

PROJECT: Rockford Area Schools - Preliminary Referendum Summary
 DATE: 9/12/2011
 BY: ICS Consulting, Inc.

Summary Work Scope By Facility:

Budget (Priority 1's Only)

With soft Costs Included:

High School

Site & Grounds	\$4,604,000	\$5,755,000
Exterior Envelope	\$540,000	\$675,000
Interior	\$3,008,000	\$3,760,000
Mechanical	\$5,940,000	\$7,425,000
Electrical	\$350,000	\$437,500
Life Safety & ADA	\$172,000	\$215,000
Subtotal:	\$14,614,000	\$18,267,500

Middle School

Site & Grounds	\$765,000	\$956,250
Exterior Envelope	\$915,000	\$1,143,750
Interior	\$705,000	\$881,250
Mechanical	\$3,630,000	\$4,537,500
Electrical	\$195,000	\$243,750
Life Safety & ADA	\$274,000	\$342,500
Subtotal:	\$6,484,000	\$8,105,000

Elementary School

Site & Grounds	\$180,000	\$225,000
Exterior Envelope	\$250,000	\$312,500
Interior	\$341,500	\$426,875
Mechanical	\$215,000	\$268,750
Electrical	\$0	\$0
Life Safety & ADA	\$0	\$0
Subtotal:	\$986,500	\$1,233,125

Construction Cost Total: \$22,084,500

Soft Costs: \$5,521,125

Total Project Costs: \$27,605,625

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Site & Grounds	\$6,936,250
Exterior Envelope	\$2,131,250
Interior	\$5,068,125
Mechanical	\$12,231,250
Electrical	\$681,250
Life Safety & ADA	\$557,500
	\$27,605,625

BUILDING: HIGH SCHOOL**SYSTEM: SITE & GROUNDS**

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Replace select areas of sidewalk and concrete sections - main entrance plaza needs improvement	70,000		
2	Add pavilion at softball pinwheel	100,000		
3	Add concrete bleacher slabs at softball pinwheel	6,000		
4	Add bituminous trail to softball pinwheel	15,000		
5	Construct 135 stall parking lot and drive at softball fields	220,000		
6	Re-construct 8-lane track and field events	650,000		
7	Construct synthetic turf stadium football / soccer field	900,000		
8	Update stadium lighting	150,000		
9	Correct erosion / retaining walls to south of stadium	50,000		
10	Relocate metal storage building to southwest of stadium	80,000		
11	Add spectator walk / plaza from parking lot up to stadium	90,000		
12	New baseball field lighting	180,000		
13	Install concrete slabs at baseball field bleachers	8,000		
14	Re-construct 4 tennis courts with lighting	240,000		
15	Re-construct parking lots and drives at sw of high school	250,000		
16	Provide landscaping and plantings allowance	75,000		
17	Provide portable pitchers mounds at softball fields	15,000		
18	Finish fencing at NE softball field	15,000		
19	Provide lighting for soccer fields	150,000		
20	Provide lighting for (1) softball field at pinwheel	120,000		
21	Provide additional seating at varsity softball field	30,000		
22	Complete all necessary irrigation repairs and improvements as required	50,000		
23	Move south fence line at upper soccer fields further south to expand field	50,000		
24	Convert NE pinwheel field to softball	50,000		
25	Convert NW pinwheel field to 9th Grade BB by extending outfield fencing, etc.	40,000		
26	Provide slabs and fencing at pinwheel fields to create dug-outs	50,000		
27	Construct new Varsity BB field with grandstand west of stadium - existing goes to JV	750,000		
28	Provide multi-use / portable bleachers	50,000		
29	Crear new storage / ticket building adjacent to pump house at upper soccer fields	90,000		
30	Enlarge the existing pressbox for more appropriate use and access	60,000		
SUBTOTAL SITE ISSUES:		4,604,000		

