

OAK PARK AND RIVER FOREST HIGH SCHOOL

201 NORTH SCOVILLE AVENUE • OAK PARK, IL 60302-2296

TO: Board of Education
FROM: Dr. Joylynn Pruitt-Adams, Superintendent
DATE: October 25, 2018
Re: Imagine OPRF Update on Estimated Costs

BACKGROUND

At a special public meeting on Sept. 11, 2018, the Imagine OPRF Work Group presented the Board with a draft long-term facilities master plan, proposed sequencing over what could be up to a 10-year period, and estimated costs for sequences 1, 2, and 3. More detailed line item costs for sequences 1, 2, and 3 were provided to the Board and posted on the Imagine website on October 4, 2018.

Members of the Board, as well as the public, have requested cost estimates and detailed line-item costs for sequences 4 and 5 as well.

SUMMARY OF FINDINGS

The attachments include drafts of a flow chart showing how the plan components relate to one another and cost estimates for all components, a narrative explaining the flow chart, a stacking diagram that visually represents the location of each component, and detailed cost estimates for all sequences.

We want to stress that estimating costs for work that likely would begin at least six years from now is extremely difficult to do with any accuracy. The actual plan components and the actual costs to build them are certain to change significantly before sequences 4 and 5 are executed more than five years from now, for a variety of reasons, including:

- Changes to sequences 1,2, and 3 would have implications for what is included in sequences 4 and 5.
- How components of sequences 1,2, and 3 actually function once they are built would have implications for 4 and 5.
- Changes in the economy and the construction industry would affect costs.
- The school's needs will change over time.
- The master plan will be regularly revisited to accommodate the factors above and any other changing conditions.

Please keep in mind that a facilities master plan is a vision for solving problems in a prioritized, coherent, and cost-effective way over a long period of time. It is a roadmap for ensuring that investments made today to solve one set of problems do not, literally, get in the way of solving other problems at later stages. Imagine created a flexible plan that could be executed and financed one phase at a time and that could be paused after any phase; a decision to execute one phase does not commit the Board to executing later phases. The plan is designed so the school is fully functional after each phase. Adopting the plan as a vision and executing some early work does not obligate the Board to complete the entire plan or to any particular timetable for execution of any or all phases.

RECOMMENDATION

This presentation is meant to provide information for board discussion. No other action is required.

Strategic Plan: Goal 6, Strategy 3

Board Goals:

District Policy:

AREA (708) 383-0700

TTY/TDD (708) 434-3949

<http://www.oprfhs.org>

FAX (708) 434-3910



Oak Park and River Forest High School Master Facilities Plan

COMPONENT FLOW CHART & SEQUENCING DIAGRAMS

October 19, 2018

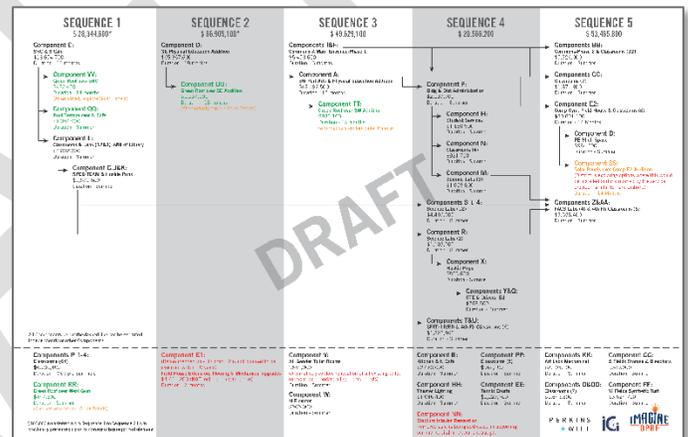
The following is a narrative intended to accompany the component flow chart and sequencing diagrams illustrating the current draft of the master facilities plan. This provides context and detailed explanations about how these diagrams are intended to be utilized and the information they are conveying.

General Information

The Facilities Master Plan for OPRF has been previously presented as a series of five sequences. Within those sequences the various elements of the Master Plan are further broken down into Components. These Components include groups of spaces based on reasonable project areas, common functional space, and logical divisions from adjacent spaces. The Components were then grouped together into the five sequences based on priorities assigned by the Imagine Group, construction efficiency in the execution of similar construction scope, and logical construction sequencing. These Components can be executed as discreet projects or grouped together into larger construction projects, giving the Board of Education the flexibility to decide how much they wish to address at any one time with the knowledge of how that Component relates to all the other Components of the overall Master Plan. The set of diagrams, spreadsheets and other documents included with this narrative illustrate how these Components relate to each other in construction sequencing, location within the building, and estimated project budget cost. Below are further descriptions of the Component Flow Chart and Sequencing Diagrams.

Component Flow Chart

The Component Flow Chart illustrates the various Components included in each sequence and how they relate to each other. Each Component is given a letter designation, a descriptor naming the major elements included in the Component, the estimated project budget cost, and the estimated construction duration. Some groupings will include multiple Components such as P 1-4 or G,J&K. In the case of P 1-4: Classrooms, the renovation of the typical classrooms were broken into four Components for budgeting purposes as all classrooms would not be renovated in a single summer. Components G,J&K are grouped together, as it is most likely they would be executed simultaneously. They were originally separated as the Master Plan was developing to maximize flexibility.



—————> Connecting many of the Components are a series of lines and arrows. These arrows illustrate relationships between Components, where the Component at the start of the line is considered to be an “Enabling” project for the Component the arrowhead is pointing to. Enabling Components either need to be completed prior to or at the same time as the Components the arrow is pointing to. For example Component C: South Cafeteria & Student Resource Center (Library) must be constructed prior to the existing library, Component L, being renovated into new classrooms, science labs and offices. While both are included in Sequence 1, one would have to follow the other. Some lines span multiple Sequences, as is the case for Components S 1-4 and R. These Components could be executed in earlier Sequences if the Board chooses, so long as the Enabling Components G,J&K are executed first.

- - - - - The Components below the dashed line at the bottom of the page are viewed as completely independent. They can be executed at any point in time and have little to no impact on other Components.

Some of the Components are shown in different colors. All green roofs are shown in **green**. Solar Panels are shown in **orange**. Additional notes or Components that have either been adjusted from what has been previously presented or were deemed as important to highlight for the Board’s attention are shown in **red**.

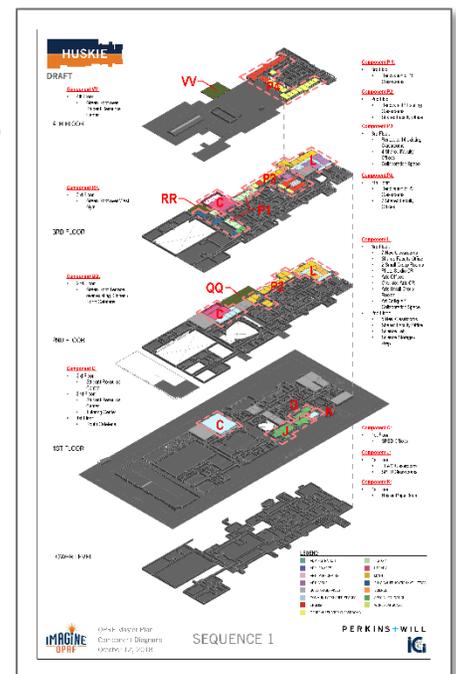
You will notice below most of the green roof Components a parenthetical note is added that you may alternatively consider solar panels. Green roofs provide much added value in the management of storm water and increased thermal insulation of the roof. Storm water is a significant issue throughout the metropolitan Chicago area and governing bodies are implementing stricter and stricter measures to deal with the issue for every new construction project that affects the site or the overall footprint of the building. Such measures include increasing of pervious surfaces to allow storm water to penetrate into the soil or installing systems that slow the release of storm water from the specific site into the municipal storm water sewer system. Green roofs are a very effective way to slow the flow of storm water from the building roof to the municipal system. With that being said, there have been several questions as to why solar panels are only shown in Sequence 5. Solar panels can certainly be installed in lieu of a green roof. As is noted for Component SS, the District is exploring options where the solar panels would be installed and maintained by the electricity service provider, similar to what the OP Park District recently implemented. If such a similar deal could be executed for OPRF, then the inclusion of solar panels in an earlier Component may be viewed as a more desirable avenue for the Board.

Component Sequencing Diagrams

The Component Sequencing Diagrams are a series of exploded axonometric plans showing where the Components are located within the school. Each page represents an entire Sequence of Components, with the Sequence listed at the bottom of the page.

An exploded axonometric plan is a view of the school as if you were floating in the air, looking down at the school from an angle. Each of the floors of the building is broken apart and stacked such that the bottom is the lower level with the first floor stacked directly above that and each subsequent floor stacked above. To the left of the page are the floor designations, Lower Level through 4th Floor in capital letters.

The individual colored blocks in the axon plans are colored in relation to the specific department, i.e. Math, Science, Special Education, etc., the space is associated with. In the bottom right hand corner is a Legend showing which departments are related to each color. Groups of these individual colored blocks are then outlined in **light red** dashed lines to indicate a Component and tagged with the associated Component letter (C, P1, QQ, etc.). As was described earlier in this document, Components are groups of spaces based on reasonable project areas, common functional space, and logical divisions from adjacent spaces. The text to the left and right of the page has the Component heading in **red**, with bullet point listing of the individual elements included in the Component and organized by floor.



SEQUENCE 1

\$ 28,344,600*

Component C:

SRC & S Cafe
\$13,654,700
Duration - 14 months

Component VV:

Green Roof over SRC
\$432,400
Duration - 14 months
(Alternatively explore Solar Panels)

Component QQ:

Roof Terrace over N Cafe
\$1,344,900
Duration - Summer

Component L:

Classrooms & Labs (12&3) infill of Library
\$4,862,300
Duration - Summer

Component G,J&K:

SPED TEAM & Huskie Pups
\$1,572,600
Duration - Summer

SEQUENCE 2

\$ 66,905,100*

Component D:

SE Physical Education Addition
\$65,367,600
Duration - 18 months

Component UU:

Green Roof over SE Addition
\$1,537,500
Duration - 18 months
(Alternatively explore Solar Panels)

SEQUENCE 3

\$ 49,629,100

Components I&F:

Commons & Main Entrance-Phase 1
\$5,453,600
Duration - 6 months

Component A:

SW Perf Arts & Physical Education Addition
\$42,182,500
Duration - 15 months

Component TT:

Green Roof over SW Addition
\$935,100
Duration - 15 months
(Alternatively explore Solar Panels)

SEQUENCE 4

\$ 20,566,200

Component F:

Bldg & Dist Administration
\$2,137,700
Duration - Summer

Component H:

Student Services
\$1,160,900
Duration - Summer

Component N:

Classrooms (4)
\$921,700
Duration - Summer

Component M:

Science Labs (3)
\$1,608,800
Duration - Summer

Components S 1-4:

Science Labs (12)
\$4,496,000
Duration - Summer

Component R:

Science Labs (2)
\$1,103,000
Duration - Summer

Component X:

Huskie Pups
\$863,600
Duration - Summer

Components Y&Q:

CTE & Drivers' Ed
\$759,800
Duration - Summer

Components T&U:

SPED LD/ED & 4th Flr Classrooms (6)
\$1,825,400
Duration - Summer

SEQUENCE 5

\$ 53,465,800

Components BB:

Commons-Phase 2 & Classrooms (12)
\$5,726,000
Duration - Summer

Components CC:

Classrooms (7)
\$1,871,800
Duration - Summer

Component E2:

Comp Gym, Field House & Classrooms (6)
\$33,601,100
Duration - 14 Months

Component D:

PE Shell Space
\$984,200
Duration - Summer

Component SS:

Solar Panels over Comp E2 Addition
(District is exploring options where this would be installed and maintained by the service provider, similar to Park District.)
Duration - 14 Months

Components Z&AA:

FACS Labs (4) & 4th Flr Classrooms (6)
\$3,558,400
Duration - Summer

DRAFT

All Components below the dashed line can be executed independently of other Components

Components P 1-4:

Classrooms (64)
\$6,030,400
Duration - Multiple Summers

Component RR:

Green Roof over West Gym
\$447,300
Duration - Summer
(Alternatively explore Solar Panels)

Component E1:

(Recommended only if Comp E2 is not planned to be executed within 10 years)
Field House Extension, Flooring & Mechanical upgrades
\$4,411,200 (NOT included in total above)
Duration - 7 months

Component V:

All Gender Toilet Rooms
\$552,900
(Alternatively explore renovation of all existing toilet rooms to accommodate all students' needs)
Duration - Summer

Component W:

N Elevator
\$505,000
Duration - Summer

Component B:

Kitchen & N Cafe
\$2,453,000
Duration - Summer

Component HH:

Theater Lighting
\$1,046,400
Duration - Summer

Component NN:

Stadium Interior Renovation
Removed as it is being addressed in upcoming summer capital improvement budget

Component PP:

Classrooms (5)
\$962,200
Duration - Summer

Component EE:

Tennis Courts
\$1,227,700
Duration - Summer

Components KK:

Art Labs Mechanical
\$2,105,100
Duration - Summer

Components O&DD:

Classrooms (7)
\$1,645,500
Duration - Summer

Component GG:

S Fields Storage & Bleachers
\$349,000
Duration - Summer

Component FF:

W Fields Synthetic Turf
\$3,624,700
Duration - Summer

* \$163,000 transferred from Sequence 1 to Sequence 2 from previously presented costs to correct miscategorized element

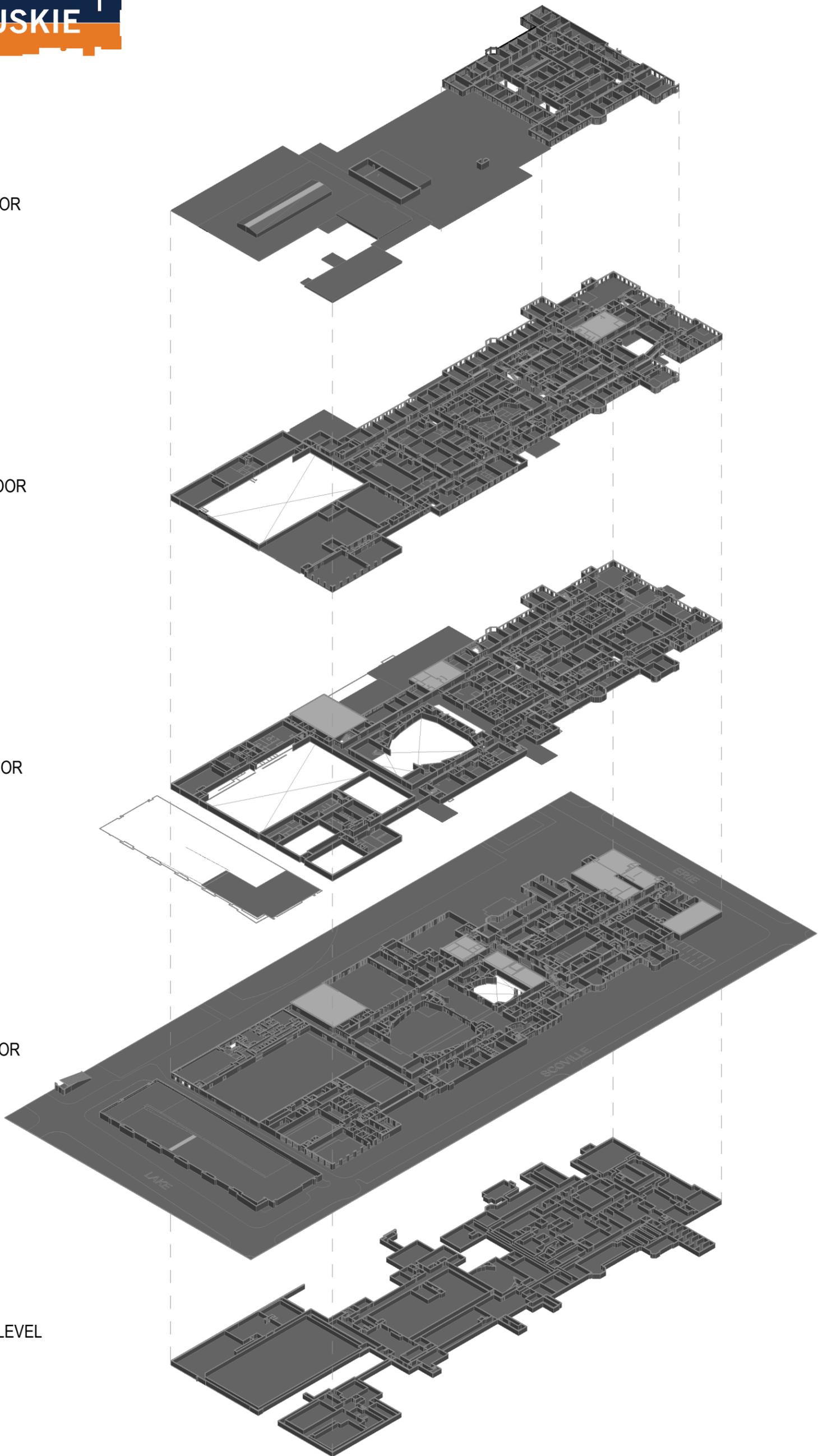
4TH FLOOR

3RD FLOOR

2ND FLOOR

1ST FLOOR

LOWER LEVEL



DRAFT

Component VV:

- 4th Floor:
 - Green Roof over Student Resource Center

4TH FLOOR

Component RR:

- 3rd Floor:
 - Green Roof over West Gym

3RD FLOOR

Component QQ:

- 2nd Floor:
 - Green Roof Terrace over existing Kitchen / North Cafeteria

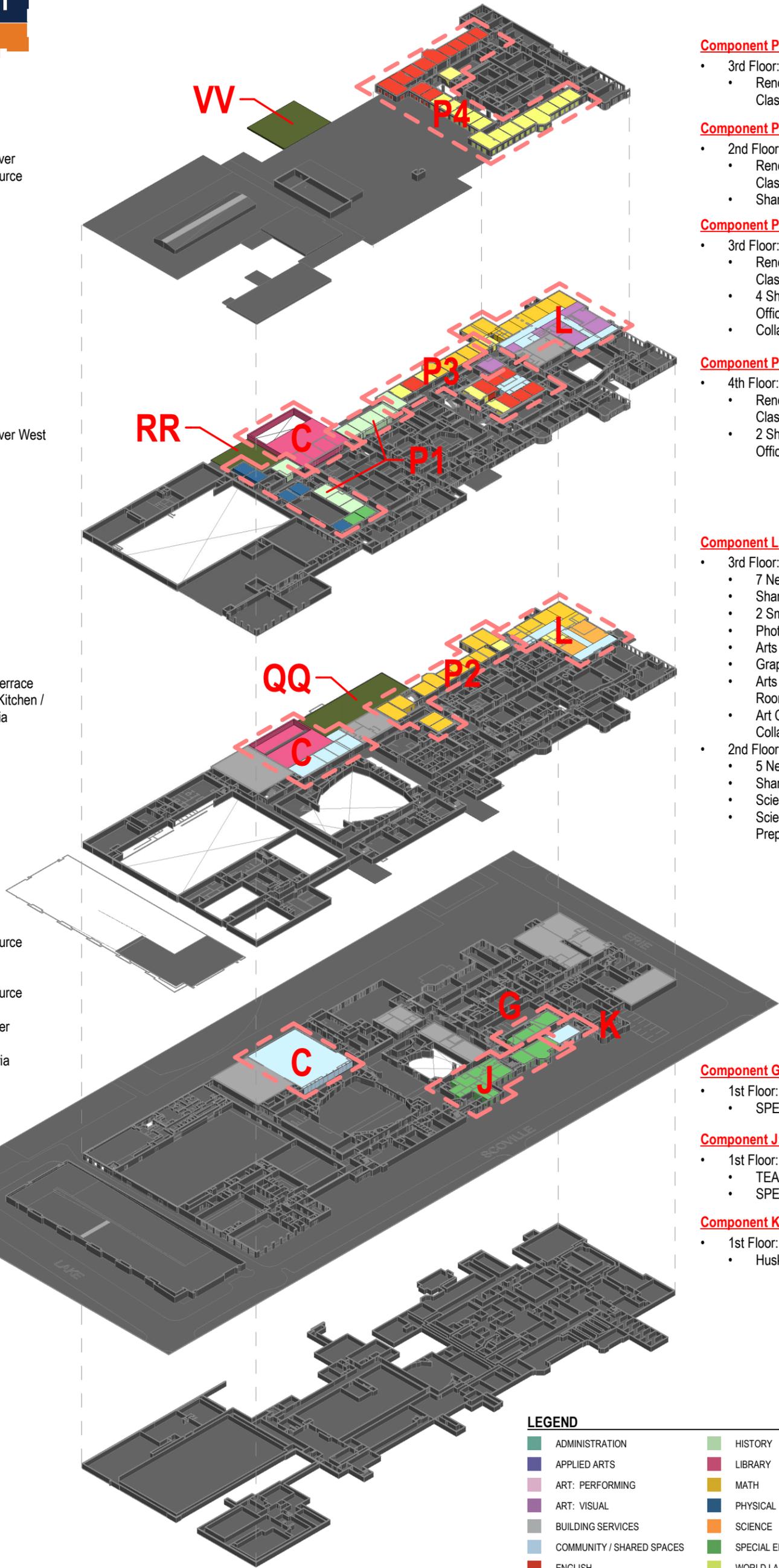
2ND FLOOR

Component C:

- 3rd Floor:
 - Student Resource Center
- 2nd Floor:
 - Student Resource Center
 - Tutoring Center
- 1st Floor:
 - South Cafeteria

1ST FLOOR

LOWER LEVEL



Component P-1:

- 3rd Floor:
 - Renovation of 15 Classrooms

Component P2:

- 2nd Floor:
 - Renovate 12 Existing Classrooms
 - Shared Faculty Office

Component P3:

- 3rd Floor:
 - Renovate 14 existing Classrooms
 - 4 Shared Faculty Offices
 - Collaboration Space

Component P4:

