

Building and Grounds

December 5, 2023, Call to order 6:31PM

Attendance:

- Committee members: Don Yates, Jason Monson, and Bill Smock
- Other Board Members: Julie Wagner and Jake Lower
- Staff: Scott Petrie, Rebecca McPeak
- Bray Architects: Jon Mahon, Nick Woodward
- Community member: Mark Bieri

Apollo Update

- Fencing done
- East Moline Glass has aluminum frames for the windows to start installation

NBE Update

- CMU almost done
- Earth work done
- Roof Deck is in Process and on Schedule

MCHS floor plan options (See board Packet)

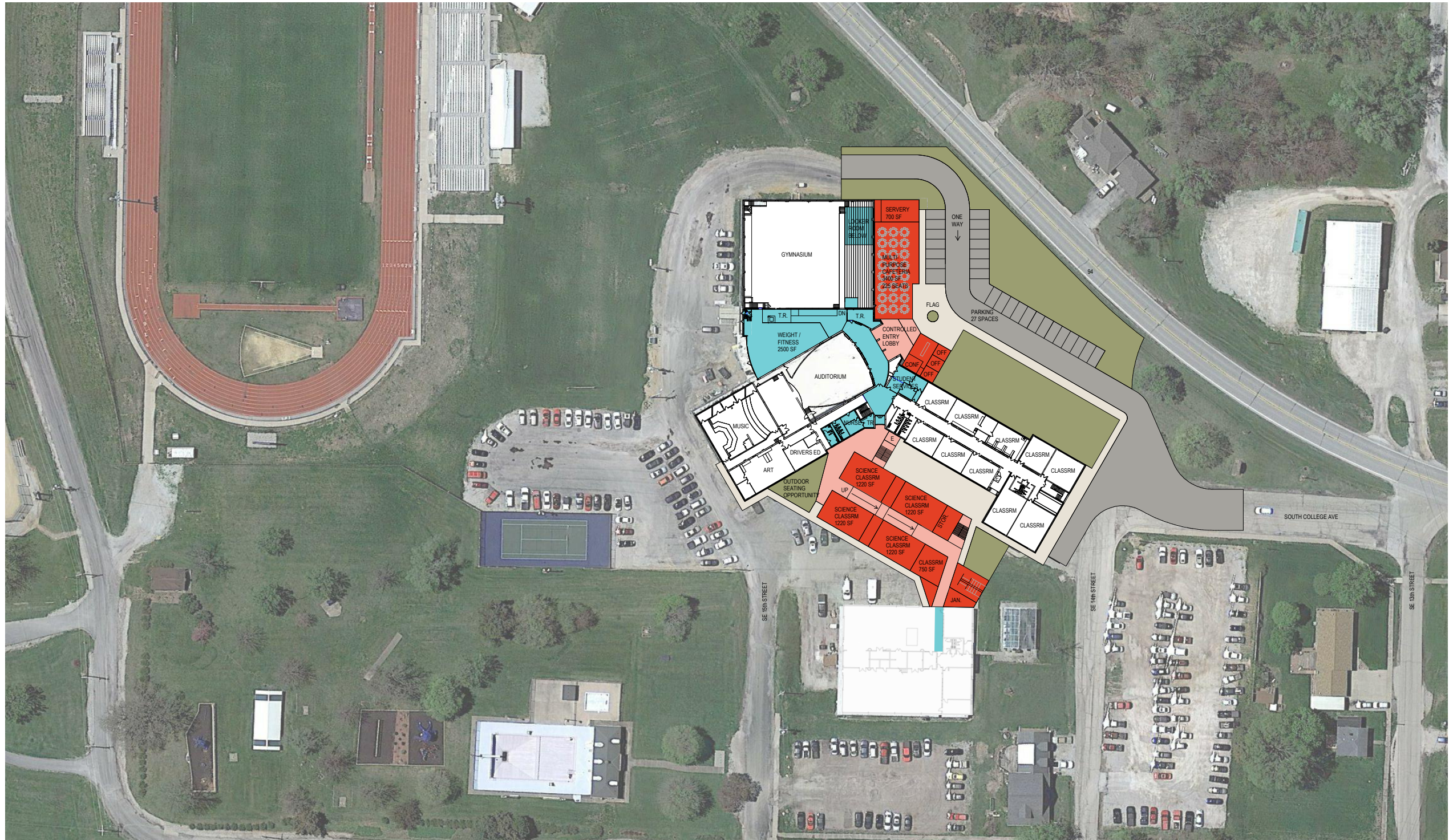
- Bray Showed us an idea to eliminate steps on the front of HS.
- They showed updated plans with the thoughts from Mrs. Cooper from last month
- Phase I is the same except the elevation change on the front \$16,367,160 budget
- Phase II got a little bigger to accommodate all of the class rooms needed for future \$6,626,880 budget plus phase I dollars.
- Phase III 600 seating gym, lockers, and wrestling room \$8,630,310
- Went over financing options. Scott to have updated info in the board packet. We can do phase I and II by issuing \$17million in new bonds. We have a verbal agreement with a community member for \$300,000 per year for 20 years to help with the Bond payment.

