



# Oak Park and River Forest High School

Master Facility Plan

Conceptual Cost Estimates

November 9, 2018

## NOTES ON THE IMAGINE MASTER FACILITY PLAN COST ESTIMATES

The attached cost estimates of the Imagine Master Facility Plan dated 11-09-18 are conceptual in nature and are to be regarded as an order of magnitude cost.

Unit costs are derived from historical bids compiled from K-12 suburban public school districts located within the Chicago metro area.

These cost estimates were prepared by a Certified Professional Cost Estimator with International Contractors, Inc. in accordance with the standard practices of The American Society of Professional Estimators (A.S.P.E.) who has experience in K-12 Education construction.

These cost estimates include the following:

- a. Labor and material escalation at 4.0% per year
- b. Design and construction contingencies – a total of 12.0%
- c. Appropriate fees for a Construction Manager to oversee the work
- d. Architectural and Engineering fees
- e. Soft costs for miscellaneous testing, engineering, assessment, municipality fees, furniture and equipment

These estimates include estimated construction durations for each component and include an escalation factor for an out to bid time frame for Sequence 1 work of Q1-2020, Sequence 2 work of Q1-2021, Sequence 3 work of Q1-2022, and Sequences 4 and 5 work of Q1 - 2023.

Final costs will vary depending on bidding climate, economic conditions, and changes to schedule or scope of work from the discovery of unknown conditions through planning and engineering.

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

IMAGINE OPRF - Master Facility Plan  
Oak Park, Illinois



ICI Project No 21802  
Date: November 9, 2018  
Conceptual Cost Estimate

Seq.	Comp.	DEPARTMENT	FUNCTION	Gross Building Area (SF)	Type of Work	Estimated Duration	Estimated Project Cost
<b>SEQUENCE 1 - PHASE 1</b>							
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
<b>SEQUENCE 1 - PHASE 2</b>							
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
<b>SEQUENCE 1 - PHASE 3</b>							
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
<b>SEQUENCE 1 - TOTAL</b>				<b>142,682</b>	<b>SF</b>		<b>\$ 28,344,600</b>

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Oak Park, Illinois



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Seq.	Comp.	DEPARTMENT	FUNCTION	Gross Building Area (SF)	Type of Work	Estimated Duration	Estimated Project Cost
<b>SEQUENCE 2 - PHASE 1</b>							
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
<b>SEQUENCE 2 - TOTAL</b>				<b>195,396</b>	<b>SF</b>		<b>\$ 66,905,100</b>
<b>SEQUENCE 3 - PHASE 1</b>							
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
<b>SEQUENCE 3 - PHASE 2</b>							
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
<b>SEQUENCE 3 - PHASE 3</b>							
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
<b>SEQUENCE 3 - TOTAL</b>				<b>125,264</b>	<b>SF</b>		<b>\$ 49,629,100</b>

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 - Master Facility Plan  
Oak Park, Illinois



ICI Project No 21802  
Date: November 9, 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	<b>SORT BY SEQUENCE</b>		
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	<b>SORT BY DEPARTMENT</b>		
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	<b>SORT BY SEQUENCE + DEPARTMENT</b>		
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 - CONTINUED**