- 4th Floor:
 - Renovation of 23 Classrooms
 - 2 Shared Faculty Offices

Component L:

- 3rd Floor:
 - 7 New Classrooms
 - Shared Faculty Office
 - 2 Small Group Rooms
 - Photo Studio CR
 - Arts Offices
 - Graphics Arts CR
 - Arts Small Group Rooms
 - Art Critique / Collaboration Space
- 2nd Floor:
 - 5 New Classrooms
 - Shared Faculty Office
 - Science Lab
 - Science Storage / Prep

Component G:

- 1st Floor:
 - SPED Offices

Component J:

- 1st Floor:
 - TEAM Classrooms
 - SPED Classrooms

Component K:

- 1st Floor:
 - Huskie Pups Room

LEGEND

ADMINISTRATION	HISTORY
APPLIED ARTS	LIBRARY
ART: PERFORMING	MATH
ART: VISUAL	PHYSICAL EDUCATION / ATHLETICS
BUILDING SERVICES	SCIENCE
COMMUNITY / SHARED SPACES	SPECIAL EDUCATION
ENGLISH	WORLD LANGUAGE
GENERAL / SHARED CLASSROOMS	

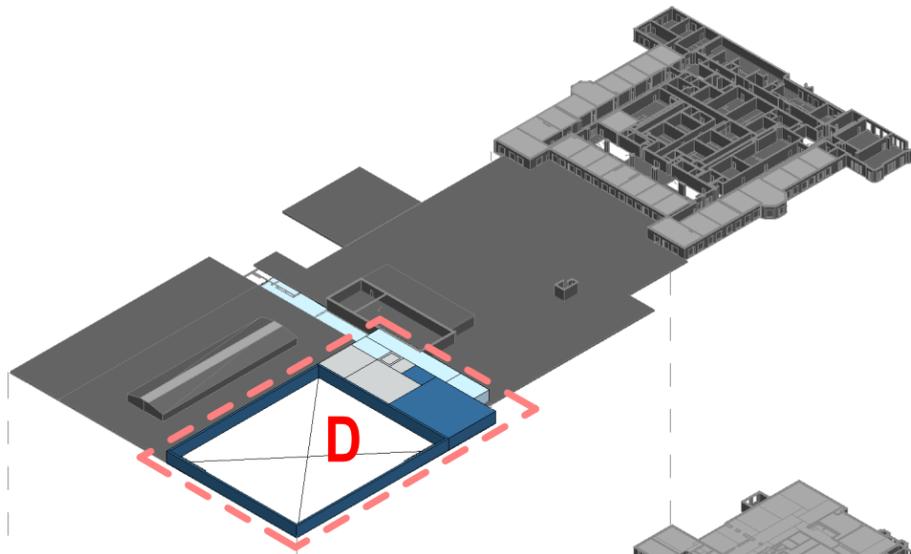
Component UU:

- 5th Floor:
 - Green Roof over Comp. D

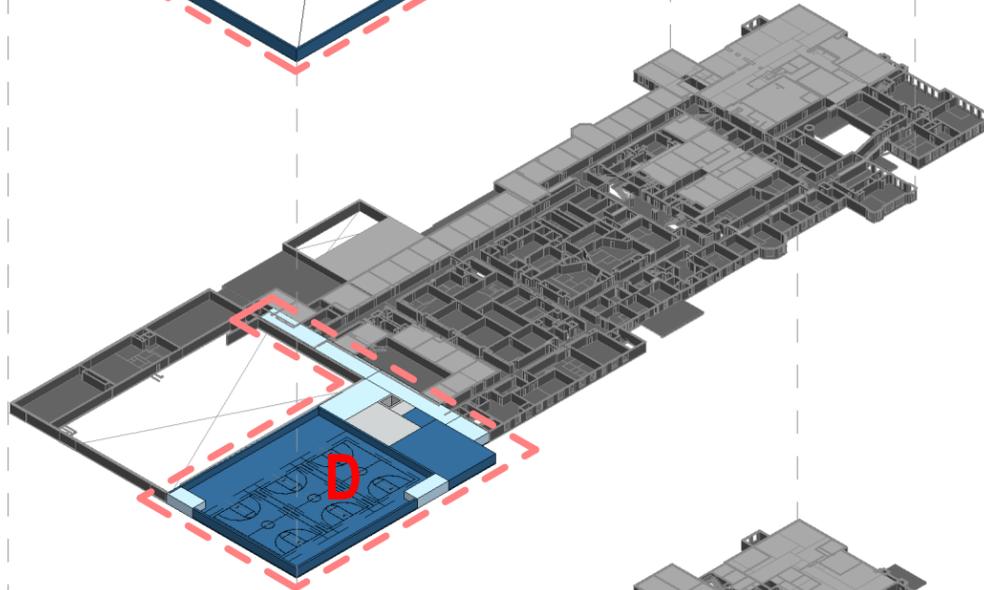
Component D:

- All Floors:
 - Elevator
- 4th Floor:
 - Mechanical
 - Shell/Storage
- 3rd Floor:
 - Weight Room
 - Toilet Rooms
 - PE Storage
 - Multicourt Competition Gymnasium
- 2nd Floor:
 - Multipurpose Dance
 - Toilet Rooms
 - PE Storage
 - Pool Seating
- 1st Floor:
 - PE/Athletic Office and Support
 - Concessions
 - Toilet Rooms
 - Multipurpose Room / Classroom
 - Pool Deck
 - Pool Lockers
 - PE Storage
- Lower Level:
 - Changing Facilities
 - Pool Mechanical
 - Pool Tank
 - PA Storage
 - PA Dressing Room

4TH FLOOR



3RD FLOOR

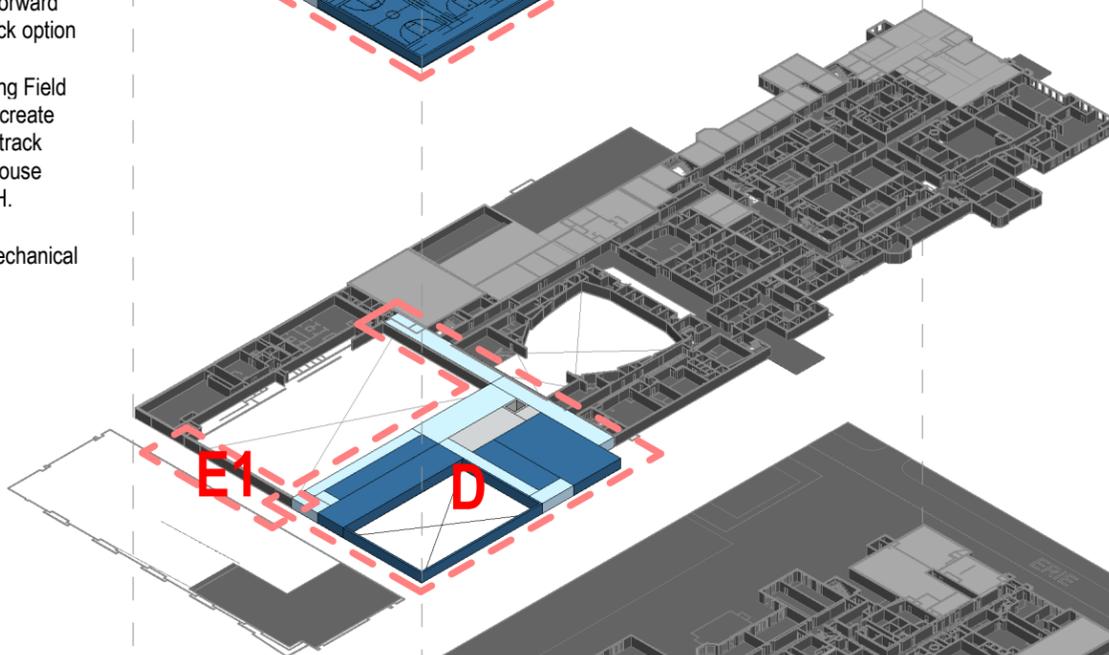


Component E1:

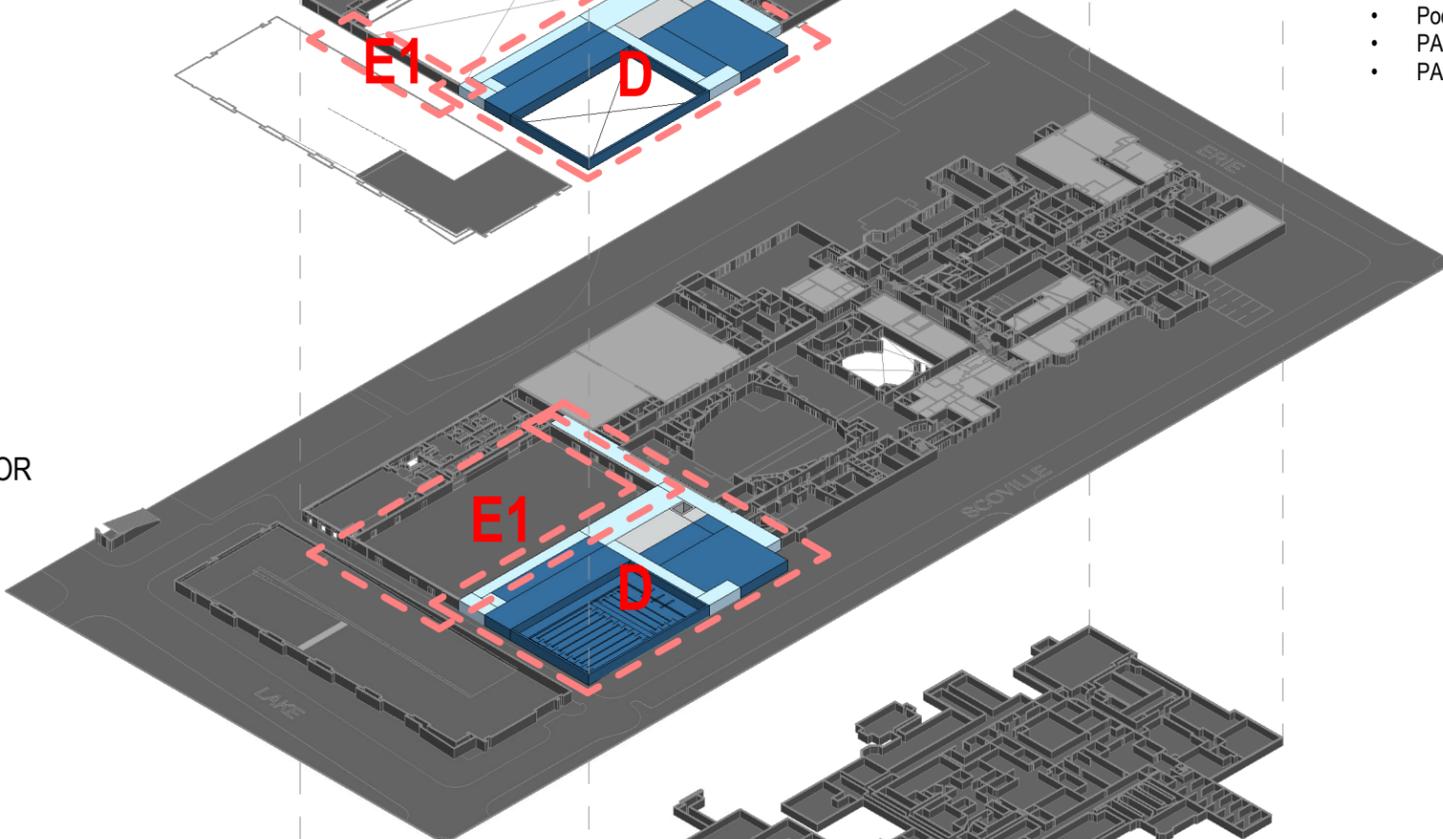
If no intention to move forward with expanded 200M track option in later phases:

- Expansion of existing Field House into alley to create more viable indoor track and flexible Field House
- Replacement of F.H. flooring
- Upgrade of F.H. Mechanical systems

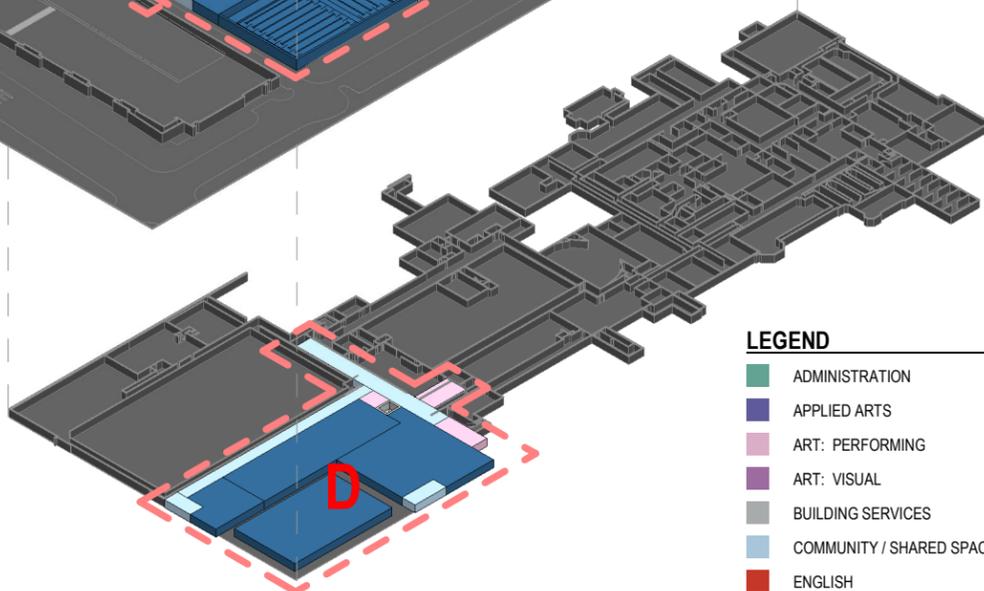
2ND FLOOR



1ST FLOOR



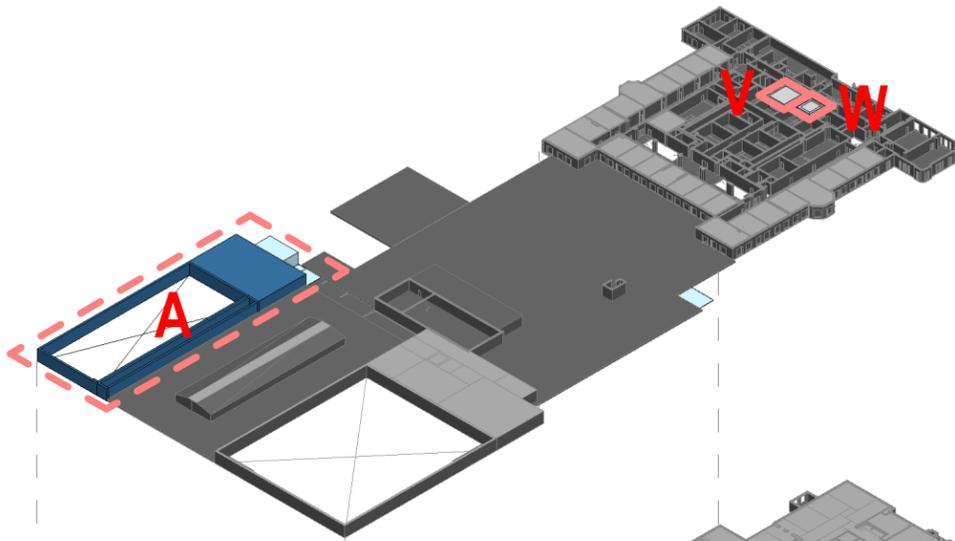
LOWER LEVEL



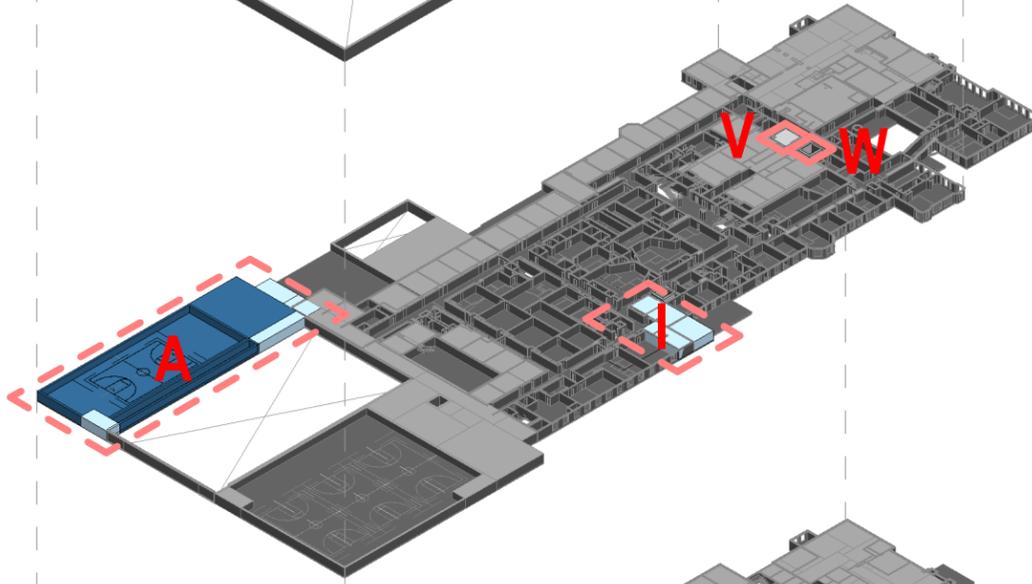
LEGEND

ADMINISTRATION	HISTORY
APPLIED ARTS	LIBRARY
ART: PERFORMING	MATH
ART: VISUAL	PHYSICAL EDUCATION / ATHLETICS
BUILDING SERVICES	SCIENCE
COMMUNITY / SHARED SPACES	SPECIAL EDUCATION
ENGLISH	WORLD LANGUAGE
GENERAL / SHARED CLASSROOMS	

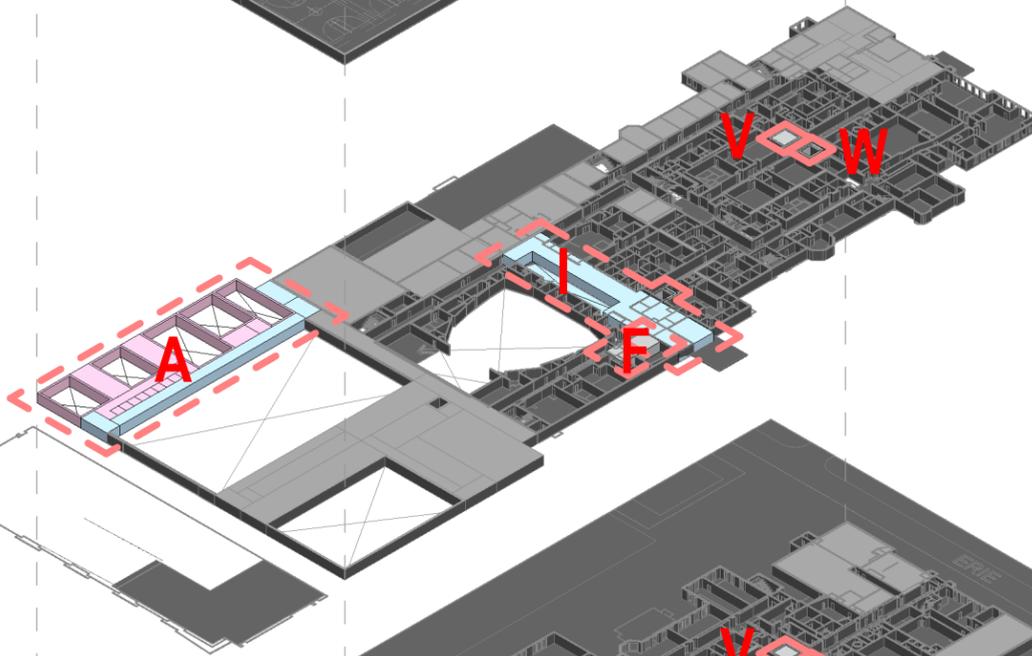
4TH FLOOR



3RD FLOOR



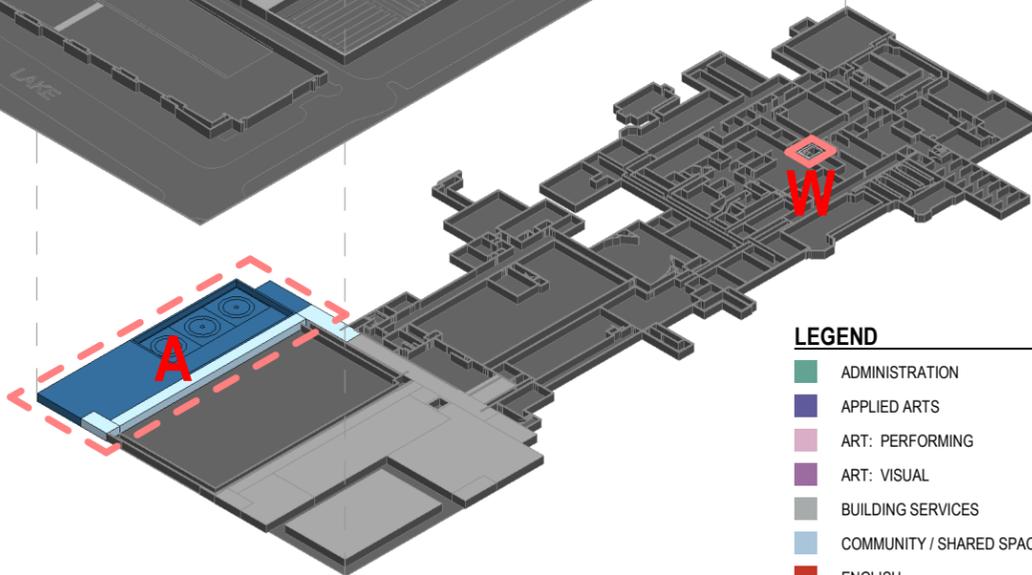
2ND FLOOR



1ST FLOOR



LOWER LEVEL



Component TT:

- 5th Floor:
 - Green Roof over Comp. A

Component A:

- 4th Floor:
 - Mechanical
- 3rd Floor:
 - Multipurpose Gymnastics
 - Adaptive Cardio
- 2nd Floor:
 - PA Storage x2
 - Practice Rooms x9
 - Ensemble Room
 - BB Control Room
- 1st Floor:
 - Choir
 - Orchestra
 - Band
 - Black Box Theater
 - Dressing Room
 - Stagecraft
 - PA Offices (2 Person x2)
 - PA Storage x2
 - Practice Rooms x9
- Lower Level:
 - Team Changing Facilities & Equipment
 - Multipurpose Wrestling
 - PE Storage

Component I:

- All Floors:
 - Elevator
- 3rd Floor:
 - East End of Commons
- 2nd Floor:
 - Commons
- 1st Floor:
 - Commons

Component F:

- 2nd Floor:
 - Toilet Room
- 1st Floor:
 - Main Entrance
 - Toilet Room

Component W:

- All Floors:
 - Elevator

Component V:

- 1st-4th Floors:
 - Transgender Toilet Rooms

LEGEND

ADMINISTRATION	HISTORY
APPLIED ARTS	LIBRARY
ART: PERFORMING	MATH
ART: VISUAL	PHYSICAL EDUCATION / ATHLETICS
BUILDING SERVICES	SCIENCE
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ENGLISH	WORLD LANGUAGE
GENERAL / SHARED CLASSROOMS	

4TH FLOOR

Component N:

- 2nd Floor:
 - New Classrooms x3
 - Shared Faculty Office
 - New Large Flex Classroom

Component H:

- 2nd Floor
 - Student Services
 - IT Offices & Servers
 - IT Help Desk

3RD FLOOR

Component HH:

- 1st/2nd Floor:
 - Renovation of Main Auditorium and Little Theater Lighting

Component B:

- 1st Floor:
 - Renovation of Existing North Cafeteria
 - Renovation of Existing Kitchen/Servery

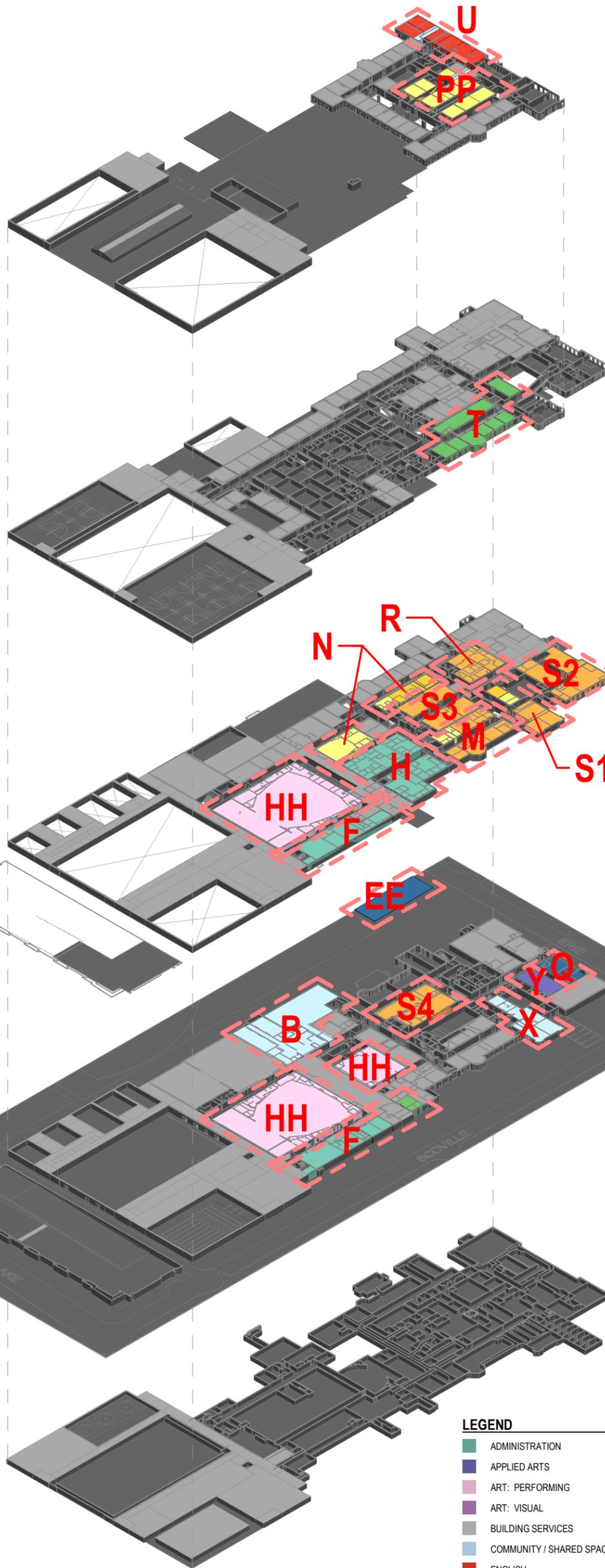
2ND FLOOR

Component F:

- 2nd Floor
 - Building & District Administration
 - Toilet Rooms
- 1st Floor:
 - Building & District Administration
 - Welcome Center
 - Toilet Rooms
 - Main Entrance Lobby
 - Conference Rooms

1ST FLOOR

LOWER LEVEL



Component U:

- 4th Floor:
 - New Classrooms x6
 - Collaboration Space

Component PP:

- 4th Floor:
 - New Classrooms x2
 - New Shared Faculty Offices x2
 - Small Group / Collaboration Space
 - Multipurpose Classrooms x3

Component T:

- 3rd Floor:
 - SPED LD/ED Classrooms, Offices and Support Spaces

Component R:

- 2nd Floor:
 - Science Labs x2
 - Science Prep/Storage

Component S1:

- 2nd Floor:
 - New Science Labs x2
 - Shared Faculty Office
 - Renovation of Existing Classroom

Component S2:

- 2nd Floor:
 - Renovation of Existing Science Labs x3 and Prep/Storage Spaces

Component S3:

- 2nd Floor:
 - Renovation of Existing Science Labs and Prep Spaces

Component S4:

- 1st Floor:
 - Renovation of Existing Science Labs x4 and Associated Prep / Storage Spaces

Component M:

- 2nd Floor:
 - Science Labs x3
 - Science Prep/Storage x2
 - Shared Faculty Office

Component EE:

- Replace Tennis Courts

Component X:

- 1st Floor:
 - Huskie Pups Rooms and Storage

Component Y:

- 1st Floor:
 - CTE Lab TBD (Career Technical Education)

Component Q:

- 1st Floor:
 - Driver's Ed Classroom

LEGEND

ADMINISTRATION	HISTORY
APPLIED ARTS	LIBRARY
ART: PERFORMING	MATH
ART: VISUAL	PHYSICAL EDUCATION / ATHLETICS
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GENERAL / SHARED CLASSROOMS	

4TH FLOOR

Component BB:

- 4th Floor:
 - Skylight over 3rd Floor Commons and New Central Corridor
- 3rd Floor:
 - Commons with Open to Below
 - New Classrooms x12
 - New Shared Faculty Offices x2
 - New Corridor aligned with Central Corridor to the North

3RD FLOOR

Component CC:

- 4th Floor:
 - Skylight over 3rd Floor New Central Corridor
- 3rd Floor:
 - New Classrooms x3
 - New Shared Faculty Office
 - Renovation of Existing Classrooms x4
 - Renovation of Shared Faculty Office
 - New Corridor aligned with Central Corridor to the North

2ND FLOOR

Component FF:

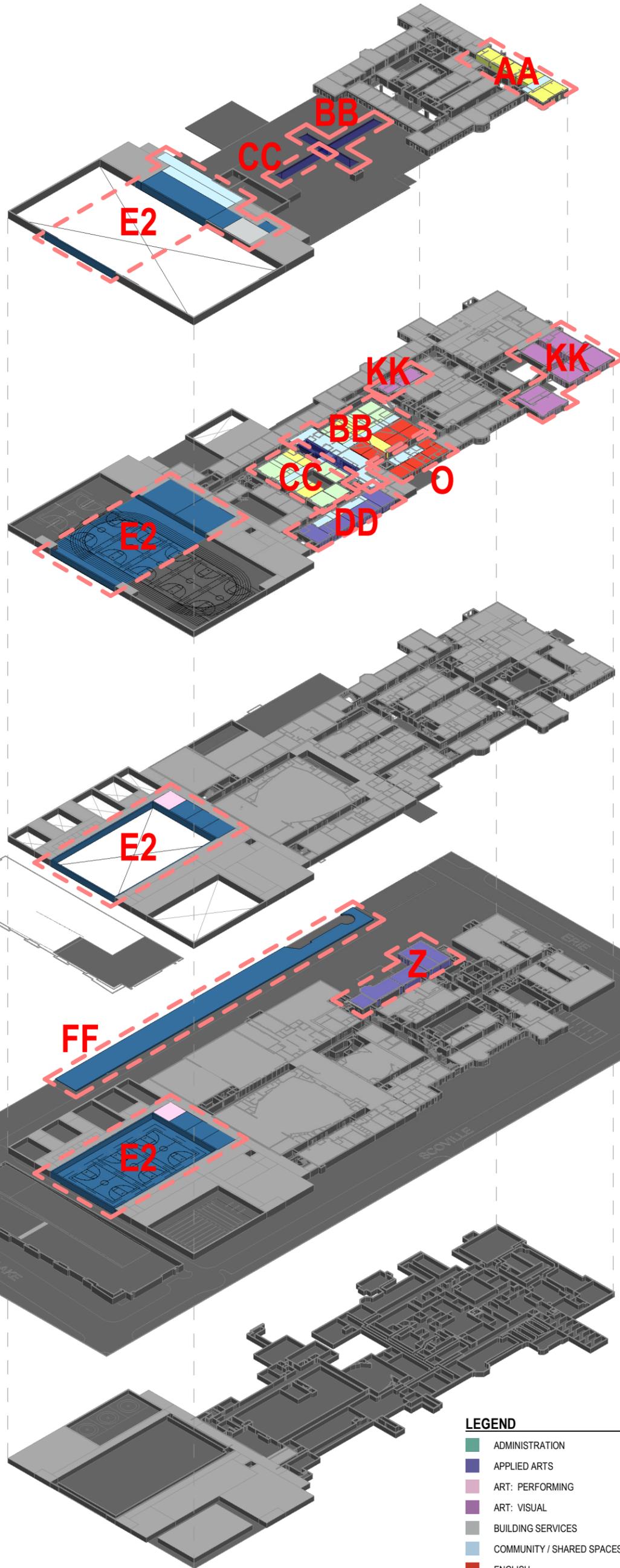
- Site:
 - West Fields Synthetic Turf

Component GG:

- Site:
 - South Fields Storage and Seating

1ST FLOOR

LOWER LEVEL



Component AA:

- 4th Floor:
 - New Classrooms x6
 - New Collaboration Space

Component O:

- 3rd Floor:
 - New Classrooms x3
 - New Small Group / Collaboration Spaces

Component DD:

- 3rd Floor:
 - Renovation of Business Suite of Classrooms with New Collaboration Spaces

Component KK:

- 3rd Floor:
 - Renovation of Visual Arts Labs Mechanical Systems

Component SS:

- 5th Floor:
 - Solar Panels over Comp. E2

Component E2:

This Component assumes Comp. E1 was not executed.

- 4th Floor:
 - Track Spectator Seating
 - Renovate Shell / Storage Spaces from Comp. D to:
 - Track Spectator Seating
 - Toilet Rooms
 - Concessions
- 3rd Floor:
 - 200M Track Field House infill between Competition Gym and MP Gymnastics Gym
 - PE Storage
 - Changing Facilities
- 2nd Floor:
 - New Classrooms x4
- 1st Floor:
 - Competition Gymnasium
 - New Classrooms X2
 - PE Storage
 - Officials' Lockers

Component Z:

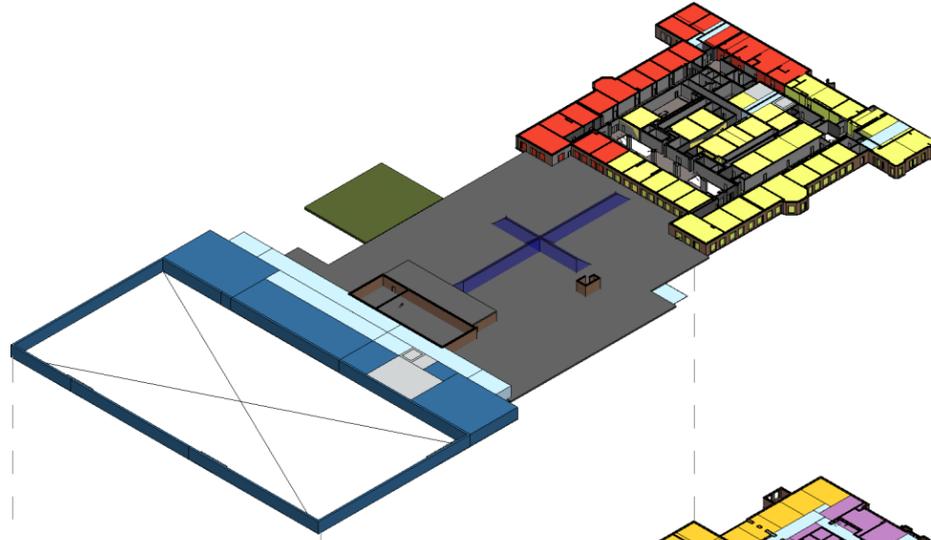
- 1st Floor:
 - New FACS Labs (Family and Consumer Sciences)
 - New Commercial Kitchen Lab
 - New Child Development Classroom

LEGEND

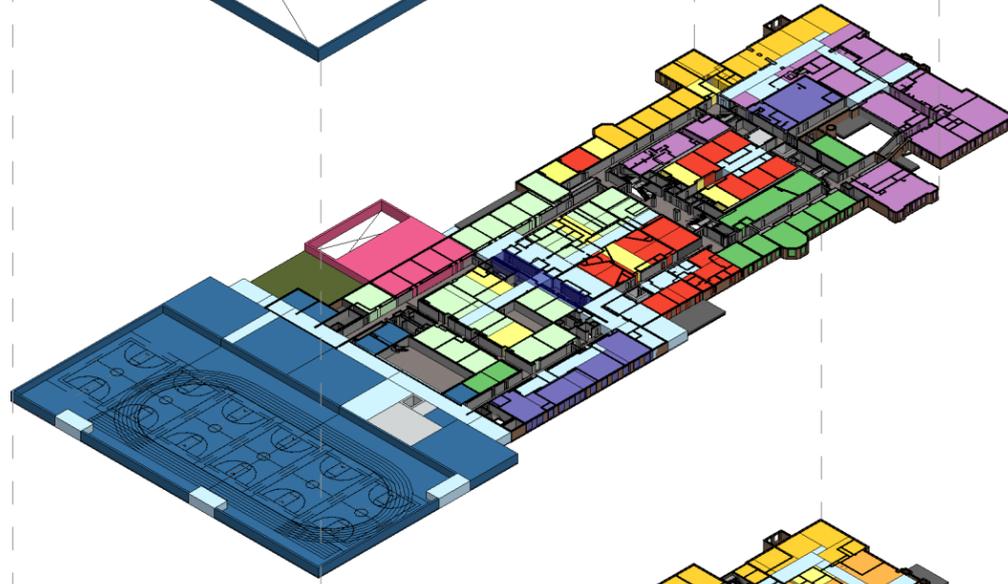
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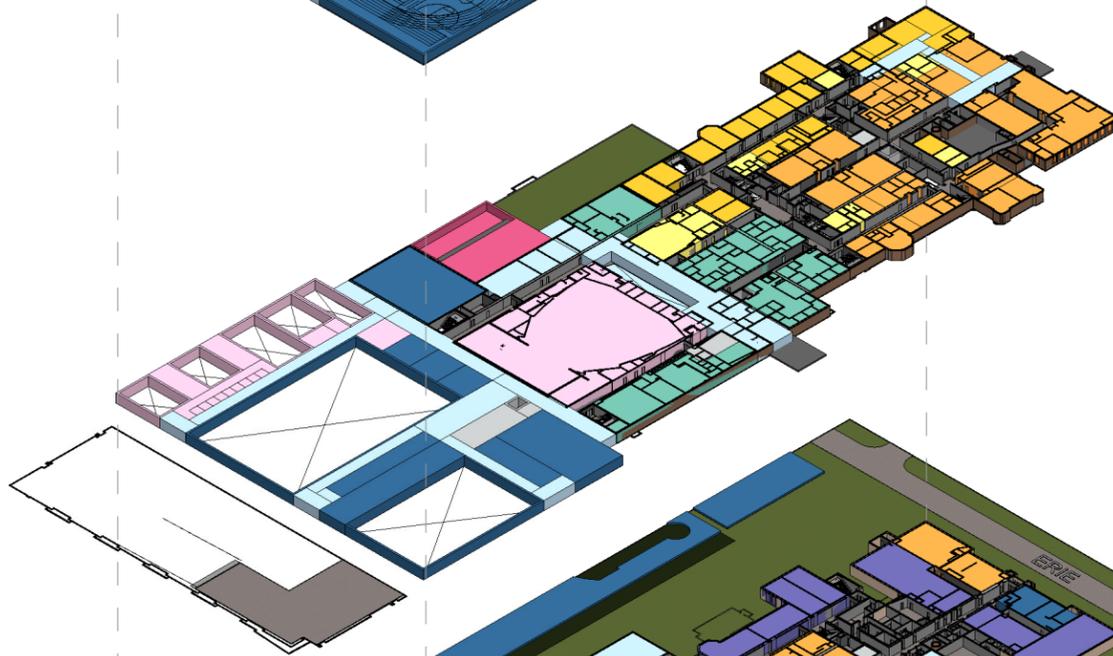
4TH FLOOR



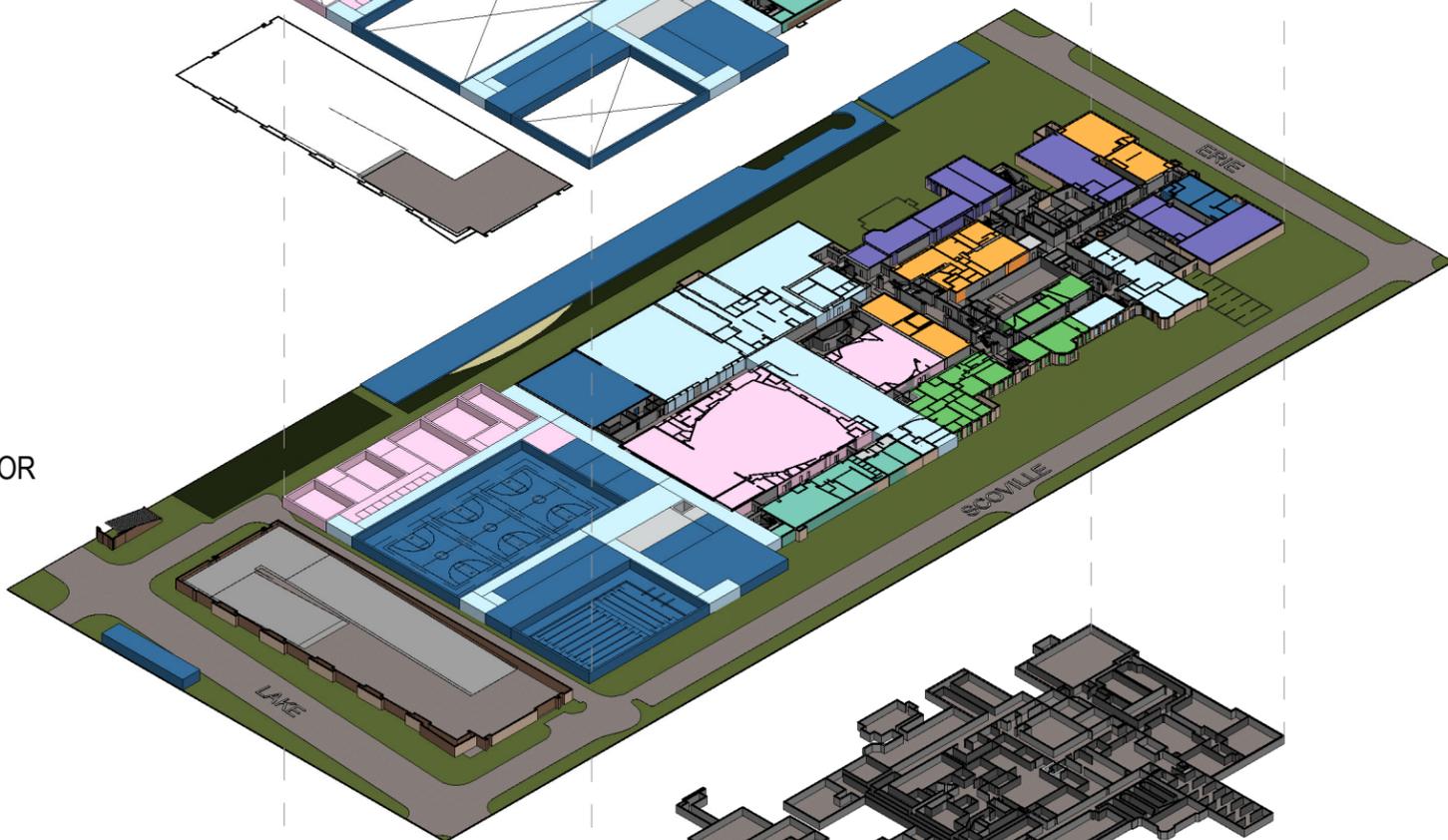
3RD FLOOR



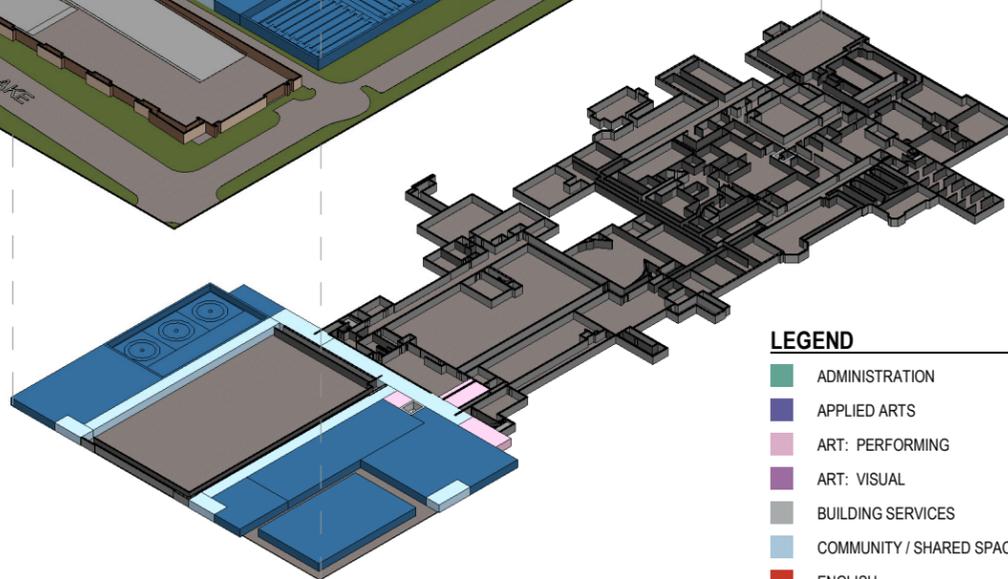
2ND FLOOR



1ST FLOOR



LOWER LEVEL



LEGEND

- | | |
|-----------------------------|--------------------------------|
| ADMINISTRATION | HISTORY |
| APPLIED ARTS | LIBRARY |
| ART: PERFORMING | MATH |
| ART: VISUAL | PHYSICAL EDUCATION / ATHLETICS |
| BUILDING SERVICES | SCIENCE |
| COMMUNITY / SHARED SPACES | SPECIAL EDUCATION |
| ENGLISH | WORLD LANGUAGE |
| GENERAL / SHARED CLASSROOMS | |