Other:

- We discussed what to do with the ELC and the Gyms in Joy. Bill Smock and Jason Monson both communicated that the intentions were to move the ELC back to the Elementaries and not keep at Joy. This would be a committee of the whole final decision.
- Discussed softball and baseball indoor practice being at Apollo next year after the renovations of the gym space. We can add two cages to the Apollo Gym.
- Discussed the SMPG Round 3 (High School gym Roof) getting ready to go out for bid. And Round 4. Getting ready to put specs together for that project to bid.

Adjourned at 7:58 Monson moved, Yates seconded, Voice vote passed.

SD_2023_option 10_phase 1 | Mercer County High School



ADDITION
 ENTRANCE / ADMIN / CAFETERIA: 6,200 SF
 CLASSROOMS: 22,700 SF

RENOVATION
 LEVEL 1: 8,400 SF
 LEVEL 2: 2,000 SF

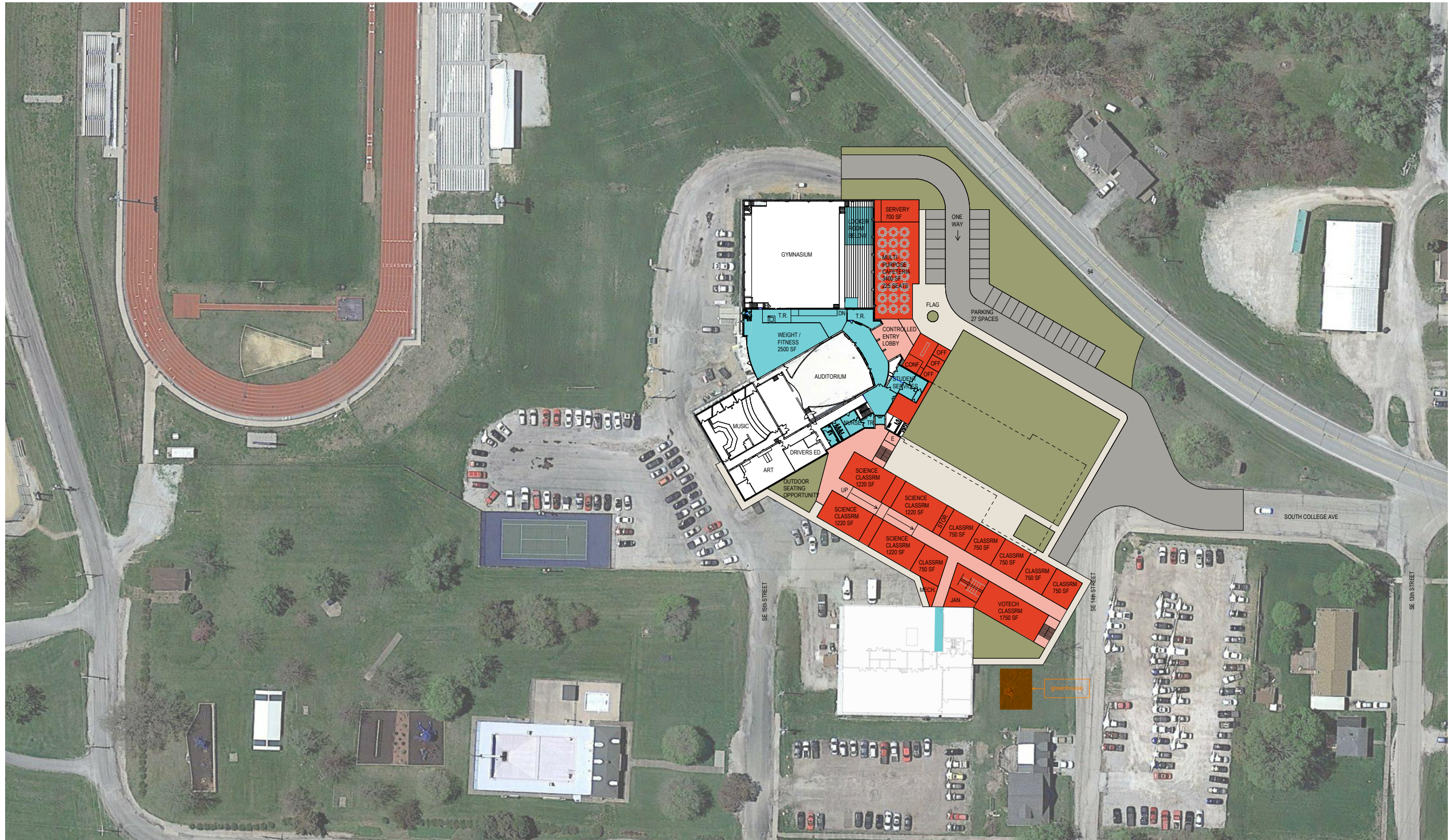


Scale: 1" = 100'-0"

