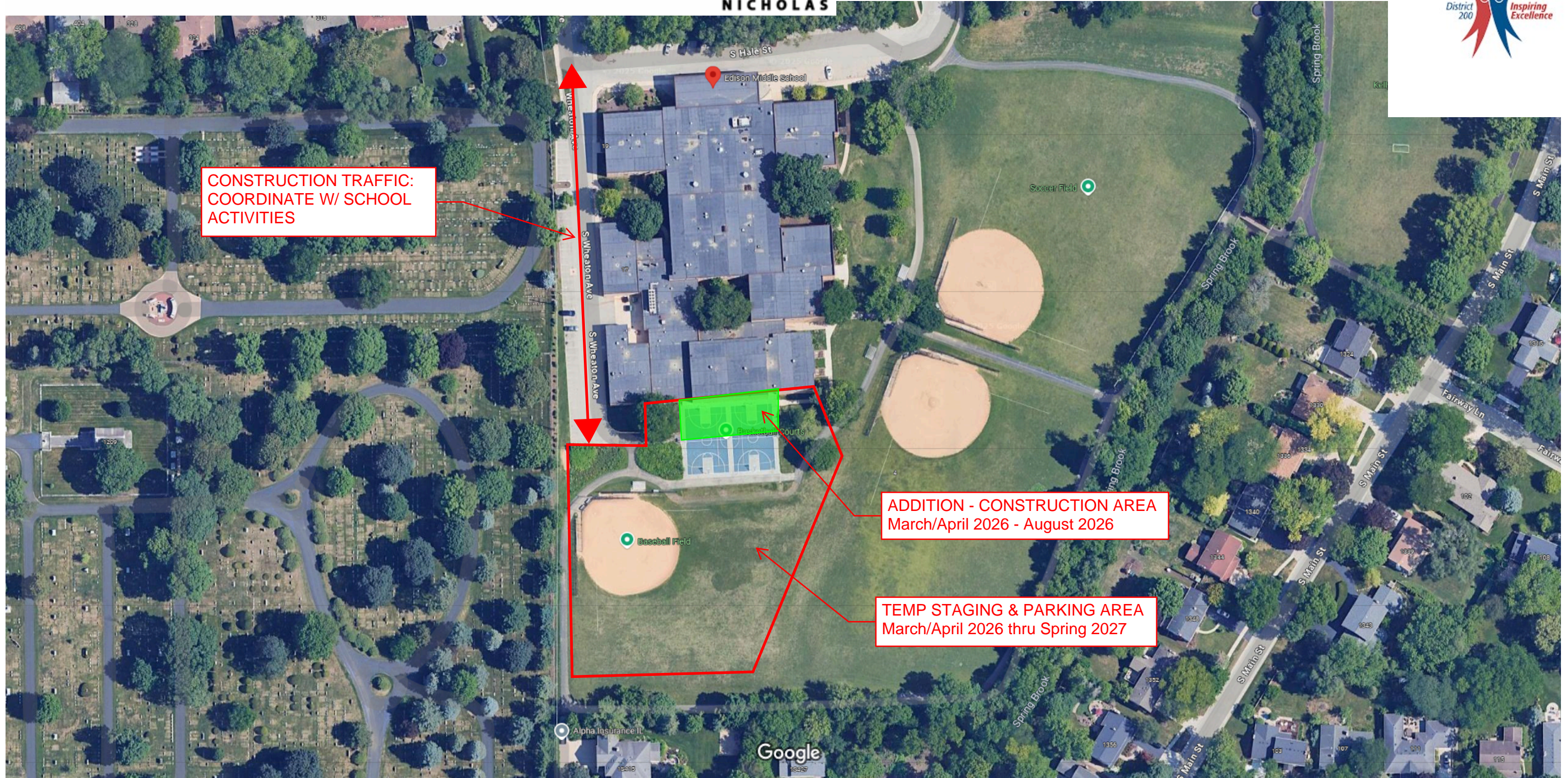


**CUSD 200 - MONROE MIDDLE SCHOOL - PRELIMINARY SITE LOGISTICS PLAN - 2/26/25**

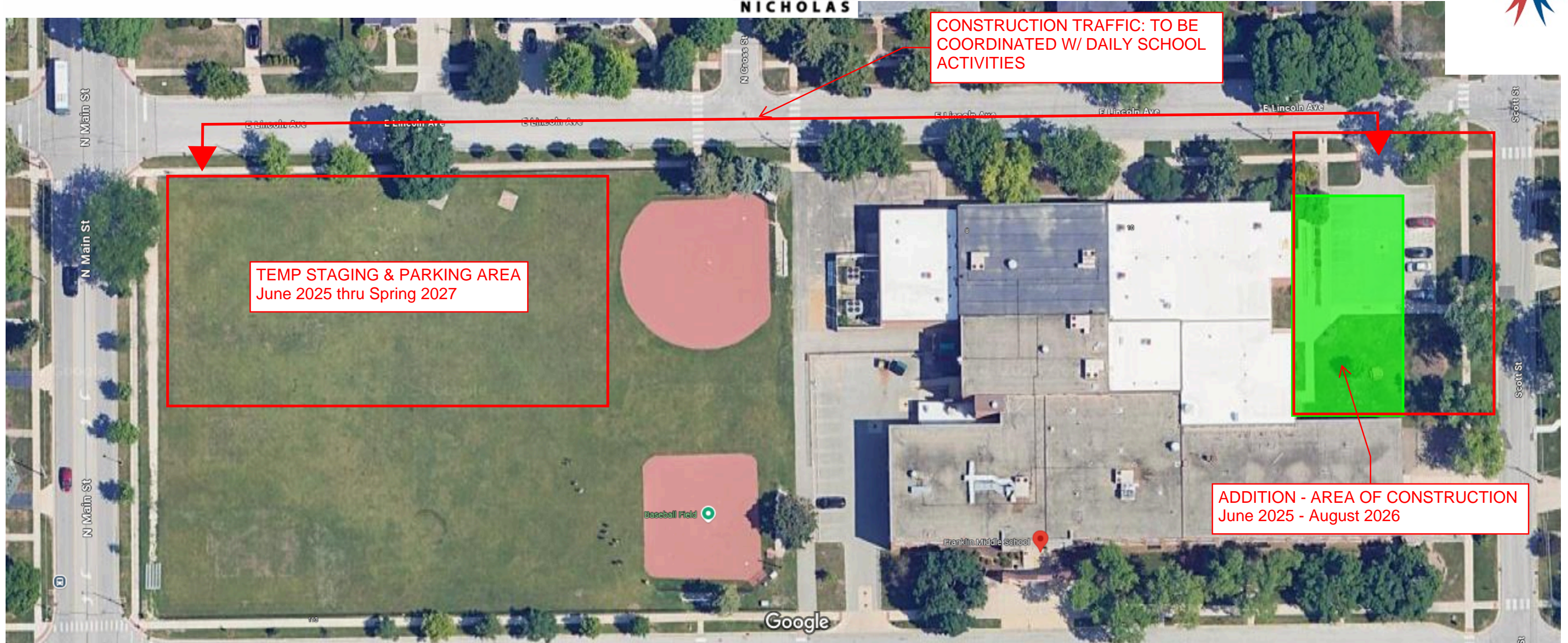


CONSTRUCTION TRAFFIC:  
COORDINATE W/ SCHOOL  
ACTIVITIES

ADDITION - CONSTRUCTION AREA  
March/April 2026 - August 2026

TEMP STAGING & PARKING AREA  
March/April 2026 thru Spring 2027

**CUSD 200 - EDISON MIDDLE SCHOOL - PRELIMINARY SITE LOGISTICS PLAN - 2/26/25**



**CUSD 200 - FRANKLIN MIDDLE SCHOOL - PRELIMINARY SITE LOGISTICS PLAN - 2/26/25**

# NICHOLAS & ASSOCIATES, INC.

1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone (847) 394.6200 | Fax (847) 394.6205



PROJECT: **CUSD 200 - Middle School Improvements - Global SD Budget Assessment** DATE: **1/30/2025**

ITEM	Description	Type of Construction	SqFt	\$/SqFt	Budget	Comments/Overview
<b>Monroe Middle School</b>						
1	<i>Monroe Middle School (Project Issuance 1, 2 &amp; 3)</i>	<i>New Construction, Reno &amp; Sitework</i>	1	Allow	\$63,834,622	"All-In" Projected Cost
<b>Edison Middle School</b>						