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Oak Park and River Forest High School

Draft Master Facility Plan

Conceptual Cost Estimates

October 19, 2018

Oak Park & River Forest High School - SUMMARY (SEQUENCE 1-3)

IMAGINE OPRF - Draft Master Facility Plan
Oak Park, Illinois



ICI Project No 21802
Date: October 19, 2018
Conceptual Cost Estimate

Seq.	Comp.	DEPARTMENT	FUNCTION	Gross Building Area (SF)	Type of Work	Estimated Duration	Estimated Project Cost
SEQUENCE 1 - PHASE 1							
1	C	- Student Resource Center	Student Resource	15,670	New Construction	14 Months	8,043,900
1	C	- Student Resource Center	Tutoring Center	3,143	Renovation	Summer	621,600
1	C	- Community / Shared Space	Cafeteria	11,287	Renovation	6 months	4,618,400
1	C	- Community / Shared Space	Student Commons	1,386	Renovation	Summer	370,800
Subtotal - Component C							13,654,700
1	P1	- History	Classroom	6,675	Renovation	Summer	813,200
1	P1	- Physical Education	Classroom	2,781	Renovation	Summer	359,600
1	P1	- Special Education	Classroom	1,076	Renovation	Summer	145,900
Subtotal - Component P1							1,318,700
1	VV	- Green Roof Construction (Student Resource Center)	Outdoor Space	7,249	Renovation	Summer	432,400
Subtotal - Component VV							\$432,400
SEQUENCE 1 - PHASE 2							
1	L	- Math	Classroom	10,018	Renovation	Summer	1,714,400
1	L	- Visual Arts	Art Lab / Office	7,217	Renovation	Summer	1,160,200
1	L	- Community / Shared Space	Corridor	7,129	Renovation	Summer	1,054,100
1	L	- Science	Science Lab	2,914	Renovation	Summer	698,000
1	L	- Faculty Office	Office	1,278	Renovation	Summer	235,600
Subtotal - Component L							\$4,862,300
1	P2	- Faculty Office	Office	442	Renovation	Summer	88,200
1	P2	- Math	Classroom	7,710	Renovation	Summer	1,081,500
Subtotal - Component P2							\$1,169,700
1	P3	- Community / Shared Space	Collaboration	1,292	Renovation	Summer	143,700
1	P3	- English	Classroom	4,728	Renovation	Summer	644,500
1	P3	- Math	Classroom	3,013	Renovation	Summer	366,000
1	P3	- Faculty Office	Office	1,870	Renovation	Summer	189,700
1	P3	- History	Classroom	957	Renovation	Summer	119,900
1	P3	- World Language	Classroom	648	Renovation	Summer	93,800
Subtotal - Component P3							\$1,557,600
1	QQ	- Green Roof Construction (Cafeteria)	Green Roof - Intensive	11,633	Renovation	Summer	1,344,900
Subtotal - Component QQ							\$1,344,900
1	RR	- Green Roof Construction (West Gym)	Outdoor Space	5,360	Renovation	Summer	447,300
Subtotal - Component RR							\$447,300
SEQUENCE 1 - PHASE 3							
1	G	- Special Education	Classroom	2,058	Renovation	Summer	225,100
Subtotal - Component G							\$225,100
1	J	- Special Education	Classroom	7,468	Renovation	Summer	1,098,200
Subtotal - Component J							\$1,098,200
1	K	- Applied Arts	Day Care	1,174	Renovation	Summer	249,300
Subtotal - Component K							\$249,300
1	P4	- English	Classroom	7,134	Renovation	Summer	857,000
1	P4	- Faculty Office	Office	1,281	Renovation	Summer	133,300
1	P4	- World Language	Classroom	8,091	Renovation	Summer	994,100
Subtotal - Component P4							\$1,984,400
SEQUENCE 1 - TOTAL				142,682	SF		\$ 28,344,600

Oak Park & River Forest High School - SUMMARY (SEQUENCE 1-3)

IMAGINE OPRF - Draft Master Facility Plan
Oak Park, Illinois



ICI Project No 21802
Date: October 19, 2018
Conceptual Cost Estimate

Seq.	Comp.	DEPARTMENT	FUNCTION	Gross Building Area (SF)	Type of Work	Estimated Duration	Estimated Project Cost
SEQUENCE 2 - PHASE 1							
2	D	- Physical Education	S.E. Field House Add.	103,167	New Construction	18 Months	47,526,300
2	D	- Community / Shared Space	S.E. Field House Add.	32,375	New Construction	18 Months	12,866,500
2	D	- Building Services	S.E. Field House Add.	7,436	New Construction	18 Months	2,886,800
2	D	- Performing Arts	S.E. Field House Add.	1,240	New Construction	18 Months	569,800
2	D	- Community / Shared Space	Corridor	10,723	Renovation	Summer	1,355,200
2	D	- Performing Arts	Lockers	953	Renovation	Summer	163,000
Subtotal - Component D							65,367,600
2	UU	- Green Roof Construction (S.E. Addition)	Outdoor Space	39,502	New Construction	18 Months	1,537,500
Subtotal - Component UU							\$1,537,500
SEQUENCE 2 - TOTAL				195,396	SF		\$ 66,905,100
SEQUENCE 3 - PHASE 1							
3	A	- Physical Education	S.W. Field House Add.	41,753	New Construction	15 Months	21,579,000
3	A	- Performing Arts	S.W. Field House Add.	23,425	New Construction	15 Months	14,183,900
3	A	- Community / Shared Space	S.W. Field House Add.	14,745	New Construction	15 Months	6,228,900
3	A	- Community / Shared Space	Corridor	1,167	Renovation	Summer	190,700
Subtotal - Component A							42,182,500
3	F	- Building Services	Toilet	1,614	Renovation	Summer	590,600
3	F	- Community / Shared Space	Main Entrance / Admin	1,988	Renovation	Summer	1,072,600
Subtotal - Component F							\$1,663,200
3	TT	- Green Roof Construction	S.W. Field House Add.	21,158	Renovation	14 months	935,100
Subtotal - Component TT							\$935,100
SEQUENCE 3 - PHASE 2							
3	I	- Community / Shared Space	Student Commons	17,710	Renovation	6 months	2,934,700
3	I	- Building Services	Elevator	270	Renovation	Summer	855,700
Subtotal - Component I							\$3,790,400
SEQUENCE 3 - PHASE 3							
3	V	- Building Services	Toilet	1,318	Renovation	Summer	552,900
Subtotal - Component V							\$552,900
3	W	- Building Services	Elevator	116	Renovation	Summer	505,000
Subtotal - Component W							\$505,000
SEQUENCE 3 - TOTAL				125,264	SF		\$ 49,629,100

If the decision is to delay Sequence 4,5 work for a period of (10) years or more - it is recommended to ADD below work into Sequence 2 - Phase 2 above:

2	E1	- Physical Education	Field House Extension	2,130	New Construction	7 Months	2,461,500
Subtotal - Component E1							\$2,461,500
2	E1	- Physical Education	Field House	31,516	Renovation	Summer	1,949,700
Subtotal - Component E1							\$1,949,700

Oak Park & River Forest High School - SORT (SEQUENCE 1-3)

IMAGINE OPRF - Draft Master Facility Plan
Oak Park, Illinois

DRAFT



ICI Project No 21802
Date: October 19, 2018
Conceptual Cost Estimate

Line No.	SORT BY TYPE OF WORK	Gross Building Area (GSF)	Estimated Project Cost
1	New Construction	281,443	\$115,422,600
2	Interior Renovation	215,545	\$29,456,200
3	SORT BY SEQUENCE		
4	Sequence 1	142,682	\$28,344,600
5	Sequence 2	229,042	\$66,905,100
6	Sequence 3	125,264	\$49,629,100
7	SORT BY DEPARTMENT		
8	Physical Education	181,347	\$69,464,900
9	Community / Shared Space	99,802	\$30,835,600
10	Performing Arts	25,618	\$14,916,700
11	Student Resources	18,813	\$8,665,500
12	Building Services	10,754	\$5,391,000
13	Green Roof	84,902	\$4,697,200
14	Math	20,741	\$3,161,900
15	English	11,862	\$1,501,500
16	Special Education	10,602	\$1,469,200
17	Visual Arts	7,217	\$1,160,200
18	World Language	8,739	\$1,087,900
19	History	7,632	\$933,100
20	Science	2,914	\$698,000
21	Faculty Office	4,871	\$646,800
22	Applied Arts	1,174	\$249,300
23	SORT BY SEQUENCE + DEPARTMENT		
24	<u>Sequence 1</u>		
25	- Student Resources	18,813	\$8,665,500
26	- Community / Shared Space	21,094	\$6,187,000
27	- Math	20,741	\$3,161,900
28	- Green Roof	24,242	\$2,224,600
29	- English	11,862	\$1,501,500
30	- Special Education	10,602	\$1,469,200
31	- World Language	8,739	\$1,087,900
32	- Visual Arts	7,217	\$1,160,200
33	- History	7,632	\$933,100
34	- Science	2,914	\$698,000
35	- Faculty Office	4,871	\$646,800
36	- Physical Education	2,781	\$359,600
37	- Applied Arts	1,174	\$249,300
38	<u>Sequence 2</u>		
39	- Physical Education	136,813	\$47,526,300
40	- Community / Shared Space	43,098	\$14,221,700
41	- Building Services	7,436	\$2,886,800
42	- Green Roof	39,502	\$1,537,500
43	- Performing Arts	2,193	\$732,800
44	<u>Sequence 3</u>		
45	- Physical Education	41,753	\$21,579,000
46	- Performing Arts	23,425	\$14,183,900
47	- Community / Shared Space	35,610	\$10,426,900
48	- Building Services	3,318	\$2,504,200
49	- Green Roof	21,158	\$935,100
50			

Oak Park & River Forest High School - DETAIL - SEQUENCE 1

IMAGINE OPRF - Draft Master Facility Plan

201 Scoville Avenue
Oak Park, Illinois 60302
ICI Project No. 021802



Conceptual Cost Estimate
Date: September 2018

		West Side 2-Story Addition (C) NEW CONSTRUCTION		(C) RENOVATION		(C) RENOVATION		(C) RENOVATION		(P1) RENOVATION		(P1) RENOVATION		(P1) RENOVATION		(W) RENOVATION		(D) RENOVATION		
		Student Res. Center Addition		Tutoring Center Renovation		Cafeteria Renovation		Student Comm. Renovation		History Classroom Renovation		P.E. Classroom Renovation		Special Ed. Renovation		Green Roof Library		Performing Arts Renov.		
		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		
Site Area Building Area (GSF)		Building Area	15,670	Building Area	3,143	Building Area	11,287	Building Area	1,386	Building Area	6,675	Building Area	2,781	Building Area	1,076	Building Area	7,249	Building Area	953	
		Total Area (SF)	15,670	Total Area (SF)	3,143	Total Area (SF)	11,287	Total Area (SF)	1,386	Total Area (SF)	6,675	Total Area (SF)	2,781	Total Area (SF)	1,076	Total Area (SF)	7,249	Total Area (SF)	953	
		# of Classrooms	0	# of Classrooms	0	# of Classrooms	0	# of Classrooms	0	# of Classrooms	8	# of Classrooms	5	# of Classrooms	2	# of Classrooms	0	# of Classrooms	0	
TOTAL New or Renov. Area(s) (GSF)		15,670 sf		3,143 sf		11,287 sf		1,386 sf		6,675 sf		2,781 sf		1,076		7,249		953		
Line No.	BID PACKAGE	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	
1	INTERIOR RENOVATIONS																			
2	Light Renovation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	300,375	45.00	125,145	45.00	48,420	45.00	N/A	0.00	71,475	75.00	
3	Moderate Renovation	N/A	0.00	267,155	85.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
4	Heavy Renovation	N/A	0.00	N/A	0.00	2,257,400	200.00	207,900	150.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
5																				
6	NEW CONSTRUCTION																			
7	General Requirements	208,724	13.32	12,022	3.83	101,583	9.00	9,356	6.75	13,517	2.03	5,632	2.03	2,179	2.03	8,155	1.13	3,216	3.38	
8	Asbestos Abatement	0	0.00	15,715	5.00	56,435	5.00	6,930	5.00	33,375	5.00	13,905	5.00	5,380	5.00	N/A	0.00	4,765	5.00	
9	Building Demolition	N/A	0.00	w/ Above	0.00	79,009	7.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
10	Building & Site Excavation	N/A	0.00	N/A	0.00	45,148	4.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
11	Site Utilities	N/A	0.00	N/A	0.00	56,435	5.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
12	Site Utilities - Relocation Allow.	N/A	0.00	N/A	0.00	50,000	4.43	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
13	Asphalt Paving / Curb & Gutter	N/A	0.00	N/A	0.00	0	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
14	Landscaping	N/A	0.00	N/A	0.00	50,000	4.43	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
15	Storm Water Detention	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
16	Cast in Place Concrete	235,050	15.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
17	Pre-Cast Concrete	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
18	Structural Steel / Misc. Metals	626,800	40.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
19	Masonry & Stone	470,100	30.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	
20	General Trades	548,450	35.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	
21	Millwork	188,040	12.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	
22	Roofing	235,050	15.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
23	Metal Panel	94,020	6.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
24	Glass & Glazing	188,040	12.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	
25	Metal Framing & Drywall	156,700	10.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	
26	Acoustical Ceilings	78,350	5.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	
27	Flooring	141,030	9.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	
28	Painting	47,010	3.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	
29	Kitchen Equipment	N/A	0.00	N/A	0.00	250,000	22.15	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
30	Swimming Pool Construction	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
31	Elevator	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
32	Fire Protection	62,680	4.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
33	Plumbing	188,040	12.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	
34	HVAC	705,150	45.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
35	Temperature Controls	125,360	8.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
36	Electrical & Communication	548,450	35.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	
37	Trade Contractor P&P Bond	1.0%	48,470	3.09	2,949	0.94	29,460	2.61	2,242	1.62	3,473	0.52	1,447	0.52	560	0.26	1,894	0.26		
38	Cost Escalation	6.0%	293,731	18.74	17,870	5.69	178,528	15.82	13,586	9.80	21,044	3.15	8,768	3.15	3,392	1.58	11,476	1.58		
39	TOTAL DIRECT COST	\$5,189,200	331.16	\$315,700	100.45	\$3,154,000	279.44	\$240,000	173.16	\$371,800	55.70	\$154,900	55.70	\$59,900	55.67	\$202,800	27.98	\$85,100	89.30	
40	Contingencies																			
40	Design Contingency	7.5%	389,190	24.84	23,678	7.53	236,550	20.96	18,000	12.99	27,885	4.18	11,618	4.18	4,493	4.18	15,210	2.10	6,383	6.70
41	Construction Contingency	4.5%	195,244	12.46	15,272	4.86	152,575	13.52	11,610	8.38	17,986	2.69	7,493	2.69	2,898	2.69	9,810	1.35	4,117	4.32
42	GC's / Fees / Insurance																			
42	General Conditions - Staff		753,900	48.11	92,124	29.31	323,100	28.63	w/ Other Work	0.00	92,124	13.80	w/ Other Work	0.00	w/ Other Work	0.00	92,124	12.71	w/ Other Work	0.00
43	Reimbursable Expense		31,850	2.03	6,225	1.98	13,650	1.21	6,225	4.49	6,225	0.93	6,225	2.24	6,225	5.79	6,225	0.86	6,225	6.53
44	CM Fee	3.0%	173,209	11.05	10,639	3.39	106,294	9.42	8,088	5.84	12,530	1.88	5,220	1.88	2,019	1.88	6,835	0.94	2,868	3.01
45	Insurance	1.0%	67,326	4.30	4,636	1.48	39,862	3.53	2,839	2.05	5,285	0.79	1,855	0.67	755	0.70	3,330	0.46	1,047	1.10
46	TOTAL CONSTRUCTION COST	\$6,799,900	433.94	\$468,300	149.00	\$4,026,000	356.69	\$286,800	206.93	\$533,800	79.97	\$187,300	67.35	\$76,300	70.91	\$336,300	46.39	\$105,700	110.91	
47	Project Soft Costs																			
47	Builder's Risk Insurance		17,000	1.08	1,171	0.37	10,065	0.89	717	0.52	1,335	0.20	468	0.17	191	0.18	841	0.12	264	0.28
48	Design & Consultant Fees		766,991	48.95	57,147	18.18	382,340	33.87	43,312	31.25	63,042	9.44	31,857	11.46	14,367	13.35	40,267	5.55	17,013	17.85
49	Temporary Conditions		0	0.00	20,000	6.36	25,000	2.21	5,000	3.61	15,000	2.25	15,000	5.39	5,000	4.65	5,000	0.69	5,000	5.25
50	Utility / Municipality		60,000	3.83	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
51	F.F.& E.		400,000	25.53	75,000	23.86	175,000	15.50	35,000	25.25	200,000	29.96	125,000	44.95	50,000	46.47	50,000	6.90	35,000	36.73
52	TOTAL PROJECT COST	\$8,043,900	513.33	\$621,600	197.77	\$4,618,400	409.18	\$370,800	267.53	\$813,200	121.83	\$359,600	129.31	\$145,900	135.59	\$432,400	59.65	\$163,000	171.04	