IMAGINE OPRF - Master Facility Plan

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



Conceptual Cost Estimate  
Date: November 9, 2018

		(P3) RENOVATION	(P3) RENOVATION	(P3) RENOVATION	(P3) RENOVATION	(QQ) RENOVATION	(RR) RENOVATION	(G) RENOVATION	(J) RENOVATION	(K) RENOVATION									
		<b>Math Classroom Renovation</b>	<b>Faculty Office Renovation</b>	<b>History Classroom Renovation</b>	<b>World Language Renovation</b>	<b>Outdoor Roof Terrace</b>	<b>Green Roof West Gym</b>	<b>Special Ed. Renovation</b>	<b>Special Ed. Renovation</b>	<b>Applied Arts Renovation</b>									
		(Cost Adjusted for Q1-2020)	(Cost Adjusted for Q1-2020)	(Cost Adjusted for Q1-2020)	(Cost Adjusted for Q1-2020)	(Cost Adjusted for Q1-2021)	(Cost Adjusted for Q1-2022)	(Cost Adjusted for Q1-2021)	(Cost Adjusted for Q1-2021)	(Cost Adjusted for Q1-2020)									
<b>Site Area Building Area (GSF)</b>		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 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									
<b>TOTAL New or Renov. Area(s) (GSF)</b>		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								
1	<b>INTERIOR RENOVATIONS</b>																		
2	Light Renovation	135,585	45.00	84,150	45.00	43,065	45.00	29,160	45.00	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								
4	Heavy Renovation	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00	N/A	0.00								
5																			
6	<b>NEW CONSTRUCTION</b>																		
7	General Requirements	6,101	2.03	3,787	2.03	1,938	2.03	146	0.23	37,792	3.25								
8	Asbestos Abatement	15,065	5.00	9,350	5.00	4,785	5.00	3,240	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								
9	Temporary Sheeting / Shoring	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								
11	Site Utilities	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								
13	Landscaping	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								
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								
16	Pre-Cast Concrete	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	290,825	25.00	53,600	10.00								
18	Masonry & Stone	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	w/ Above	0.00								
19	General Trades	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	150,000	27.99								
20	Millwork	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	348,990	30.00	80,400	15.00								
22	Metal Panel	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	N/A	0.00	N/A	0.00								
24	Metal Framing & Drywall	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00								
25	Acoustical Ceilings	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00								
26	Flooring	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	0.00								
27	Painting	w/ Above	0.00	w/ Above	0.00	w/ Above	0.00	N/A	0.00	N/A	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								
29	Elevator	N/A	0.00	N/A	0.00	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	N/A	0.00	N/A	0.00								
31	Plumbing	N/A	0.00	N/A	0.00	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	N/A	0.00	N/A	0.00								
33	Temperature Controls	N/A	0.00	N/A	0.00	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	50,000	4.30	N/A	0.00								
35	Trade Contractor P&P Bond	1.0%	1,568	0.52	973	0.52	498	0.52	325	0.50	8,776	0.75							
36	Cost Escalation	6.0%	9,405	3.12	5,837	3.12	2,987	3.12	1,953	3.01	52,656	4.53							
37	<b>TOTAL DIRECT COST</b>	<b>\$167,700</b>	<b>55.66</b>	<b>\$104,100</b>	<b>55.67</b>	<b>\$53,300</b>	<b>55.69</b>	<b>\$34,800</b>	<b>53.70</b>	<b>\$939,000</b>	<b>80.72</b>	<b>\$317,600</b>	<b>59.25</b>						
38	<b>Contingencies</b>																		
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					
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					
40	<b>GC's / Fees / Insurance</b>																		
40	General Conditions - Staff	w/ Other Work	0.00	w/ Other Work	0.00	w/ Other Work	0.00	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	9.61		6,225	0.54		6,225	1.16			
42	CM Fee	3.0%	5,652	1.88		3,508	1.88		1,173	1.81		10,704	2.00		3,862	1.88			
43	Insurance	1.0%	2,003	0.66		1,267	0.68		465	0.72		11,848	1.02		7,552	1.01			
44	<b>TOTAL CONSTRUCTION COST</b>	<b>\$202,300</b>	<b>67.14</b>	<b>\$127,900</b>	<b>68.40</b>	<b>\$68,600</b>	<b>71.68</b>	<b>\$47,000</b>	<b>72.53</b>	<b>\$1,196,700</b>	<b>102.87</b>	<b>\$377,400</b>	<b>70.41</b>	<b>\$146,500</b>	<b>71.19</b>	<b>\$762,700</b>	<b>102.13</b>		
45	<b>Project Soft Costs</b>																		
45	Builder's Risk Insurance		506	0.17		320	0.17		118	0.18		2,992	0.26		366	0.18		376	0.32
46	Design & Consultant Fees		28,207	9.36		21,511	11.50		11,730	18.10		115,203	9.90		23,185	11.27		83,643	11.20
47	Temporary Conditions		10,000	3.32		10,000	5.35		10,000	15.43		0	0.00		5,000	2.43		25,000	3.35
48	Utility / Municipality		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.		125,000	41.49		30,000	16.04		25,000	38.58		30,000	2.58		50,000	24.30		225,000	30.13
50	<b>TOTAL PROJECT COST</b>	<b>\$366,000</b>	<b>121.47</b>	<b>\$189,700</b>	<b>101.44</b>	<b>\$119,900</b>	<b>125.29</b>	<b>\$93,800</b>	<b>144.75</b>	<b>\$1,344,900</b>	<b>115.61</b>	<b>\$447,300</b>	<b>83.45</b>	<b>\$225,100</b>	<b>109.38</b>	<b>\$1,098,200</b>	<b>147.05</b>	<b>\$249,300</b>	<b>212.35</b>