2	<i>Edison Middle School (Project Issuance 2 &amp; 3)</i>	<i>New Construction, Reno &amp; Sitework</i>	1	Allow	\$42,807,131	"All-In" Projected Cost
<b>Franklin Middle School</b>						
3	<i>Franklin Middle School (Project Issuance 2 &amp; 3)</i>	<i>New Construction, Reno &amp; Sitework</i>	1	Allow	\$45,311,237	"All-In" Projected Cost
<b>"ALL-IN" PROJECTED COST</b>					<b>\$151,952,991</b>	

<b>Alternates (ADD) - Hard Cost of Construction Only</b>		
Alternate #1: DOAS & FCUs ILO 2-Pipe UVs & FCUs	ADD	Included in "Base"
Alternate #2: Add Human Centric Lighting	ADD	\$1,667,075
Alternate #3: Franklin Power Option 2	ADD	\$6,109
Alternate #4: Add Scenic Projection	ADD	\$245,787
Alternate #5: Monroe "Fair" Roof Areas	ADD	\$3,450,000
Alternate #6: Franklin "Fair" Roof Areas	ADD	\$1,500,000

<b>Budget Assessments are based on the following Design Issuances:</b>
DDs Dated 12.5.24 for Project Issuance 1
SDs dated 12.23.24 for Project Issuance 2 & 3
Revised Edison Set (1.20.25) Including Elevations for Window Replacement Work & Roof Reports For The 3 Schools
Roof Plans (1.24.25) for Franklin and Monroe

