



MORTON
JUNIOR HIGH
SCHOOL

DISCUSSION ITEM - E

December 4, 2018

Topic: Morton Junior High School Facility Improvements

Descriptive Review of Topic: Based on discussion at the November 13th board meeting, Option K has been developed by District architect Jeff Keach.

Option K includes 2 phases.

Phase 1:

Driveways for drop off and pick up

Sidewalks

New administrative office space and main entryway

Remodeled classroom space

Additional parking

Phase 2:

Gymnasium

Locker Rooms

Storage space

Included in the packet are the architectural drawings, a timeline, and cost estimates.



Upgrades: OPTION K - Phase One Office / Site Improvements	
Morton Jr. High School	
225 E Jackson Street	
Morton, Illinois	
Preliminary Design Phase: Opinion of Probable Cost	
ENR Building Cost Index: 6093.13	
18031.M1 :KADi Project Number	Date: 11/28/2018
Work Items	Cost (\$)
CONSTRUCTION COST	
Special Offsite Construction Cost	\$0
Site Work Construction Cost	\$698,170
Building Construction Cost	\$1,231,413
TOTAL CONSTRUCTION COST	\$1,929,583
SOFT COST	
A/E Professional Services & Reimbursables	\$145,403
Other Owner Expenses Allowance	\$33,000
Site / Topo Survey	
Subsurface Borings	
Site and Building Construction Testing	
Data Wiring	
Not included in this Budget	
Legal Services	
A/V, Security, CATV Systems	
Hazardous Materials Abatement	
Finance Charges	
CM Services	
TOTAL SOFT COST	\$178,403
TOTAL ESTIMATED PROJECT COST	\$2,108,000



Upgrades: OPTION K - Phase One Office / Site Improvements

Details

ARCHITECT PROJECT NO	18031.M1	DATE PREPARED	August 14, 2018
PROJECT TITLE	Upgrades: OPTION K - Phase One Office / Site Improvements Morton Jr. High School	ANTICIPATED BID DATE	2019
		Assumed escalation	3.50%
PROJECT LOCATION	225 E Jackson Street Morton, Illinois	BUILDING or ADDITION AREA (gsf)	4,500
		MINOR RENOVATION AREA (gsf)	3,210
		MAJOR RENOVATION AREA (gsf)	0
PREPARED BY	Keach Architectural Design, Inc. Midwest Engineering Professionals, Inc. Zumwalt & Associates	EXISTING AREA	0
		PROPOSED TOTAL AREA	0
		SITE AREA (acres)	NA

1. LAND ACQUISITION COST

\$0

2. SPECIAL OFFSITE CONSTRUCTION COST (OUTSIDE PROPERTY LINE)

a. General Construction	\$0
b. Civil/Plumbing Utilities	\$0
c. Electrical Utilities	\$0
d.	
e.	
f. SUBTOTAL (a-e)	\$0
g. 13.0% Dsgn Cntngncy+escalation x (k)	\$0
h. 5.0% Constr Cntngncy x (k)	\$0
TOTAL	\$0

3. SITE WORK CONSTRUCTION COSTS (Beyond 5'0" Line of Bldg & Within Property Lines)

	\$/Sq. Ft.	
a. General Construction		\$447,000
b. Civil/Plumbing Utilities		\$0
c. Electrical Utilities Location		\$100,000
d. Site Lighting - Driveway		\$20,000
e. General Conditions		\$0
f. Landscaping		\$10,000
g. SUBTOTAL (a-f)		\$577,000
h. 16.0% Dsgn Cntngncy+escalation x (k)		\$92,320
i. 5.0% Constr Cntngncy x (k)		\$28,850
TOTAL		\$698,170

4. BUILDING CONSTRUCTION COSTS (Within 5'0" of Building Perimeter)

	\$/Sq. Ft.	Cost	ENR Correction
a. General	\$90.28	\$406,280	1.07
b. Plumbing	\$7.52	\$33,857	1.07
c. Sprinkler System	\$1.34	\$6,046	1.07
d. Heating & Piping	\$0.00	\$0	
e. Ventilating & Air Distrib	\$16.12	\$72,550	1.07
f. Electrical	\$21.50	\$96,733	1.07
g. Relocate Elec. Service/Transformer	-	\$75,000	
h. Fixed Bldg Eqpmnt	\$0.00	\$0	
i. General Conditions	\$22.00	\$99,000	
j. Renovation (See Worksheets below)	Lump Sum	\$254,104	
k. SUBTOTAL (a-j)		\$1,043,570	
l. 13.0% Dsgn Cntngncy+escalation x (k)		\$135,664	
m. 5.0% Constr Cntngncy x (k)		\$52,178	
TOTAL		\$1,231,413	

5. Movable Equipment / Furniture (See worksheet below)

\$0

7. SUMMARY OF A/E FEES

a. Predesign	
hours	0
rate	-
b. A/E Fee Offsite	0.0%
c. A/E Fee Site	6.0%
d. A/E Fee Building	8.0%
e. Furniture	10.0%
f. Additional Proj Rep	
weeks	0
hrs/wk	-
rate	-
g. Additional Coordination	
weeks	0
hrs/wk	-
rate	-
h.	
i.	
TOTAL A/E FEE	\$140,403

