

Willamette Primary School

Conceptual Master Plan

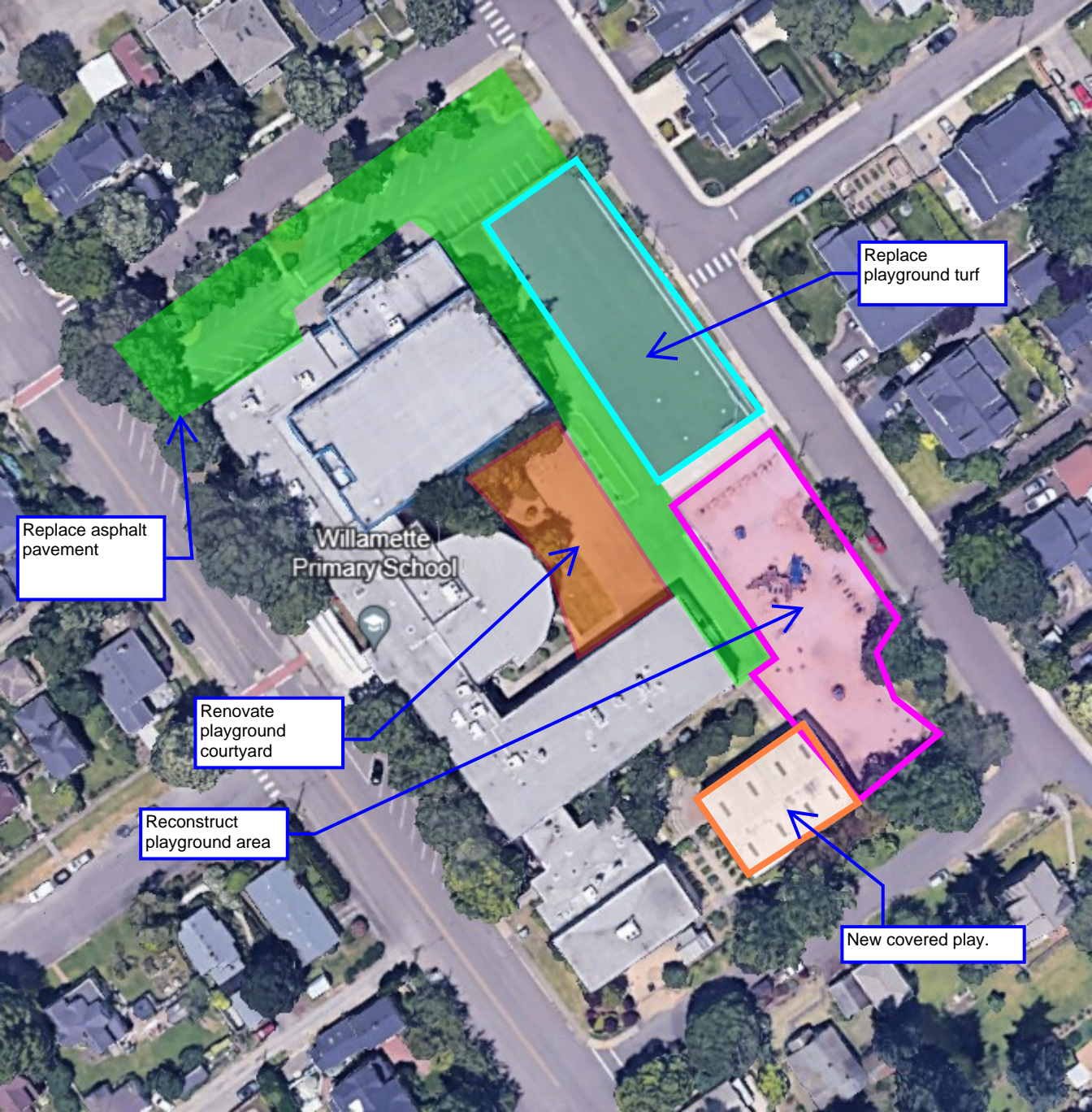
	Item	Description	Estimated Cost		
Site	1	Replace playground artificial turf with shock pad	\$ 165,000.00		
	2	Replace asphalt pavement at parking lot and exterior play areas	\$ 250,000.00		
	3	Playground courtyard renovation	\$ 75,000.00		
	4	Reconstruct playground area (retaining walls and ramps) / new equipment	\$ 600,000.00		
	5	Replace covered play structure	\$ 550,000.00	Site Total	\$ 1,640,000.00
Exterior	6	Replace all exterior windows (except high library windows)	\$ 500,000.00		
	7	Add new windows in gym	\$ 45,000.00		
	8	Replace blue exterior sheetmetal	\$ 120,000.00		
	9	Replace cafeteria building siding	\$ 223,000.00		
	10	Repaint entire building	\$ 80,000.00		
Interior	11	Replace 50% of existing roof	\$ 750,000.00		
	12	Gym floor resanding/refinishing	\$ 120,000.00		
	13	Repaint all hallways and install new tacksurface	\$ 90,000.00		
	14	Classroom Refresh: repaint, replace markerboards, tacksurface, and casework	\$ 240,000.00		
	15	Renovate existing spaces to create new music room	\$ 490,000.00		
	16	Renovate existing space to create new restrooms	\$ 175,000.00		
	17	Renovate existing classroom and corridor to create porch and small group	\$ 900,000.00		
	18	Close up wall at stage	\$ 25,000.00		
	19	Repaint walls of gym	\$ 40,000.00		