# NICHOLAS & ASSOCIATES, INC.

1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone (847) 394.6200 | Fax (847) 394.6205



PROJECT: Monroe - Project Issuance 1, 2 & 3

DATE:

SD Budget Assessment

1/30/2025

Item	Description	Budget	Comments
<b>Div. 02 - Existing Conditions</b>		<b>\$975,000</b>	
	<i>Selective Demolition</i>	\$975,000	
<b>Div. 03 - Concrete</b>		<b>\$2,145,000</b>	
	<i>CIP Concrete (Building &amp; Site)</i>	\$1,195,000	
	<i>Architectural Precast</i>	\$950,000	
<b>Div. 04 - Masonry</b>		<b>\$2,550,000</b>	
	<i>Exterior &amp; Interior Masonry</i>	\$2,550,000	
<b>Div. 05 - Steel</b>		<b>\$850,000</b>	
	<i>Structural &amp; MISC Steel</i>	\$850,000	
<b>Div. 06 - Woods, Plastics, &amp; Composites</b>		<b>\$1,265,000</b>	
	<i>Carpentry</i>	\$750,000	
	<i>Millwork/P Lam</i>	\$515,000	
<b>Div. 07 - Thermal and Moisture Protection</b>		<b>\$1,915,000</b>	
	<i>Waterproofing</i>	\$50,000	
	<i>Thermal Insulation</i>	\$40,000	
	<i>Roofing</i>	\$825,000	EPDM Roof System
	<i>Existing Roof Replacement Work</i>	\$750,000	Ballasted EPDM Removal replaced with Typical Roof per Legat Spec @ Areas R-14, R-15 and R-16 ("Poor"/Red Areas)
	<i>Metal Panel Systems</i>	\$140,000	
	<i>Fireproofing &amp; Safing</i>	\$50,000	Placeholder. Scope?
	<i>MISC Caulking &amp; Sealing</i>	\$60,000	
<b>Div. 08 - Openings</b>		<b>\$1,815,000</b>	
	<i>Curtainwall, Exterior Storefront &amp; Windows</i>	\$495,000	No existing window replacement work is included
	<i>Interior &amp; Exterior Doors/Frames/HW</i>	\$955,000	Placeholder (Not ALL Doors)....No Door Schedule. Scope?
	<i>Interior Storefront, Glazing &amp; Skylights</i>	\$350,000	
	<i>Louvers &amp; Vents</i>	\$15,000	
<b>Div. 09 - Finishes</b>		<b>\$5,992,000</b>	
	<i>Gypsum Board assemblies</i>	\$535,000	
	<i>Flooring (including 2 Part Epoxy Moisture Mitigation)</i>	\$3,600,000	
	<i>Wall Coverings (Decorative/Graphic/Writable)</i>	\$242,000	
	<i>Ceiling Finishes</i>	\$1,050,000	
	<i>Acoustical Treatments</i>	\$210,000	
	<i>Painting</i>	\$355,000	
<b>Div. 10 - Specialties</b>		<b>\$505,000</b>	
	<i>Visual Display Units</i>	Not Included	Scope?
	<i>Signage Allowance</i>	\$85,000	Placeholder. Scope?
	<i>Lockers &amp; Benches</i>	\$275,000	
	<i>Toilet Partitions &amp; Accessories</i>	\$125,000	
	<i>Wall &amp; Door Protection</i>	\$20,000	
<b>Div. 11 - Equipment</b>		<b>\$1,540,000</b>	
	<i>Athletic Equipment &amp; Telescoping Bleachers</i>	\$190,000	Bleachers and Placeholder for Equipment and Wall Pads
	<i>Theatre &amp; Stage Equipment &amp; Seating</i>	\$1,350,000	Seating \$230K + Schuler Shook Budget Information
<b>Div. 12 - Furnishings</b>		<b>\$635,000</b>	
	<i>Window Treatments</i>	\$20,000	
	<i>Manufactured Casework</i>	\$615,000	
<b>Div. 14 - Conveying Equipment</b>		<b>\$135,000</b>	
	<i>Elevators</i>	\$135,000	One
<b>Div. 21 - Fire Suppression</b>		<b>\$375,000</b>	
	<i>Fire Protection</i>	\$375,000	
<b>Div. 22 - Plumbing</b>		<b>\$2,100,000</b>	
	<i>Plumbing</i>	\$2,100,000	
<b>Div. 23 - HVAC</b>		<b>\$8,710,000</b>	
	<i>HVAC &amp; Temp. Controls</i>	\$8,710,000	Alternate 1 not applicable
<b>Div. 26 - Electrical</b>		<b>\$6,050,000</b>	
	<i>Electrical</i>	\$6,050,000	Schuler Shook Budget Information Included