Oak Park & River Forest High School - DETAIL - SEQUENCE 1 - CONTINUED

IMAGINE OPRF - Draft Master Facility Plan

201 Scoville Avenue
Oak Park, Illinois 60302
ICI Project No. 021802



Conceptual Cost Estimate
Date: September 2018

Line No.	BID PACKAGE	(L) RENOVATION Math Classroom Renovation		(L) RENOVATION Visual Arts Renovation		(L) RENOVATION Community / Shared Space		(L) RENOVATION Science Lab Renovation		(L) RENOVATION Faculty Office Renovation		(P2) RENOVATION Faculty Office Renovation		(P2) RENOVATION Math Classroom Renovation		(P3) RENOVATION Community / Shared Space		(P3) RENOVATION English Classroom Renovation		
		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		
		Building Area	10,018	Building Area	7,217	Building Area	7,129	Building Area	2,914	Building Area	1,278	Building Area	442	Building Area	7,710	Building Area	1,292	Building Area	4,728	
		Total Area (SF)	10,018	Total Area (SF)	7,217	Total Area (SF)	7,129	Total Area (SF)	2,914	Total Area (SF)	1,278	Total Area (SF)	442	Total Area (SF)	7,710	Total Area (SF)	1,292	Total Area (SF)	4,728	
		# of Classrooms	12	# of Classrooms	0	# of Classrooms	0	# of Classrooms	1	# of Classrooms	0	# of Classrooms	0	# of Classrooms	16	# of Classrooms	1	# of Classrooms	7	
		TOTAL New or Renov. Area(s) (GSF)	10,018 sf	7,217 sf	7,129 sf	2,914	1,278	442	7,710	1,292 sf	4,728									
		TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	
1	INTERIOR RENOVATIONS																			
2	Light Renovation	N/A	0.00	39,600	5.49	N/A	0.00	N/A	0.00	N/A	0.00	19,890	45.00	346,950	45.00	58,140	45.00	212,760	45.00	
3	Moderate Renovation	851,530	85.00	538,645	74.64	605,965	85.00	100,130	34.36	108,630	85.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
4	Heavy Renovation	N/A	0.00	N/A	0.00	N/A	0.00	260,400	89.36	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
5																				
6	NEW CONSTRUCTION																			
7	General Requirements	38,319	3.83	26,021	3.61	27,268	3.83	16,224	5.57	4,888	3.83	895	2.03	15,613	2.03	2,616	2.03	9,574	2.03	
8	Asbestos Abatement	50,090	5.00	36,085	5.00	35,645	5.00	14,570	5.00	6,390	5.00	2,210	5.00	38,550	5.00	6,460	5.00	23,640	5.00	
9	Building Demolition	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
9	Temporary Sheeting / Shoring	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
10	Building & Site Excavation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
11	Site Utilities	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
12	Asphalt Paving / Curb & Gutter	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
13	Landscaping	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
14	Storm Water Detention	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
15	Cast in Place Concrete	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
16	Pre-Cast Concrete	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
17	Structural Steel / Misc. Metals	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
18	Masonry & Stone	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
19	General Trades	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
20	Millwork	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
21	Roofing	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
22	Metal Panel	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
23	Glass & Glazing	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
24	Metal Framing & Drywall	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
25	Acoustical Ceilings	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
26	Flooring	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
27	Painting	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
28	Kitchen Equipment	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
29	Elevator	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
30	Fire Protection	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
31	Plumbing	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
32	HVAC	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
33	Temperature Controls	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
34	Electrical & Communication	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
35	Trade Contractor P&P Bond	1.0%	9,399	0.94	6,404	0.89	6,689	0.94	3,913	1.34	1,199	0.94	230	0.52	4,011	0.52	672	0.52	2,460	0.52
36	Cost Escalation	6.0%	56,396	5.63	38,421	5.32	40,133	5.63	23,479	8.06	7,195	5.63	1,380	3.12	24,067	3.12	4,033	3.12	14,758	3.12
37	TOTAL DIRECT COST		\$1,005,700	100.39	\$685,200	94.94	\$715,700	100.39	\$418,700	143.69	\$128,300	100.39	\$24,600	55.66	\$429,200	55.67	\$71,900	55.65	\$263,200	55.67
38	Contingencies																			
38	Design Contingency	7.5%	75,428	7.53	51,390	7.12	53,678	7.53	31,403	10.78	9,623	7.53	1,845	4.17	32,190	4.18	5,393	4.17	19,740	4.18
39	Construction Contingency	4.5%	48,651	4.86	33,147	4.59	34,622	4.86	20,255	6.95	6,207	4.86	1,190	2.69	20,763	2.69	3,478	2.69	12,732	2.69
40	GC's / Fees / Insurance																			
40	General Conditions - Staff		92,124	9.20	92,124	12.76	92,124	12.92	92,124	31.61	w/ Other Work	0.00	w/ Other Work	0.00	92,124	11.95	w/ Other Work	0.00	92,124	19.48
41	Reimbursable Expense		12,450	1.24	12,450	1.73	12,450	1.75	6,225	2.14	6,225	4.87	6,225	14.08	6,225	0.81	6,225	4.82	6,225	1.32
42	CM Fee	3.0%	33,893	3.38	23,092	3.20	24,120	3.38	14,111	4.84	4,324	3.38	829	1.88	14,465	1.88	2,423	1.88	8,870	1.88
43	Insurance	1.0%	12,682	1.27	8,974	1.24	9,327	1.31	5,828	2.00	1,547	1.21	347	0.78	5,950	0.77	894	0.69	4,029	0.85
44	TOTAL CONSTRUCTION COST		\$1,280,900	127.86	\$906,400	125.59	\$942,000	132.14	\$588,600	201.99	\$156,200	122.22	\$35,000	79.19	\$600,900	77.94	\$90,300	69.89	\$406,900	86.06
45	Project Soft Costs																			
45	Builder's Risk Insurance		3,202	0.32	2,266	0.31	2,355	0.33	1,472	0.50	391	0.31	88	0.20	1,502	0.19	226	0.17	1,017	0.22
46	Design & Consultant Fees		125,281	12.51	96,576	13.38	94,780	13.29	62,974	21.61	24,058	18.82	13,150	29.75	64,081	8.31	18,127	14.03	46,621	9.86
47	Temporary Conditions		5,000	0.50	5,000	0.69	5,000	0.70	5,000	1.72	15,000	11.74	5,000	11.31	15,000	1.95	5,000	3.87	15,000	3.17
48	Utility / Municipality		0	0.00	0	0.00	0	0.00	N/A	0.00	N/A	0.00	N/A	0.00	0	0.00	0	0.00	N/A	0.00
49	F.F.& E.		300,000	29.95	150,000	20.78	10,000	1.40	40,000	13.73	40,000	31.30	35,000	79.19	400,000	51.88	30,000	23.22	175,000	37.01
50	TOTAL PROJECT COST		\$1,714,400	171.13	\$1,160,200	160.76	\$1,054,100	147.86	\$698,000	239.53	\$235,600	184.35	\$88,200	199.55	\$1,081,500	140.27	\$143,700	111.22	\$644,500	136.32

Oak Park & River Forest High School - DETAIL - SEQUENCE 1 - CONTINUED

IMAGINE OPRF - Draft Master Facility Plan

201 Scoville Avenue
Oak Park, Illinois 60302
ICI Project No. 021802



Conceptual Cost Estimate
Date: September 2018

		(P3) RENOVATION Math Classroom Renovation (Cost Adjusted for Q1-2020)		(P3) RENOVATION Faculty Office Renovation (Cost Adjusted for Q1-2020)		(P3) RENOVATION History Classroom Renovation (Cost Adjusted for Q1-2020)		(P3) RENOVATION World Language Renovation (Cost Adjusted for Q1-2020)		(QQ) RENOVATION Outdoor Roof Terrace (Cost Adjusted for Q1-2021)		(RR) RENOVATION Green Roof West Gym (Cost Adjusted for Q1-2022)		(G) RENOVATION Special Ed. Renovation (Cost Adjusted for Q1-2021)		(J) RENOVATION Special Ed. Renovation (Cost Adjusted for Q1-2021)		(K) RENOVATION Applied Arts Renovation (Cost Adjusted for Q1-2020)		
Site Area Building Area (GSF)		Building Area	3,013	Building Area	1,870	Building Area	957	Building Area	648	Building Area	11,633	Building Area	5,360	Building Area	2,058	Building Area	7,468	Building Area	1,174	
TOTAL New or Renov. Area(s) (GSF)		Total Area (SF)	3,013	Total Area (SF)	1,870	Total Area (SF)	957	Total Area (SF)	648	Total Area (SF)	11,633	Total Area (SF)	5,360	Total Area (SF)	2,058	Total Area (SF)	7,468	Total Area (SF)	1,174	
		# of Classrooms	5	# of Classrooms	0	# of Classrooms	1	# of Classrooms	1	# of Classrooms	0	# of Classrooms	0	# of Classrooms	0	# of Classrooms	9	# of Classrooms	0	
			3,013		1,870		957		648		11,633		5,360		2,058		7,468		1,174	
Line No.	BID PACKAGE	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	
1	INTERIOR RENOVATIONS																			
2	Light Renovation	135,585	45.00	84,150	45.00	43,065	45.00	29,160	45.00	N/A	0.00	N/A	0.00	92,610	45.00	108,450	14.52	N/A	0.00	
3	Moderate Renovation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	429,930	57.57	99,790	85.00	
4	Heavy Renovation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
5																				
6	NEW CONSTRUCTION																			
7	General Requirements	6,101	2.03	3,787	2.03	1,938	2.03	146	0.23	37,792	3.25	12,780	2.38	4,167	2.03	24,227	3.24	4,491	3.83	
8	Asbestos Abatement	15,065	5.00	9,350	5.00	4,785	5.00	3,240	5.00	N/A	0.00	N/A	0.00	10,290	5.00	37,340	5.00	5,870	5.00	
9	Building Demolition	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
10	Temporary Sheeting / Shoring	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
11	Building & Site Excavation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
12	Site Utilities	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
13	Asphalt Paving / Curb & Gutter	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
14	Landscaping	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	150,000	12.89	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
15	Storm Water Detention	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
16	Cast in Place Concrete	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
17	Pre-Cast Concrete	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
18	Structural Steel / Misc. Metals	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	290,825	25.00	53,600	10.00	N/A	0.00	N/A	0.00	w/ Above	0.00	
19	Masonry & Stone	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
20	General Trades	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	150,000	27.99	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
21	Millwork	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
22	Roofing	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	348,990	30.00	80,400	15.00	N/A	0.00	N/A	0.00	N/A	0.00	
23	Metal Panel	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
24	Glass & Glazing	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
25	Metal Framing & Drywall	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
26	Acoustical Ceilings	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
27	Flooring	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
28	Painting	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
29	Kitchen Equipment	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
30	Elevator	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
31	Fire Protection	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	
32	Plumbing	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	
33	HVAC	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	
34	Temperature Controls	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	
35	Electrical & Communication	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	50,000	4.30	N/A	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	
36	Trade Contractor P&P Bond	1.0%	1,568	0.52	973	0.52	498	0.52	325	0.50	8,776	0.75	2,968	0.55	1,071	0.52	5,999	0.80	1,102	0.94
37	Cost Escalation	6.0%	9,405	3.12	5,837	3.12	2,987	3.12	1,953	3.01	52,656	4.53	17,807	3.32	6,424	3.12	35,997	4.82	6,609	5.63
37	TOTAL DIRECT COST		\$167,700	55.66	\$104,100	55.67	\$53,300	55.69	\$34,800	53.70	\$939,000	80.72	\$317,600	59.25	\$114,600	55.69	\$641,900	85.95	\$117,900	100.43
38	Contingencies																			
38	Design Contingency	7.5%	12,578	4.17	7,808	4.18	3,998	4.18	2,610	4.03	70,425	6.05	23,820	4.44	8,595	4.18	48,143	6.45	8,843	7.53
39	Construction Contingency	4.5%	8,112	2.69	5,036	2.69	2,578	2.69	1,683	2.60	45,424	3.90	15,364	2.87	5,544	2.69	31,052	4.16	5,703	4.86
40	GC's / Fees / Insurance																			
40	General Conditions - Staff	w/ Other Work	0.00	w/ Other Work	0.00	w/ Other Work	0.00	w/ Other Work	0.00	92,124	7.92	w/ Other Work	0.00	w/ Other Work	0.00	w/ Other Work	0.00	w/ Other Work	0.00	
41	Reimbursable Expense		6,225	2.07	6,225	3.33	6,225	6.50	6,225	9.61	6,225	0.54	6,225	1.16	12,450	6.05	12,450	1.67	12,450	10.60
42	CM Fee	3.0%	5,652	1.88	3,508	1.88	1,796	1.88	1,173	1.81	31,645	2.72	10,704	2.00	3,862	1.88	21,633	2.90	3,973	3.38
43	Insurance	1.0%	2,003	0.66	1,267	0.68	679	0.71	465	0.72	11,848	1.02	3,737	0.70	1,451	0.70	7,552	1.01	1,489	1.27
44	TOTAL CONSTRUCTION COST		\$202,300	67.14	\$127,900	68.40	\$68,600	71.68	\$47,000	72.53	\$1,196,700	102.87	\$377,400	70.41	\$146,500	71.19	\$762,700	102.13	\$150,400	128.11
45	Project Soft Costs																			
45	Builder's Risk Insurance		506	0.17	320	0.17	172	0.18	118	0.18	2,992	0.26	944	0.18	366	0.18	1,907	0.26	376	0.32
46	Design & Consultant Fees		28,207	9.36	21,511	11.50	16,174	16.90	11,730	18.10	115,203	9.90	38,966	7.27	23,185	11.27	83,643	11.20	23,536	20.05
47	Temporary Conditions		10,000	3.32	10,000	5.35	10,000	10.45	10,000	15.43	0	0.00	5,000	0.93	5,000	2.43	25,000	3.35	5,000	4.26
48	Utility / Municipality		N/A	0.00	N/A	0.00	0	0.00	N/A	0.00	N/A	0.00	N/A	0.00	0	0.00	0	0.00	0	0.00
49	F.F.& E.		125,000	41.49	30,000	16.04	25,000	26.12	25,000	38.58	30,000	2.58	25,000	4.66	50,000	24.30	225,000	30.13	70,000	59.63
50	TOTAL PROJECT COST		\$366,000	121.47	\$189,700	101.44	\$119,900	125.29	\$93,800	144.75	\$1,344,900	115.61	\$447,300	83.45	\$225,100	109.38	\$1,098,200	147.05	\$249,300	212.35

Oak Park & River Forest High School - DETAIL - SEQUENCE 1 - CONTINUED

IMAGINE OPRF - Draft Master Facility Plan

201 Scoville Avenue
Oak Park, Illinois 60302
ICI Project No. 021802



Conceptual Cost Estimate
Date: September 2018

		(P4) RENOVATION English Classroom Renovation (Cost Adjusted for Q1-2020)		(P4) RENOVATION Faculty Office Renovation (Cost Adjusted for Q1-2020)		(P4) RENOVATION World Language Renovation (Cost Adjusted for Q1-2020)	
Site Area Building Area (GSF)		Building Area	7,134	Building Area	1,281	Building Area	8,091
TOTAL New or Renov. Area(s) (GSF)		Total Area (SF)	7,134	Total Area (SF)	1,281	Total Area (SF)	8,091
		# of Classrooms	11	# of Classrooms	0	# of Classrooms	12
			7,134		1,281		8,091
Line No.	BID PACKAGE	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF
1	INTERIOR RENOVATIONS						
2	Light Renovation	321,030	45.00	57,645	45.00	364,095	45.00
3	Moderate Renovation	N/A	0.00	N/A	0.00	N/A	0.00
4	Heavy Renovation	N/A	0.00	N/A	0.00	N/A	0.00
5							
6	NEW CONSTRUCTION						
7	General Requirements	1,605	0.23	2,594	2.03	16,384	2.03
8	Asbestos Abatement	35,670	5.00	6,405	5.00	40,455	5.00
9	Building Demolition	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
9	Temporary Sheeting / Shoring	N/A	0.00	N/A	0.00	N/A	0.00
10	Building & Site Excavation	N/A	0.00	N/A	0.00	N/A	0.00
11	Site Utilities	N/A	0.00	N/A	0.00	N/A	0.00
12	Asphalt Paving / Curb & Gutter	N/A	0.00	N/A	0.00	N/A	0.00
13	Landscaping	N/A	0.00	N/A	0.00	N/A	0.00
14	Storm Water Detention	N/A	0.00	N/A	0.00	N/A	0.00
15	Cast in Place Concrete	N/A	0.00	N/A	0.00	N/A	0.00
16	Pre-Cast Concrete	N/A	0.00	N/A	0.00	N/A	0.00
17	Structural Steel / Misc. Metals	N/A	0.00	N/A	0.00	N/A	0.00
18	Masonry & Stone	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
19	General Trades	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
20	Millwork	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
21	Roofing	N/A	0.00	N/A	0.00	N/A	0.00
22	Metal Panel	N/A	0.00	N/A	0.00	N/A	0.00
23	Glass & Glazing	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
24	Metal Framing & Drywall	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
25	Acoustical Ceilings	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
26	Flooring	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
27	Painting	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
28	Kitchen Equipment	N/A	0.00	N/A	0.00	N/A	0.00
29	Elevator	N/A	0.00	N/A	0.00	N/A	0.00
30	Fire Protection	N/A	0.00	N/A	0.00	N/A	0.00
31	Plumbing	N/A	0.00	N/A	0.00	N/A	0.00
32	HVAC	N/A	0.00	N/A	0.00	N/A	0.00
33	Temperature Controls	N/A	0.00	N/A	0.00	N/A	0.00
34	Electrical & Communication	N/A	0.00	N/A	0.00	N/A	0.00
35	Trade Contractor P&P Bond	1.0%	3,583	0.50	666	0.52	4,209
36	Cost Escalation	6.0%	2,237	0.31	540	0.42	3,410
37	TOTAL DIRECT COST		\$364,100	51.04	\$67,900	53.01	\$428,600
	Contingencies						
38	Design Contingency	7.5%	27,308	3.83	5,093	3.98	32,145
39	Construction Contingency	4.5%	16,385	2.30	3,056	2.39	19,287
	GC's / Fees / Insurance						
40	General Conditions - Staff		92,124	12.91	w/ Other Work	0.00	92,124
41	Reimbursable Expense		6,225	0.87	6,225	4.86	6,225
42	CM Fee	3.0%	12,234	1.71	2,281	1.78	14,401
43	Insurance	1.0%	5,184	0.73	846	0.66	5,928
44	TOTAL CONSTRUCTION COST		\$523,600	73.40	\$85,400	66.67	\$598,700
	Project Soft Costs						
45	Builder's Risk Insurance		1,309	0.18	214	0.17	1,497
46	Design & Consultant Fees		52,124	7.31	17,686	13.81	68,883
47	Temporary Conditions		5,000	0.70	5,000	3.90	25,000
48	Utility / Municipality		N/A	0.00	0	0.00	0
49	F.F.& E.		275,000	38.55	25,000	19.52	300,000
50	TOTAL PROJECT COST		\$857,000	120.13	\$133,300	104.06	\$994,100

Oak Park & River Forest High School - DETAIL - SEQUENCE 2

IMAGINE OPRF - Draft Master Facility Plan

201 Scoville Avenue
Oak Park, Illinois 60302
ICI Project No. 021802



Conceptual Cost Estimate
Date: September 2018

		S.E. Field House Addition (D) NEW CONSTRUCTION		S.E. Field House Addition (D) NEW CONSTRUCTION		S.E. Field House Addition (D) NEW CONSTRUCTION		S.E. Field House Addition (D) NEW CONSTRUCTION		(D) RENOVATION		(UU) RENOVATION		
		Physical Education		Community / Shared Space		Building Services		Performing Arts		Community / Shared Space		Green Roof S.E. Addition		
		(Cost Adjusted for Q1-2021)		(Cost Adjusted for Q1-2021)		(Cost Adjusted for Q1-2021)		(Cost Adjusted for Q1-2021)		(Cost Adjusted for Q1-2021)		(Cost Adjusted for Q1-2021)		
Site Area Building Area (GSF)		Building Area	103,167	Building Area	32,375	Building Area	7,436	Building Area	1,240	Building Area	10,723	Building Area	39,502	
		Total Area (SF)	103,167	Total Area (SF)	32,375	Total Area (SF)	7,436	Total Area (SF)	1,240	Total Area (SF)	10,723	Total Area (SF)	39,502	
		# of Classrooms	0	# of Classrooms	0	# of Classrooms	0	# of Classrooms	0	# of Classrooms	0	# of Classrooms	0	
TOTAL New or Renov. Area(s) (GSF)			103,167 sf		32,375 sf		7,436 sf		1,240 sf		10,723 sf		39,502	
Line No.	BID PACKAGE	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	
1	INTERIOR RENOVATIONS													
2	Light Renovation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	225,630	21.04	N/A	0.00	
3	Moderate Renovation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	485,265	45.25	N/A	0.00	
4	Heavy Renovation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
5														
6	NEW CONSTRUCTION													
7	General Requirements	1,388,029	13.45	389,779	12.04	86,332	11.61	14,396	11.61	31,990	2.98	44,440	1.13	
8	Asbestos Abatement	236,000	2.29	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	53,615	5.00	N/A	0.00	
9	Building Demolition	472,000	4.58	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	w/ Above	0.00	w/ Above	0.00	
10	Building & Site Excavation	250,000	2.42	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	N/A	0.00	N/A	0.00	
11	Site Utilities	1,238,004	12.00	388,500	12.00	89,232	12.00	14,880	12.00	N/A	0.00	N/A	0.00	
12	Site Utilities - Relocation Allow.	412,668	4.00	129,500	4.00	29,744	4.00	4,960	4.00	N/A	0.00	N/A	0.00	
13	Asphalt Paving / Curb & Gutter	100,000	0.97	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	N/A	0.00	N/A	0.00	
14	Landscaping	50,000	0.48	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	N/A	0.00	N/A	0.00	
15	Storm Water Detention	w/ S.W. Addition	0.00	w/ S.W. Addition	0.00	w/ S.W. Addition	0.00	w/ S.W. Addition	0.00	N/A	0.00	N/A	0.00	
16	Cast in Place Concrete	1,444,338	14.00	453,250	14.00	104,104	14.00	17,360	14.00	N/A	0.00	N/A	0.00	
17	Pre-Cast Concrete	420,000	4.07	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
18	Structural Steel / Misc. Metals	2,579,175	25.00	809,375	25.00	185,900	25.00	31,000	25.00	N/A	0.00	395,020	10.00	
19	Masonry & Stone	3,095,010	30.00	971,250	30.00	223,080	30.00	37,200	30.00	w/ Above	0.00	N/A	0.00	
20	General Trades	3,610,845	35.00	1,133,125	35.00	260,260	35.00	43,400	35.00	w/ Above	0.00	N/A	0.00	
21	Millwork	206,334	2.00	259,000	8.00	N/A	0.00	N/A	0.00	w/ Above	0.00	N/A	0.00	
22	Roofing	619,002	6.00	194,250	6.00	44,616	6.00	7,440	6.00	N/A	0.00	592,530	15.00	
23	Metal Panel	206,334	2.00	64,750	2.00	14,872	2.00	2,480	2.00	N/A	0.00	N/A	0.00	
24	Glass & Glazing	825,336	8.00	259,000	8.00	59,488	8.00	9,920	8.00	w/ Above	0.00	N/A	0.00	
25	Metal Framing & Drywall	309,501	3.00	97,125	3.00	22,308	3.00	3,720	3.00	w/ Above	0.00	N/A	0.00	
26	Acoustical Ceilings	206,334	2.00	129,500	4.00	29,744	4.00	4,960	4.00	w/ Above	0.00	N/A	0.00	
27	Flooring	928,503	9.00	291,375	9.00	66,924	9.00	11,160	9.00	w/ Above	0.00	N/A	0.00	
28	Painting	257,918	2.50	80,938	2.50	18,590	2.50	3,100	2.50	w/ Above	0.00	N/A	0.00	
29	Kitchen Equipment	N/A	0.00	50,000	1.54	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
30	Swimming Pool Construction	2,500,000	24.23	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	N/A	0.00	N/A	0.00	
31	Elevator	200,000	1.94	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	N/A	0.00	N/A	0.00	
32	Fire Protection	361,085	3.50	113,313	3.50	26,026	3.50	4,340	3.50	w/ Above	0.00	N/A	0.00	
33	Plumbing	1,238,004	12.00	388,500	12.00	89,232	12.00	14,880	12.00	w/ Above	0.00	N/A	0.00	
34	HVAC	4,642,515	45.00	1,456,875	45.00	334,620	45.00	55,800	45.00	w/ Above	0.00	N/A	0.00	
35	Temperature Controls	825,336	8.00	259,000	8.00	59,488	8.00	9,920	8.00	w/ Above	0.00	N/A	0.00	
36	Electrical & Communication	3,610,845	35.00	1,133,125	35.00	260,260	35.00	43,400	35.00	w/ Above	0.00	N/A	0.00	
37	Trade Contractor P&P Bond	1.0%	322,331	3.12	90,515	2.80	20,048	2.70	3,343	2.70	7,965	0.74	10,320	0.26
38	Cost Escalation	10.0%	3,255,545	31.56	914,204	28.24	202,487	27.23	33,766	27.23	80,447	7.50	104,231	2.64
39	TOTAL DIRECT COST		\$35,811,000	347.12	\$10,056,200	310.62	\$2,227,400	299.54	\$371,400	299.52	\$884,900	82.52	\$1,146,500	29.02
40	Contingencies													
40	Design Contingency	7.5%	2,685,825	26.03	754,215	23.30	167,055	22.47	27,855	22.46	66,368	6.19	85,988	2.18
41	Construction Contingency	4.5%	1,732,357	16.79	378,365	11.69	83,806	11.27	13,974	11.27	42,807	3.99	55,462	1.40
42	GC's / Fees / Insurance													
42	General Conditions - Staff		969,300	9.40	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	92,124	8.59	w/ Other Work	0.00
43	Reimbursable Expense		40,950	0.40	40,950	1.26	40,950	5.51	40,950	33.02	12,450	1.16	12,450	0.32
44	CM Fee	3.0%	1,206,875	11.70	335,663	10.37	74,348	10.00	12,397	10.00	29,822	2.78	38,638	0.98
45	Insurance	1.0%	424,463	4.11	115,654	3.57	25,936	3.49	4,666	3.76	11,285	1.05	13,390	0.34
46	TOTAL CONSTRUCTION COST		\$42,870,800	415.55	\$11,681,000	360.80	\$2,619,500	352.27	\$471,200	380.00	\$1,139,800	106.29	\$1,352,400	34.24
47	Project Soft Costs													
47	Builder's Risk Insurance		107,177	1.04	29,203	0.90	6,549	0.88	1,178	0.95	2,850	0.27	3,381	0.09
48	Design & Consultant Fees		3,973,372	38.51	1,071,290	33.09	260,755	35.07	67,408	54.36	117,582	10.97	131,716	3.33
49	Temporary Conditions		100,000	0.97	10,000	0.31	0	0.00	0	0.00	15,000	1.40	0	0.00
50	Utility / Municipality		75,000	0.73	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
51	F.F.&E.		400,000	3.88	75,000	2.32	0	0.00	30,000	24.19	80,000	7.46	50,000	1.27
52	TOTAL PROJECT COST		\$47,526,300	460.67	\$12,866,500	397.42	\$2,886,800	388.22	\$569,800	459.52	\$1,355,200	126.38	\$1,537,500	38.92