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

IMAGINE OPRF - Master Facility Plan

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



Conceptual Cost Estimate  
Date: November 9, 2018

		(P4) RENOVATION English Classroom Renovation		(P4) RENOVATION Faculty Office Renovation		(P4) RENOVATION World Language Renovation	
Site Area Building Area (GSF)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)		(Cost Adjusted for Q1-2020)	
		Building Area	7,134	Building Area	1,281	Building Area	8,091
		Total Area (SF)	7,134	Total Area (SF)	1,281	Total Area (SF)	8,091
		# of Classrooms	11	# of Classrooms	0	# of Classrooms	12
<b>TOTAL New or Renov. Area(s) (GSF)</b>			<b>7,134</b>		<b>1,281</b>		<b>8,091</b>
Line No.	BID PACKAGE	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF	TOTAL COST	\$ / SF
1	<b>INTERIOR RENOVATIONS</b>						
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	<b>NEW CONSTRUCTION</b>						
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	<b>TOTAL DIRECT COST</b>		<b>\$364,100</b>	<b>51.04</b>	<b>\$67,900</b>	<b>53.01</b>	<b>\$428,600</b>
	<b>Contingencies</b>						
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
	<b>GC's / Fees / Insurance</b>						
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	<b>TOTAL CONSTRUCTION COST</b>		<b>\$523,600</b>	<b>73.40</b>	<b>\$85,400</b>	<b>66.67</b>	<b>\$598,700</b>
	<b>Project Soft Costs</b>						
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	<b>TOTAL PROJECT COST</b>		<b>\$857,000</b>	<b>120.13</b>	<b>\$133,300</b>	<b>104.06</b>	<b>\$994,100</b>

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

## IMAGINE OPRF - Master Facility Plan

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



Conceptual Cost Estimate  
Date: November 9, 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	103,167	Building Area	32,375	Building Area	7,436	Building Area	1,240	Building Area	10,723	Building Area	39,502	
Building Area (GSF)		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 <sup>sf</sup>		32,375 <sup>sf</sup>		7,436 <sup>sf</sup>		1,240 <sup>sf</sup>		10,723 <sup>sf</sup>		39,502 <sup>sf</sup>	
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	w/ Phys. Ed.	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
	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
	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
	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 - Master Facility Plan

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



Conceptual Cost Estimate  
Date: November 9, 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
<b>TOTAL New or Renov. Area(s) (GSF)</b>	<b>2,130</b>

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

Line No.	BID PACKAGE		TOTAL COST	\$ / SF	TOTAL COST	\$ / SF
1	<b>INTERIOR RENOVATIONS</b>					
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	<b>NEW CONSTRUCTION</b>					
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	<b>TOTAL DIRECT COST</b>		<b>\$1,542,700</b>	<b>724.27</b>	<b>\$1,432,100</b>	<b>45.44</b>
	<b>Contingencies</b>					
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
	<b>GC's / Fees / Insurance</b>					
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	<b>TOTAL CONSTRUCTION COST</b>		<b>\$2,147,800</b>	<b>1008.36</b>	<b>\$1,770,900</b>	<b>56.19</b>
	<b>Project Soft Costs</b>					
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	<b>TOTAL PROJECT COST</b>		<b>\$2,461,500</b>	<b>1155.63</b>	<b>\$1,949,700</b>	<b>61.86</b>