Item	Description	Budget	Comments
<b>Div. 27 - Communications</b>		<b>In Division 26</b>	
	N/A	In Electrical #	
<b>Div. 28 - Electronic Safety and Security</b>		<b>In Division 26</b>	
	N/A	In Electrical #	
<b>Div. 31 - Earthwork</b>		<b>\$1,151,840</b>	
	Site Demo, Excavation, Mass/Fine Grading	\$836,840	
	Temporary Staging and Roadways	\$125,000	
	Undercut Allowance (2,000CY)	\$190,000	
<b>Div. 32 - Site Improvements</b>		<b>\$1,041,155</b>	
	Asphalt Pavement	\$465,000	
	Landscaping (includes Equipment/Permeable Paver Placeholder)	\$456,155	Includes Provisions for Staging Restoration
	Fencing	\$10,000	
	Site Furnishings	\$110,000	
<b>Div. 33 - Site Utilities</b>		<b>\$385,000</b>	
	Site Utility Work	\$385,000	No Underground Stormwater System
<b>Project Issuance 1</b>		<b>\$8,556,793</b>	
	DD Budget Assessment dated 12.20.24 per P&W DD Issuance on 12.5.24	\$8,556,793	Includes Enabling Work at Franklin
<b>Sub-Total Construction Cost</b>		<b>\$48,691,788</b>	

Design Contingency (3.25%):	\$1,582,483	
Subtotal:	\$50,274,271	
Construction Contingency (3.5%):	\$1,759,599	
Current Cost of Construction:	\$52,033,871	
Escalation (2%):	\$1,040,677	
Projected Cost of Construction:	\$53,074,548	
Builder's Risk Insurance:	\$65,000	
GL Insurance: (.69%):	\$366,214	
Performance Bond (1%):	\$530,745	
CM Fee (3%):	\$1,592,236	
Fixed General Conditions:	\$1,127,160	
Reimbursable GCs (4%):	\$539,174	
Total Projected Cost of Construction plus CM Fee Structure:	\$57,295,078	
A/E Fee/Specialty Consulting/Furniture/Abatement/Commissioning/Owner Costs:	\$6,539,544	Carried over from Baseline Budget Assessment dated 5.7.24
"All-In" Capital Work Placeholder per Capital Assessment:	Included Above	Confirmed by P&W via email dated 1.27.25
Total:	\$63,834,622	

<b>"ALL-IN" PROJECTED COST</b>	<b>\$63,834,622</b>
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# NICHOLAS & ASSOCIATES, INC.

1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone (847) 394.6200 | Fax (847) 394.6205



PROJECT: Edison - Project Issuance 2 & 3

DATE:

SD Budget Assessment

1/30/2025

Item	Description	Budget	Comments
<b>Div. 02 - Existing Conditions</b>		<b>\$1,035,000</b>	
	<i>Selective Demolition</i>	\$1,035,000	
<b>Div. 03 - Concrete</b>		<b>\$270,000</b>	
	<i>CIP Concrete (Building &amp; Site)</i>	\$270,000	
<b>Div. 04 - Masonry</b>		<b>\$1,190,000</b>	
	<i>Exterior &amp; Interior Masonry</i>	\$1,190,000	
<b>Div. 05 - Steel</b>		<b>\$320,000</b>	
	<i>Structural &amp; MISC Steel</i>	\$320,000	
<b>Div. 06 - Woods, Plastics, &amp; Composites</b>		<b>\$860,000</b>	
	<i>Carpentry</i>	\$660,000	
	<i>Millwork</i>	\$200,000	
<b>Div. 07 - Thermal and Moisture Protection</b>		<b>\$466,500</b>	
	<i>Waterproofing</i>	\$27,000	
	<i>Thermal Insulation</i>	\$22,000	
	<i>Roofing</i>	\$150,000	
	<i>Existing Roof Replacement Work</i>	Not Included	Not applicable per P&W Email dated 1.24.25
	<i>Metal Panel Systems</i>	\$175,000	
	<i>Fireproofing &amp; Safing</i>	\$50,000	
	<i>MISC Caulking &amp; Sealing</i>	\$42,500	
<b>Div. 08 - Openings</b>		<b>\$2,930,000</b>	
	<i>Curtainwall, Exterior Storefront &amp; Windows</i>	\$1,790,000	
	<i>Interior &amp; Exterior Doors/Frames/HW</i>	\$805,000	Placeholder (Not ALL Doors)...No Door Schedule. Scope?
	<i>Interior Storefront, Glazing &amp; Skylights</i>	\$270,000	
	<i>Louvers &amp; Vents</i>	\$65,000	
<b>Div. 09 - Finishes</b>		<b>\$5,215,384</b>	
	<i>Gypsum Board assemblies</i>	\$360,000	
	<i>Flooring (including 2 Part Epoxy Moisture Mitigation)</i>	\$3,314,000	
	<i>Wall Covering (Graphic and Writable)</i>	\$86,384	
	<i>Ceiling Finishes</i>	\$1,040,000	
	<i>Acoustical Treatments (Wall Panels)</i>	\$80,000	
	<i>Painting</i>	\$335,000	
<b>Div. 10 - Specialties</b>		<b>\$340,000</b>	
	<i>Visual Display Units</i>	Not Included	Scope?
	<i>Signage Allowance</i>	\$15,000	Placeholder. Scope?
	<i>Lockers &amp; Benches</i>	\$200,000	
	<i>Toilet Partitions &amp; Accessories</i>	\$105,000	
	<i>Wall &amp; Door Protection</i>	\$20,000	
<b>Div. 11 - Equipment</b>		<b>\$785,000</b>	
	<i>Athletic Equipment &amp; Bleachers</i>	\$235,000	Bleachers and Placeholder for Equipment and Wall Pads
	<i>Theatre &amp; Stage Equipment</i>	\$550,000	Schuler Shook Budget Information Included
<b>Div. 12 - Furnishings</b>		<b>\$795,000</b>	
	<i>Window Treatments</i>	\$385,000	
	<i>Manufactured Casework</i>	\$410,000	
<b>Div. 14 - Conveying Equipment - Not Used</b>		<b>\$0</b>	
	<i>Elevators</i>	Not Included	
<b>Div. 21 - Fire Suppression</b>		<b>\$235,000</b>	
	<i>Fire Protection</i>	\$235,000	Scope limited per FP Drawings
<b>Div. 22 - Plumbing</b>		<b>\$1,750,000</b>	
21	<i>Plumbing</i>	\$1,750,000	
<b>Div. 23 - HVAC</b>		<b>\$7,520,000</b>	
22	<i>HVAC &amp; Temp. Controls</i>	\$7,520,000	Alternate 1 Included
<b>Div. 26 - Electrical</b>		<b>\$5,490,000</b>	
23	<i>Electrical</i>	\$5,490,000	Schuler Shook Budget Information Included
<b>Div. 27 - Communications</b>		<b>In Division 26</b>	
24	<i>N/A</i>	In Electrical #	
<b>Div. 28 - Electronic Safety and Security</b>		<b>In Division 26</b>	
25	<i>N/A</i>	In Electrical #	