Oak Park & River Forest High School - DETAIL - SEQUENCE 2 - PHASE 2 (ALTERNATE)

IMAGINE OPRF - Pre-Referendum Master Facility Plan

201 Scoville Avenue
Oak Park, Illinois 60302
ICI Project No. 021802



Conceptual Cost Estimate
Date: September 2018

Exist. Field House Extension
(E1) NEW CONSTRUCTION

Exist. Field House Renovation
(E1) RENOVATION

Field House
Extension

Field House
Renovation

Site Area
Building Area (GSF)

(Cost Adjusted for Q1-2021)	
Building Area	2,130
Total Area (SF)	2,130
# of Classrooms	0
TOTAL New or Renov. Area(s) (GSF)	2,130

(Cost Adjusted for Q1-2021)	
Building Area	31,516
Total Area (SF)	31,516
# of Classrooms	0
TOTAL New or Renov. Area(s) (GSF)	31,516

Line No.	BID PACKAGE		TOTAL COST	\$ / SF	TOTAL COST	\$ / SF
1	INTERIOR RENOVATIONS					
2	Light Renovation		N/A	0.00	630,320	20.00
3	Moderate Renovation		N/A	0.00	N/A	0.00
4	Heavy Renovation		N/A	0.00	N/A	0.00
5						
6	NEW CONSTRUCTION					
7	General Requirements		59,796	28.07	28,364	0.90
8	Asbestos Abatement		25,000	11.74	157,580	5.00
9	Building Demolition		125,000	58.69	w/ Above	0.00
10	Building & Site Excavation		25,000	11.74	N/A	0.00
11	Site Utilities		25,000	11.74	N/A	0.00
12	Site Utilities - Relocation Allow.		50,000	23.47	N/A	0.00
13	Asphalt Paving / Curb & Gutter		50,000	23.47	N/A	0.00
14	Landscaping		N/A	0.00	N/A	0.00
15	Storm Water Detention		N/A	0.00	N/A	0.00
16	Cast in Place Concrete		85,200	40.00	N/A	0.00
17	Pre-Cast Concrete		N/A	0.00	N/A	0.00
18	Structural Steel / Misc. Metals		191,700	90.00	N/A	0.00
19	Masonry & Stone		117,150	55.00	N/A	0.00
20	General Trades		127,800	60.00	N/A	0.00
21	Millwork		N/A	0.00	N/A	0.00
22	Roofing		63,900	30.00	N/A	0.00
23	Metal Panel		17,040	8.00	N/A	0.00
24	Glass & Glazing		21,300	10.00	N/A	0.00
25	Metal Framing & Drywall		25,560	12.00	N/A	0.00
26	Acoustical Ceilings		N/A	0.00	N/A	0.00
27	Flooring		53,250	25.00	w/ Above	0.00
28	Painting		17,040	8.00	w/ Above	0.00
29	Kitchen Equipment		N/A	0.00	N/A	0.00
30	Swimming Pool Construction		N/A	0.00	N/A	0.00
31	Elevator		N/A	0.00	N/A	0.00
32	Fire Protection		10,650	5.00	w/ Above	0.00
33	Plumbing		42,600	20.00	w/ Above	0.00
34	HVAC		127,800	60.00	315,160	10.00
35	Temperature Controls		21,300	10.00	w/ Above	0.00
36	Electrical & Communication		106,500	50.00	157,580	5.00
37	Trade Contractor P&P Bond	1.0%	13,886	6.52	12,890	0.41
38	Cost Escalation	10.0%	140,247	65.84	130,189	4.13
39	TOTAL DIRECT COST		\$1,542,700	724.27	\$1,432,100	45.44
	Contingencies					
40	Design Contingency	7.5%	115,703	54.32	107,408	3.41
41	Construction Contingency	4.5%	69,422	32.59	64,445	2.04
	GC's / Fees / Insurance					
42	General Conditions - Staff		323,100	151.69	92,124	2.92
43	Reimbursable Expense		13,650	6.41	6,225	0.20
44	CM Fee	3.0%	61,937	29.08	51,069	1.62
45	Insurance	1.0%	21,265	9.98	17,534	0.56
46	TOTAL CONSTRUCTION COST		\$2,147,800	1008.36	\$1,770,900	56.19
	Project Soft Costs					
47	Builder's Risk Insurance		5,370	2.52	4,427	0.14
48	Design & Consultant Fees		248,302	116.57	174,381	5.53
49	Temporary Conditions		0	0.00	0	0.00
50	Utility / Municipality		60,000	28.17	0	0.00
51	F.F.& E.		0	0.00	0	0.00
52	TOTAL PROJECT COST		\$2,461,500	1155.63	\$1,949,700	61.86

Oak Park & River Forest High School - DETAIL - SEQUENCE 3

IMAGINE OPRF - Draft Master Facility Plan

201 Scoville Avenue
Oak Park, Illinois 60302
ICI Project No. 021802



Conceptual Cost Estimate
Date: September 2018

Line No.	BID PACKAGE	S.W. Field House Addition (A) NEW CONSTRUCTION		S.W. Field House Addition (A) NEW CONSTRUCTION		S.W. Field House Addition (A) NEW CONSTRUCTION		(A) RENOVATION		(F) RENOVATION		(F) RENOVATION		(TT) RENOVATION		(I) RENOVATION		(I) RENOVATION				
		Physical Education		Performing Arts & Shared Space		Community / Shared Space		Community / Shared Space		Building Services		Community / Shared Space		Green Roof S.W. Addition		Community / Shared Space		Building Services				
		TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	
	Site Area Building Area (GSF)	41,753		23,425		14,745		1,167		1,614		1,988		21,158		17,710		270				
	TOTAL New or Renov. Area(s) (GSF)	41,753		23,425		14,745		1,167		1,614		1,988		21,158		17,710		270				
1	INTERIOR RENOVATIONS																					
2	Light Renovation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	543,690	30.70	N/A	0.00	N/A	0.00	
3	Moderate Renovation	N/A	0.00	N/A	0.00	N/A	0.00	99,195	85.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
4	Heavy Renovation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	282,450	175.00	497,000	250.00	N/A	0.00	1,125,600	63.56	324,000	1200.00			
5																						
6	NEW CONSTRUCTION																					
7	General Requirements	786,755	18.84	497,150	21.22	234,502	15.90	4,464	3.83	12,710	7.88	22,365	11.25	23,803	1.13	75,118	4.24	14,580	54.00			
8	Asbestos Abatement	125,000	2.99	125,000	5.34	73,725	5.00	5,835	5.00	8,070	5.00	9,940	5.00	N/A	0.00	88,550	5.00	13,500	50.00			
9	Building Demolition	162,045	3.88	162,045	6.92	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
10	Building & Site Excavation	525,777	12.59	360,825	15.40	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
11	Site Utilities	300,000	7.19	300,000	12.81	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
12	Site Utilities - Relocation Allow.	500,000	11.98	350,000	14.94	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
13	Asphalt Paving / Curb & Gutter	75,000	1.80	75,000	3.20	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
14	Landscaping	50,000	1.20	50,000	2.13	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
15	Storm Water Detention	500,000	11.98	500,000	21.34	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	
16	Cast in Place Concrete	501,036	12.00	281,100	12.00	176,940	12.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
17	Pre-Cast Concrete	240,000	5.75	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
18	Structural Steel / Misc. Metals	1,252,590	30.00	702,750	30.00	442,350	30.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	211,580	10.00	w/ Above	0.00	w/ Above	0.00	
19	Masonry & Stone	1,461,355	35.00	819,875	35.00	516,075	35.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
20	General Trades	1,461,355	35.00	819,875	35.00	516,075	35.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	
21	Millwork	125,259	3.00	140,550	6.00	44,235	3.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
22	Roofing	270,000	6.47	270,000	11.53	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	317,370	15.00	N/A	0.00	N/A	0.00	N/A	0.00	
23	Metal Panel	100,000	2.40	100,000	4.27	100,000	6.78	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	
24	Glass & Glazing	334,024	8.00	187,400	8.00	117,960	8.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
25	Metal Framing & Drywall	250,518	6.00	140,550	6.00	88,470	6.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
26	Acoustical Ceilings	56,413	1.35	117,125	5.00	73,725	5.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
27	Flooring	375,777	9.00	163,975	7.00	132,705	9.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
28	Painting	104,383	2.50	58,563	2.50	36,863	2.50	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
29	Kitchen Equipment	N/A	0.00	N/A	0.00	100,000	6.78	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
30	Swimming Pool Construction	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
31	Elevator	125,000	2.99	125,000	5.34	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	150,000	555.56	
32	Fire Protection	167,012	4.00	93,700	4.00	58,980	4.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
33	Plumbing	375,777	9.00	281,100	12.00	132,705	9.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
34	HVAC	1,878,885	45.00	1,054,125	45.00	663,525	45.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
35	Temperature Controls	334,024	8.00	187,400	8.00	117,960	8.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
36	Electrical & Communication	1,461,355	35.00	819,875	35.00	516,075	35.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
37	Trade Contractor P&P Bond	1.0%	138,993	3.33	87,830	3.75	41,429	2.81	1,095	0.94	3,032	1.88	5,293	2.66	5,528	0.26	18,330	1.03	5,021	18.60		
38	Cost Escalation	14.0%	1,965,367	47.07	1,229,618	52.49	580,002	39.34	15,329	13.14	42,452	26.30	74,103	37.28	77,385	3.66	256,614	14.49	70,291	260.34		
39	TOTAL DIRECT COST		\$16,003,700	383.29	\$10,100,400	431.18	\$4,764,300	323.11	\$125,900	107.88	\$348,700	216.05	\$608,700	306.19	\$635,700	30.05	\$2,107,900	119.02	\$577,400	2138.52		
40	Contingencies																					
40	Design Contingency	7.5%	1,200,278	28.75	757,530	32.34	357,323	24.23	9,443	8.09	26,153	16.20	45,653	22.96	47,678	2.25	158,093	8.93	43,305	160.39		
41	Construction Contingency	4.5%	602,139	14.42	353,514	15.09	166,751	11.31	6,090	5.22	16,868	10.45	29,446	14.81	30,752	1.45	101,970	5.76	27,932	103.45		
42	GC's / Fees / Insurance																					
42	General Conditions - Staff		403,875	9.67	403,875	17.24	92,124	6.25	w/ Other Work	0.00	92,124	57.08	92,124	46.34	92,124	4.35	92,124	5.20	92,124	341.20		
43	Reimbursable Expense		31,850	0.76	31,850	1.36	6,225	0.42	w/ Other Work	0.00	12,450	7.71	12,450	6.26	6,225	0.29	6,225	0.35	6,225	23.06		
44	CM Fee	3.0%	534,184	12.79	336,343	14.36	158,651	10.76	4,243	3.64	11,752	7.28	20,514	10.32	21,424	1.01	71,039	4.01	19,459	72.07		
45	Insurance	1.0%	187,760	4.50	119,835	5.12	55,454	3.76	1,457	1.25	5,080	3.15	8,089	4.07	8,339	0.39	25,374	1.43	7,664	28.39		
46	TOTAL CONSTRUCTION COST		\$18,963,800	454.19	\$12,103,300	516.68	\$5,600,800	379.84	\$147,100	126.05	\$513,100	317.91	\$817,000	410.97	\$842,200	39.81	\$2,562,700	144.70	\$774,100	2867.04		
47	Project Soft Costs																					
47	Builder's Risk Insurance		47,410	1.14	30,258	1.29	14,002	0.95	368	0.32	1,283	0.79	2,043	1.03	2,106	0.10	6,407	0.36	1,935	7.17		
48	Design & Consultant Fees		1,792,742	42.94	1,175,297	50.17	519,072	35.20	16,739	14.34	61,179	37.91	88,530	44.53	90,798	4.29	240,643	13.59	79,669	295.07		
49	Temporary Conditions		65,000	1.56	65,000	2.77	20,000	1.36	1,500	1.29	15,000	9.29	15,000	7.55	0	0.00	N/A	0.00	0	0.00	0	0.00
50	Utility / Municipality		60,000	1.44	60,000	2.56	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	N/A	0.00	0	0.00	0	0.00
51	F.F.& E.		650,000	15.57	750,000	32.02	75,000	5.09	25,000	21.42	0	0.00	150,000	75.45	0	0.00	125,000	7.06	0	0.00	0	0.00
52	TOTAL PROJECT COST		\$21,579,000	516.83	\$14,183,900	605.50	\$6,228,900	422.44	\$190,700	163.41	\$590,600	365.92	\$1,072,600	539.54	\$935,100	44.20	\$2,934,700	165.71	\$855,700	3169.26		

Oak Park & River Forest High School - DETAIL - SEQUENCE 3 - CONTINUED

IMAGINE OPRF - Draft Master Facility Plan

201 Scoville Avenue
Oak Park, Illinois 60302
ICI Project No. 021802



Conceptual Cost Estimate
Date: September 2018

		(V) RENOVATION		(W) RENOVATION	
		Building Services		Building Services	
		(Cost Adjusted for Q1-2022)		(Cost Adjusted for Q1-2022)	
Site Area		Building Area	1,318	Building Area	116
Building Area (GSF)		Total Area (SF)	1,318	Total Area (SF)	116
		# of Classrooms	0	# of Classrooms	0
TOTAL New or Renov. Area(s) (GSF)			1,318		116
Line No.	BID PACKAGE	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF
1	INTERIOR RENOVATIONS				
2	Light Renovation	N/A	0.00	N/A	0.00
3	Moderate Renovation	N/A	0.00	N/A	0.00
4	Heavy Renovation	276,780	210.00	174,000	1500.00
5					
6	NEW CONSTRUCTION				
7	General Requirements	12,455	9.45	7,830	67.50
8	Asbestos Abatement	6,590	5.00	580	5.00
9	Building Demolition	w/ Above	0.00	w/ Above	0.00
10	Building & Site Excavation	N/A	0.00	N/A	0.00
11	Site Utilities	N/A	0.00	N/A	0.00
12	Asphalt Paving / Curb & Gutter	N/A	0.00	N/A	0.00
13	Landscaping	N/A	0.00	N/A	0.00
14	Storm Water Detention	N/A	0.00	N/A	0.00
15	Cast in Place Concrete	N/A	0.00	N/A	0.00
16	Pre-Cast Concrete	N/A	0.00	N/A	0.00
17	Structural Steel / Misc. Metals	N/A	0.00	N/A	0.00
18	Masonry & Stone	w/ Above	0.00	w/ Above	0.00
19	General Trades	w/ Above	0.00	w/ Above	0.00
20	Millwork	w/ Above	0.00	w/ Above	0.00
21	Roofing	N/A	0.00	N/A	0.00
22	Metal Panel	N/A	0.00	N/A	0.00
23	Glass & Glazing	w/ Above	0.00	w/ Above	0.00
24	Metal Framing & Drywall	w/ Above	0.00	w/ Above	0.00
25	Acoustical Ceilings	w/ Above	0.00	w/ Above	0.00
26	Flooring	w/ Above	0.00	w/ Above	0.00
27	Painting	w/ Above	0.00	w/ Above	0.00
28	Kitchen Equipment	N/A	0.00	N/A	0.00
29	Elevator	N/A	0.00	150,000	1293.10
30	Fire Protection	w/ Above	0.00	w/ Above	0.00
31	Plumbing	w/ Above	0.00	w/ Above	0.00
32	HVAC	w/ Above	0.00	w/ Above	0.00
33	Temperature Controls	w/ Above	0.00	w/ Above	0.00
34	Electrical & Communication	w/ Above	0.00	w/ Above	0.00
35	Trade Contractor P&P Bond	1.0%	2,958	3,324	28.66
36	Cost Escalation	14.0%	41,416	46,537	401.18
37	TOTAL DIRECT COST		\$340,200	\$382,300	3295.69
	Contingencies				
38	Design Contingency	7.5%	25,515	28,673	247.18
39	Construction Contingency	4.5%	16,457	18,494	159.43
	GC's / Fees / Insurance				
40	General Conditions - Staff		92,124	w/ Other Work	0.00
41	Reimbursable Expense		6,225	6,225	53.66
42	CM Fee	3.0%	11,465	12,884	111.07
43	Insurance	1.0%	4,920	4,486	38.67
44	TOTAL CONSTRUCTION COST		\$496,900	\$453,100	3906.03
	Project Soft Costs				
45	Builder's Risk Insurance		1,242	1,133	9.77
46	Design & Consultant Fees		54,721	50,779	437.75
47	Temporary Conditions		0	N/A	0.00
48	Utility / Municipality		N/A	N/A	0.00
49	F.F.& E.		0	N/A	0.00
50	TOTAL PROJECT COST		\$552,900	\$505,000	4353.45

DRAFT



Oak Park and River Forest High School

Draft Master Facility Plan

Conceptual Cost Estimates

October 19, 2018

Oak Park & River Forest High School - SUMMARY (SEQUENCE 4-5)

IMAGINE OPRF - Pre-Referendum Master Facility Plan
Oak Park, Illinois

DRAFT



ICI Project No 21802
Date: October 19, 2018
Conceptual Cost Estimate

Seq.	Comp.	DEPARTMENT	FUNCTION	Gross Building Area (SF)	Type of Work	Estimated Duration	Estimated Project Cost	
SEQUENCE 4 - PHASE 1								
4	B	- Community / Shared Space	Cafeteria / Kitchen - North	15,705	Renovation	Summer	2,453,000	
							Subtotal - Component B	\$2,453,000
4	F	- Administration	Office	13,849	Renovation	Summer	2,137,700	
							Subtotal - Component F	2,137,700
4	H	- Administration	Office	11,796	Renovation	Summer	1,160,900	
							Subtotal - Component H	\$1,160,900
4	M	- Faculty Office	Offices	1,051	Renovation	Summer	193,500	
4	M	- Science	Science Lab	5,204	Renovation	Summer	1,415,300	
							Subtotal - Component M	\$1,608,800
4	Q	- Applied Arts	Driver Ed Classroom	2,247	Renovation	Summer	389,700	
							Subtotal - Component Q	\$389,700
4	R	- Science	Science Lab	4,082	Renovation	Summer	1,103,000	
							Subtotal - Component R	\$1,103,000
4	S1	- Faculty Office	Office	535	Renovation	Summer	86,000	
4	S1	- Math	Classroom	533	Renovation	Summer	79,100	
4	S1	- Science	Classroom	2,979	Renovation	Summer	820,800	
							Subtotal - Component S1	\$985,900
4	S2	- Science	Science Lab	7,488	Renovation	Summer	1,466,100	
							Subtotal - Component S2	1,466,100
4	S3	- Science	Science Lab	5,979	Renovation	Summer	1,067,800	
							Subtotal - Component S3	1,067,800
4	S4	- Science	Science Lab	6,532	Renovation	Summer	976,200	
							Subtotal - Component S4	976,200
4	T	- Special Education	Classroom	7,606	Renovation	Summer	805,800	
							Subtotal - Component T	\$805,800
4	U	- English	Classroom	5,221	Renovation	Summer	1,019,600	
							Subtotal - Component U	\$1,019,600
4	X	- Community / Shared Space	Day Care	4,600	Renovation	Summer	863,600	
							Subtotal - Component X	\$863,600
4	Y	- Applied Arts	Tech. Lab	2,180	Renovation	Summer	370,100	
							Subtotal - Component Y	\$370,100
4	EE	- P.E. & Athletics (Site)	Tennis Court	44,528	Site Work	Summer	1,227,700	
							Subtotal - Component EE	\$1,227,700
4	HH	- Performing Arts	Auditorium Lighting	24,400	Renovation	Summer	752,200	
4	HH	- Performing Arts	Little Theater Lighting	5,688	Renovation	Summer	294,200	
							Subtotal - Component HH	\$1,046,400
SEQUENCE 4 - PHASE 2								
4	N	- General Classroom	Classroom	3,653	Renovation	Summer	397,500	
4	N	- Faculty Office	Office	702	Renovation	Summer	141,300	
4	N	- Math	Classroom	2,064	Renovation	Summer	382,900	
							Subtotal - Component N	921,700

