

MAY 2024

Facilities Planning Studies
West Rusk County Consolidated
Independent School District
New London, Texas



Submitted by:

Harris Craig Architects, Inc.

1530 E. Grande Blvd. Tyler, TX 75703 (903) 534.0995 www.hcarch.com

2023 FACILITIES PLANNING WEST RUSK COUNTY CONSOLIDATED ISD NEW LONDON, TEXAS

HARRIS CRAIG ARCHITECTS, INC. TYLER, TEXAS

SUMMARY			
CAMPUS	Sq Ft		Estimate
New K,1,2 Elementary School		\$	22,921,482.00
	Sub-Total	\$	22,921,482.00

Additional Budget Allowance Items		
Item	*	Allowance
Loose Furniture Allowance		?
Technology Equipment Allowance		?
	Sub-Total	\$ -

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TOTAL PROGRAM BUDGET	\$	-

Notes:

- 1. Estimates DO INCLUDE: all building and site construction costs and soft costs such as professional fees, surveys, geotech, regulatory fees, and kitchen equipment
- 2. Estimates <u>DO NOT INCLUDE:</u> land acquisition and development costs of utility extensions and excessive site cost, loose furniture and fixtures.

HARRIS CRAIG ARCHITECTS, INC. TYLER, TEXAS

Program Space	Area	No. Rooms	Total Area	Remarks
ACADEMIC				
Pre K Classrooms	-	-	-	Use Existing Kindergarten Building
Kindergarten Classrooms	950	5	4750	
1st Grade Classrooms	850	5	4250	
2nd Grade Classrooms	850	5	4250	
Computer	850	1	850	
Reading Intervention	425	1	425	
Science	850	1	850	
Literacy	850	1	850	
Ready Bodies Motor Lab	850	1	850	
ESL	850	1	850	
Resource	425	1	425	
Total			18,350	
			,	
FINE ARTS				
Music Classroom	1000	1	1000	
Music Storage	125	1	125	
Total			1,125	
MULTI-PURPOSE/GYM				
Multi-Purpose / Gym	6800	1	6800	Similar Size to Existing Plus 150 Bleacher
Toilets	40	2	80	Single Occupant
Gymnasium Storage	200	2	400	
Physical Education Admin	180	1	180	
Stage / Platform	1000	1	1000	Similar to Raider Café Stage/Platform
Total			8,460	
ADMINISTRATIVE OFFICES				
Secretary/Reception	450	1	450	With Access Control Entry
Principal	180	1	180	
Assistant Principal	180	1	180	
Counselor's Office	180	1	180	
Diagnostician	120	1	120	
esting Room	80	1	80	
Conference Room	240	1	240	
Clinic - "Sick Room"	200	1		With Toilet
Patient's Cubicle	50			
	100	21	100	
	850	2	100 850	
eacher's Workroom / Lunch		1		
Feacher's Workroom / Lunch Faculty Toilets Total	850		850	
eacher's Workroom / Lunch aculty Toilets	850	1	850 200	
eacher's Workroom / Lunch aculty Toilets Total	850 100	1	850 200	
eacher's Workroom / Lunch aculty Toilets Total SERVICE AND SUPPORT SPACES	850 100	1	850 200	
eacher's Workroom / Lunch aculty Toilets Total ERVICE AND SUPPORT SPACES Gys Toilets	850 100	2	850 200 2,780	
eacher's Workroom / Lunch aculty Toilets Total SERVICE AND SUPPORT SPACES Boys Toilets Birls Toilets	850 100 8 425 425	2 2 2	850 200 2,780 850 850	
eacher's Workroom / Lunch aculty Toilets Total SERVICE AND SUPPORT SPACES Boys Toilets Birls Toilets Birls Toilets Birls Occupant Toilets	850 100 8 425 425 40	2 2 2 2	850 200 2,780 850 850 880	
Teacher's Workroom / Lunch Faculty Toilets Total SERVICE AND SUPPORT SPACES Boys Toilets Birls Toilets Birls Toilets Custodial Closets	850 100 8 425 425 40 60	2 2 2 2 2 3	850 200 2,780 850 850 80 180	
Feacher's Workroom / Lunch Faculty Toilets Total SERVICE AND SUPPORT SPACES Boys Toilets Girls Toilets Singe Occupant Toilets Custodial Closets Main Electrical Room	850 100 8 425 425 40 60 200	2 2 2 2	850 200 2,780 850 850 80 180 200	
Feacher's Workroom / Lunch Faculty Toilets Total SERVICE AND SUPPORT SPACES Boys Toilets Girls Toilets Singe Occupant Toilets Custodial Closets Main Electrical Room Mechanical Room	850 100 3 425 425 40 60 200 150	2 2 2 2 3 1	850 200 2,780 850 850 80 180 200 150	
Feacher's Workroom / Lunch Faculty Toilets Total SERVICE AND SUPPORT SPACES Boys Toilets Girls Toilets Singe Occupant Toilets Custodial Closets Main Electrical Room	850 100 8 425 425 40 60 200	2 2 2 2 2 3	850 200 2,780 850 850 80 180 200	

33,685

Unassignable Area @ 34% of Net Area	11,453
Total Gross Area	45,138

Estimated Cost per Sq. Ft. \$ 435.00

Total Estimated Cost	\$ 19,635,030.00

Additional Miscellaneous Costs	
Geotechnical Testing	\$ 8,000.00
Topographic Survey	\$ 10,000.00
Regulatory Permits & Fees/Reproduction Costs	\$ 15,000.00
Streets & Utilities/Site Development	\$ 600,000.00
Existing Campus Road/Drive Repair Allowance	\$ 250,000.00
Storm Shelter Allowance	\$ 250,000.00
Abatement/Demolition	\$ 600,000.00
Architectural/Engineering	\$ 1,493,452.00
Civil Engineering	\$ 60,000.00
Total Miscellaneous Costs	\$ 3,286,452,00

Total Estimated Project Cost in Current Dollars

\$ 22,921,482.00

Does Not Include:

Bond Costs Loose Furnishings Technology Equipment Excessive Streets & Utilities/Site Development Construction Cost Inflation

Recommend:

5% Planning / Budget Contingency





PRELIMINARY

NOT FOR CONSTRUCTION

ARCHITECT: KENT HARRIS DATE: 09-27-23

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

1530 E. GRANDE BLVD., TYLER, TX 75703 9 0 3 . 5 3 4 . 0 9 9 5 www.hcarch.com

PRE-BOND SITE TEST FIT

WEST RUSK C.C.I.S.D. NEW LONDON, TEXAS

PROJECT

DATE: ' 09-27-2

AWING:

A1.0





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PRE-BOND SITE TEST FIT

WEST RUSK C.C.I.S.D.
NEW LONDON, TEXAS

PROJECT

DATE: 09-27-2

A2.0





PRELIMINARY

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PRE-BOND SITE TEST FIT

WEST RUSK C.C.I.S.D.
NEW LONDON, TEXAS

PROJECT NO: 2023-63

DATE: 09-27-2

A3.0

DEVISION:

PRELIMINARY FLOOR LAYOUT DIAGRAM