



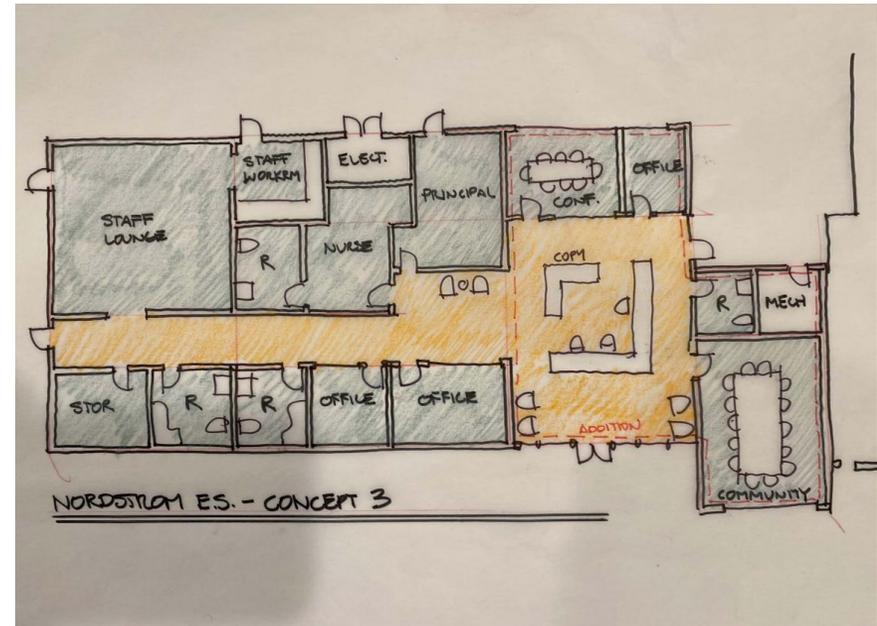
1425

NORDSTROM SCHOOL
A CALIFORNIA DISTINGUISHED SCHOOL

NORDSTROM ELEMENTARY

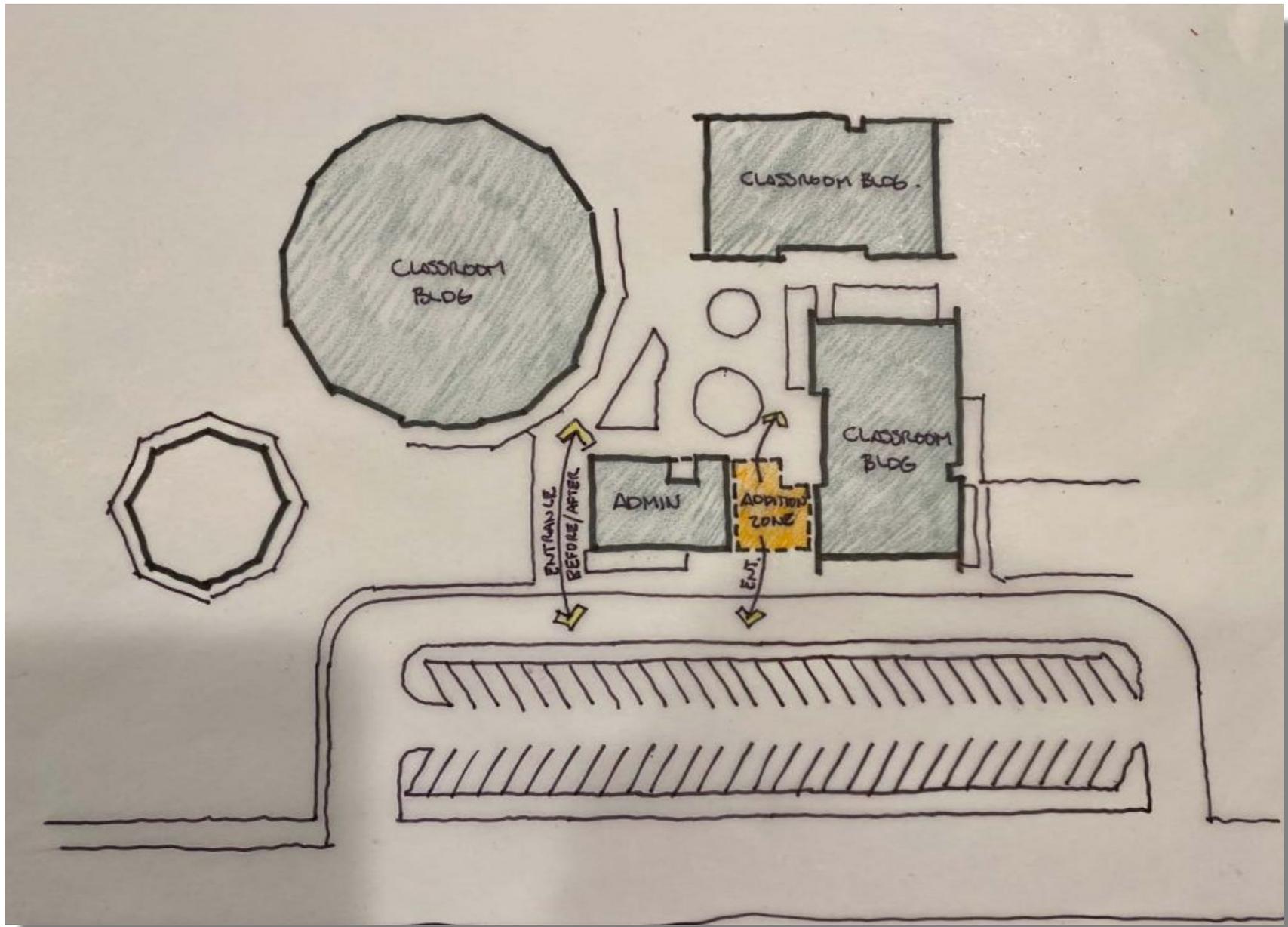
NORDSTROM ADMIN OFFICE

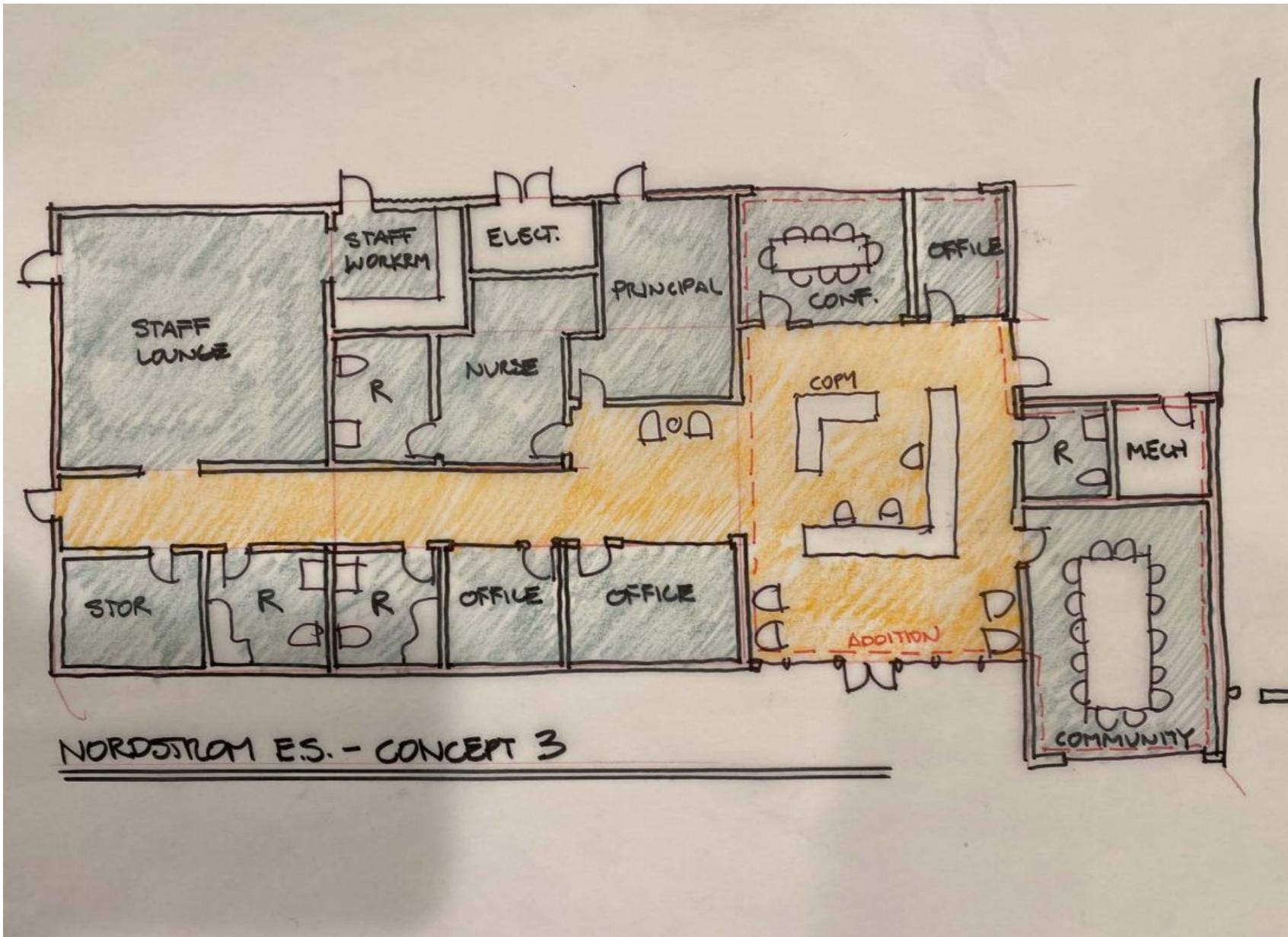
- Original design from 1963 which is ~2250 s/f
 - Current District Ed Specs for an elementary admin is ~3530 s/f
 - New design will add ~1500 s/f
- New design will reconfigure space for an adequate reception area, create better circulation, add a conference room, and an additional restroom



BUDGET

% of Ed Spec	100%	52%	80%	83%	84%
Gross Area Subtotal:					
--Existing Building	2,250	2,250	2,250	2,250	2,250
--Addition	2,163	312	1,200	1,400	1,552
Total Proposed Building Area:	4,413	2,562	3,450	3,650	3,802
Est. Concept Construction Budget: --\$600/sf reno, \$800/sf new con	\$3,080,000	\$1,599,600	\$2,310,000	\$2,470,000	\$2,591,600
Assume Budget Range: (20% low / 20% high)	\$3.6M \$2.5M	\$1.9M \$1.3M	\$2.7M \$1.8M	\$3.0M \$2.0M	\$3.1M \$2.1M
Add allowance for exterior entrance enhancements/curb appeal:					\$250,000





NORDSTROM E.S. - CONCEPT 3