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

IMAGINE OPRF - Master Facility Plan

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



Conceptual Cost Estimate  
Date: November 9, 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	<b>INTERIOR RENOVATIONS</b>				
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	<b>NEW CONSTRUCTION</b>				
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	<b>TOTAL DIRECT COST</b>		<b>\$340,200</b>	<b>\$382,300</b>	<b>3295.69</b>
	<b>Contingencies</b>				
38	Design Contingency	7.5%	25,515	28,673	247.18
39	Construction Contingency	4.5%	16,457	18,494	159.43
	<b>GC's / Fees / Insurance</b>				
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	<b>TOTAL CONSTRUCTION COST</b>		<b>\$496,900</b>	<b>\$453,100</b>	<b>3906.03</b>
	<b>Project Soft Costs</b>				
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	<b>TOTAL PROJECT COST</b>		<b>\$552,900</b>	<b>\$505,000</b>	<b>4353.45</b>



# Oak Park and River Forest High School

Master Facility Plan

Conceptual Cost Estimates

November 9, 2018

## NOTES ON THE IMAGINE MASTER FACILITY PLAN COST ESTIMATES

The attached cost estimates of the Imagine Master Facility Plan dated 11-09-18 are conceptual in nature and are to be regarded as an order of magnitude cost.

Unit costs are derived from historical bids compiled from K-12 suburban public school districts located within the Chicago metro area.

These cost estimates were prepared by a Certified Professional Cost Estimator with International Contractors, Inc. in accordance with the standard practices of The American Society of Professional Estimators (A.S.P.E.) who has experience in K-12 Education construction.

These cost estimates include the following:

- a. Labor and material escalation at 4.0% per year
- b. Design and construction contingencies – a total of 12.0%
- c. Appropriate fees for a Construction Manager to oversee the work
- d. Architectural and Engineering fees
- e. Soft costs for miscellaneous testing, engineering, assessment, municipality fees, furniture and equipment

These estimates include estimated construction durations for each component and include an escalation factor for an out to bid time frame for Sequence 1 work of Q1-2020, Sequence 2 work of Q1-2021, Sequence 3 work of Q1-2022, and Sequences 4 and 5 work of Q1 - 2023.

Final costs will vary depending on bidding climate, economic conditions, and changes to schedule or scope of work from the discovery of unknown conditions through planning and engineering.

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

IMAGINE OPRF - Master Facility Plan  
Oak Park, Illinois



ICI Project No 21802  
Date: November 9, 2018  
Conceptual Cost Estimate

Seq.	Comp.	DEPARTMENT	FUNCTION	Gross Building Area (SF)	Type of Work	Estimated Duration	Estimated Project Cost	
<b>SEQUENCE 4 - PHASE 1</b>								
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
<b>SEQUENCE 4 - PHASE 2</b>								
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 - Master Facility Plan  
Oak Park, Illinois



ICI Project No 21802  
Date: November 9, 2018  
Conceptual Cost Estimate

Seq.	Comp.	DEPARTMENT	FUNCTION	Gross Building Area (SF)	Type of Work	Estimated Duration	Estimated Project Cost
<b>SEQUENCE 4 - PHASE 3</b>							
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
<b>SEQUENCE 4 - TOTAL</b>				<b>185,663</b>	<b>SF</b>		<b>\$ 20,566,200</b>
<b>SEQUENCE 5 - PHASE 1</b>							
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
<b>SEQUENCE 5 - PHASE 2</b>							
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
<b>SEQUENCE 5 - PHASE 3</b>							
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
<b>SEQUENCE 5 - TOTAL</b>				<b>387,617</b>	<b>SF</b>		<b>\$ 53,465,800</b>