SD_2023_option 10_phase 1_level 2 | Mercer County High School



SD_2023_option 10_phase 2 | Mercer County High School



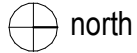
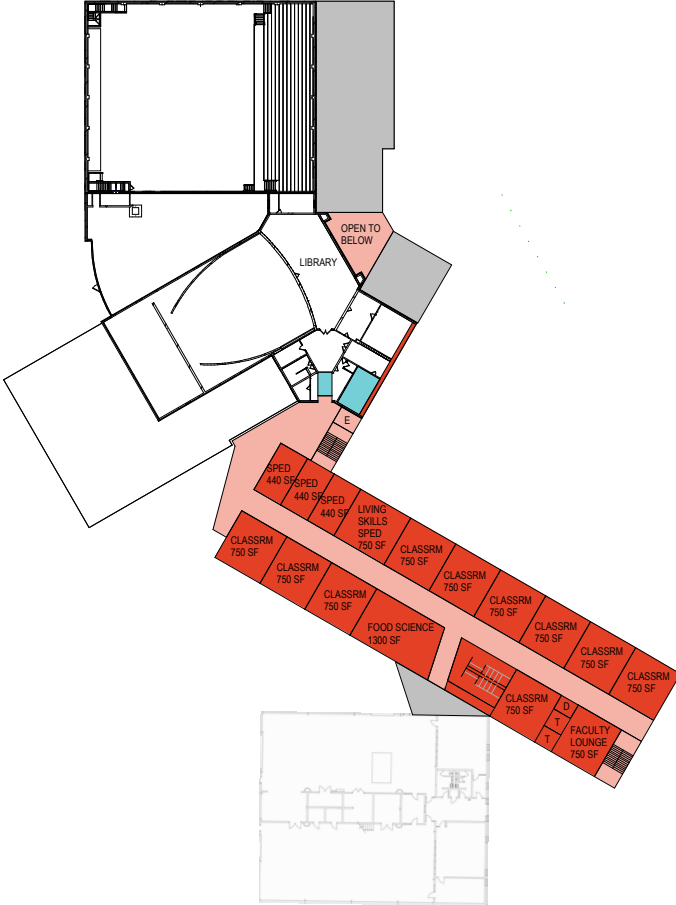
ADDITION
 ENTRANCE / ADMIN / CAFETERIA: 6,200 SF
 CLASSROOMS: 37,600 SF