	20	Renovate existing classroom for staff room, conference, and staff toilet	\$ 380,000.00		
	21	Renovate existing music classroom to new office spaces	\$ 311,500.00		
	22	Renovate (e) office to expand health room; reduce work room	\$ 110,000.00		
	23	Construct new elevator (exterior addition)	\$ 350,000.00		
	24	Relocate stairs and landing at library	\$ 50,000.00		
	25	Rebuild restrooms in classroom wing (both levels)	\$ 432,000.00		
	26	Demo existing classrooms for new porch and small group (both levels)	\$ 1,550,000.00		
	27	Add windows from (e) classrooms to new porches	\$ 40,000.00		
	28	Enlarge boiler room	\$ 600,000.00		
	29	Consolidate library support rooms	\$ 200,000.00		
	30	Renovate lower level custodial spaces/building storage	\$ 525,000.00		
	31	Renovate existing lower level toilets to be single stall version	\$ 292,500.00		
	32	Expand work room	\$ 262,500.00		
	33	Relocate/enclose exposed pipes and conduit in corridor	\$ 50,000.00		
	34	Rebuild restrooms (lower level south)	\$ 175,000.00		
	35	Add elevator from cafeteria to basement level	\$ 250,000.00		
	36	Rebuild/expand kitchen	\$ 800,000.00		
	37	Create new commons storage space	\$ 40,000.00		
	38	Repaint interior of commons and replace tack surface	\$ 40,000.00		
	39	Add single stall restroom in basement area	\$ 100,000.00		
	40	Renovate basement classrooms and create porch	\$ 910,000.00	Bldg Total	\$ 11,266,500.00

