

EXISTING NORTH CAMPUS

GRADES 3 TO 8

EXISTING NORTH CAMPUS



W 90°26'34.08"

St. Paul's Lutheran School

N Ballas Rd

© 2016 Google

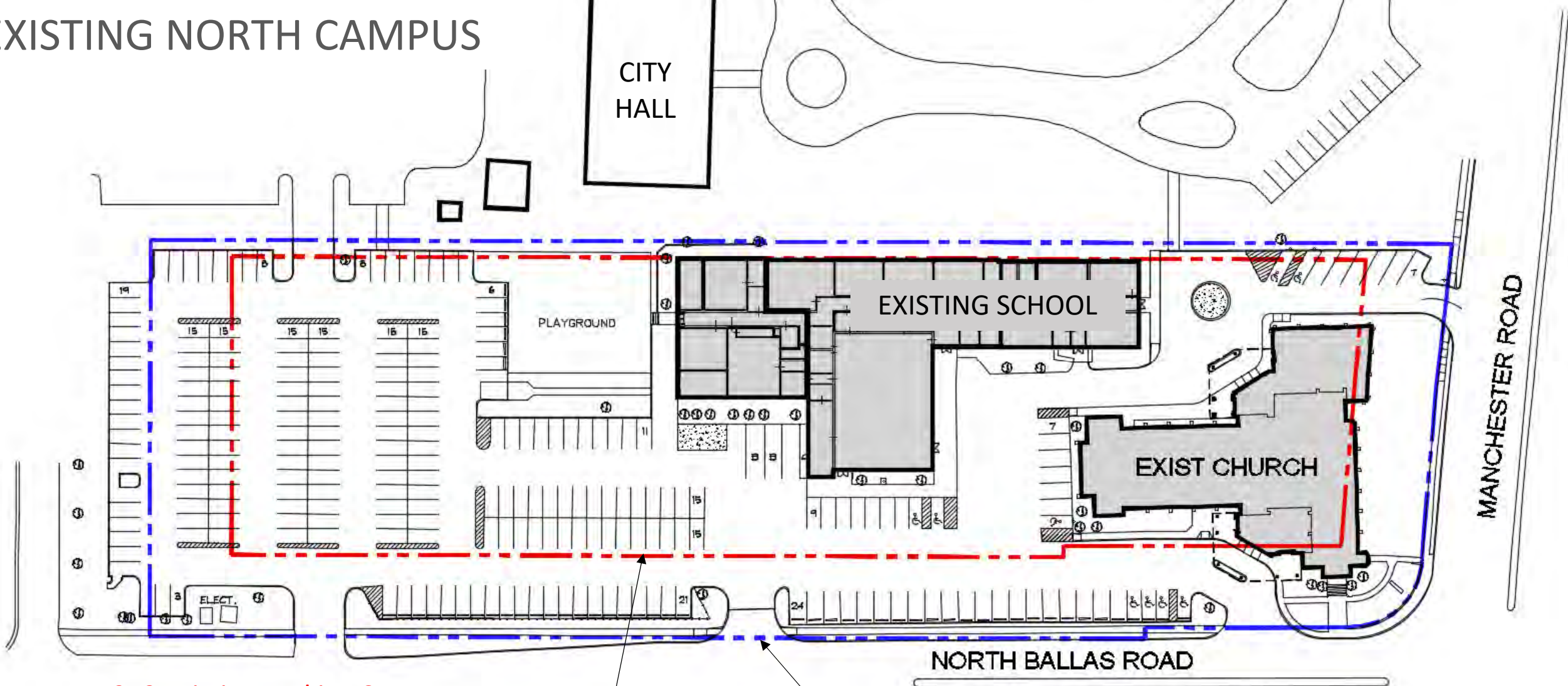
Google earth

38°36'17.56" N 90°26'35.01" W elev 665 ft eye alt 1738 ft

255 ft

1990

EXISTING NORTH CAMPUS

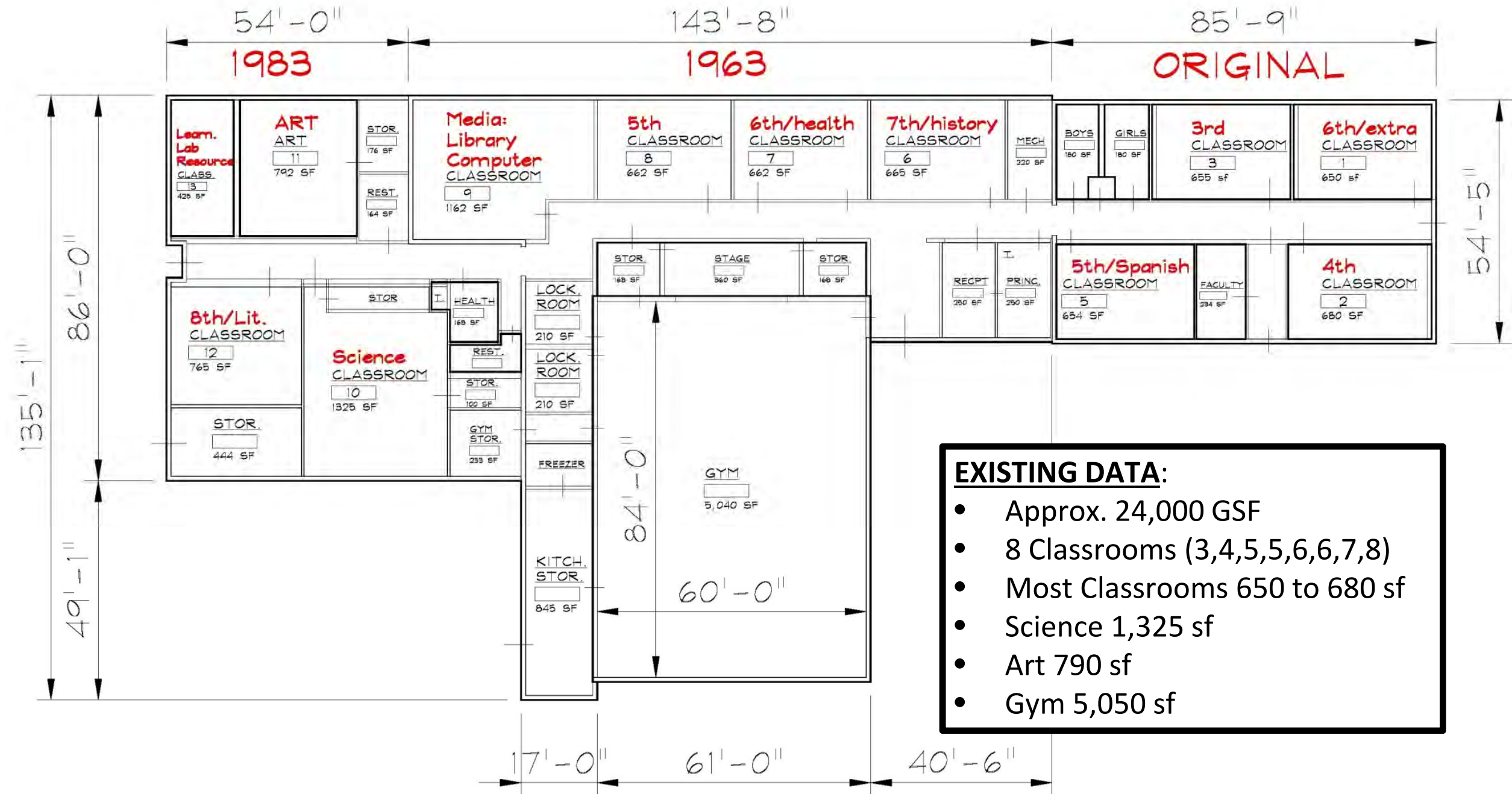


243 Existing Parking Spaces

Buildable area
(City Required
Setbacks)

Property Line

EXISTING NORTH CAMPUS



- EXISTING DATA:**
- Approx. 24,000 GSF
 - 8 Classrooms (3,4,5,5,6,6,7,8)
 - Most Classrooms 650 to 680 sf
 - Science 1,325 sf
 - Art 790 sf
 - Gym 5,050 sf

Initial Concept Overview

September 18, 2016

St. Paul's New K-8 School

September 18, 2016 PRESENTATION

ITTNER



St. Paul's New K-8 School

September 18, 2016 PRESENTATION

CONSTRUCTION / DESIGN OPTIONS

S1. Phase construction *(existing gym remains)*

- New Construction Area: approx. 41,000 sf
- Total Project Cost: approx. **\$13,500,000**
- Construction Schedule: approx. 24 months