RENOVATION
 LEVEL 1: 9,100 SF
 LEVEL 2: 2,000 SF

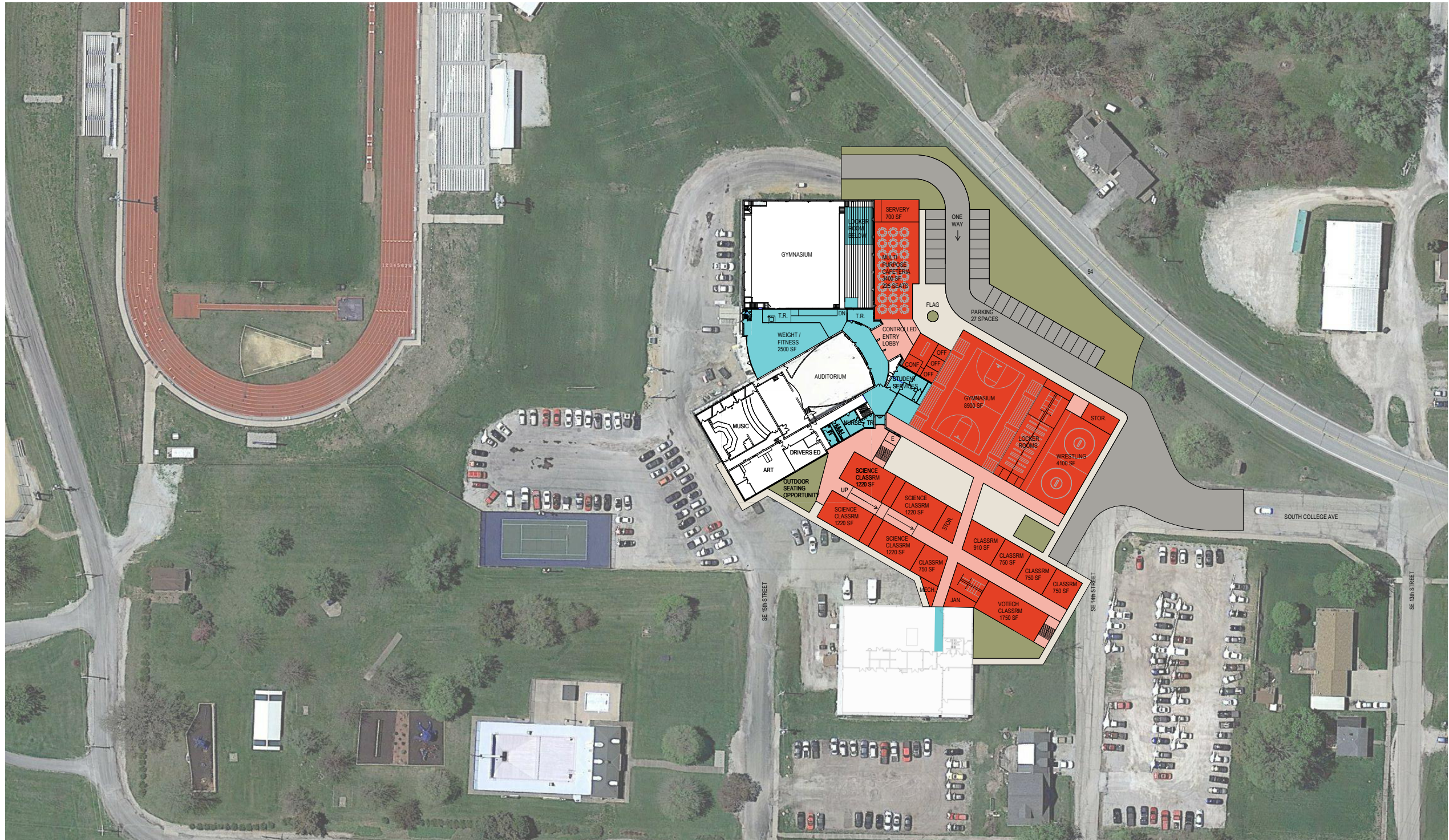


Scale: 1" = 100'-0"

SD_2023_option 10_phasel 2_level 2 | Mercer County High School

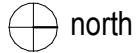


SD_2023_option 10_phase 3_option 1 | Mercer County High School



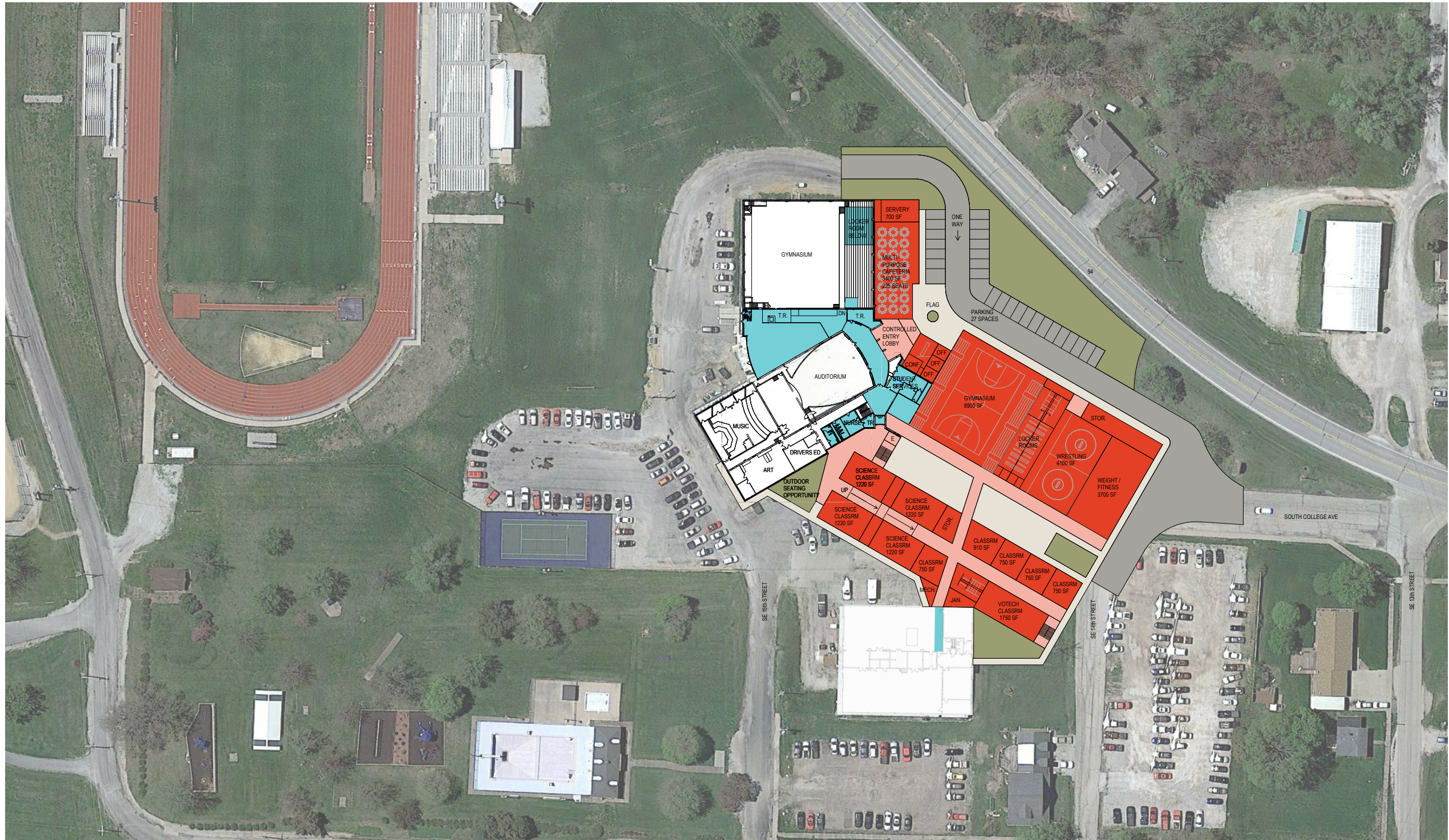
ADDITION
 ENTRANCE / ADMIN / CAFETERIA: 6,200 SF
 CLASSROOMS: 37,400 SF
 GYMNASIUM: 19,000 SF

RENOVATION
 LEVEL 1: 9,100 SF
 LEVEL 2: 2,000 SF



Scale: 1" = 100'-0"

