

BOSE Request: Addition of CHS Girls' Locker Room to LRFP

1/19/2024

We propose allocating \$2.3 million from the Long-Range Facility Plan (LRFP) budget to construct a modern girls' locker room at Columbia High School. This critical project addresses facility disparities promotes inclusivity, and aligns with fiscal responsibility within the LRFP framework.

In 2018, the Long-Range Facility Plan (LRFP) allocated \$900,000 for basic upgrades to the girls' locker room at Columbia High School. Unfortunately, this project became fiscally untenable due to post-pandemic inflation and was removed from the budget.

The girls' locker room remains unusable and locked to student use, creating substantial inconvenience for students and athletes. While the planned work at Ritzer Field will expand sports opportunities, it will also highlight the lack of adequate facilities for our girls' teams. It also raises concerns about equity and Title IX compliance. As evident in the attached photos, the boys' locker room further highlights the girls' urgent need for a functional and updated facility.

Building a modern girls' locker room at Columbia High School is not only a matter of fairness but also an investment in creating a culture of respect and inclusivity for our students. Estimated at \$2.3 million, this project represents a mere 0.7% increase on the overall LRFP budget of \$160 million.

Therefore, we strongly recommend allocating \$2.3 million from the LRFP budget to construct a functional and modern girls' locker room at Columbia High School. This investment will ensure equal access to essential facilities, promote inclusivity, and demonstrate our commitment to fostering a positive athletic environment for all students.

Total ask from BOSE: \$29,992,765. An increase of \$2.327M for the Girls' Locker Room (noted as CHS Locker Rooms in the table below).

Project	Hard Costs Estimate	Soft Costs Estimate 5%	Total
SOMS	\$ 18,183,000	\$ 909,150	\$ 19,092,150
CHS Guidance Suite (prior unawarded alt)	\$ 1,078,000	\$ 53,900	\$ 1,131,900
CHS Classroom Alterations (prior unawarded alt)	\$ 319,000	\$ 15,950	\$ 334,950
Ritzer Field (increased due to scope of revisions)	\$ 4,171,000	\$ 208,550	\$ 4,379,550
CHS Locker Rooms *	\$ 2,024,000	\$ 303,600	\$ 2,327,600
		Subtotal	\$ 27,266,150
		Escalation (2 yrs) - 5% per year	\$ 2,726,615
		Total	\$ 29,992,765

* CHS Locker Rooms Soft Costs estimate is 15%.