S2. Phase construction *(NEW Gym 200 bleacher seats)*

- New Construction Area: approx. 49,000 sf
- Total Project Cost: approx. **\$16,000,000**
- Construction Schedule: approx. 30 months
- *Gym 6,600 sf, stage, lockers, gym storage*

S3. New building: one phase *(New Gym 450 bleacher seats)*

- New Construction Area: approx. 50,500 sf
- Total Project Cost: approx. **\$15,200,000** *Temporary School*
- Construction Schedule: approx. **14 months** *Facilities not included*
- *Gym 8,400 sf, stage, lockers, gym storage*



Our New School

NEW CONCEPT

January 26, 2017

NEW CONCEPT

Complete Build Out (Phase 1 and 2)





ST. PAUL'S LUTHERAN SCHOOL















strengthen the saved save the lost.



Strengthen the saved; save the lost.



Strengthen the saved; save the lost





St. Paul's Lutheran School









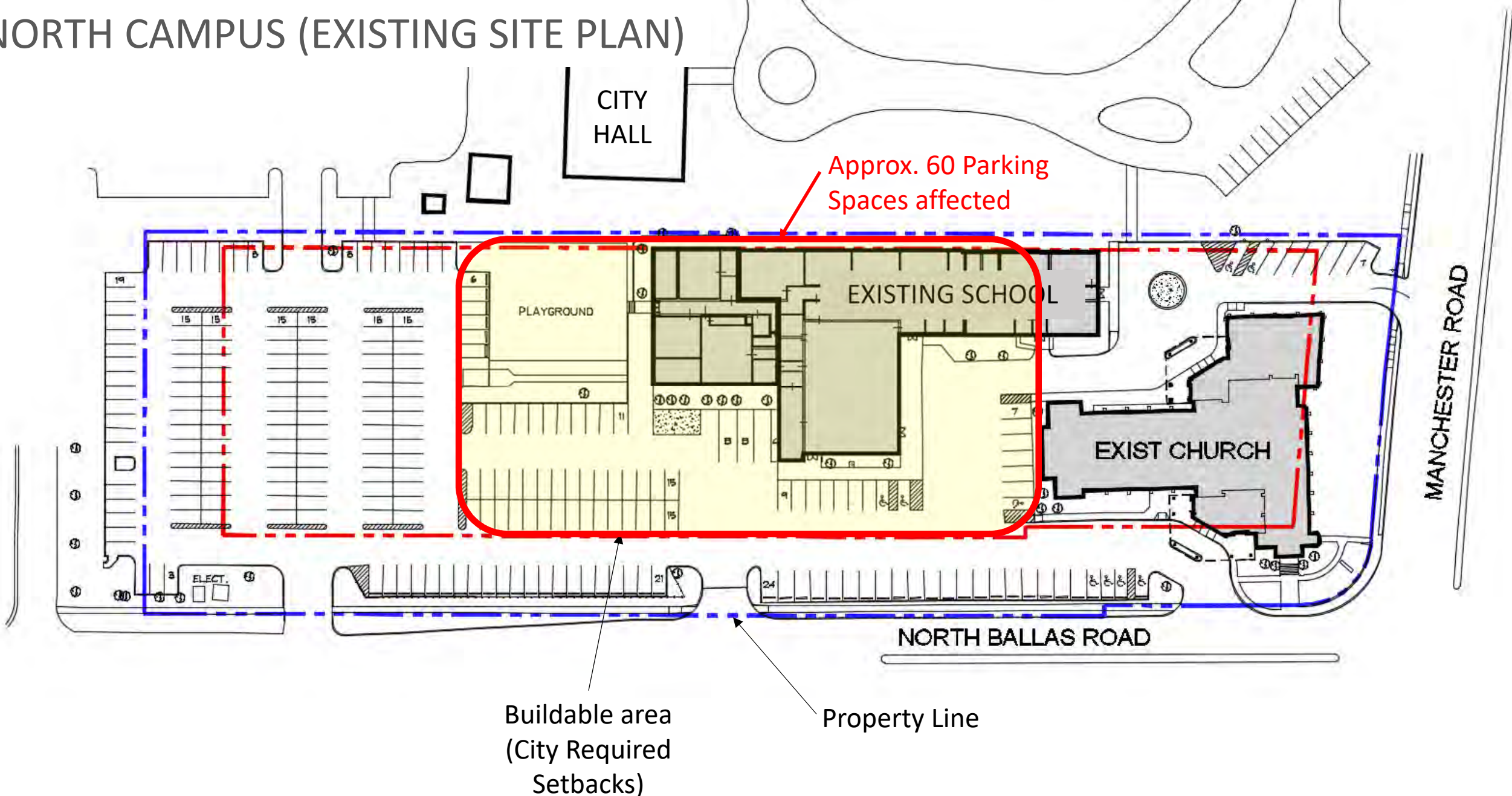








NORTH CAMPUS (EXISTING SITE PLAN)



Existing Parking	243 spaces
Revised Parking	200 to 215 spaces

NORTH CAMPUS (SITE PLAN PHASE 1 AND 2)



13 Parallel Parking

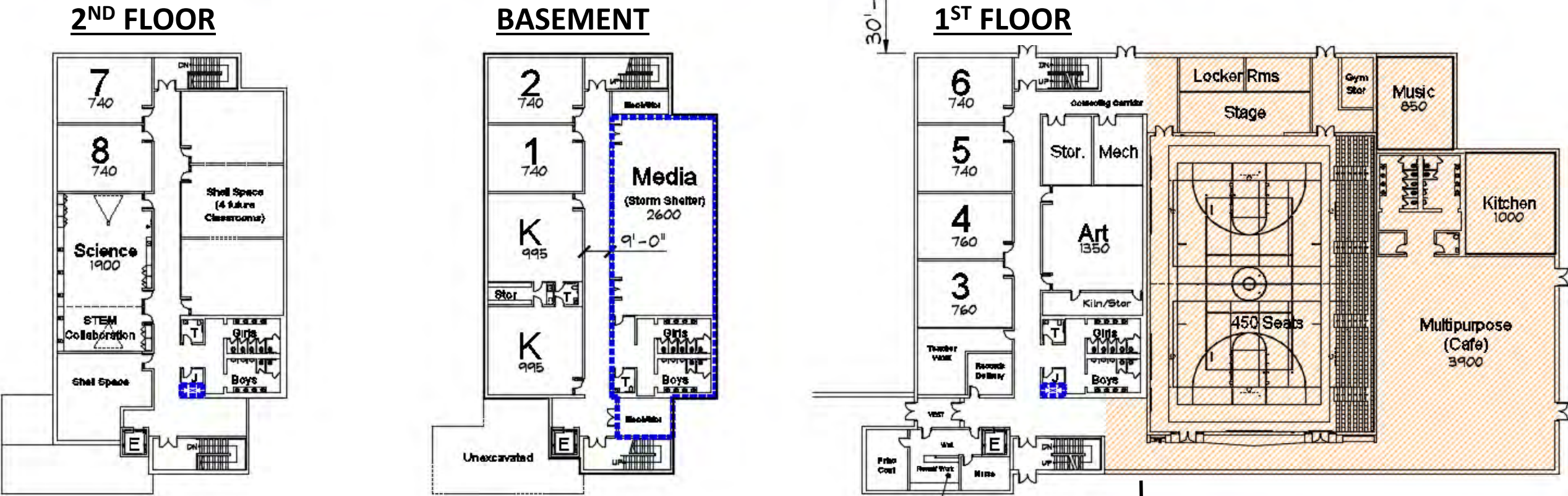
20 Angled
Parking

5 Parallel
Parking

Existing Parking	243 spaces
Revised Parking	200 to 215 spaces

NORTH CAMPUS (PHASE 1 and 2) FLOOR PLANS

Prop. Line



PHASE 1	28,500 gsf
Shell Space 2 nd Floor	4,000 gsf
PHASE 2	21,500 gsf
TOTAL SCHOOL	54,000 gsf

Existing School approx. 24,000 gsf

NORTH CAMPUS (PHASE 1 and 2)

PHASE 1/2 BUILDING Data:

➤	<u>Total Gross Building Area</u>	<u>54,000 GSF</u>
➤	Kindergarten Classrooms (two rooms)	995 sf
➤	One Classroom per grades 1 to 8	750 sf +/-
➤	Shell Space (4 future classrooms)	4,000 sf
➤	Science / Stem Collaboration	1,900 sf
➤	Art	1,300 sf
➤	Library/Media (Storm Shelter)	2,600 sf
➤	Music Room	850 sf
➤	Multipurpose / Cafeteria	3,900 sf
➤	Gym (Storage/PE Office)	8,500 sf
	▪ <i>Stage</i>	<i>600 sf</i>
	▪ <i>Locker Rooms</i>	
	▪ <i>Bleacher Seating</i>	<i>450 seats</i>

EXISTING BUILDING Data:

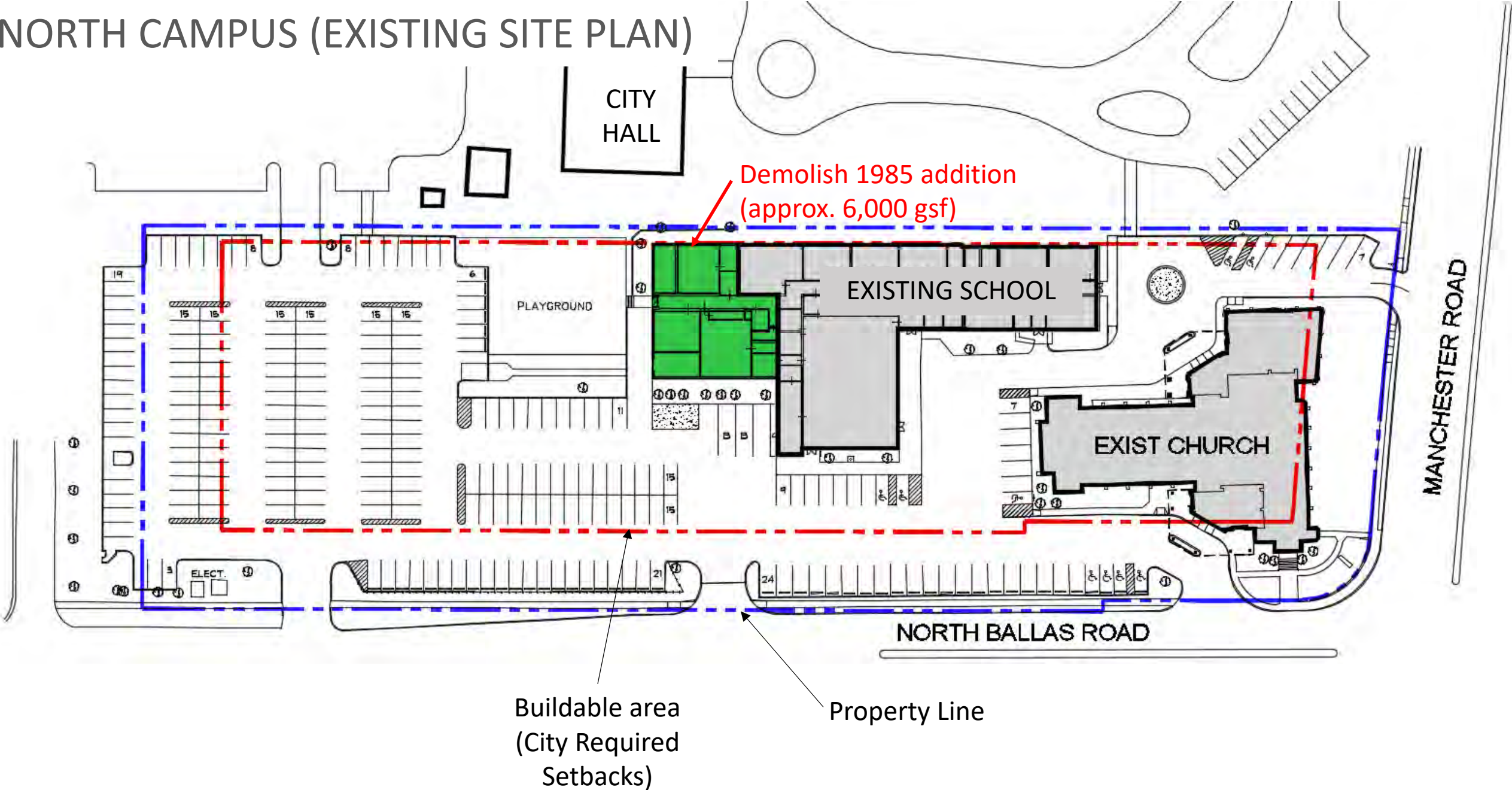
➤	<u>Total Gross Building Area</u>	<u>24,000 GSF +/-</u>
➤	Kindergarten Classrooms	<i>none</i>
➤	Classrooms (8 total)	650 to 680 sf
➤	Shell Space	<i>none</i>
➤	Science	1,300 sf
➤	Art	790 sf
➤	Library/Media	1,160 sf
➤	Music Room	<i>none</i>
➤	Multipurpose / Cafeteria	<i>none</i>
➤	Gym	5,050 sf
	▪ <i>Stage</i>	<i>350 sf</i>
	▪ <i>Locker Rooms</i>	
	▪ <i>Bleacher Seating</i>	