Item	Description	Budget	Comments
<b>Div. 31 - Earthwork</b>		<b>\$500,870</b>	
	<i>Site Demo, Excavation, Mass/Fine Grading</i>	<b>\$300,870</b>	
	<i>Temporary Staging and Roadways</i>	<b>\$110,000</b>	
	<i>Undercut Allowance (1,000CY)</i>	<b>\$90,000</b>	
<b>Div. 32 - Site Improvements</b>		<b>\$815,000</b>	
	<i>Asphalt Pavement (Includes Provisions for Color Coating)</i>	<b>\$555,000</b>	
	<i>Landscaping (includes Equipment Placeholder)</i>	<b>\$210,000</b>	Extent of Work is TBD; Assumes Access from Existing Parking
	<i>Fencing</i>	<b>\$25,000</b>	
	<i>Site Furnishings</i>	<b>\$25,000</b>	
<b>Div. 33 - Site Utilities</b>		<b>\$419,000</b>	
	<i>Site Utility Work</i>	<b>\$419,000</b>	Underground Contech System
<b>Sub-Total Construction Cost</b>		<b>\$30,936,754</b>	

Design Contingency (3.25%):	\$1,005,445	
Subtotal:	\$31,942,199	
Construction Contingency (3.5%):	\$1,117,977	
Current Cost of Construction:	\$33,060,175	
Escalation (2%):	\$661,204	
Projected Cost of Construction:	\$33,721,379	
Builder's Risk Insurance:	\$60,000	
GL Insurance: (.69%):	\$232,678	
Performance Bond (1%):	\$337,214	
CM Fee (3%):	\$1,011,641	
Fixed General Conditions:	\$1,127,160	
Reimbursable GCs (4%):	\$251,695	
Total Projected Cost of Construction plus CM Fee Structure:	\$36,741,766	
A/E Fee/Specialty Consulting/Furniture/Abatement/Commissioning/Owner Costs:	\$6,065,365	Carried over from Baseline Budget Assessment dated 5.7.24
"All-In" Capital Work Placeholder per Capital Assessment:	Included Above	Confirmed by P&W via email dated 1.27.25
Total:	\$42,807,131	

<b>"ALL-IN" PROJECTED COST</b>	<b>\$42,807,131</b>
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# NICHOLAS & ASSOCIATES, INC.