SD_2023_option 10_phase 3_option 1_revised | Mercer County High School



ADDITION
 ENTRANCE / ADMIN / CAFETERIA: 6,200 SF
 CLASSROOMS: 37,600 SF
 GYMNASIUM: 24,000 SF

RENOVATION
 LEVEL 1: 9,100 SF
 LEVEL 2: 2,000 SF



Scale: 1" = 100'-0"

Draft



11/10/2023

PRELIMINARY BUDGET ANALYSIS

**Mercer County High School
Additions and Renovations**

Current Gross Building Size

Gross Existing Building Area:	85,951	sq. ft.
Gross Existing Building Area to be Demolished:	<u>22,800</u>	sq. ft.
Existing Gross Building Area to Remain	63,151	sq. ft.
Existing Net Building Area Major Remodeling:		
1st Floor	-	sq. ft.
2nd Floor	-	sq. ft.
Existing Net Building Area Major Remodeling:	-	sq. ft.
Existing Net Building Area Minor Remodeling:		
1st Floor	-	sq. ft.
2nd Floor	-	sq. ft.
Existing Net Building Area Minor Remodeling:	-	sq. ft.
Gross New Building Area:		
Reconstruct North Wall after Demolition	1,400	sq. ft.
Classroom Addition - Floor 1	6,700	sq. ft.
Classroom Addition - Floor 2	<u>7,600</u>	
Gross New Building Area:	14,300	sq. ft.
Gross New and Remodeled Building Area:	77,451	sq. ft.

Budget Analysis

Demolition

Mass Demolition	22,800	sq. ft.	@	\$	8.50	\$	<u>193,800.00</u>	
						\$		193,800.00

Existing Minor Remodeled Construction

General Construction	-	sq. ft.	@	\$	65.00	\$	-
Fire Protection	-	sq. ft.	@		-		-
Plumbing	-	sq. ft.	@		-		-
HVAC	-	sq. ft.	@		18.00		-
Electrical	-	sq. ft.	@		8.00		-

Existing Major Remodeled Construction

General Construction	-	sq. ft.	@	\$	149.50	\$	-
Selective Demolition	-	sq. ft.	@		8.00		-
Fire Protection	-	sq. ft.	@		4.50		-
Plumbing	-	sq. ft.	@		18.00		-
Demolition	-	sq. ft.	@		2.00		-
HVAC	-	sq. ft.	@		30.00		-
Demolition	-	sq. ft.	@		1.00		-
Electrical	-	sq. ft.	@		26.00		-
Demolition	-	sq. ft.	@		2.00		-
Technology	-	sq. ft.	@		3.00		-
Specialty Equipment							
Science casework	-	ea.	@		40,000.00		-
Apartment	-	ea.	@		30,000.00		-
Lockers (in locker room)	-	ea.	@		275.00		-

New Construction

Site Improvements	28,600	sq. ft.	@	\$	5.00	\$	143,000.00
Site Fill	-	L.S.	@		120,000.00		-
Storm Water Retainage	1	L.S.	@		30,000.00		30,000.00
Site Utilities	1	L.S.	@		30,000.00		30,000.00
Site Lighting		allowance	@		-		-
Fencing							not included
Playground Surfacing (poured-in-place)							not included
Site Clearing / Grading	1	L.S.	@		10,000.00		10,000.00
Reconstruct North Wall of Existing (post demolition)	1,400	sq. ft.	@		30.00		42,000.00
General Construction	14,300	sq. ft.	@		201.25		2,877,900.00

Fire Protection	14,300 sq. ft.	@	4.50	64,400.00	
Plumbing	14,300 sq. ft.	@	13.00	185,900.00	
HVAC	14,300 sq. ft.	@	40.00	572,000.00	
Electrical	14,300 sq. ft.	@	28.00	400,400.00	
Technology Equipment	14,300 sq. ft.	@	4.00	57,200.00	
Specialty Equipment					
Kitchen Equipment (serving)	- L.S.	@	150,000.00	-	
Elevator				-	
Classroom Casework	120 In. ft.	@	310.00	37,200.00	
Science Casework	- ea.	@	40,000.00	-	
Sliding Glass Doors (classroom collaboration)	- ea.	@	10,000.00	-	
Glass Overhead Doors	- ea.	@	10,000.00	-	
Acoustical Wall Panels (music, cafeteria)	- ea.	@	25.00	-	
Powered Window Blinds / Screening	- L.S.	@	35,000.00	-	
Lockers	200 ea.	@	175.00	35,000.00	
Lockers (in locker room)	- ea.	@	275.00	-	
Instrument Lockers	- L.S.	@	50,000.00	-	
					<u>4,485,000.00</u>
					Subtotal: \$ 4,678,800.00
Payment & Performance Bond	\$ 4,678,800	@	1.15%	\$ 53,800.00	\$ 53,800.00
Insurance	\$ 4,678,800	@	0.75%	35,100.00	35,100.00
General Conditions	4,678,800	@	3%	117,000.00	117,000.00
Winter Conditions					not included
Construction Manager Pre-Construction Fee					not included
General Contractor Overhead / Profit / Fee	\$ 4,884,700	@	6.00%	293,100.00	<u>293,100.00</u>
					Subtotal Construction Budget: \$ 5,177,800.00
					Total Construction Budget: \$ 5,177,800.00