Our New School

NEW CONCEPT

Phase 1 ONLY

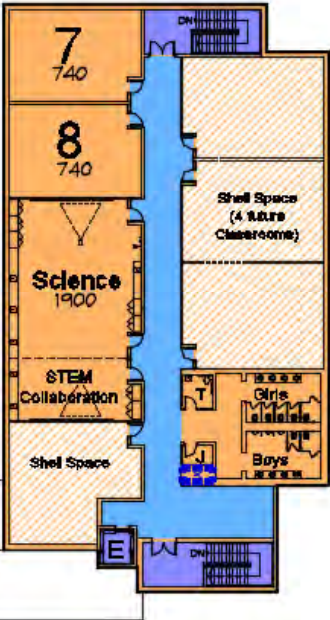
NORTH CAMPUS (EXISTING SITE PLAN)



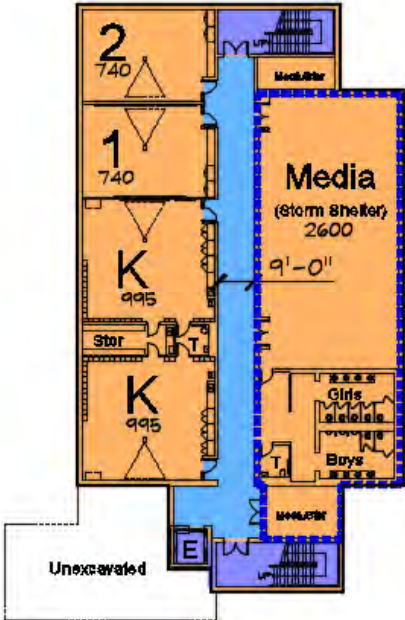
NORTH CAMPUS (PHASE 1 ONLY) FLOOR PLAN

Prop. Line

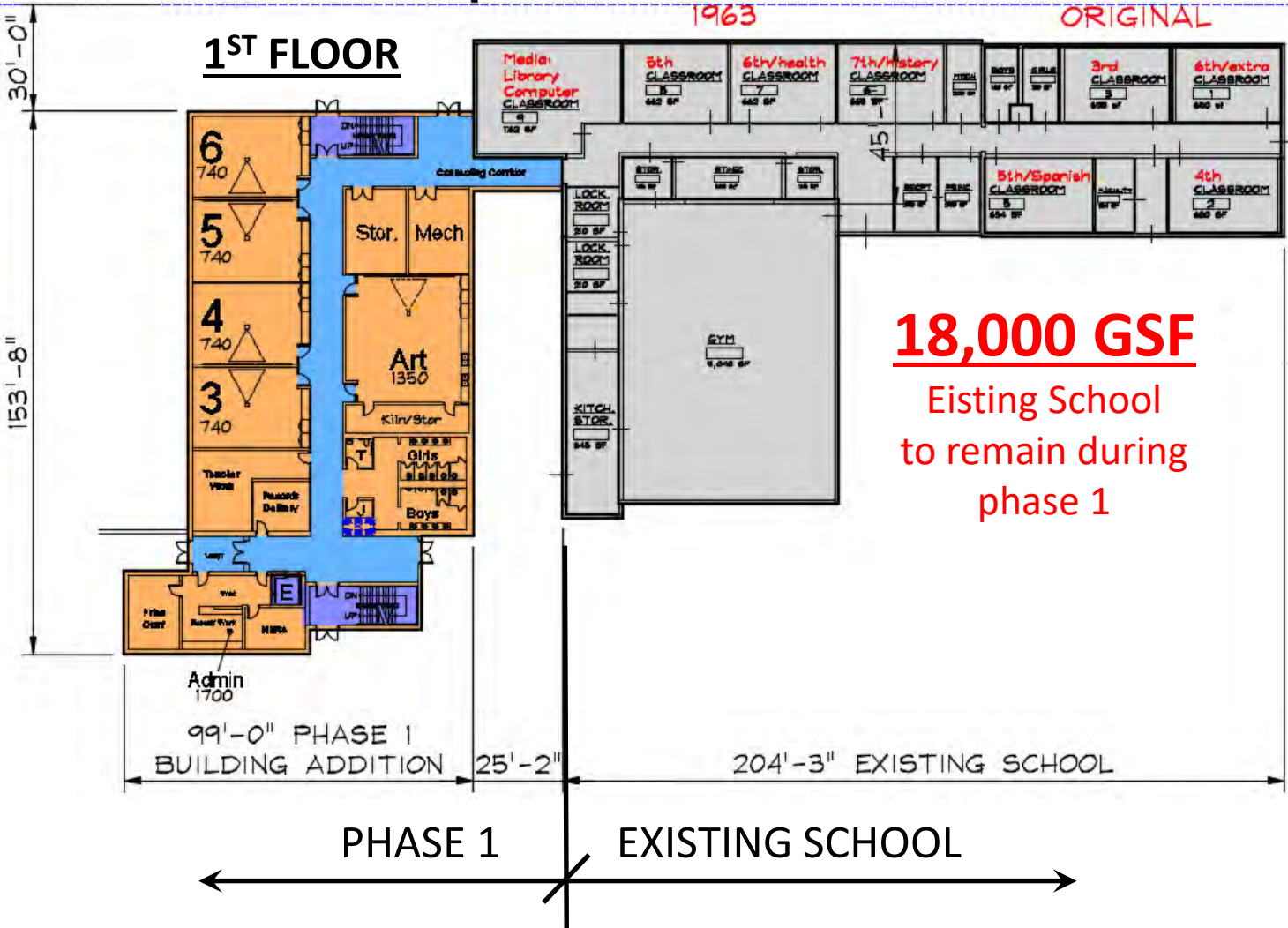
2ND FLOOR



BASEMENT



1ST FLOOR



18,000 GSF
Eisting School
to remain during
phase 1

PHASE 1	28,500 gsf
Shell Space 2 nd Floor	4,000 gsf
TOTAL CONSTRUCTION*	32,500 gsf

* New Construction Only, see next slide

NORTH CAMPUS (PHASE 1 ONLY)

PHASE 1 BUILDING Data:		EXISTING BUILDING Data:		
➤	<u>Total Gross Building Area</u>	50,500 GSF *	➤ <u>Total Gross Building Area</u>	24,000 GSF +/-
➤	Kindergarten Classrooms (two rooms)	995 sf	➤ Kindergarten Classrooms	<i>none</i>
➤	One Classroom per grades 1 to 8	750 sf +/-	➤ Classrooms (8 total)	650 to 680 sf
➤	Shell Space (4 future classrooms)	4,000 sf	➤ Shell Space	<i>none</i>
➤	Science / Stem Collaboration	1,900 sf	➤ Science	1,300 sf
➤	Art	1,300 sf	➤ Art	790 sf
➤	Library/Media (Storm Shelter)	2,600 sf	➤ Library/Media	1,160 sf
➤	<i>Music Room</i>	<i>phase 2</i>	➤ Music Room	<i>none</i>
➤	<i>Multipurpose / Cafeteria</i>	<i>phase 2</i>	➤ Multipurpose / Cafeteria	<i>none</i>
➤	<i>Gym (Storage/PE Office)</i>	<i>phase 2/exist</i>	➤ Gym	5,050 sf

- * **50,500 GSF** Total Building Area includes
- 18,000 gsf of existing school to remain in phase 1
 - 32,500 gsf new construction