1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone (847) 394.6200 | Fax (847) 394.6205



PROJECT: Franklin - Project Issuance 2 & 3  
SD Budget Assessment

DATE:  
1/30/2025

Item	Description	Budget	Comments
<b>Div. 02 - Existing Conditions</b>		<b>\$785,000</b>	
	<i>Selective Demolition</i>	\$785,000	
<b>Div. 03 - Concrete</b>		<b>\$755,000</b>	
	<i>CIP Concrete (Building &amp; Site)</i>	\$755,000	
<b>Div. 04 - Masonry</b>		<b>\$1,920,000</b>	
	<i>Exterior &amp; Interior Masonry</i>	\$1,920,000	
<b>Div. 05 - Steel</b>		<b>\$500,000</b>	
	<i>Structural &amp; MISC Steel</i>	\$500,000	
<b>Div. 06 - Woods, Plastics, &amp; Composites</b>		<b>\$1,015,000</b>	
	<i>Carpentry</i>	\$750,000	
	<i>Millwork</i>	\$265,000	
<b>Div. 07 - Thermal and Moisture Protection</b>		<b>\$2,180,000</b>	
	<i>Waterproofing</i>	\$55,000	
	<i>Thermal Insulation</i>	\$50,000	
	<i>Roofing</i>	\$275,000	TPO Roof System
	<i>Existing Roof Replacement Work</i>	\$1,700,000	CTP BUR Removal (much harder tear off) replaced w/ Typical Roof per Legat Spec @ Areas R-1, R-2, R-3 and R-4 ("Poor"/Red Areas)
	<i>Metal Panel Systems</i>	Not Included	
	<i>Fireproofing &amp; Safing</i>	\$50,000	Placeholder. Scope?
	<i>MISC Caulking &amp; Sealing</i>	\$50,000	
<b>Div. 08 - Openings</b>		<b>\$1,212,000</b>	
	<i>Curtainwall, Exterior Storefront &amp; Windows</i>	\$220,000	
	<i>Interior &amp; Exterior Doors/Frames/HW</i>	\$900,000	Placeholder (Not ALL Doors)....No Door Schedule. Scope?
	<i>Interior Storefront, Glazing &amp; Skylights</i>	\$90,000	
	<i>Louvers &amp; Vents</i>	\$2,000	
<b>Div. 09 - Finishes</b>		<b>\$5,202,948</b>	
	<i>Gypsum Board assemblies</i>	\$400,000	
	<i>Flooring (including 2 Part Epoxy Moisture Mitigation)</i>	\$3,250,000	
	<i>Wall Covering (Decorative/Graphic/Writable)</i>	\$107,948	
	<i>Ceiling Finishes</i>	\$875,000	
	<i>Acoustical Treatments (Wall Panels)</i>	\$270,000	
	<i>Painting</i>	\$300,000	
<b>Div. 10 - Specialties</b>		<b>\$280,000</b>	
	<i>Visual Display Units</i>	Not Included	
	<i>Signage Allowance</i>	\$40,000	Placeholder. Scope?
	<i>Lockers &amp; Benches</i>	\$125,000	
	<i>Toilet Partitions &amp; Accessories</i>	\$95,000	
	<i>Wall &amp; Door Protection</i>	\$20,000	
<b>Div. 11 - Equipment</b>		<b>\$550,000</b>	
	<i>Athletic Equipment &amp; Bleachers</i>	\$100,000	Placeholder for Equipment and Wall Pads
	<i>Theatre &amp; Stage Equipment</i>	\$450,000	Schuler Shook Budget Information Included
<b>Div. 12 - Furnishings</b>		<b>\$695,000</b>	
	<i>Window Treatments</i>	\$20,000	
	<i>Manufactured Casework</i>	\$675,000	
<b>Div. 14 - Conveying Equipment</b>		<b>\$370,000</b>	
	<i>Elevators</i>	\$370,000	Two
<b>Div. 21 - Fire Suppression</b>		<b>\$700,000</b>	
	<i>Fire Protection</i>	\$700,000	Provisions for Existing FP System Adjustments needed for Reno
<b>Div. 22 - Plumbing</b>		<b>\$1,850,000</b>	
	<i>Plumbing</i>	\$1,850,000	
<b>Div. 23 - HVAC</b>		<b>\$8,100,000</b>	
	<i>HVAC &amp; Temp. Controls</i>	\$8,100,000	Alternate 1 Included
<b>Div. 26 - Electrical</b>		<b>\$5,900,000</b>	
	<i>Electrical</i>	\$5,900,000	Schuler Shook Budget Information Included
<b>Div. 27 - Communications</b>		<b>In Division 26</b>	
		In Electrical #	
<b>Div. 28 - Electronic Safety and Security</b>		<b>In Division 26</b>	
		In Electrical #	

Item	Description	Budget	Comments
<b>Div. 31 - Earthwork</b>		<b>\$814,120</b>	
	<i>Site Demo, Excavation, Mass/Fine Grading</i>	\$499,120	
	<i>Temporary Staging and Roadways</i>	\$125,000	
	<i>Undercut Allowance (2,000CY)</i>	\$190,000	
<b>Div. 32 - Site Improvements</b>		<b>\$245,000</b>	
	<i>Asphalt Pavement</i>	\$20,000	
	<i>Landscaping</i>	\$210,000	Includes Restoration of Staging Area in West Green Area
	<i>Fencing</i>	Not Included	
	<i>Site Furnishings</i>	\$15,000	
<b>Div. 33 - Site Utilities</b>		<b>\$338,000</b>	
	<i>Site Utility Work</i>	\$338,000	Underground Contech System
<b>Sub-Total Construction Cost</b>		<b>\$33,412,068</b>	

