	920,000	Air handling units are original. Current air handling units have issues with body panel units falling off due to these units being out in the elements for an extended period of time. This also exposes interior areas of the air handling unit to weather. Units are in constant need of repair.

11	OTHER ORIGINAL HEATING ONLY AIR HANDLING UNITS	1	LS	300,000	300,000	45,000	345,000	Air handling units are original. air handling units serving the gym, art, cafeteria/commons, kitchen and locker rooms are located in the ceiling and are difficult to access when preventative maintenance is performed. This creates a safety issue for maintenance staff. New units would be placed on the roof for safer access.
12	ADDITIONAL AIR HANDLING UNITS & CONDENSING UNITS	1	LS	200,000	200,000	30,000	230,000	Air handling units and condensing units currently service the library, science and music classrooms. One condensing unit is currently out of service and replacement parts are no longer available.
13	OFFICE ROOFTOP UNIT	1	LS	65,000	65,000	9,800	74,800	Rooftop units servicing the office area continue to have different issues such as: failing motors and electrical issues. These repairs require an external contractor multiple times per year.
14	MECHANICAL, ELECTRICAL & PLUMBING PATCHING ALLOWANCE	1	LS	150,000	150,000	22,500	172,500	Once construction begins we may run into cutting, ceiling repair, in-wall and concrete demolition associated with mechanical HVAC upgrades.
ELECTRICAL								
15	REPLACE CLOCK SYSTEM	1	LS	75,000	75,000	11,300	86,300	The clock system is not functioning properly and is not synchronized and the manufacturer no longer exists.
16	REPLACE INTERCOM SYSTEM	177,226	SF	1.75	310,146	46,500	356,646	Current Rauland clock system is obsolete and replacement parts are difficult to procure.
CONSTRUCTION COST SUBTOTAL							6,791,367	
ESCALATION COSTS							475,396	
SOFT COSTS							1,453,352	
TOTAL BUILDING CONTINGENCY							726,676	
KIEL HIGH SCHOOL TOTAL							9,446,791	