8. A/E REIMBURSABLE EXPENSES

a. Facility Survey & Measured Drawings	
b. Programming (TBD)	
c. Rendering/Model/Sketch	\$0
d. Record Drawings	\$0
e. Transportation & Lodging	\$0
f. Repro & Dist of Plans & Specs	\$5,000
g. Food Consultant (TBD)	
h. Education Consultant (TBD)	
i.	
j.	
TOTAL	\$5,000

9. OTHER OWNER EXPENSE ALLOWANCES

a. Xyz	
b. Data Wiring	\$10,000
c. Other expense	\$0
d. Site Surveying	
e. Topographic Survey	\$0
f. Subsurface Borings	\$3,000
g. Site Construction Testing	\$5,000
h. Building Construction Testing & Quality Control	\$15,000
i. Tele/Data, A/V, Security, CATV Systems	
j. Bond Cost	
k. CM Fee	0.0%
l. Hazardous Materials Abatement	\$0
TOTAL OR %	0.0%
	\$33,000

10. SUMMARY

a. LAND	\$0
b. CONSTRUCTION COSTS (OFFSITE, SITE, BLDG)	\$1,929,583
c. MOVABLE EQUIP / FURNITURE	\$0
d. FURNITURE ALLOWANCE	
e. A/E FEE & REIMB. EXPENSES	\$145,403
f. OTHER OWNER EXPENSES	\$33,000
g. TOTAL PROJECT COST	\$2,107,986

BUILDING or ADDITION AREA	
MINOR RENOVATION AREA	
MAJOR RENOVATION AREA	

\$/Sq. Ft.



Upgrades: OPTION K - Phase Two Gym	
Morton Jr. High School	
225 E Jackson Street Morton, Illinois	
Preliminary Design Phase: Opinion of Probable Cost	
ENR Building Cost Index: 6093.13	
18031.M1 :KADi Project Number	Date: 11/28/2018
Work Items	Cost (\$)
CONSTRUCTION COST	
Special Offsite Construction Cost	\$0
Site Work Construction Cost	\$253,737
Building Construction Cost	\$3,740,578
TOTAL CONSTRUCTION COST	\$3,994,315
SOFT COST	
A/E Professional Services & Reimbursables	\$282,065
Other Owner Expenses Allowance	\$30,000
Site / Topo Survey	
Subsurface Borings	
Site and Building Construction Testing	
Data Wiring	
Not included in this Budget	
Legal Services	
A/V, Security, CATV Systems	
Hazardous Materials Abatement	
Finance Charges	
CM Services	
TOTAL SOFT COST	\$312,065
TOTAL ESTIMATED PROJECT COST	\$4,306,000



Upgrades: OPTION K - Phase Two Gym

Details

ARCHITECT PROJECT NO	18031.M1	DATE PREPARED	August 14, 2018
PROJECT TITLE	Upgrades: OPTION K - Phase Two Gym Morton Jr. High School	ANTICIPATED BID DATE	2019
		Assumed escalation	3.50%
PROJECT LOCATION	225 E Jackson Street Morton, Illinois	BUILDING or ADDITION AREA (gsf)	18,800
		MINOR RENOVATION AREA (gsf)	0
		MAJOR RENOVATION AREA (gsf)	0
PREPARED BY	Keach Architectural Design, Inc. Midwest Engineering Professionals, Inc. Zumwalt & Associates	EXISTING AREA	0
		PROPOSED TOTAL AREA	0
		SITE AREA (acres)	NA

1. LAND ACQUISITION COST

\$0

2. SPECIAL OFFSITE CONSTRUCTION COST (OUTSIDE PROPERTY LINE)

a. General Construction	\$0
b. Civil/Plumbing Utilities	\$0
c. Electrical Utilities	\$0
d.	
e.	
f. SUBTOTAL (a-e)	\$0
g. 13.0% Dsgn Cntngncy+escalation x (k)	\$0
h. 5.0% Constr Cntngncy x (k)	\$0
TOTAL	\$0

3. SITE WORK CONSTRUCTION COSTS (Beyond 5'0" Line of Bldg & Within Property Lines)

	\$/Sq. Ft.	
a. General Construction	\$79,700	
b. Civil/Plumbing Utilities	\$0	
c. Electrical Utilities Location	\$100,000	
d. Site Lighting - Driveway	\$20,000	
e. General Conditions	\$0	
f. Landscaping	\$10,000	
g. SUBTOTAL (a-f)	\$209,700	
h. 16.0% Dsgn Cntngncy+escalation x (k)	\$33,552	
i. 5.0% Constr Cntngncy x (k)	\$10,485	
TOTAL	\$253,737	