Design Contingency (3.25%):	\$1,085,892	
Subtotal:	\$34,497,960	
Construction Contingency (3.5%):	\$1,207,429	
Current Cost of Construction:	\$35,705,389	
Escalation (2%):	\$714,108	
Projected Cost of Construction:	\$36,419,497	
Builder's Risk Insurance:	\$55,000	
GL Insurance: (.69%):	\$251,295	
Performance Bond (1%):	\$364,195	
CM Fee (3%):	\$1,092,585	
Fixed General Conditions:	\$1,127,160	
Reimbursable GCs (4%):	\$288,170	
Total Projected Cost of Construction plus CM Fee Structure:	\$39,597,901	
A/E Fee/Specialty Consulting/Furniture/Abatement/Commissioning/Owner Costs:	\$5,713,336	Carried over from Baseline Budget Assessment dated 5.7.24
"All-In" Capital Work Placeholder per Capital Assessment:	Included Above	Confirmed by P&W via email dated 1.27.25
Total:	\$45,311,237	

<b>"ALL-IN" PROJECTED COST</b>	<b>\$45,311,237</b>
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# NICHOLAS & ASSOCIATES, INC.

1001 Feehanville Drive, Mount Prospect, IL 60056 | Phone (847) 394.6200 | Fax (847) 394.6205



PROJECT: D200 - Middle Schools - Project Issuance #1 - Scope Set Issued on 1.26.25 (No Spec) - Final Control Estimate

DATE: 2/12/2025

ITEM	TRADE	Scoping Set No Spec Issued	Comments
<b>Div. 01 - General Conditions</b>		<b>\$0</b>	
1	Testing	In Non-Fixed GCs	
2	Surveying	Not Applicable	No Exterior Work in this Phase
3	Plan Reproduction/Closeouts	In Non-Fixed GCs	
4	Special/Called Inspections	In Non-Fixed GCs	Required by ROE
<b>Div. 02 - Existing Conditions</b>		<b>\$225,000</b>	
5	Abatement	Not Included	By Owner; if Needed.....District to verify w/ Consultant
6	Interior Demolition	\$225,000	
7	Envelope/Roof Demolition	Included in the Above	
<b>Div. 03 - Concrete</b>		<b>\$20,000</b>	
8	Concrete (Building)	\$20,000	Interior Patching at Removed Interior Partitions
<b>Div. 04 - Masonry</b>		<b>\$125,000</b>	
9	Masonry	\$125,000	
<b>Div. 05 - Steel</b>		<b>\$100,000</b>	
10	Structural Steel & Misc. Steel	\$40,000	Roof Frames/Lintels Only...No Ramp Work, No Alt 1 and 2 Work
11	Steel Reinforcement	\$60,000	Placeholder; Reinforcement of Existing Required?
12	Glazed Specialty Structure/Railings, etc.	Not Applicable	
<b>Div. 06 - Woods, Plastics, &amp; Composites</b>		<b>\$493,540</b>	
13	Carpentry	\$198,540	Included Install of New Doors per Door Schedule
14	Temporary Emergency Egress Stair at Franklin	\$150,000	Final Design to be Coordinated/Reviewed
15	Misc. Temporary and Floor Protection	\$125,000	
16	Millwork	Not Applicable	
17	Expansion Joints	\$20,000	
<b>Div. 07 - Thermal and Moisture Protection</b>		<b>\$45,000</b>	
18	Roofing	\$35,000	Patching @ Equip ONLY; EPDM....Skylights/Solar Tube Areas in Alts
19	Skylights	In Alt 1 Below	No Curb Construction Included
20	Skylight Curbs	In Alt 1 Below	Field Built "Curbs"
21	Misc. Reworking of Existing (Above Ceiling) for New Skylights	In Alt 1 and Alt 2 Below	Placeholder; Scope TBD. Design team to verify existing conditions
22	Flush Metal Wall Panels	Not Applicable	
23	Joint Sealants (Misc.)	\$10,000	
<b>Div. 08 - Doors &amp; Windows</b>		<b>\$136,000</b>	
24	Doors-Frames-Hardware	\$131,000	Per Monroe Door Schedule; Franklin has 1 Opening
25	Access Doors and Panels	\$5,000	Placeholder
26	Glass Canopy	Not Applicable	
27	Aluminum and Glazing	Not Applicable	
<b>Div. 09 - Finishes</b>		<b>\$936,016</b>	
28	Sealed Concrete	Not Applicable	
29	Moisture Mitigation System	In Flooring Below	
30	Flooring (LVT - Tarkett)	\$488,016	
31	Metal Stud Framing & Drywall	\$75,000	Skylight Curbs/Framing/Drywall in Alt 1 Below
32	Misc. Patch and Repair Work	\$25,000	
33	Cold Formed Framing	In Alt 1 Below	
34	Spray Foam Insulation	Not Applicable	
35	Acoustical Ceilings	\$230,000	
36	Acoustical Ceilings R&R	\$43,000	
37	Painting	\$75,000	
<b>Div. 10 - Specialties</b>		<b>\$161,000</b>	
38	Interior Signage (F&I)	\$6,000	
39	Exterior Signage (F&I)	Not Applicable	
40	Dedication Plaque (F&I)	Not Applicable	
41	Toilet Partitions	Not Applicable	
42	Calming Rooms	Not Applicable	
43	Visual Display Brds.(F&I)	\$150,000	Marker and Tack Boards - Front and Back; Typical Classroom
44	Projection Screens	Not Applicable	
45	Fire Extinguishers/Cabinets	\$5,000	
46	Corner Guards	Not Applicable	
47	Therapy Swings/Prep	Not Applicable	
48	Monitors (Install)	Not Applicable	
49	Toilet Accessories	Not Applicable	
50	Folding Partition (F&I)	Not Applicable	
<b>Div. 11 - Equipment</b>		<b>\$0</b>	
51	Food Service Equipment	Not Applicable	
52	Athletic Equipment	Not Applicable	
53	Stage Curtains	Not Applicable	
<b>Div. 12 - Furnishings</b>		<b>\$45,000</b>	
54	Window Shades (Non-Motorized) - 13 Exterior Classrooms	\$45,000	Electric Shades at Skylights; Not Included in this Assessment
55	Manufactured Casework (F&I)	Not Applicable	No New Casework
56	Science Casework (F&I)	Not Applicable	
57	High Density Storage	Not Applicable	
58	Bleachers	Not Applicable	
<b>Div. 14 - Conveying Systems</b>		<b>\$0</b>	
59	Vertical Lift/Elevator	Not Applicable	
<b>Div. 21 - Fire Suppression</b>		<b>\$225,000</b>	
60	Fire Protection	\$225,000	
<b>Div. 22 - Plumbing</b>		<b>\$95,000</b>	
61	Plumbing	\$95,000	