Oak Park & River Forest High School - SUMMARY (SEQUENCE 4-5)

IMAGINE OPRF - Pre-Referendum Master Facility Plan
Oak Park, Illinois



ICI Project No 21802
Date: October 19, 2018
Conceptual Cost Estimate

Seq.	Comp.	DEPARTMENT	FUNCTION	Gross Building Area (SF)	Type of Work	Estimated Duration	Estimated Project Cost
SEQUENCE 4 - PHASE 3							
4	PP	- General Classroom	Classroom	3,165	Renovation	Summer	433,700
4	PP	- Faculty Office	Office	1,563	Renovation	Summer	170,400
4	PP	- World Language	Classroom	1,858	Renovation	Summer	231,200
4	PP	- English	Classroom	455	Renovation	Summer	126,900
Subtotal - Component PP							962,200
SEQUENCE 4 - TOTAL				185,663	SF		\$ 20,566,200
SEQUENCE 5 - PHASE 1							
5	D	- Physical Education	Concession	450	Renovation	Summer	135,500
5	D	- Building Services	Shell Space / Seating	3,509	Renovation	Summer	848,700
Subtotal - Component D							984,200
5	E2	- Physical Education	New Field House	75,614	New Construction	14 Months	\$30,800,900
5	E2	- Community / Shared Space	New Field House	5,435	New Construction	14 Months	\$1,954,400
5	E2	- Performing Arts	Classroom	2,398	New Construction	14 Months	\$845,800
Subtotal - Component E2							\$33,601,100
5	FF	- P.E. & Athletics (Site)	West Field	186,402	Site Work	4 Months	3,624,700
Subtotal - Component FF							\$3,624,700
5	GG	- P.E. & Athletics	South Field Storage	2,500	Renovation	Summer	349,000
Subtotal - Component GG							\$349,000
5	NN	- P.E. & Athletics	Stadium Trainer / Locker	7,500	Renovation	Summer 2019 Work	\$0
Subtotal - Component NN							\$0
5	SS	- Building Services	Solar Panel - Field House	32,759	Renovation	Summer	By Service Provider
Subtotal - Component SS							\$0
SEQUENCE 5 - PHASE 2							
5	AA	- World Language	Classroom	5,246	Renovation	Summer	919,700
Subtotal - Component AA							\$919,700
5	KK	- Visual Arts	Art Classroom	12,814	Renovation	Summer	2,105,100
Subtotal - Component KK							\$2,105,100
5	Z	- Applied Arts	F.A.C.S.	7,314	Renovation	Summer	2,638,700
Subtotal - Component Z							\$2,638,700
SEQUENCE 5 - PHASE 3							
5	BB	- Community / Shared Space	Student Commons	6,073	Renovation	Summer	1,567,400
5	BB	- Community / Shared Space	Stud. Comm. - Skylight	6,653	Renovation	Summer	2,362,800
5	BB	- Faculty Office	Office	1,794	Renovation	Summer	295,100
5	BB	- English	Classroom	4,183	Renovation	Summer	759,900
5	BB	- History	Classroom	4,097	Renovation	Summer	740,800
Subtotal - Component BB							\$5,726,000
5	CC	- Community / Shared Space	Corridor	1,415	Renovation	Summer	158,800
5	CC	- Community / Shared Space	Commons - Skylight	2,013	Renovation	Summer	778,300
5	CC	- Faculty Office	Office	1,688	Renovation	Summer	175,200
5	CC	- English	Classroom	810	Renovation	Summer	115,700
5	CC	- History	Classroom	5,610	Renovation	Summer	643,800
Subtotal - Component CC							1,871,800
5	DD	- Applied Arts	Collaboration	1,737	Renovation	Summer	183,900
5	DD	- Applied Arts	Business Classroom	5,525	Renovation	Summer	660,600
Subtotal - Component DD							\$844,500
5	O	- English	Collaboration	1,096	Renovation	Summer	199,700
5	O	- English	Classroom	2,982	Renovation	Summer	601,300
Subtotal - Component O							801,000
SEQUENCE 5 - TOTAL				387,617	SF		\$ 53,465,800

Oak Park & River Forest High School - SORT (SEQUENCE 4-5)

IMAGINE OPRF - Pre-Referendum Master Facility Plan
Oak Park, Illinois

DRAFT



ICI Project No 21802
Date: October 19, 2018
Conceptual Cost Estimate

Line No.	SORT BY TYPE OF WORK	Gross Building Area (GSF)	Estimated Project Cost
1	New Construction	83,447	\$33,601,100
2	Interior Renovation	258,903	\$35,578,500
3	Site Work	230,930	\$4,852,400
4	SORT BY SEQUENCE		
5	Sequence 4	185,663	\$20,566,200
6	Sequence 5	387,617	\$53,465,800
7	SORT BY DEPARTMENT		
8	Physical Education	42,418	\$30,936,400
9	Administration	25,645	\$3,298,600
10	Community / Shared Space	41,894	\$10,138,300
11	Science	32,264	\$6,849,200
12	P.E. & Athletics - Site	230,930	\$4,852,400
13	Applied Arts	19,003	\$4,243,000
14	English	14,747	\$2,823,100
15	Building Services	36,268	\$848,700
16	Visual Arts	12,814	\$2,105,100
17	History	9,707	\$1,384,600
18	P.E. & Athletics - Bldg.	10,000	\$349,000
19	World Language	7,104	\$1,150,900
20	Faculty Office	7,333	\$1,061,500
21	Special Education	7,606	\$805,800
22	Performing Arts	32,486	\$1,892,200
23	General Classroom	6,818	\$831,200
24	Math	2,597	\$462,000
25	SORT BY SEQUENCE + DEPARTMENT		
26	<u>Sequence 4</u>		
27	- Science	32,264	\$6,849,200
28	- Administration	25,645	\$3,298,600
29	- Community / Shared Space	20,305	\$3,316,600
30	- English	5,676	\$1,146,500
31	- P.E. & Athletics - Site	44,528	\$1,227,700
32	- Performing Arts	30,088	\$1,046,400
33	- Special Education	7,606	\$805,800
34	- General Classroom	6,818	\$831,200
35	- Applied Arts	4,427	\$759,800
36	- Faculty Office	3,851	\$591,200
37	- Math	2,597	\$462,000
38	- World Language	1,858	\$231,200
39	<u>Sequence 5</u>		
40	- Physical Education	76,064	\$30,936,400
41	- Community / Shared Space	21,589	\$6,821,700
42	- P.E. & Athletics - Bldg.	10,000	\$349,000
43	- P.E. & Athletics - Site	186,402	\$3,624,700
44	- Applied Arts	14,576	\$3,483,200
45	- Visual Arts	12,814	\$2,105,100
46	- English	9,071	\$1,676,600
47	- History	9,707	\$1,384,600
48	- World Language	5,246	\$919,700
49	- Performing Arts	2,398	\$845,800
50	- Faculty Office	3,482	\$470,300
51	- Building Services	36,268	\$848,700
52			

Oak Park & River Forest High School - DETAIL - SEQUENCE 4

IMAGINE OPRF - Draft Master Facility Plan

201 Scoville Avenue
Oak Park, Illinois 60302
ICI Project No. 021802



Conceptual Cost Estimate
Date: October 2018

Line No.	BID PACKAGE	(B) RENOVATION Cafeteria Renovation		(F) RENOVATION Administration Renovation		(H) RENOVATION Administration Renovation		(M) RENOVATION Faculty Office Renovation		(M) RENOVATION Science Lab Renovation		(Q) RENOVATION Applied Arts Renovation		(R) RENOVATION Science Lab Renovation		(S1) RENOVATION Faculty Office Renovation		(S1) RENOVATION Math Classroom Renovation		
		(Cost Adjusted for Q1-2022)		(Cost Adjusted for Q1-2022)		(Cost Adjusted for Q1-2022)		(Cost Adjusted for Q1-2022)		(Cost Adjusted for Q1-2022)		(Cost Adjusted for Q1-2022)		(Cost Adjusted for Q1-2022)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		
		Building Area	15,705	Building Area	13,849	Building Area	11,796	Building Area	1,051	Building Area	5,204	Building Area	2,247	Building Area	4,082	Building Area	535	Building Area	533	
TOTAL New or Renov. Area(s) (GSF)		15,705		13,849		11,796		1,051		5,204		2,247		4,082		535		533		
		Total Area (SF) 15,705		Total Area (SF) 13,849		Total Area (SF) 11,796		Total Area (SF) 1,051		Total Area (SF) 5,204		Total Area (SF) 2,247		Total Area (SF) 4,082		Total Area (SF) 535		Total Area (SF) 533		
		# of Classrooms 0		# of Classrooms 0		# of Classrooms 0		# of Classrooms 0		# of Classrooms 3		# of Classrooms 2		# of Classrooms 2		# of Classrooms 0		# of Classrooms 1		
		TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	
1	INTERIOR RENOVATIONS																			
2	Light Renovation	312,435	19.89	N/A	0.00	530,820	45.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	24,075	45.00	23,985	45.00	
3	Moderate Renovation	744,770	47.42	1,177,165	85.00	N/A	0.00	89,335	85.00	63,495	12.20	190,995	85.00	68,935	16.89	N/A	0.00	N/A	0.00	
4	Heavy Renovation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	668,550	128.47	N/A	0.00	490,650	120.20	N/A	0.00	N/A	0.00	
5																				
6	NEW CONSTRUCTION																			
7	General Requirements	47,574	3.03	52,972	3.83	23,887	2.03	4,020	3.83	32,942	6.33	8,595	3.83	25,181	6.17	1,083	2.03	1,079	2.03	
8	Asbestos Abatement	78,525	5.00	69,245	5.00	58,980	5.00	5,255	5.00	26,020	5.00	11,235	5.00	20,410	5.00	2,675	5.00	2,665	5.00	
9	Building Demolition	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
10	Building & Site Excavation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
11	Site Utilities	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
12	Asphalt Paving / Curb & Gutter	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
13	Landscaping	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
14	Storm Water Detention	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
15	Cast in Place Concrete	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
16	Pre-Cast Concrete	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
17	Structural Steel / Misc. Metals	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
18	Masonry & Stone	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
19	General Trades	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
20	Millwork	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
21	Roofing	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
22	Metal Panel	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
23	Glass & Glazing	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
24	Metal Framing & Drywall	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
25	Acoustical Ceilings	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
26	Flooring	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
27	Painting	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
28	Kitchen Equipment	250,000	15.92	N/A	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
29	Elevator	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
30	Fire Protection	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
31	Plumbing	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
32	HVAC	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
33	Temperature Controls	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
34	Electrical & Communication	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
35	Trade Contractor P&P Bond	1.0%	14,333	0.91	12,994	0.94	6,137	0.52	986	0.94	7,910	1.52	2,108	0.94	6,052	1.48	278	0.52	277	0.52
36	Cost Escalation	18.0%	257,995	16.43	233,889	16.89	110,464	9.36	17,750	16.89	142,381	27.36	37,948	16.89	108,932	26.69	5,010	9.36	4,991	9.36
37	TOTAL DIRECT COST	\$1,705,600	108.60	\$1,546,300	111.65	\$730,300	61.91	\$117,300	111.61	\$941,300	180.88	\$250,900	111.66	\$720,200	176.43	\$33,100	61.87	\$33,000	61.91	
38	Contingencies																			
38	Design Contingency	7.5%	127,920	8.15	115,973	8.37	54,773	4.64	8,798	8.37	70,598	13.57	18,818	8.37	54,015	13.23	2,483	4.64	2,475	4.64
39	Construction Contingency	4.5%	82,508	5.25	74,802	5.40	35,328	2.99	5,674	5.40	45,535	8.75	12,137	5.40	34,840	8.53	1,601	2.99	1,596	3.00
40	GC's / Fees / Insurance																			
40	General Conditions - Staff		92,124	5.87	92,124	6.65	92,124	7.81	w/ Other Work	0.00	92,124	17.70	w/ Other Work	0.00	92,124	22.57	w/ Other Work	0.00	w/ Other Work	0.00
41	Reimbursable Expense		12,450	0.79	6,225	0.45	6,225	0.53	12,450	11.85	6,225	1.20	6,225	2.77	6,225	1.52	12,450	23.27	6,225	11.68
42	CM Fee	3.0%	57,481	3.66	52,112	3.76	24,612	2.09	3,953	3.76	31,723	6.10	8,456	3.76	24,272	5.95	1,116	2.09	1,112	2.09
43	Insurance	1.0%	20,781	1.32	18,875	1.36	9,434	0.80	1,482	1.41	11,875	2.28	2,965	1.32	9,317	2.28	507	0.95	444	0.83
44	TOTAL CONSTRUCTION COST	\$2,098,900	133.65	\$1,906,400	137.66	\$952,800	80.77	\$149,700	142.44	\$1,199,400	230.48	\$299,500	133.29	\$941,000	230.52	\$51,300	95.89	\$44,900	84.24	
45	Project Soft Costs																			
45	Builder's Risk Insurance		5,247	0.33	4,766	0.34	2,382	0.20	374	0.36	2,999	0.58	749	0.33	2,353	0.58	128	0.24	112	0.21
46	Design & Consultant Fees		198,901	12.66	186,576	13.47	100,752	8.54	23,473	22.33	117,946	22.66	34,455	15.33	94,690	23.20	12,117	22.65	11,541	21.65
47	Temporary Conditions		5,000	0.32	15,000	1.08	15,000	1.27	5,000	4.76	5,000	0.96	15,000	6.68	5,000	1.22	2,500	4.67	2,500	4.69
48	Utility / Municipality		0	0.00	0	0.00	0	0.00	N/A	0.00	0	0.00	N/A	0.00	N/A	0.00	N/A	0.00	0	0.00
49	F.F.& E.		145,000	9.23	25,000	1.81	90,000	7.63	15,000	14.27	90,000	17.29	40,000	17.80	60,000	14.70	20,000	37.38	20,000	37.52
50	TOTAL PROJECT COST	\$2,453,000	156.19	\$2,137,700	154.36	\$1,160,900	98.41	\$193,500	184.11	\$1,415,300	271.96	\$389,700	173.43	\$1,103,000	270.21	\$86,000	160.75	\$79,100	148.41	

Oak Park & River Forest High School - DETAIL - SEQUENCE 4 - Continued

IMAGINE OPRF - Draft Master Facility Plan

201 Scoville Avenue
Oak Park, Illinois 60302
ICI Project No. 021802



Conceptual Cost Estimate
Date: October 2018

Line No.	BID PACKAGE	(\$1) RENOVATION Science Lab Renovation		(\$2) RENOVATION Science Lab Renovation		(\$3) RENOVATION Science Lab Renovation		(\$4) RENOVATION Science Lab Renovation		(T) RENOVATION Special Education Renovation		(U) RENOVATION English Classroom Renovation		(X) RENOVATION Community / Shared Space		(Y) RENOVATION Applied Arts Renovation		(EE) RENOVATION Tennis Court Renovation		
		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		
		Building Area	2,979	Building Area	7,488	Building Area	5,979	Building Area	6,532	Building Area	7,606	Building Area	5,221	Building Area	4,600	Building Area	2,180	Building Area	44,528	
		Total Area (SF)	2,979	Total Area (SF)	7,488	Total Area (SF)	5,979	Total Area (SF)	6,532	Total Area (SF)	7,606	Total Area (SF)	5,221	Total Area (SF)	4,600	Total Area (SF)	2,180	Total Area (SF)	44,528	
		# of Classrooms	2	# of Classrooms	3	# of Classrooms	6	# of Classrooms	4	# of Classrooms	9	# of Classrooms	7	# of Classrooms	4	# of Classrooms	2	# of Classrooms	0	
		TOTAL New or Renov. Area(s) (GSF)	2,979	7,488	5,979	6,532	7,606	5,221	4,600	2,180	44,528									
		TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	
1	INTERIOR RENOVATIONS																			
2	Light Renovation	N/A	0.00	N/A	0.00	448,425	75.00	489,900	75.00	266,210	35.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
3	Moderate Renovation	N/A	0.00	748,800	100.00	N/A	0.00	N/A	0.00	N/A	0.00	443,785	85.00	391,000	85.00	185,300	85.00	N/A	0.00	
4	Heavy Renovation	446,850	150.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
5																				
6	NEW CONSTRUCTION																			
7	General Requirements	20,108	6.75	33,696	4.50	20,179	3.38	22,046	3.38	11,979	1.58	19,970	3.83	17,595	3.83	8,339	3.83	30,870	0.69	
8	Asbestos Abatement	14,895	5.00	37,440	5.00	29,895	5.00	32,660	5.00	38,030	5.00	26,105	5.00	23,000	5.00	10,900	5.00	N/A	0.00	
9	Building Demolition	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
10	Building & Site Excavation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
11	Site Utilities	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
12	Asphalt Paving / Curb & Gutter	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
13	Landscaping	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
14	Storm Water Detention	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
15	Cast in Place Concrete	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
16	Pre-Cast Concrete	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
17	Structural Steel / Misc. Metals	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
18	Masonry & Stone	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
19	General Trades	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
20	Millwork	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
21	Roofing	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
22	Metal Panel	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
23	Glass & Glazing	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
24	Metal Framing & Drywall	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
25	Acoustical Ceilings	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
26	Flooring	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
27	Painting	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
28	Kitchen Equipment	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
29	Elevator	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
30	Fire Protection	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
31	Plumbing	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
32	HVAC	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
33	Temperature Controls	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
34	Electrical & Communication	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
35	Trade Contractor P&P Bond	1.0%	4,819	1.62	8,199	1.10	4,985	0.83	5,446	0.83	3,162	0.42	4,899	0.94	4,316	0.94	2,045	0.94	7,169	0.16
36	Cost Escalation	18.0%	86,734	29.12	147,588	19.71	89,730	15.01	98,029	15.01	56,920	7.48	88,175	16.89	77,687	16.89	36,817	16.89	129,037	2.90
37	TOTAL DIRECT COST		\$573,400	192.48	\$975,700	130.30	\$593,200	99.21	\$648,100	99.22	\$376,300	49.47	\$582,900	111.65	\$513,600	111.65	\$243,400	111.65	\$853,100	19.16
38	Contingencies																			
38	Design Contingency	7.5%	43,005	14.44	73,178	9.77	44,490	7.44	48,608	7.44	28,223	3.71	43,718	8.37	38,520	8.37	18,255	8.37	63,983	1.44
39	Construction Contingency	4.5%	27,738	9.31	47,199	6.30	28,696	4.80	31,352	4.80	18,204	2.39	28,198	5.40	24,845	5.40	11,774	5.40	41,269	0.93
40	GC's / Fees / Insurance																			
40	General Conditions - Staff	w/ Other Work	0.00	92,124	12.30	92,124	15.41	w/ Other Work	0.00	92,124	12.11	92,124	17.64	92,124	20.03	w/ Other Work	0.00	92,124	2.07	
41	Reimbursable Expense		12,450	4.18	12,450	1.66	12,450	2.08	12,450	1.91	12,450	1.64	12,450	2.38	12,450	2.71	6,225	2.86	6,225	0.14
42	CM Fee	3.0%	19,324	6.49	32,882	4.39	19,992	3.34	21,842	3.34	12,682	1.67	19,644	3.76	17,309	3.76	8,203	3.76	28,751	0.65
43	Insurance	1.0%	6,759	2.27	12,335	1.65	7,910	1.32	7,624	1.17	5,400	0.71	7,790	1.49	6,988	1.52	2,879	1.32	10,855	0.24
44	TOTAL CONSTRUCTION COST		\$682,700	229.17	\$1,245,900	166.39	\$798,900	133.62	\$770,000	117.88	\$545,400	71.71	\$786,800	150.70	\$705,800	153.43	\$290,700	133.35	\$1,096,300	24.62
45	Project Soft Costs																			
45	Builder's Risk Insurance		1,707	0.57	3,115	0.42	1,997	0.33	1,925	0.29	1,364	0.18	1,967	0.38	1,765	0.38	727	0.33	2,741	0.06
46	Design & Consultant Fees		71,443	23.98	122,131	16.31	81,901	13.70	79,300	12.14	64,086	8.43	85,812	16.44	73,522	15.98	33,663	15.44	113,667	2.55
47	Temporary Conditions		5,000	1.68	5,000	0.67	5,000	0.84	5,000	0.77	15,000	1.97	5,000	0.96	2,500	0.54	5,000	2.29	0	0.00
48	Utility / Municipality		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	N/A	0.00	0	0.00	0	0.00
49	F.F.& E.		60,000	20.14	90,000	12.02	180,000	30.11	120,000	18.37	180,000	23.67	140,000	26.81	80,000	17.39	40,000	18.35	15,000	0.34
50	TOTAL PROJECT COST		\$820,800	275.53	\$1,466,100	195.79	\$1,067,800	178.59	\$976,200	149.45	\$805,800	105.94	\$1,019,600	195.29	\$863,600	187.74	\$370,100	169.77	\$1,227,700	27.57