Soft Costs

Estimating contingency	\$ 5,177,800	@	5.00%	\$ 258,900.00	
Escalation	5,177,800	@	10.00%	517,800.00	
Architectural / engineering fee					
Total construction budget	5,177,800				
Estimating contingency	258,900				
Escalation	517,800				
Construction contingency	<u>271,800</u>				
Architectural / engineering fee:	6,226,300	@	6.000%	373,580.00	
Design / construction contingency	5,436,700	@	5.00%	271,800.00	
Plan approval fees	allowance	@	-	-	
Building permit	allowance	@	-	-	
Land survey	allowance	@	6,000.00	6,000.00	
Geotechnical / soil borings	allowance	@	5,000.00	5,000.00	
Printing / shipping	allowance	@	2,500.00	2,500.00	
Builders risk insurance	allowance	@	3,500.00	3,500.00	
Hazardous materials					not included
Soft cost contingency	allowance	@	10,000.00	10,000.00	
Environmental Branding	allowance	@	-	-	
Furnishings & fixed equipment (allowance)					not included
Furniture design services - Phase 1					not included
Furniture design services - Phase 2					not included
Technology equipment					not included
Tech. ed. / STEM equipment					not included
Fitness equipment					not included
Playground equipment					not included
Acoustical design / analysis					not included
Mass Demolition					not included
Fiber connection					not included
Site permitting					not included
Stormwater management planning					not included
City review / engineer fees					not included
City sewer connection fee					not included
Traffic impact analysis					not included
LEED documentation / modeling / commissioning					not included
Envelope testing					not included
Third party commissioning					not included
Land acquisition					not included
Telephone system					not included
Owners representative fees					not included
Legal / insurance / accounting fees					not included
Borrowing and/or bonding costs					not included

Moving and/or relocation services

not included

1,449,080.00

TOTAL PROJECT BUDGET: \$ 6,626,880.00

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a August 2024 bid date
2. Cost estimate assumes 16 months of construction

Draft



11/10/2023

PRELIMINARY BUDGET ANALYSIS

**Mercer County High School
Additions and Renovations**

Current Gross Building Size

Gross Existing Building Area:	85,951	sq. ft.
Gross Existing Building Area to be Demolished:	-	sq. ft.
Existing Gross Building Area to Remain	85,951	sq. ft.
Existing Net Building Area Major Remodeling:		
1st Floor	6,400	sq. ft.
2nd Floor	100	sq. ft.
Existing Net Building Area Major Remodeling:	6,500	sq. ft.
Existing Net Building Area Minor Remodeling:		
1st Floor	2,000	sq. ft.
2nd Floor	1,900	sq. ft.
Existing Net Building Area Minor Remodeling:	3,900	sq. ft.
Gross New Building Area:		
Multi-purpose and Front Entry	6,200	sq. ft.
Classroom Addition - Floor 1	12,100	sq. ft.
Classroom Addition - Floor 2	10,600	
Gross New Building Area:	28,900	sq. ft.
Gross New and Remodeled Building Area:	114,851	sq. ft.

Budget Analysis

Demolition

Mass Demolition	-	sq. ft. @ \$	8.50	\$	-	\$	-
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Existing Minor Remodeled Construction

General Construction	3,900	sq. ft. @ \$	65.00	\$	253,500.00	
Fire Protection	3,900	sq. ft. @	-		-	
Plumbing	3,900	sq. ft. @	-		-	
HVAC	3,900	sq. ft. @	18.00		70,200.00	
Electrical	3,900	sq. ft. @	8.00		31,200.00	
						354,900.00

Existing Major Remodeled Construction

General Construction	6,500	sq. ft. @ \$	149.50	\$	971,800.00	
Selective Demolition	6,500	sq. ft. @	8.00		52,000.00	
Fire Protection	6,500	sq. ft. @	4.50		29,300.00	
Plumbing	6,500	sq. ft. @	18.00		117,000.00	
Demolition	6,500	sq. ft. @	2.00		13,000.00	
HVAC	6,500	sq. ft. @	30.00		195,000.00	
Demolition	6,500	sq. ft. @	1.00		6,500.00	
Electrical	6,500	sq. ft. @	26.00		169,000.00	
Demolition	6,500	sq. ft. @	2.00		13,000.00	
Technology	6,500	sq. ft. @	3.00		19,500.00	
Specialty Equipment						
Science casework	-	ea. @	40,000.00		-	
Apartment	-	ea. @	30,000.00		-	
Lockers (in locker room)	-	ea. @	275.00		-	
						1,586,100.00

New Construction

Site Improvements	115,600	sq. ft. @ \$	5.00	\$	578,000.00	
Site Fill	1	L.S. @	120,000.00		120,000.00	
Storm Water Retainage	1	L.S. @	70,000.00		70,000.00	
Site Utilities	1	L.S. @	70,000.00		70,000.00	
Site Lighting		allowance @	25,000.00		25,000.00	
Fencing					not included	
Playground Surfacing (poured-in-place)					not included	
Site Clearing / Grading	1	L.S. @	10,000.00		10,000.00	
General Construction	28,900	sq. ft. @	201.25		5,816,100.00	
Fire Protection	28,900	sq. ft. @	4.50		130,100.00	

