



Lincolnwood School District 74
TODD HALL RENOVATIONS
OPINION OF PROBABLE COST
PRELIMINARY CONCEPT BUDGET
5/14/2024

Construction Costs (Rounded)	Qty.	Units	\$/Unit	Estimated Costs	"X" Indicates Scope on Master Facilities Plan
Casework Replacement					
Core/Grade Classrooms (includes NTDSE, excludes CCDC)	21	ea	\$31,200	\$ 655,200	
Pre-K Classrooms Cubbies (includes NTDSE)	3	ea	\$26,000	\$ 78,000	
CCDC Classrooms (Alternate Bid)	4	ea	\$31,200	\$ 124,800	
Specials/Shared Instruction (Music, Art)	2	ea	\$48,800	\$ 97,600	
Small Group Rooms	4	ea	\$20,000	\$ 80,000	
Subtotal - Casework Replacement				\$ 1,035,600	
Classroom Toilet Room Renovations/Accessibility Upgrades					
Pre-K Classrooms (includes NTDSE)	3	ea	\$15,000	\$ 45,000	
Kindergarten Classrooms	4	ea	\$25,000	\$ 100,000	
CCDC Classrooms (Alternate Bid)	4	ea	\$25,000	\$ 100,000	
Subtotal - Classroom Toilet Room Renovations/Accessibility Upgrades				\$ 245,000	
Lighting & Controls Replacement (New 2x4 LED; dimming; sensors)					
Core/Grade Classrooms (includes NTDSE, excludes CCDC)	21	ea	\$8,855	\$ 185,955	
CCDC Classrooms (Alternate Bid)	4	ea	\$8,855	\$ 35,420	
Specials/Shared Instruction (Music, Art, Library)	3	ea	\$11,533	\$ 34,598	
Small Group Rooms	11	ea	\$7,070	\$ 77,770	
Subtotal - Lighting Replacement				\$ 333,743	
Ceiling Replacement (Replace 2x4 ceiling to 2x2)					
Core/Grade Classrooms (includes NTDSE, excludes CCDC)	21	ea	\$7,863	\$ 165,132	
CCDC Classrooms (Alternate Bid)	4	ea	\$8,708	\$ 34,830	
Specials/Shared Instruction (Music, Art, Library)	3	ea	\$11,559	\$ 34,677	
Small Group Rooms	11	ea	\$2,765	\$ 30,411	
Subtotal - Ceiling Replacement				\$ 265,050	
Flooring Replacement					
Core/Grade Classrooms incidental patching as necessary	1	ls	\$10,000	\$ 10,000	
Pre-K Classrooms (including NTDSE) (carpet)	3,031	sf	\$13	\$ 39,403	
Music (carpet)	840	sf	\$13	\$ 10,920	
Art (epoxy)	840	sf	\$21	\$ 17,640	
Multipurpose Room (rubber)	3,000	sf	\$24	\$ 72,000	
Gym (sport floor)	3,000	sf	\$33	\$ 99,000	X
Staff Toilet Rooms	200	sf	\$28	\$ 5,600	
Subtotal - Flooring Replacement				\$ 254,563	
Painting/Wall Finishes					
Core/Grade Classrooms (includes NTDSE, excludes CCDC)	21	ea	\$1,800	\$ 37,800	
CCDC Classrooms (Alternate Bid)	4	ea	\$1,800	\$ 7,200	
Specials/Shared Instruction (Music, Art)	2	ea	\$1,800	\$ 3,600	
Multipurpose Room (ductwork only)	1	ea	\$3,500	\$ 3,500	
Gym (walls and acoustical panel replacement)	1	ea	\$5,500	\$ 5,500	
Small Group Rooms	11	ea	\$1,400	\$ 15,400	
Staff Toilet Rooms	3	ea	\$1,100	\$ 3,300	
Subtotal - Painting/Wall Finishes				\$ 76,300	
Partition Wall Furring (Recess wiremolds & raceways)					
Lump sum, extents TBD	1	ls	\$225,000	\$ 225,000	
Subtotal - Partition Wall Furring				\$ 225,000	
Low Voltage & Technology Infrastructure Replacement/Upgrades					
Lump sum, extents TBD (Data, Servers, Intercom, Security)	1	ls	\$600,000	\$ 600,000	
Subtotal - Low Voltage & Technology Infrastructure Replacement/Upgrades				\$ 600,000	
Misc. Mechanical, Electrical, Plumbing Renovations					
Replace classroom unit ventilators	1	ls	\$819,000	\$ 819,000	X
Replace cabinet unit heaters	1	ls	\$47,000	\$ 47,000	X
Replace fan coil units	1	ls	\$22,000	\$ 22,000	X
Replace tunnel piping	1	ls	\$200,000	\$ 200,000	X
Subtotal - Misc. Mechanical, Electrical, Plumbing Renovations				\$ 1,088,000	
Stage Area Renovation					
Concept TBD	500	sf	\$400	\$ 200,000	
Subtotal - Stage Area Renovation				\$ 200,000	
Staff Lounge Renovation					
Casework, flooring, lighting replacement, paint	525	sf	\$150	\$ 78,750	
Furniture Replacement	1	ls	\$12,000	\$ 12,000	
Subtotal - Staff Lounge Renovation				\$ 90,750	

Furniture						
Core/Grade Classroom Teacher chairs & desks (inc. NTDSE)	21	ea	\$2,000	\$	42,000	
Specials/Shared Instruction Teacher chairs & desks	2	ea	\$2,000	\$	4,000	
Small Group Rooms Teacher chairs & desks, & add' student	11	ea	\$5,000	\$	55,000	
Art student tables & stools	1	ls	\$26,000	\$	26,000	
1st Grade Classrooms	6	ea	\$22,000	\$	132,000	X
Subtotal - Furniture				\$	259,000	
Gym Equipment						
Add 2, replace 2 basketball hoops in Gym (not-motorized)	4	ea	\$12,000	\$	48,000	
Add 1, replace 2 basketball hoops in Gym (not-motorized)	3	ea	\$12,000	\$	36,000	
Subtotal - Gym Equipment				\$	84,000	
Construction Costs Total (All Scope Items)				\$	4,757,006	

Soft Costs	Factor	Estimated Costs
General Conditions	7.5%	\$ 356,775
Overhead and Profit	7.5%	\$ 356,775
Contingencies	Factor	Estimated Costs
Design Variance	5.0%	\$ 273,528
Construction Contingency	5.0%	\$ 273,528
Soft Costs Total		\$ 1,260,606

PRELIMINARY ESTIMATED CONSTRUCTION BUDGET (ALL SCOPE ITEMS) \$ 6,017,612

Architectural/Engineering Fees	Factor	Estimated Costs
Architectural/Engineering Fees	7.25%	\$ 436,277
Fees Total		\$ 436,277

OPINION OF PROBABLE COST (ROUNDED; ALL SCOPE ITEMS) \$ 6,460,000