Oak Park & River Forest High School - DETAIL - SEQUENCE 5

IMAGINE OPRF - Draft Master Facility Plan

201 Scoville Avenue
Oak Park, Illinois 60302
ICI Project No. 021802



Conceptual Cost Estimate
Date: October 2018

		(D) RENOVATION P.E. Concession Renovation		(D) RENOVATION Building Services Shell Space		NEW FIELD HOUSE OPTION (E2) NEW CONSTRUCTION New Field House Physical Education		NEW FIELD HOUSE OPTION (E2) NEW CONSTRUCTION New Field House Community / Shared Space		NEW FIELD HOUSE OPTION (E2) NEW CONSTRUCTION New Field House Performing Arts		(FF) RENOVATION P.E. & Athletics Site Work		(GG) RENOVATION P.E. & Athletics So. Field Storage		
		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		
		Building Area	450	Building Area	3,509	Building Area	75,614	Building Area	5,435	Building Area	2,398	Site Area Building Area	186,402 0	Building Area	2,500	
		Total Area (SF)	450	Total Area (SF)	3,509	Total Area (SF)	75,614	Total Area (SF)	5,435	Total Area (SF)	2,398	Total Area (SF)	186,402	Total Area (SF)	2,500	
		# of Classrooms	0	# of Classrooms	0	# of Classrooms	0	# of Classrooms	0	# of Classrooms	0	# of Classrooms	0	# of Classrooms	0	
TOTAL New or Renov. Area(s) (GSF)			450		3,509		75,614		5,435		2,398		186,402		2,500	
Line No.	BID PACKAGE	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	
1	INTERIOR RENOVATIONS															
2	Light Renovation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
3	Moderate Renovation	54,000	120.00	109,735	31.27	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	187,500	75.00	
4	Heavy Renovation	N/A	0.00	332,700	94.81	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
5																
6	NEW CONSTRUCTION															
7	General Requirements	2,430	5.40	19,910	5.67	854,330	11.30	52,339	9.63	24,819	10.35	0	0.00	8,438	3.38	
8	Asbestos Abatement	2,250	5.00	17,545	5.00	361,000	4.77	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	N/A	0.00	12,500	5.00	
9	Building Demolition	w/ Above	0.00	w/ Above	0.00	866,400	11.46	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	N/A	0.00	w/ Above	0.00	
10	Building & Site Excavation	N/A	0.00	N/A	0.00	300,000	3.97	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	559,206	3.00	N/A	0.00	
11	Site Utilities	N/A	0.00	N/A	0.00	600,000	7.94	65,220	12.00	28,776	12.00	372,804	2.00	N/A	0.00	
12	Site Utilities - Relocation Allow.	N/A	0.00	N/A	0.00	250,000	3.31	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	N/A	0.00	N/A	0.00	
13	Asphalt Paving / Curb & Gutter	N/A	0.00	N/A	0.00	150,000	1.98	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	N/A	0.00	N/A	0.00	
14	Landscaping	N/A	0.00	N/A	0.00	100,000	1.32	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	N/A	0.00	N/A	0.00	
15	Storm Water Detention	N/A	0.00	N/A	0.00	w/ S.W. Addition	0.00	w/ S.W. Addition	0.00	w/ S.W. Addition	0.00	N/A	0.00	N/A	0.00	
16	Cast in Place Concrete	N/A	0.00	N/A	0.00	1,058,596	14.00	76,090	14.00	33,572	14.00	N/A	0.00	N/A	0.00	
17	Pre-Cast Concrete	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
18	Structural Steel / Misc. Metals	N/A	0.00	N/A	0.00	2,646,490	35.00	135,875	25.00	59,950	25.00	w/ Above	0.00	w/ Above	0.00	
19	Masonry & Stone	w/ Above	0.00	w/ Above	0.00	1,890,350	25.00	135,875	25.00	71,940	30.00	N/A	0.00	w/ Above	0.00	
20	General Trades	w/ Above	0.00	w/ Above	0.00	1,890,350	25.00	135,875	25.00	83,930	35.00	932,010	5.00	w/ Above	0.00	
21	Millwork	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	N/A	0.00	
22	Roofing	N/A	0.00	N/A	0.00	630,000	8.33	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	N/A	0.00	N/A	0.00	
23	Metal Panel	N/A	0.00	N/A	0.00	151,228	2.00	10,870	2.00	4,796	2.00	N/A	0.00	w/ Above	0.00	
24	Glass & Glazing	w/ Above	0.00	w/ Above	0.00	604,912	8.00	43,480	8.00	19,184	8.00	w/ Above	0.00	w/ Above	0.00	
25	Metal Framing & Drywall	w/ Above	0.00	w/ Above	0.00	226,842	3.00	16,305	3.00	7,194	3.00	w/ Above	0.00	w/ Above	0.00	
26	Acoustical Ceilings	w/ Above	0.00	w/ Above	0.00	N/A	0.00	21,740	4.00	9,592	4.00	w/ Above	0.00	w/ Above	0.00	
27	Flooring	w/ Above	0.00	w/ Above	0.00	604,912	8.00	43,480	8.00	21,582	9.00	w/ Above	0.00	w/ Above	0.00	
28	Painting	w/ Above	0.00	w/ Above	0.00	189,035	2.50	13,588	2.50	5,995	2.50	w/ Above	0.00	N/A	0.00	
29	Kitchen Equipment	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
30	Swimming Pool Construction	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	
31	Elevator	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	
32	Fire Protection	w/ Above	0.00	w/ Above	0.00	264,649	3.50	19,023	3.50	8,393	3.50	N/A	0.00	w/ Above	0.00	
33	Plumbing	w/ Above	0.00	w/ Above	0.00	756,140	10.00	54,350	10.00	23,980	10.00	N/A	0.00	w/ Above	0.00	
34	HVAC	w/ Above	0.00	w/ Above	0.00	2,646,490	35.00	190,225	35.00	83,930	35.00	N/A	0.00	w/ Above	0.00	
35	Temperature Controls	w/ Above	0.00	w/ Above	0.00	378,070	5.00	27,175	5.00	11,990	5.00	N/A	0.00	w/ Above	0.00	
36	Electrical & Communication	w/ Above	0.00	w/ Above	0.00	2,419,648	32.00	173,920	32.00	76,736	32.00	350,000	1.88	w/ Above	0.00	
37	Trade Contractor P&P Bond	1.0%	587	1.30	4,799	1.37	198,394	2.62	12,154	2.24	5,764	2.40	22,140	0.12	2,084	0.83
38	Cost Escalation	18.0%	10,668	23.71	87,244	24.86	3,606,811	47.70	220,965	40.66	104,782	43.70	402,509	2.16	37,894	15.16
39	TOTAL DIRECT COST	\$69,900	155.33	\$571,900	162.98	\$23,644,600	312.70	\$1,448,500	266.51	\$686,900	286.45	\$2,638,700	14.16	\$248,400	99.36	
40	Contingencies															
41	Design Contingency	7.5%	5,243	11.65	42,893	12.22	1,500,000	19.84	108,638	19.99	w/ Field House	0.00	197,903	1.06	18,630	7.45
41	Construction Contingency	4.5%	3,381	7.51	27,666	7.88	1,131,507	14.96	70,071	12.89	30,911	12.89	127,647	0.68	12,016	4.81
42	GC's / Fees / Insurance															
43	General Conditions - Staff	w/ Other Work	0.00	92,124	26.25	484,650	6.41	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	122,832	0.66	w/ Other Work	0.00	
43	Reimbursable Expense		12,450	27.67	6,225	1.77	20,475	0.27	w/ Phys. Ed.	0.00	w/ Phys. Ed.	0.00	8,300	0.04	6,225	2.49
44	CM Fee	3.0%	2,356	5.23	19,274	5.49	788,283	10.43	48,816	8.98	21,534	8.98	88,927	0.48	8,371	3.35
45	Insurance	1.0%	933	2.07	7,601	2.17	275,695	3.65	16,760	3.08	7,393	3.08	31,843	0.17	2,936	1.17
46	TOTAL CONSTRUCTION COST	\$94,300	209.56	\$767,700	218.78	\$27,845,200	368.25	\$1,692,800	311.46	\$746,700	311.38	\$3,216,200	17.25	\$296,600	118.64	
47	Project Soft Costs															
48	Builder's Risk Insurance		236	0.52	1,919	0.55	69,613	0.92	4,232	0.78	1,867	0.78	8,041	0.04	742	0.30
49	Design & Consultant Fees		10,987	24.42	74,093	21.12	2,581,068	34.13	172,352	31.71	92,203	38.45	325,458	1.75	36,694	14.68
49	Temporary Conditions		5,000	11.11	5,000	1.42	100,000	1.32	10,000	1.84	5,000	2.09	N/A	0.00	5,000	2.00
50	Utility / Municipality		0	0.00	0	0.00	75,000	0.99	0	0.00	0	0.00	N/A	0.00	N/A	0.00
51	F.F.& E.		25,000	55.56	0	0.00	130,000	1.72	75,000	13.80	0	0.00	75,000	0.40	10,000	4.00
52	TOTAL PROJECT COST	\$135,500	301.11	\$848,700	241.86	\$30,800,900	407.34	\$1,954,400	359.60	\$845,800	352.71	\$3,624,700	19.45	\$349,000	139.60	

Oak Park & River Forest High School - DETAIL - SEQUENCE 5 - CONTINUED

IMAGINE OPRF - Draft Master Facility Plan

201 Scoville Avenue
Oak Park, Illinois 60302
ICI Project No. 021802



Conceptual Cost Estimate
Date: October 2018

Line No.	BID PACKAGE	(AA) RENOVATION World Language Renovation		(KK) RENOVATION Visual Arts Renovation		(Z) RENOVATION Applied Arts Renovation		(BB) RENOVATION Community / Shared Space		(BB) RENOVATION Student Commons Skylight		(BB) RENOVATION Faculty Office Renovation		(BB) RENOVATION English Classroom Renovation		(BB) RENOVATION History Classroom Renovation		(CC) RENOVATION Community / Shared Space		
		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		
		Building Area	5,246	Building Area	12,814	Building Area	7,314	Building Area	6,073	Building Area	6,653	Building Area	1,794	Building Area	4,183	Building Area	4,097	Building Area	1,415	
		Total Area (SF)	5,246	Total Area (SF)	12,814	Total Area (SF)	7,314	Total Area (SF)	6,073	Total Area (SF)	6,653	Total Area (SF)	1,794	Total Area (SF)	4,183	Total Area (SF)	4,097	Total Area (SF)	1,415	
		# of Classrooms	7	# of Classrooms	7	# of Classrooms	3	# of Classrooms	0	# of Classrooms	0	# of Classrooms	0	# of Classrooms	6	# of Classrooms	6	# of Classrooms	0	
		TOTAL New or Renov. Area(s) (GSF)	5,246	12,814	7,314	6,073	6,653	1,794	4,183	4,097	1,415									
		TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	
1	INTERIOR RENOVATIONS																			
2	Light Renovation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
3	Moderate Renovation	445,910	85.00	1,089,190	85.00	133,450	18.25	120,360	19.82	N/A	0.00	152,490	85.00	355,555	85.00	348,245	85.00	N/A	0.00	
4	Heavy Renovation	N/A	0.00	N/A	0.00	1,005,200	137.44	698,550	115.03	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
5																				
6	NEW CONSTRUCTION																			
7	General Requirements	20,066	3.83	49,014	3.83	51,239	7.01	36,851	6.07	63,470	9.54	6,862	3.83	16,000	3.83	15,671	3.83	2,865	2.03	
8	Asbestos Abatement	26,230	5.00	64,070	5.00	36,570	5.00	30,365	5.00	33,265	5.00	8,970	5.00	20,915	5.00	20,485	5.00	7,075	5.00	
9	Building Demolition	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	99,795	15.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
10	Building & Site Excavation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
11	Site Utilities	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
12	Asphalt Paving / Curb & Gutter	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
13	Landscaping	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
14	Storm Water Detention	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
15	Cast in Place Concrete	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
16	Pre-Cast Concrete	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
17	Structural Steel / Misc. Metals	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	332,650	50.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
18	Masonry & Stone	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
19	General Trades	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	66,530	10.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
20	Millwork	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
21	Roofing	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	66,530	10.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
22	Metal Panel	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
23	Glass & Glazing	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	432,445	65.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
24	Metal Framing & Drywall	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	79,836	12.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
25	Acoustical Ceilings	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
26	Flooring	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
27	Painting	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	19,959	3.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
28	Kitchen Equipment	N/A	0.00	N/A	0.00	350,000	47.85	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
29	Elevator	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	
30	Fire Protection	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	13,306	2.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
31	Plumbing	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
32	HVAC	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	133,060	20.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
33	Temperature Controls	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
34	Electrical & Communication	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	133,060	20.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	
35	Trade Contractor P&P Bond	1.0%	4,922	0.94	12,023	0.94	15,765	2.16	8,861	1.46	14,739	2.22	1,683	0.94	3,925	0.94	3,844	0.94	736	0.52
36	Cost Escalation	18.0%	88,597	16.89	216,409	16.89	283,763	38.80	159,503	26.26	265,303	39.88	30,298	16.89	70,645	16.89	69,192	16.89	13,251	9.36
37	TOTAL DIRECT COST		\$585,700	111.65	\$1,430,700	111.65	\$1,876,000	256.49	\$1,054,500	173.64	\$1,753,900	263.63	\$200,300	111.65	\$467,000	111.64	\$457,400	111.64	\$87,600	61.91
38	Contingencies																			
38	Design Contingency	7.5%	43,928	8.37	107,303	8.37	140,700	19.24	79,088	13.02	131,543	19.77	15,023	8.37	35,025	8.37	34,305	8.37	6,570	4.64
39	Construction Contingency	4.5%	28,333	5.40	69,210	5.40	90,752	12.41	51,011	8.40	84,845	12.75	9,690	5.40	22,591	5.40	22,127	5.40	4,238	2.99
40	GC's / Fees / Insurance																			
40	General Conditions - Staff	w/ Other Work	0.00	92,124	7.19	92,124	12.60	92,124	15.17	92,124	13.85	w/ Other Work	0.00	w/ Other Work	0.00	w/ Other Work	0.00	w/ Other Work	0.00	
41	Reimbursable Expense		6,225	1.19	6,225	0.49	6,225	0.85	6,225	1.03	6,225	0.94	6,225	3.47	12,450	2.98	6,225	1.52	6,225	4.40
42	CM Fee	3.0%	19,739	3.76	48,216	3.76	63,224	8.64	35,538	5.85	59,109	8.88	6,750	3.76	15,738	3.76	15,415	3.76	2,952	2.09
43	Insurance	1.0%	6,839	1.30	17,538	1.37	22,690	3.10	13,185	2.17	21,277	3.20	2,380	1.33	5,528	1.32	5,355	1.31	1,076	0.76
44	TOTAL CONSTRUCTION COST		\$690,800	131.68	\$1,771,300	138.23	\$2,291,700	313.33	\$1,331,700	219.28	\$2,149,000	323.01	\$240,400	134.00	\$558,300	133.47	\$540,800	132.00	\$108,700	76.82
45	Project Soft Costs																			
45	Builder's Risk Insurance		1,727	0.33	4,428	0.35	5,729	0.78	3,329	0.55	5,373	0.81	601	0.34	1,396	0.33	1,352	0.33	272	0.19
46	Design & Consultant Fees		72,172	13.76	174,417	13.61	216,253	29.57	127,353	20.97	208,410	31.33	29,136	16.24	65,247	15.60	63,672	15.54	19,783	13.98
47	Temporary Conditions		15,000	2.86	15,000	1.17	5,000	0.68	5,000	0.82	0	0.00	5,000	2.79	15,000	3.59	15,000	3.66	5,000	3.53
48	Utility / Municipality		0	0.00	0	0.00	0	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	0	0.00	0	0.00
49	F.F.& E.		140,000	26.69	140,000	10.93	120,000	16.41	100,000	16.47	0	0.00	20,000	11.15	120,000	28.69	120,000	29.29	25,000	17.67
50	TOTAL PROJECT COST		\$919,700	175.31	\$2,105,100	164.28	\$2,638,700	360.77	\$1,567,400	258.09	\$2,362,800	355.15	\$295,100	164.49	\$759,900	181.66	\$740,800	180.82	\$158,800	112.23

Oak Park & River Forest High School - DETAIL - SEQUENCE 5 - CONTINUED

IMAGINE OPRF - Draft Master Facility Plan

201 Scoville Avenue
Oak Park, Illinois 60302
ICI Project No. 021802



Conceptual Cost Estimate
Date: October 2018

Line No.	BID PACKAGE	(CC) RENOVATION Student Commons Skylight		(CC) RENOVATION Faculty Office Renovation		(CC) RENOVATION English Classroom Renovation		(CC) RENOVATION History Classroom Renovation		(DD) RENOVATION Community / Shared Space		(DD) RENOVATION Applied Arts Renovation		(O) RENOVATION English Classroom Renovation		(O) RENOVATION English Classroom Renovation	
		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)		(Cost Adjusted for Q1-2023)	
		Building Area	Total Area (SF)	Building Area	Total Area (SF)	Building Area	Total Area (SF)	Building Area	Total Area (SF)	Building Area	Total Area (SF)	Building Area	Total Area (SF)	Building Area	Total Area (SF)	Building Area	Total Area (SF)
	Site Area Building Area (GSF)	2,013	2,013	1,688	1,688	810	810	5,610	5,610	1,737	1,737	5,525	5,525	1,096	1,096	2,982	2,982
	TOTAL New or Renov. Area(s) (GSF)	2,013	2,013	1,688	1,688	810	810	5,610	5,610	1,737	1,737	5,525	5,525	1,096	1,096	2,982	2,982
	# of Classrooms	0	0	0	0	1	1	4	4	0	0	5	5	1	1	3	3
TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF
1	INTERIOR RENOVATIONS																
2	Light Renovation	N/A	0.00	75,960	45.00	36,450	45.00	252,450	45.00	78,165	45.00	248,625	45.00	N/A	0.00	N/A	0.00
3	Moderate Renovation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	93,160	85.00	253,470	85.00
4	Heavy Renovation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00
5																	
6	NEW CONSTRUCTION																
7	General Requirements	19,204	9.54	3,418	2.03	1,640	2.03	11,360	2.03	3,517	2.03	11,188	2.03	4,192	3.83	11,406	3.83
8	Asbestos Abatement	10,065	5.00	8,440	5.00	4,050	5.00	28,050	5.00	8,685	5.00	27,625	5.00	5,480	5.00	14,910	5.00
9	Building Demolition	30,195	15.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
10	Building & Site Excavation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00
11	Site Utilities	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00
12	Asphalt Paving / Curb & Gutter	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00
13	Landscaping	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00
14	Storm Water Detention	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00
15	Cast in Place Concrete	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00
16	Pre-Cast Concrete	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00
17	Structural Steel / Misc. Metals	100,650	50.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00
18	Masonry & Stone	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
19	General Trades	20,130	10.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
20	Millwork	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
21	Roofing	20,130	10.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00
22	Metal Panel	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00
23	Glass & Glazing	130,845	65.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
24	Metal Framing & Drywall	24,156	12.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
25	Acoustical Ceilings	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
26	Flooring	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
27	Painting	6,039	3.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
28	Kitchen Equipment	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00
29	Elevator	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00
30	Fire Protection	4,026	2.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00
31	Plumbing	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00
32	HVAC	40,260	20.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00
33	Temperature Controls	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00
34	Electrical & Communication	40,260	20.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00	w/ Above	0.00	w/ Above	0.00
35	Trade Contractor P&P Bond	1.0%	4,460	878	0.52	421	0.52	2,919	0.52	904	0.52	2,874	0.52	1,028	0.94	2,798	0.94
36	Cost Escalation	14.0%	62,434	12,295	7.28	5,900	7.28	40,860	7.28	12,651	7.28	40,241	7.28	14,397	13.14	39,170	13.14
37	TOTAL DIRECT COST		\$512,900		\$101,000		\$48,500		\$335,600		\$103,900		\$330,600		\$118,300		\$321,800
38	Contingencies																
38	Design Contingency	7.5%	38,468	7,575	4.49	3,638	4.49	25,170	4.49	7,793	4.49	24,795	4.49	8,873	8.10	24,135	8.09
39	Construction Contingency	4.5%	24,812	4,886	2.89	2,346	2.90	16,235	2.89	5,026	2.89	15,993	2.89	5,723	5.22	15,567	5.22
40	GC's / Fees / Insurance																
40	General Conditions - Staff		92,124	w/ Other Work	0.00	w/ Other Work	0.00	92,124	16.42	w/ Other Work	0.00	92,124	16.67	w/ Other Work	0.00	92,124	30.89
41	Reimbursable Expense		6,225	12,450	7.38	12,450	15.37	12,450	2.22	12,450	7.17	6,225	1.13	12,450	11.36	12,450	4.18
42	CM Fee	3.0%	17,285	3,404	2.02	1,635	2.02	11,310	2.02	3,502	2.02	11,142	2.02	3,987	3.64	10,845	3.64
43	Insurance	1.0%	6,918	1,293	0.77	686	0.85	4,929	0.88	1,327	0.76	4,809	0.87	1,493	1.36	4,769	1.60
44	TOTAL CONSTRUCTION COST		\$698,700		\$130,600		\$69,300		\$497,800		\$134,000		\$485,700		\$150,800		\$481,700
45	Project Soft Costs																
45	Builder's Risk Insurance		1,747	327	0.19	173	0.21	1,245	0.22	335	0.19	1,214	0.22	377	0.34	1,204	0.40
46	Design & Consultant Fees		77,883	19,254	11.41	16,237	20.05	54,802	9.77	19,560	11.26	58,713	10.63	23,572	21.51	53,353	17.89
47	Temporary Conditions		0	5,000	2.96	10,000	12.35	10,000	1.78	5,000	2.88	15,000	2.71	5,000	4.56	5,000	1.68
48	Utility / Municipality		N/A	0	0.00	0	0.00	0	0.00	0	0.00	N/A	0.00	0	0.00	0	0.00
49	F.F.& E.		0	20,000	11.85	20,000	24.69	80,000	14.26	25,000	14.39	100,000	18.10	20,000	18.25	60,000	20.12
50	TOTAL PROJECT COST		\$778,300		\$175,200		\$115,700		\$643,800		\$183,900		\$660,600		\$199,700		\$601,300