SYSTEM: EXTERIOR

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Select exterior doors and hardware are in need of upgrades - replace as required	80,000		
2	complete tuckpointing and sealants replacement as required	110,000		
3	Replace roofing with new system as required (2014-2018 and 2020-2022)	350,000		1,075,000
SUBTOTAL EXTERIOR ISSUES:		540,000	-	1,075,000

SYSTEM: INTERIOR

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Replace select areas of VCT flooring as required	150,000		
2	Replace interior doors and hardware in old section of building	140,000		
3	provide for new interior painting in old portion of building	40,000		
4	Renovate original cafeteria bathrooms including ADA upgrades	220,000		
5	Provide new ACT ceilings in commons and corridors of old portion of building	120,000		
6	Provide ACT ceiling allowance for various CR spaces in old portion of the building	220,000		
7	Provide all new finishes and renovations to improve existing commons/cafeateria space	750,000		
8	Renovate existing kitchen serving lines to accommodate new offerings	600,000		
9	Provide allowance for replacement of existing carpet as required	40,000		
10	Replace lockers in old section of building	65,000		
11	Replace select lockers in boys lockerroom and all lockers in girls lockerroom	60,000		
12	provide allowance for general refurbishment and modernization in music, choir, band, etc	280,000		
13	Provide allowance for auditorium updates including carpet replacement, new sound shell, lighting control at stage, and sound and light upgrades, etc.	300,000		
14	Replace gym curtains and repair RCC winch system	23,000		
SUBTOTAL INTERIOR ISSUES:		3,008,000	-	-

SYSTEM: MECHANICAL

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Existing plumbing fixtures are in need of various repairs and or replacements	60,000		
2	Replace existing PRV's, EP's, etc. as required	80,000		
3	Complete building-wide steam to HW conversion incl. boiler plant replacement and ventilation systems replacement in old portion of the building	5,250,000		
4	Upgrade HVAC controls in conjunction with ventilation improvements project including full DDC with remote access for monitoring	550,000		
5	Provide dehumidification/AC for the Gym, LR's, gymnastics, etc.		400,000	
SUBTOTAL MECHANICAL ISSUES:		5,940,000	400,000	-

SYSTEM: ELECTRICAL

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Complete electrical improvements required for ventilation upgrades work scope	250,000		
2	Provide allowance to make improvements to existing phone/PA system	100,000		
SUBTOTAL ELECTRICAL ISSUES:		350,000	-	-

SYSTEM: LIFE SAFETY & ADA

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Provide allowance for additional security	75,000		
2	Provide upgrades to existing fire alarm system	55,000		
3	Abatement - 6700 sf floor tile and mastic, commons	42,000		
SUBTOTAL LIFE SAFETY & ADA ISSUES:		172,000	-	-

Total Per Priority	14,614,000	400,000	1,075,000
Soft Costs (Contingency, Professional Fees, Permits, FFE, ETC.)	3,653,500	100,000	268,750
Total with Soft Costs	18,267,500	500,000	1,343,750
Total for Priority #1, 2 & 3			20,111,250

BUILDING: MIDDLE SCHOOL**SYSTEM: SITE & GROUNDS**

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Complete necessary seal coating and re-stripping of parking lots	30,000		
2	Provide concrete slabs at bleacher slabs	20,000		
3	Construct 60 stall paved parking lot and drive at fields	150,000		
4	Construct single (combined) storage building to replace existing structures	85,000		
5	Provide paved trail connection at fields	20,000		
6	Upgrade / replace field fencing	80,000		
7	Re-construct bus corral / parking lot NE of middle school	80,000		
8	Improve hard surface play area behind MS	30,000		
9	Correct water infiltration issue at gymnasium	250,000		
10	Provide allowance to repair/replace select concrete walks, etc.	20,000		
SUBTOTAL SITE ISSUES:		765,000	-	-

SYSTEM: EXTERIOR

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Replace roof sections as required	610,000		
2	Exterior sealants and caulking are in need of replacement	20,000		
3	select areas of exterior are in need of tuckpointing	60,000		
4	original 1979 classroom windows are in need of replacement	180,000		
5	Allowance to replace select exterior doors and hardware	45,000		
SUBTOTAL EXTERIOR ISSUES:		915,000	-	-