ITEM	TRADE	Scoping Set No Spec Issued	Comments
<b>Div. 23 - HVAC</b>		<b>\$1,686,586</b>	
62	HVAC & Temp. Controls	\$1,686,586	
<b>Div. 26 - Electrical</b>		<b>\$1,795,000</b>	
63	Electrical	\$1,795,000	Lighting, Lighting Controls, Power, New Panels and Feeders
64	Fire Alarm	In Electrical	Reworking
65	Wireless Clock System	Not Applicable	
66	Projectors	By Owner	Per our meeting with D200 and P&W in Board Room
67	AV Systems	In Electrical	
68	Parking Lot Lighting	Not Applicable	
69	Access Control, Security, CCTV systems/Voice and Data/Intercom	In Electrical	Voice Data Only as Designed
<b>Div. 31 - Earthwork</b>		<b>\$15,000</b>	
70	Excavation and Backfill	Not Applicable	No Provision for Ramp
71	Temporary Staging/Roadways	\$15,000	Placeholder
72	Unsuitable Soil Allowance	Not Applicable	
<b>Div. 32 - Exterior Improvements</b>		<b>\$10,000</b>	
73	Playground Equipment	Not Applicable	
74	Site Concrete	Not Applicable	No Franklin Ramp Work in this Budget
75	Asphalt Paving	Not Applicable	
76	Landscape Restoration	\$10,000	Placeholder
<b>Div. 33 - Site Utilities</b>		<b>\$0</b>	
77	Site Utilities	Not Applicable	
<b>Sub-Total Construction Cost</b>		<b>\$6,113,142</b>	

Design Contingency (3.25%):	\$198,677	
Construction Contingency (3.5%):	\$213,960	
Projected Cost of Construction:	\$6,525,779	
Builder's Risk Insurance:	\$20,000	Placeholder; Obtained by Owner
General Liability Insurance (.69%):	\$45,028	
Payment and Performance Bond (1%):	\$65,258	
CM Fee (3%):	\$195,773	At Risk
Estimated Fixed General Conditions:	\$250,000	PM, Gen. Supt, (2) Site Supts, Client Advocate, and Safety
Estimated Non-Fixed General Conditions:	\$250,000	Inspections/Dumpsters/Testing/Temp. Partitions/Etc.
A/E Fees (7.0%):	\$514,629	P&W to Confirm Extent of Design Work, etc.

**Total ALL-IN Project Cost** **\$7,866,467**

FF&E (Furniture):	Not Included	
Monitors/Televisions/Interactive Screens:	By Owner	General Technology Scope (and Responsibility) is TBD

**Alternates**

Alternate No. 1 - Add Skylights (No Electric Roller Shades):	815k	85k Roof/275k Skylight F&I/175k F&D/100k Demo/100k Relocation/80k steel
Alternate No. 2 - Add Solar Tubes:	676k	170k Roof/206k Solar Tubes F&I/50k Elec/ 75k Demo/75k Relocation/100k steel

**Important Notes**

Drawings are "Scoping Set"; No Specs have been Issued  
Authority Having Jurisdiction Reviews are TBD  
Out to Bid is on 2.18.25