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

IMAGINE OPRF - Master Facility Plan  
Oak Park, Illinois



ICI Project No 21802  
Date: November 9, 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	<b>SORT BY SEQUENCE</b>		
5	Sequence 4	185,663	\$20,566,200
6	Sequence 5	387,617	\$53,465,800
7	<b>SORT BY DEPARTMENT</b>		
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	<b>SORT BY SEQUENCE + DEPARTMENT</b>		
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 - Continued

IMAGINE OPRF - Master Facility Plan

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



Conceptual Cost Estimate  
Date: November 9, 2018

Line No.	BID PACKAGE	(HH) RENOVATION Performing Arts Renovation (Cost Adjusted for Q1-2022)		(HH) RENOVATION Performing Arts Renovation (Cost Adjusted for Q1-2022)		(N) RENOVATION General Classroom (Cost Adjusted for Q1-2023)		(N) RENOVATION Faculty Office Renovation (Cost Adjusted for Q1-2023)		(N) RENOVATION Math Classroom Renovation (Cost Adjusted for Q1-2023)		(PP) RENOVATION General Classroom Renovation (Cost Adjusted for Q1-2023)		(PP) RENOVATION Faculty Office Renovation (Cost Adjusted for Q1-2023)		(PP) RENOVATION World Language Renovation (Cost Adjusted for Q1-2023)		(PP) RENOVATION English Classroom Renovation (Cost Adjusted for Q1-2023)	
		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)		24,400		5,688		3,653		702		2,064		3,165		1,563		1,858		455	
TOTAL New or Renov. Area(s) (GSF)		24,400		5,688		3,653		702		2,064		3,165		1,563		1,858		455	
TOTAL DIRECT COST		\$416,500	17.07	\$178,500	31.38	\$226,200	61.92	\$78,400	111.68	\$230,400	111.63	\$195,900	61.90	\$96,800	61.93	\$115,000	61.89	\$70,500	154.95
Contingencies																			
38	Design Contingency 7.5%	31,238	1.28	13,388	2.35	16,965	4.64	5,880	8.38	17,280	8.37	14,693	4.64	7,260	4.64	8,625	4.64	5,288	11.62
39	Construction Contingency 4.5%	20,148	0.83	8,635	1.52	10,942	3.00	3,793	5.40	11,146	5.40	9,477	2.99	4,683	3.00	5,563	2.99	3,410	7.50
GC's / Fees / Insurance																			
40	General Conditions - Staff	92,124	3.78	w/ Other Work	0.00	w/ Other Work	0.00	w/ Other Work	0.00	w/ Other Work	0.00	92,124	29.11	w/ Other Work	0.00	w/ Other Work	0.00	w/ Other Work	0.00
41	Reimbursable Expense	12,450	0.51	12,450	2.19	12,450	3.41	12,450	17.74	12,450	6.03	6,225	1.97	6,225	3.98	6,225	3.35	6,225	13.68
42	CM Fee 3.0%	14,037	0.58	6,016	1.06	7,623	2.09	2,642	3.76	7,765	3.76	6,602	2.09	3,262	2.09	3,876	2.09	2,376	5.22
43	Insurance 1.0%	5,865	0.24	2,190	0.39	2,742	0.75	1,032	1.47	2,790	1.35	3,250	1.03	1,182	0.76	1,393	0.75	878	1.93
TOTAL CONSTRUCTION COST		\$592,400	24.28	\$221,200	38.89	\$276,900	75.80	\$104,200	148.43	\$281,800	136.53	\$328,300	103.73	\$119,400	76.39	\$140,700	75.73	\$88,700	194.95
Project Soft Costs																			
45	Builder's Risk Insurance	1,481	0.06	553	0.10	692	0.19	261	0.37	705	0.34	821	0.26	299	0.19	352	0.19	222	0.49
46	Design & Consultant Fees	58,316	2.39	22,408	3.94	34,921	9.56	19,378	27.60	35,362	17.13	39,547	12.50	20,746	13.27	20,163	10.85	12,983	28.53
47	Temporary Conditions	N/A	0.00	0	0.00	5,000	1.37	2,500	3.56	5,000	2.42	5,000	1.58	5,000	3.20	10,000	5.38	5,000	10.99
48	Utility / Municipality	N/A	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
49	F.F.& E.	100,000	4.10	50,000	8.79	80,000	21.90	15,000	21.37	60,000	29.07	60,000	18.96	25,000	15.99	60,000	32.29	20,000	43.96
TOTAL PROJECT COST		\$752,200	30.83	\$294,200	51.72	\$397,500	108.81	\$141,300	201.28	\$382,900	185.51	\$433,700	137.03	\$170,400	109.02	\$231,200	124.43	\$126,900	278.90