SYSTEM: INTERIOR

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Majority of original CR's and other spaces are in need of carpet replacement	65,000		
2	Replace ACT ceiling at lower level	20,000		
3	Provide allowance to replace science room casework	200,000		
4	Allowance to replace select interior doors and hardware	50,000		
5	Provide general refurbishment allowance to address painting, ceilings, and other finishes	280,000		
6	Replace damage wood gym floor	75,000		
7	Remove classroom accordion partition doors and patch ceilings as required	15,000		
SUBTOTAL INTERIOR ISSUES:		705,000	-	-

SYSTEM: MECHANICAL

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Existing plumbing fixtures are in need of various repairs and or replacements	40,000		
2	Replace existing PRV's, EF's, etc. as required	15,000		
3	Complete building-wide steam to HW conversion incl. boiler plant replacement and ventilation systems replacement in old portion of the building	3,050,000		
4	Upgrade HVAC controls in conjunction with ventilation improvements project	525,000		
SUBTOTAL MECHANICAL ISSUES:		3,630,000		

SYSTEM: ELECTRICAL

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Complete electrical improvements required for ventilation upgrades work scope	150,000		
2	Provide allowance to make improvements to existing phone/PA system	45,000		
SUBTOTAL ELECTRICAL ISSUES:		195,000		

SYSTEM: LIFE SAFETY & ADA

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Provide full building fire sprinkler system	200,000		
2	Provide upgrades to existing fire alarm system	35,000		
3	Abatement - 2800 sf tile with carpet, 300 sf tile w/o carpet, 4500 sf 1x1 ceilings	39,000		
SUBTOTAL LIFE SAFETY & ADA ISSUES:		274,000		

Total Per Priority	6,484,000		
Soft Costs (Contingency, Professional Fees, Permits, FFE, ETC.)	1,621,000		
Total with Soft Costs	8,105,000		
Total for Priority #1, 2 & 3		8,105,000	

BUILDING: ELEMENTARY SCHOOL**SYSTEM: SITE & GROUNDS**

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Complete re-stripping of parking lots as required	20,000		
2	Provide expanded parking area at front of building - relocate trees as required	160,000		
SUBTOTAL SITE ISSUES:		180,000		

SYSTEM: EXTERIOR

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	select exterior flashing details are in need of modification	80,000		
2	Improve thru-wall flashing at select windows	120,000		
3	Replace all roof sections as required (2020-2022)	50,000		1,450,000
SUBTOTAL EXTERIOR ISSUES:		250,000		1,450,000

SYSTEM: INTERIOR

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Select areas of interior finishes are showing signs of wear and should be considered for replacement.	80,000		
2	Provide interior painting allowance	25,000		
3	Improve access and reduce congestion at main front entrance	200,000		
4	Replace existin bathroom partitions	35,000		
5	Replace gym curtain	1,500		
SUBTOTAL INTERIOR ISSUES:		341,500		

SYSTEM: MECHANICAL

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	Provide additional boiler to supplement existing system	150,000		
2	Select plumbing fixtures are in need of various repairs and or replacements	35,000		
3	Provide isolation valves as appropriate in existing HW system to allow for proper maintenance and/or repair	30,000		
SUBTOTAL MECHANICAL ISSUES:		215,000		

SYSTEM: ELECTRICAL

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	(no issues noted at this time)			
SUBTOTAL ELECTRICAL ISSUES:		-	-	-

SYSTEM: LIFE SAFETY & ADA

ITEM	ISSUE / SOLUTION	Priority #1 Costs	Priority #2 Costs	Priority #3 Costs
1	(no issues noted at this time)			
SUBTOTAL LIFE SAFETY & ADA ISSUES:		-	-	-

Total Per Priority	986,500	1,450,000
Soft Costs (Contingency, Professional Fees, Permits, FFE, ETC.)	246,625	362,500
Total with Soft Costs	1,233,125	1,812,500
Total for Priority #1, 2 & 3		3,045,625