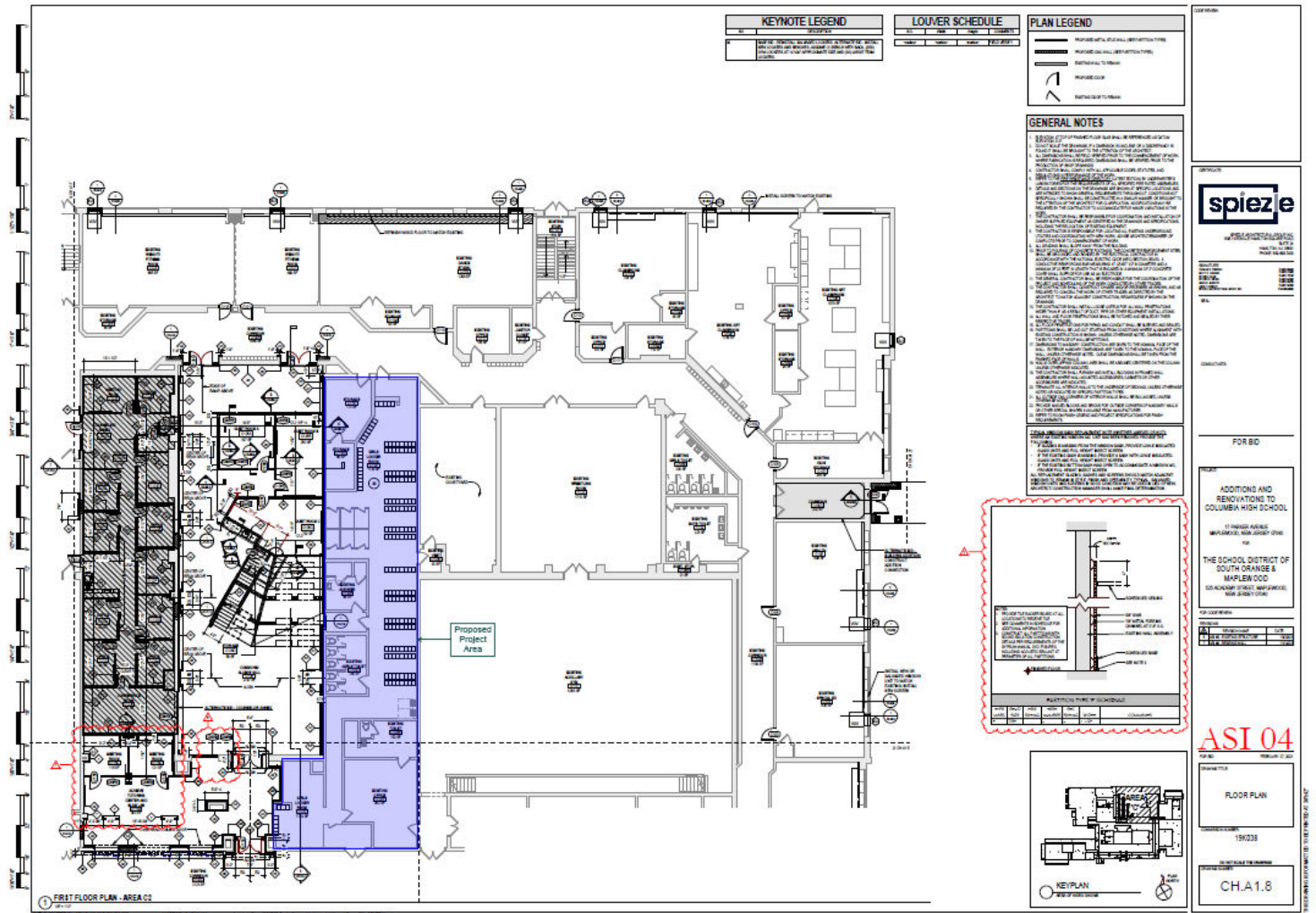
Girls' Locker Room



Boys' Locker Room



Architects Diagram



South Orange Maplewood School District
CHS - Girls's Locker Room
 Commission Number 19K038
 2/1/2023



Concept Budget

Item Description	Quantity	Unit	Unit Cost	Line Cost
Budget				
Demolition				\$ 221,150
Selective Demolition of existing features	3,110	SF	\$ 15	\$ 46,650
ACM Treatment Allowance	1	ALL	\$ 125,000	\$ 125,000
Demolition of plumbing facilities	18	EA	\$ 1,500	\$ 27,000
Concrete slab on grade demolition	750	SF	\$ 30	\$ 22,500
Architectural and Structural				\$ 1,080,000
Concrete slab on grade	750	SF	\$ 25	\$ 18,750
Modifications for accessibility	1	ALL	\$ 90,000	\$ 90,000
Partition Allowance	1	ALL	\$ 35,000	\$ 35,000
Interior Doors	12	EA	\$ 7,500	\$ 90,000
Flooring - primary area	2,380	SF	\$ 40	\$ 95,200
Flooring - support areas	730	SF	\$ 25	\$ 18,250
Plaster Restoration	1	ALL	\$ 65,000	\$ 65,000
Wall Finishes - locker area	9,000	SF	\$ 25	\$ 225,000
Wall Finishes - WC and shower areas	5,000	SF	\$ 35	\$ 175,000
Wall Finishes - support areas	3,300	SF	\$ 5	\$ 16,500
Ceiling Plaster Restoration	1	ALL	\$ 40,000	\$ 40,000
Ceiling Finishes - paint exposed structure	1,800	SF	\$ 15	\$ 27,000
Ceiling Finishes - GWB or ACP	1,310	SF	\$ 30	\$ 39,300
Lockers	1	LS	\$ 90,000	\$ 90,000
Accessories - benches, marker boards	1	ALL	\$ 15,000	\$ 15,000
Water Closet Partitions	10	EA	\$ 3,000	\$ 30,000
WC Accessories	10	EA	\$ 600	\$ 6,000
Lav Accessories	8	EA	\$ 500	\$ 4,000
Mechanical, Plumbing, and Electrical				\$ 375,050
Plumbing - sanitary	700	SF	\$ 80	\$ 56,000
Plumbing - domestic water	700	SF	\$ 40	\$ 28,000
Plumbing - fixtures	18	EA	\$ 2,500	\$ 45,000
Plumbing - equipment	1	LS	\$ 35,000	\$ 35,000
Mechanical - modifications for updated layout	1	ALL	\$ 40,000	\$ 40,000
Electrical - power	3,110	SF	\$ 19	\$ 59,090
Electrical - lighting	3,110	SF	\$ 20	\$ 62,200
Data and AV Allowance	3,110	SF	\$ 16	\$ 49,760
Subtotal				\$ 1,676,200
Contractor Overhead and Profit				15% \$ 251,430
Subtotal				\$ 1,927,630
Scope Contingency				5% \$ 96,382
Total				\$ 2,024,012
Soft Cost Estimate				15% \$ 303,602
Total				\$ 2,327,613
Use				\$ 2,327,600

Assumptions

Midpoint of Construction assumed at 4Q 2024
 Wage assumed PLA
 No identification or treatment of hazardous materials