4. BUILDING CONSTRUCTION COSTS (Within 5'0" of Building Perimeter)

	\$/Sq. Ft.	Cost	ENR Correction
a. General	\$90.28	\$1,697,349	1.07
b. Plumbing	\$7.52	\$141,446	1.07
c. Sprinkler System	\$1.34	\$25,258	1.07
d. Heating & Piping	\$0.00	\$0	
e. Ventilating & Air Distrib	\$16.12	\$303,098	1.07
f. Electrical	\$21.50	\$404,131	1.07
g. Relocate Elec. Service/Transformer	-	\$0	
h. Fixed Bldg Eqpmnt	\$0.00	\$185,100	
i. General Conditions	\$22.00	\$413,600	
j. Renovation (See Worksheets below)	Lump Sum	\$0	
k. SUBTOTAL (a-j)		\$3,169,982	
l. 13.0% Dsgn Cntngncy+escalation x (k)		\$412,098	
m. 5.0% Constr Cntngncy x (k)		\$158,499	
TOTAL		\$3,740,578	

5. Movable Equipment / Furniture (See worksheet below)

\$0

7. SUMMARY OF A/E FEES

a. Predesign	
hours	0
rate	-
b. A/E Fee Offsite	0.0%
c. A/E Fee Site	6.0%
d. A/E Fee Building	7.0%
e. Furniture	10.0%
f. Additional Proj Rep	
weeks	0
hrs/wk	-
rate	-
g. Additional Coordination	
weeks	0
hrs/wk	-
rate	-
h.	
i.	
TOTAL A/E FEE	\$277,065

8. A/E REIMBURSABLE EXPENSES

a. Facility Survey & Measured Drawings	
b. Programming (TBD)	
c. Rendering/Model/Sketch	\$0
d. Record Drawings	\$0
e. Transportation & Lodging	\$0
f. Repro & Dist of Plans & Specs	\$5,000
g. Food Consultant (TBD)	
h. Education Consultant (TBD)	
i.	
j.	
TOTAL	\$5,000

9. OTHER OWNER EXPENSE ALLOWANCES

a. Xyz	
b. Data Wiring	\$10,000
c. Other expense	\$0
d. Site Surveying	
e. Topographic Survey	\$0
f. Subsurface Borings	\$0
g. Site Construction Testing	\$5,000
h. Building Construction Testing & Quality Control	\$15,000
i. Tele/Data, A/V, Security, CATV Systems	
j. Bond Cost	
k. CM Fee	0.0%
l. Hazardous Materials Abatement	\$0
TOTAL OR %	0.0% \$30,000

10. SUMMARY

a. LAND	\$0
b. CONSTRUCTION COSTS (OFFSITE, SITE, BLDG)	\$3,994,315
c. MOVABLE EQUIP / FURNITURE	\$0
d. FURNITURE ALLOWANCE	
e. A/E FEE & REIMB. EXPENSES	\$282,065
f. OTHER OWNER EXPENSES	\$30,000
g. TOTAL PROJECT COST	\$4,306,380

BUILDING or ADDITION AREA	
MINOR RENOVATION AREA	
MAJOR RENOVATION AREA	

\$/Sq. Ft.

Morton CUSD 709 Jr. High Upgrade Options to address needs for Safety, Accessibility and Student Capacity.

DATE: 11/28/2018

COST PIECE / OPTION		G	I2.2	K phase 1	K phase 2
linked to Global Summaries					
Upgrades: OPTION B - Elevator Addition		\$225,000	\$225,000	\$225,000	
Upgrades: OPTION G - Gym-Office-Classroom		\$6,636,000			
Upgrades: OPTION H - Fitness Room Addition			\$756,000		
Upgrades: OPTION I - Office Remodel / Driveway			\$1,607,955		
Upgrades: OPTION K - Phase One Office / Site Improvements				\$2,108,000	
Upgrades: OPTION K - Phase Two Gym					\$4,306,000
"C" Option: Bonus Parking Lot		\$184,000	\$184,000	\$184,000	
Total		\$7,045,000	\$2,772,955	\$2,517,000	\$4,306,000

Morton CUSD 709 Jr. High Upgrade

Options to address needs for Safety, Accessibility and Student Capacity.

PARKING SHOWN / OPTION	EXISTING	G	I2.2	K phase 1	K phase 2
MARKED OFF / ON STREET	54	26	26	26	26
WEST PARKING LOT	22	22	22	22	22
NEW PARKING LOT (Variable)	0	20	41	34	34
BONUS PARKING LOT	0	30	30	30	30
TOTAL	76	98	119	112	112
NET GAIN		22	43	36	36

SCHEDULE OUTLINE / JUNIOR HIGH OPTION		G	I2.2	K phase 1	K phase 1&2
Board Review & Approval Final Concept / Design		January 2019	January 2019	December 2018	December 2018
Complete Bid / Construction Documents		April 2019	March 2019	March 2019	April 2019
Board Approves Bid		May 2019	April 2019	April 2019	May 2019
Break Ground		June 2019	June 2019	June 2019	June 2019
Work Completed (likely in stages)		January 2020	October 2019	October 2019	December 2019
DATES SHOWN ARE BEST-CASE SCENARIOS. COMPLETION DATES ARE DESIGN, MARKET & WEATHER DEPENDENT .					
TOTAL MONTHS		12	10	11	12