Our New School

NEW CONCEPT

TOTAL PROJECT COST

CONSTRUCTION/DESIGN OPTIONS (TOTAL PROJECT COST)

Phase 1 ONLY (*NOT including new gym, stage, multipurpose, cafeteria, kitchen*)

- New Construction Area: approx. 28,500 sf
- 2nd Floor SHELL Space: approx. 4,000 sf
- Total Project Cost: approx. **\$9,700,000**
- Construction Schedule: approx. 12 to 16 months

Phase 1 and 2 (INCLUDING new gym 450 bleacher seating, stage, multipurpose, cafeteria, kitchen)

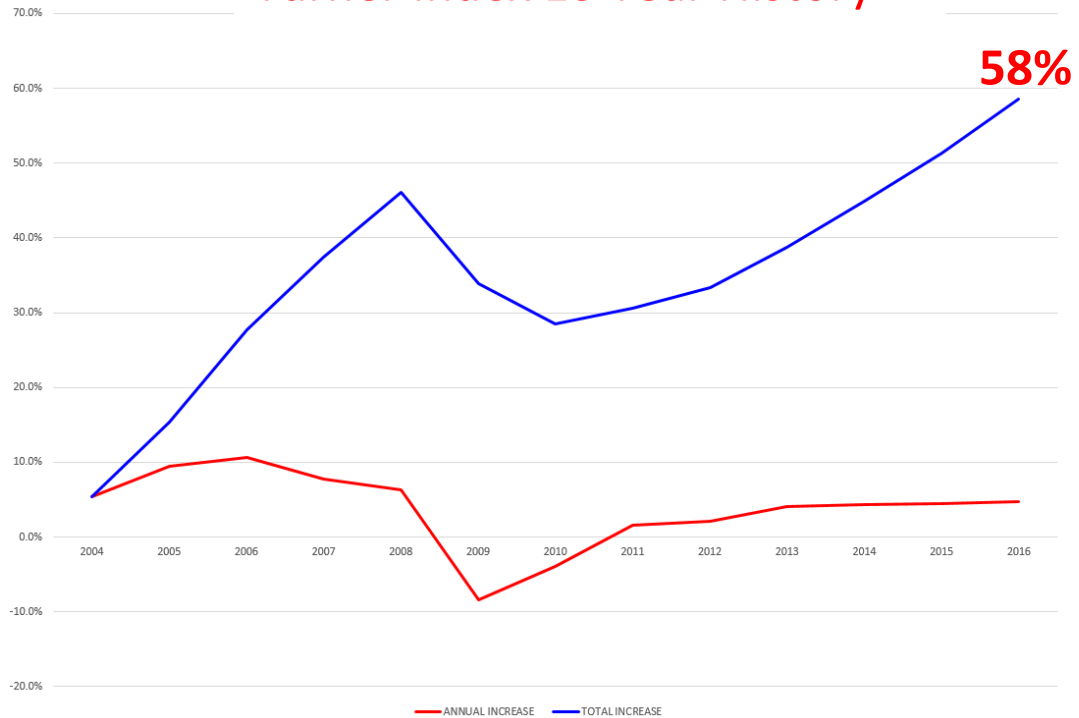
- New Construction Area: approx. 50,000 sf
- 2nd Floor SHELL Space: approx. 4,000 sf
- Total Project Cost: approx. **\$17,300,000** *\$7.6MIL+/- increase*
- Construction Schedule: approx. 24 to 30 months

South Campus/ECE Options

- ECE Infant Room: approx. \$ 35,000
- South Campus Kitchen Expansion: approx. \$ 165,000
- Total Project Cost approx. **\$ 200,000**



Turner Index 13 Year History



Average **3.8%**
Annual Increase
(13 years)

Average **4.5%**
Annual Increase
(4 years)

13 Year History

Year	Average Index	△%
2016	989	4.7
2015	943	4.5
2014	902	4.4
2013	864	4.1
2012	830	2.1
2011	812	1.6
2010	799	-4.0
2009	832	-8.4
2008	908	6.3
2007	854	7.7
2006	793	10.6
2005	717	9.5
2004	655	5.4

The Turner Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.

Turner



FUTURE PHASE 2 Project Costs:

General Conditions, Fees, Bidding, Mobilization, Permits, Building Code Changes
= **\$100,000 plus cost escalation (4.5% to 5% year)**