Total Estimated Construction Cost 2024	\$ 12,906,500.00	
Soft Costs	\$ 3,226,625.00	25%
CMGC	\$ 6,500,000.00	\$100/sf
	\$ 22,633,125.00	
Escalation	\$ 1,810,650.00	8%
Total Estimated Project Cost (2025)	\$ 24,443,775.00	
Escalation	\$ 1,955,502.00	8%
Total Estimated Project Cost (2026)	\$ 26,399,277.00	
Escalation	\$ 2,111,942.16	8%
Total Estimated Project Cost (2027)	\$ 28,511,219.16	
Escalation	\$ 2,280,897.53	8%
Total Estimated Project Cost (2028)	\$ 30,792,116.69	

Willamette

#	Description	Estimated		District Proposed Priority		
				A	B	C
1	Replace playground artificial turf with shock pad	\$ 165,000.00	A	\$165,000.00		
2	Replace asphalt pavement at parking lot and exterior play areas	\$ 250,000.00	B		\$250,000.00	
3	Playground courtyard renovation	\$ 75,000.00	A	\$75,000.00		
4	Reconstruct playground area (retaining walls and ramps) / new equipment	\$ 600,000.00	A	\$600,000.00		
5	Replace covered play structure	\$ 550,000.00	C			\$550,000.00
6	Replace all exterior windows (except high library windows)	\$ 500,000.00	B		\$500,000.00	
7	Add new windows in gym	\$ 45,000.00	C			\$45,000.00
8	Replace blue exterior sheetmetal	\$ 120,000.00	C			\$120,000.00
9	Replace cafeteria building siding	\$ 223,000.00	A	\$223,000.00		
10	Repaint entire building	\$ 80,000.00	B		\$80,000.00	
11	Replace 50% of existing roof	\$ 750,000.00	A	\$750,000.00		
12	Gym floor resanding/refinishing	\$ 120,000.00	A	\$120,000.00		
13	Repaint all hallways and install new tacksurface	\$ 90,000.00	C			\$90,000.00
14	Classroom Refresh: repaint, replace markerboards, tacksurface, and casework	\$ 240,000.00	A	\$240,000.00		
15	Renovate existing spaces to create new music room	\$ 490,000.00	C			\$490,000.00
16	Renovate existing space to create new restrooms	\$ 175,000.00	A	\$175,000.00		
17	Renovate existing classroom and corridor to create porch and small group	\$ 900,000.00	C			\$900,000.00
18	Close up wall at stage	\$ 25,000.00	C			\$25,000.00
19	Repaint walls of gym	\$ 40,000.00	B		\$40,000.00	
20	Renovate existing classroom for staff room, conference, and staff toilet	\$ 380,000.00	C			\$380,000.00
21	Renovate existing music classroom to new office spaces	\$ 311,500.00	C			\$311,500.00
22	Renovate (e) office to expand health room; reduce work room	\$ 110,000.00	C			\$110,000.00
23	Replace elevator	\$ 350,000.00	B		\$350,000.00	
24	Relocate stairs and landing at library	\$ 50,000.00	C			\$50,000.00
25	Rebuild restrooms in classroom wing (both levels)	\$ 432,000.00	B		\$432,000.00	
26	Demo existing classrooms for new porch and small group (both levels)	\$ 1,550,000.00	C			\$1,550,000.00
27	Add windows from (e) classrooms to new porches	\$ 40,000.00	C			\$40,000.00
28	Enlarge boiler room	\$ 600,000.00	C			\$600,000.00
29	Consolidate library support rooms	\$ 200,000.00	C			\$200,000.00
30	Renovate lower level custodial spaces/building storage	\$ 525,000.00	B		\$525,000.00	
31	Renovate existing lower level toilets to be single-occupant	\$ 292,500.00	B		\$292,500.00	
32	Expand work room	\$ 262,500.00	C			\$262,500.00
33	Relocate/enclose exposed pipes and conduit in corridor	\$ 50,000.00	C			\$50,000.00
34	Rebuild restrooms (lower level south)	\$ 175,000.00	B		\$175,000.00	
35	Add elevator from cafeteria to basement leve	\$ 250,000.00	C			\$250,000.00
36	Rebuild/expand kitchen	\$ 800,000.00	C			\$800,000.00
37	Create new commons storage space	\$ 40,000.00	C			\$40,000.00
38	Repaint interior of commons and replace tack surface	\$ 40,000.00	B		\$40,000.00	
39	Add single stall restroom in basement area	\$ 100,000.00	A	\$100,000.00		
40	Renovate basement classrooms and create porch	\$ 910,000.00	C			\$910,000.00
		\$12,906,500.00		\$2,448,000.00	\$2,684,500.00	\$7,774,000.00
		Total		A	B	C

Legend: A = Mission Critical; B = Mission Important; C = Deferrable



Willamette
Primary School

Replace
playground turf

Replace asphalt
pavement

Renovate
playground
courtyard

Reconstruct
playground area

New covered play.