GRPS April 2026 Facility Meeting Option Cover Page

Enclosed are Options 3 & 5 prepared by JEO.

The options provided are high level estimates that are intended to generate conversation and receive public feedback regarding any potential facility improvements.

Fine-tuned and more detailed estimates for any potential project will be generated if and when any potential project is pursued. At that time a more detailed description, drawings, and price estimates will be made available.

GRPS April 2026 Facility Meeting Options Overview

All options are currently for discussion purposes only at this time

- ~~Option 2 - Three buildings (23.8 to 28.6 million)~~
  - ~~Close current RES building and convert the middle school to RES~~
  - ~~GRHS would move from 9-12 to 7-12 - 3 story remodeled~~
  - ~~Additional gym and cafeteria space at GRHS~~
    - ~~Old cafe could be locker rooms and weight room or wrestling~~
  - ~~GES remains~~
- Option 3 - Three buildings (20.7 to 24.8 million)
  - Close current RES building and convert the middle school to RES
  - GRHS would move from 9-12 to 7-12 - 3 story replaced with new construction
  - Additional gym and cafeteria space at GRHS
  - GES remains
- ~~Option 4 - Two buildings (27.4 to 32.9 million)~~
  - ~~Close both RES and GES~~
  - ~~GRMS would turn into a PK-8 building housing RES and GRMS~~
  - ~~GRHS would turn into a PK-5 and 9-12 building housing GES and GRHS~~
- Option 5 - Four buildings (19.2 to 23.1 million)
  - Close old part of RES (original building) retain newer part
  - Add classroom space to GRMS to house some elementary with 6-8
  - GRHS - 9-12 building - 3 story replaced with new construction
  - Additional gym and cafeteria space at GRHS
  - GES remains
  - Could modify to add more classrooms to GRMS to close all of previous RES buildings

Project Cost Analysis:

Project Phase: Design Development

Gordon Rushville - Option 3

January 20, 2026

Close Rusvhille Elem
Demo three story original HS building
GRHS Addition for grades 7-8 and replacing original building
GRHS addition for gym and cafeteria/auditorium
Renvations to MS for extended use and plumbing reno

Cost Summary

	Description	Unit Price	Qty	Unit	Total
Part One - Site Development:					
	Site Grading / Site Demo.				**$2,350,000**
	Grading / Landscaping/Paving/Access/Utilities	$450,000	1	LS	$450,000
	Demo	$300,000	1	LS	$300,000
	Track Replacement	$1,600,000	1	LS	$1,600,000
Part Two - Main Building Construction:					
	Building				**$16,994,400**
HS	GR High School - Addition for Grades 7,8 (6 CR)	$430	7000	SF	$3,010,000
HS	Gym Addition - GR High School	$325	8000	SF	$2,600,000
HS	Caffeteria/Auditorium Add - GRHS	$430	7800	SF	$3,354,000
HS	GRHS Addition - Replace 3 story building (8 CR, Library)	$430	10000	SF	$4,300,000
HS	GRHS Admin Offices	$430	2000	SF	$860,000
HS	Misc. Renovations - GRHS	$80	8000	SF	$640,000
HS	Doors and Windows HS	$2	16000	SF	$32,000
HS	Plumbing Renovation - Ex. GRHS	$30	8000	SF	$240,000
MS	Misc. Renovations - MS	$80	10000	SF	$800,000
MS	Doors and Windows MS	$2	36200	SF	$72,400
MS	Plumbing Renovation - Ex. GRMS	$30	36200	SF	$1,086,000
Part Three - Contractor :					
	Construction Delivery				**$1,335,776**
	Mobilization & GCs	$20	32800	SF	$656,000
	Overhead & Profit		4	%	$679,776

Construction Subtotal :		**$20,680,176**
Contingency	20 %	$4,136,035
Construction Total w/ Contingency		**$24,816,211**

	Construction Range	**$20,680,176**	-	**$ 24,816,211**
3B	**Replacement of 3 story & 7/8 Addition Only (No gym/Caff)**	**$11,087,616**	-	**$ 13,305,139**

Note:

No costs are included for furniture, furnishings or movable equipment.
No costs are included for major fixed equipment.
The estimated construction costs assumed the project will be competitively bid.
Assumed construction to be during normal working hours.
The construction costs shall be used for budgeting and planning purposes only and shall not be used as an actual bid as given by a contractor to build the project.

Total SF - Future Maintenance

GR High School	79,077
GR Middle School	36,200
Gordon Elem	32,000
Rush Elem	-
TOTAL	147,277

(Current SF = 156,500)

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Project Cost Analysis:

Project Phase: Design Development

Gordon Rushville - Option 5

February 18, 2026

Close Rusvhille Elem Original Building
Demo three story original HS building
GRHS Addition for replacing original building
GRHS addition for gym and cafeteria/auditorium
GRMS addition for grades P-8
Renvations to MS for extended use and plumbing reno
Gordon Elem to remain

Cost Summary

	Description	Unit Price	Qty	Unit	Total
Part One - Site Development:					
	Site Grading / Site Demo.				**$2,350,000**
	Grading / Landscaping/Paving/Access/Utilities	$450,000	1	LS	$450,000
	Demo	$300,000	1	LS	$300,000
	Track Replacement	$1,600,000	1	LS	$1,600,000
Part Two - Main Building Construction:					
	Building				**$15,919,400**
HS	Caffeteria/Auditorium Add - GRHS	$430	7800	SF	$3,354,000
HS	GRHS Addition - Replace 3 story building (8 CR, Library)	$430	10000	SF	$4,300,000
HS	Gym Addition - GR High School	$325	8000	SF	$2,600,000
HS	GRHS Admin Offices	$430	2000	SF	$860,000
HS	Misc. Renovations - GRHS	$80	8000	SF	$640,000
HS	Doors and Windows - HS	$2	16000	SF	$32,000
HS	Plumbing Renovation - Ex. GRHS	$30	8000	SF	$240,000
MS	MS Addition - Elem Grades (4 CR, support spaces)	$430	4500	SF	$1,935,000
MS	Misc. Renovations - MS	$80	10000		$800,000
MS	Plumbing Renovation - Ex. GRMS	$30	36200	SF	$1,086,000
MS	Doors and Windows - MS	$2	36200	SF	$72,400
Part Three - Contractor :					
	Construction Delivery				**$992,776**
	Mobilization & GCs	$20	17800	SF	$356,000
	Overhead & Profit		4	%	$636,776

Construction Subtotal :		**$19,262,176**
Contingency	20 %	$3,852,435
Construction Total w/ Contingency		**$23,114,611**

Construction Range **$19,262,176 - $ 23,114,611**

Note:

No costs are included for furniture, furnishings or movable equipment.
No costs are included for major fixed equipment.
The estimated construction costs assumed the project will be competitively bid.
Assumed construction to be during normal working hours.
The construction costs shall be used for budgeting and planning purposes only and shall not be used as an actual bid as given by a contractor to build the project.

Total SF - Future Maintenance

GR High School	79,077
GR Middle School	40,700
Gordon Elem	32,000
Rush Elem	6,800
TOTAL	158,577
(Current SF = 156,500)	

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