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

IMAGINE OPRF - Master Facility Plan

201 Scoville Avenue  
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ICI Project No. 021802



Conceptual Cost Estimate  
Date: November 9, 2018

Line No.	BID PACKAGE	Site Area Building Area (GSF)	(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		
			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
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
3	Moderate Renovation		N/A	0.00		N/A	0.00		N/A	0.00		N/A	0.00		N/A	0.00		93,160	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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
30	Fire Protection		4,026	2.00		w/ Above	0.00		N/A	0.00		w/ Above	0.00		N/A	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		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		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		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		w/ Above	0.00
35	Trade Contractor P&P Bond	1.0%	4,460	2.22		878	0.52		421	0.52		2,919	0.52		904	0.52		2,874	0.52
36	Cost Escalation	14.0%	62,434	31.02		12,295	7.28		5,900	7.28		40,860	7.28		12,651	7.28		40,241	7.28
37	TOTAL DIRECT COST		\$512,900	254.79		\$101,000	59.83		\$48,500	59.88		\$335,600	59.82		\$103,900	59.82		\$330,600	59.84
38	Design Contingency	7.5%	38,468	19.11		7,575	4.49		3,638	4.49		25,170	4.49		7,793	4.49		24,795	4.49
39	Construction Contingency	4.5%	24,812	12.33		4,886	2.89		2,346	2.90		16,235	2.89		5,026	2.89		15,993	2.89
40	GC's / Fees / Insurance																		
41	General Conditions - Staff		92,124	45.76		w/ Other Work	0.00		w/ Other Work	0.00		92,124	16.42		w/ Other Work	0.00		92,124	16.67
42	Reimbursable Expense		6,225	3.09		12,450	7.38		12,450	15.37		12,450	2.22		12,450	7.17		6,225	1.13
43	CM Fee	3.0%	17,285	8.59		3,404	2.02		1,635	2.02		11,310	2.02		3,502	2.02		11,142	2.02
44	Insurance	1.0%	6,918	3.44		1,293	0.77		686	0.85		4,929	0.88		1,327	0.76		4,809	0.87
45	TOTAL CONSTRUCTION COST		\$698,700	347.09		\$130,600	77.37		\$69,300	85.56		\$497,800	88.73		\$134,000	77.14		\$485,700	87.91
46	Project Soft Costs																		
47	Builder's Risk Insurance		1,747	0.87		327	0.19		173	0.21		1,245	0.22		335	0.19		1,214	0.22
48	Design & Consultant Fees		77,883	38.69		19,254	11.41		16,237	20.05		54,802	9.77		19,560	11.26		58,713	10.63
49	Temporary Conditions		0	0.00		5,000	2.96		10,000	12.35		10,000	1.78		5,000	2.88		15,000	2.71
50	Utility / Municipality		N/A	0.00		0	0.00		0	0.00		0	0.00		0	0.00		N/A	0.00
51	F.F.& E.		0	0.00		20,000	11.85		20,000	24.69		80,000	14.26		25,000	14.39		100,000	18.10
52	TOTAL PROJECT COST		\$778,300	386.64		\$175,200	103.79		\$115,700	142.84		\$643,800	114.76		\$183,900	105.87		\$660,600	119.57