Plumbing	28,900	sq. ft.	@	13.00	375,700.00	
HVAC	28,900	sq. ft.	@	40.00	1,156,000.00	
Electrical	28,900	sq. ft.	@	28.00	809,200.00	
Technology Equipment	28,900	sq. ft.	@	4.00	115,600.00	
Specialty Equipment						
Kitchen Equipment (serving)	1	L.S.	@	150,000.00	150,000.00	
Elevator					-	
Classroom Casework	120	ln. ft.	@	310.00	37,200.00	
Science Casework	5	ea.	@	40,000.00	200,000.00	
Sliding Glass Doors (classroom collaboration)	-	ea.	@	10,000.00	-	
Glass Overhead Doors	-	ea.	@	10,000.00	-	
Acoustical Wall Panels (music, cafeteria)	-	ea.	@	25.00	-	
Powered Window Blinds / Screening	-	L.S.	@	35,000.00	-	
Lockers	200	ea.	@	175.00	35,000.00	
Lockers (in locker room)	-	ea.	@	275.00	-	
Instrument Lockers	-	L.S.	@	50,000.00	-	
						<u>9,697,900.00</u>
						Subtotal: \$ 11,638,900.00
Payment & Performance Bond	\$ 11,638,900	@		1.15%	\$ 133,800.00	\$ 133,800.00
Insurance	\$ 11,638,900	@		0.75%	87,300.00	87,300.00
General Conditions	11,638,900	@		3%	291,000.00	291,000.00
Winter Conditions						not included
Construction Manager Pre-Construction Fee						not included
General Contractor Overhead / Profit / Fee	\$ 12,151,000	@		6.00%	729,100.00	<u>729,100.00</u>
						Subtotal Construction Budget: \$ 12,880,100.00
						Total Construction Budget: \$ 12,880,100.00

Soft Costs

Estimating contingency	\$ 12,880,100	@		5.00%	\$ 644,000.00	
Escalation	12,880,100	@		10.00%	1,288,000.00	
Architectural / engineering fee						
Total construction budget	12,880,100					
Estimating contingency	644,000					
Escalation	1,288,000					
Construction contingency	<u>676,200</u>					
Architectural / engineering fee:	15,488,300	@		5.500%	851,860.00	
Design / construction contingency	13,524,100	@		5.00%	676,200.00	
Plan approval fees		@		-	-	
Building permit		@		-	-	
Land survey		@		6,000.00	6,000.00	
Geotechnical / soil borings		@		5,000.00	5,000.00	
Printing / shipping		@		2,500.00	2,500.00	
Builders risk insurance		@		3,500.00	3,500.00	
Hazardous materials						not included
Soft cost contingency		@		10,000.00	10,000.00	
Environmental Branding		@		-	-	
Furnishings & fixed equipment (allowance)						not included
Furniture design services - Phase 1						not included
Furniture design services - Phase 2						not included
Technology equipment						not included
Tech. ed. / STEM equipment						not included
Fitness equipment						not included
Playground equipment						not included
Acoustical design / analysis						not included
Mass Demolition						not included
Fiber connection						not included
Site permitting						not included
Stormwater management planning						not included
City review / engineer fees						not included
City sewer connection fee						not included
Traffic impact analysis						not included
LEED documentation / modeling / commissioning						not included
Envelope testing						not included
Third party commissioning						not included
Land acquisition						not included
Telephone system						not included
Owners representative fees						not included
Legal / insurance / accounting fees						not included
Borrowing and/or bonding costs						not included
Moving and/or relocation services						<u>not included</u>

3,487,060.00

TOTAL PROJECT BUDGET: \$ 16,367,160.00

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a August 2024 bid date
2. Cost estimate assumes 16 months of construction

Draft



11/10/2023

PRELIMINARY BUDGET ANALYSIS

**Mercer County High School
Additions and Renovations - Future Gymnasium**

Current Gross Building Size

Gross Existing Building Area:	106,351	sq. ft.
Gross Existing Building Area to be Demolished:	-	sq. ft.
Existing Gross Building Area to Remain	106,351	sq. ft.
Existing Net Building Area Major Remodeling:		
1st Floor	-	sq. ft.
2nd Floor	-	sq. ft.
Existing Net Building Area Major Remodeling:	-	sq. ft.
Existing Net Building Area Minor Remodeling:		
1st Floor	-	sq. ft.
2nd Floor	-	sq. ft.
Existing Net Building Area Minor Remodeling:	-	sq. ft.
Gross New Building Area:		
Gymnasium Addition	19,000	
Gross New Building Area:	19,000	sq. ft.
Gross New and Remodeled Building Area:	125,351	sq. ft.

Budget Analysis

Demolition

Mass Demolition	- sq. ft. @ \$	8.50	\$	-	\$	-
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Existing Minor Remodeled Construction

General Construction	- sq. ft. @ \$	65.00	\$	-
Fire Protection	- sq. ft. @	-	-	-
Plumbing	- sq. ft. @	-	-	-
HVAC	- sq. ft. @	18.00	-	-
Electrical	- sq. ft. @	8.00	-	-

Existing Major Remodeled Construction

General Construction	- sq. ft. @ \$	149.50	\$	-
Selective Demolition	- sq. ft. @	8.00	-	-
Fire Protection	- sq. ft. @	4.50	-	-
Plumbing	- sq. ft. @	18.00	-	-
Demolition	- sq. ft. @	2.00	-	-
HVAC	- sq. ft. @	30.00	-	-
Demolition	- sq. ft. @	1.00	-	-
Electrical	- sq. ft. @	26.00	-	-
Demolition	- sq. ft. @	2.00	-	-
Technology	- sq. ft. @	3.00	-	-
Specialty Equipment				
Science casework	- ea. @	40,000.00	-	-
Apartment	- ea. @	30,000.00	-	-
Lockers (in locker room)	- ea. @	275.00	-	-

New Construction

Site Improvements	76,000 sq. ft. @ \$	5.00	\$	380,000.00
Site Fill	- L.S. @	120,000.00	-	-
Storm Water Retainage	1 L.S. @	70,000.00		70,000.00
Site Utilities	1 L.S. @	70,000.00		70,000.00
Site Lighting	allowance @	25,000.00		25,000.00
Fencing				not included
Playground Surfacing (poured-in-place)				not included
Site Clearing / Grading	1 L.S. @	10,000.00		10,000.00
General Construction	19,000 sq. ft. @	201.25		3,823,800.00
Fire Protection	19,000 sq. ft. @	4.50		85,500.00
Plumbing	19,000 sq. ft. @	13.00		247,000.00
HVAC	19,000 sq. ft. @	40.00		760,000.00

Electrical	19,000 sq. ft.	@	28.00	532,000.00	
Technology Equipment	19,000 sq. ft.	@	4.00	76,000.00	
Specialty Equipment					
Kitchen Equipment (serving)	-	L.S.	@	150,000.00	-
Elevator					-
Classroom Casework	-	ln. ft.	@	310.00	-
Science Casework	-	ea.	@	40,000.00	-
Sliding Glass Doors (classroom collaboration)	-	ea.	@	10,000.00	-
Glass Overhead Doors	-	ea.	@	10,000.00	-
Acoustical Wall Panels (music, cafeteria)	-	ea.	@	25.00	-
Powered Window Blinds / Screening	-	L.S.	@	35,000.00	-
Lockers	-	ea.	@	175.00	-
Lockers (in locker room)	80	ea.	@	275.00	22,000.00
Instrument Lockers	-	L.S.	@	50,000.00	-
					<u>6,101,300.00</u>
				Subtotal:	\$ 6,101,300.00
Payment & Performance Bond	\$ 6,101,300	@	1.15%	\$ 70,200.00	\$ 70,200.00
Insurance	\$ 6,101,300	@	0.75%	45,800.00	45,800.00
General Conditions	6,101,300	@	3%	152,500.00	152,500.00
Winter Conditions					not included
Construction Manager Pre-Construction Fee					not included
General Contractor Overhead / Profit / Fee	\$ 6,369,800	@	6.00%	382,200.00	<u>382,200.00</u>
				Subtotal Construction Budget:	\$ 6,752,000.00
				Total Construction Budget:	\$ 6,752,000.00

Soft Costs

Estimating contingency	\$ 6,752,000	@	5.50%	\$ 371,400.00
Escalation	6,752,000	@	10.00%	675,200.00
Architectural / engineering fee				
Total construction budget	6,752,000			
Estimating contingency	371,400			
Escalation	675,200			
Construction contingency	<u>356,200</u>			
Architectural / engineering fee:	8,154,800	@	5.500%	448,510.00
Design / construction contingency	7,123,400	@	5.00%	356,200.00
Plan approval fees	allowance	@	-	-
Building permit	allowance	@	-	-
Land survey	allowance	@	6,000.00	6,000.00
Geotechnical / soil borings	allowance	@	5,000.00	5,000.00
Printing / shipping	allowance	@	2,500.00	2,500.00
Builders risk insurance	allowance	@	3,500.00	3,500.00
Hazardous materials				not included
Soft cost contingency	allowance	@	10,000.00	10,000.00
Environmental Branding	allowance	@	-	-
Furnishings & fixed equipment (allowance)				not included
Furniture design services - Phase 1				not included
Furniture design services - Phase 2				not included
Technology equipment				not included
Tech. ed. / STEM equipment				not included
Fitness equipment				not included
Playground equipment				not included
Acoustical design / analysis				not included
Mass Demolition				not included
Fiber connection				not included
Site permitting				not included
Stormwater management planning				not included
City review / engineer fees				not included
City sewer connection fee				not included
Traffic impact analysis				not included
LEED documentation / modeling / commissioning				not included
Envelope testing				not included
Third party commissioning				not included
Land acquisition				not included
Telephone system				not included
Owners representative fees				not included
Legal / insurance / accounting fees				not included
Borrowing and/or bonding costs				not included
Moving and/or relocation services				not included

1,878,310.00

TOTAL PROJECT BUDGET: \$ 8,630,310.00

Notes:

1. Construction cost based on traditional design/bid/build construction delivery approach with a August 2024 bid date
2. Cost estimate assumes 16 months of construction