

# DOCUMENT F



Lincolnwood School District 74  
**RUTLEDGE CLASSROOM RENOVATIONS**  
**OPINION OF PROBABLE COST**  
**PRELIMINARY BUDGET**  
 7/9/2023

Construction Costs (Rounded)	Qty.	Units	\$/Unit	Estimated Costs
<b>Casework Replacement (Corridor Walls &amp; Wood Closets)</b>				
Core/Grade Classrooms	18	ea	\$42,000	\$ 756,000
Specials/Shared Instruction (Music, Art, NTDSE)	3	ea	\$42,000	\$ 126,000
<b>Subtotal - Casework Replacement</b>				<b>\$ 882,000</b>
<b>Door &amp; Hardware Replacement</b>				
Core/Grade Classrooms	18	ea	\$5,500	\$ 99,000
Specials/Shared Instruction (Music, Art, NTDSE)	3	ea	\$5,500	\$ 16,500
Small Group Rooms (ELL, GATE, Speech)	13	ea	\$5,500	\$ 71,500
<b>Subtotal - Door Replacement</b>				<b>\$ 187,000</b>
<b>Lighting &amp; Controls Replacement (New 2x4 LED; dimming; sensors)</b>				
Core/Grade Classrooms	18	ea	\$8,600	\$ 154,800
Specials/Shared Instruction (Music, Art, NTDSE)	3	ea	\$8,600	\$ 25,800
Small Group Rooms (ELL, GATE, Speech)	13	ea	\$6,900	\$ 89,700
<b>Subtotal - Lighting Replacement</b>				<b>\$ 270,300</b>
<b>Ceiling Replacement (Replace 2x4 ceiling to 2x2)</b>				
Core/Grade Classrooms	18	ea	\$9,130	\$ 164,340
Specials/Shared Instruction (Music, Art, NTDSE)	3	ea	\$8,800	\$ 26,400
Small Group Rooms (ELL, GATE, Speech)	13	ea	\$4,675	\$ 60,775
<b>Subtotal - Ceiling Replacement</b>				<b>\$ 251,515</b>
<b>Flooring Replacement</b>				
Core/Grade Classrooms	18	ea	\$14,110	\$ 253,980
Specials/Shared Instruction (Music, Art, NTDSE)	3	ea	\$13,600	\$ 40,800
Small Group Rooms (ELL, GATE, Speech)	13	ea	\$7,225	\$ 93,925
<b>Subtotal - Flooring Replacement</b>				<b>\$ 388,705</b>
<b>Furniture</b>				
Core/Grade Classroom Teacher chairs	18	ea	\$550	\$ 9,900
<i>Teacher desk incorporated into casework wall</i>				
Specials/Shared Instruction Teacher chairs	3	ea	\$550	\$ 1,650
Small Group Rooms (N/A: ex. chairs at kidney tables)	0	ea	\$550	\$ -
<b>Subtotal - Furniture</b>				<b>\$ 11,550</b>
<b>Partition Wall Furring (Recess wiremolds &amp; raceways)</b>				
Lump sum, extents TBD	1	ls	\$225,000	\$ 225,000
<b>Subtotal - Partition Wall Furring</b>				<b>\$ 225,000</b>
<b>Electrical Infrastructure Replacement</b>				
Lump sum, extents TBD	1	ls	\$75,000	\$ 75,000
<b>Subtotal - Electrical &amp; Plumbing Infrastructure Replacement</b>				<b>\$ 75,000</b>
<b>Construction Costs Total (All Scope Items)</b>				<b>\$ 2,291,070</b>

Soft Costs	Factor	Estimated Costs
General Conditions	10.0%	\$ 229,107
Overhead and Profit	8.0%	\$ 183,286
<b>Contingencies</b>		
Design Variance	5.0%	\$ 135,173
Construction Contingency	5.0%	\$ 135,173
<b>Soft Costs Total</b>		<b>\$ 682,739</b>
<b>PRELIMINARY ESTIMATED CONSTRUCTION BUDGET (ALL SCOPE ITEMS)</b>		<b>\$ 2,973,809</b>

Architectural/Engineering Fees	Factor	Estimated Costs
<b>Architectural/Engineering Fees</b>	7.50%	\$ 223,036
<b>Fees Total</b>		<b>\$ 223,036</b>

<b>OPINION OF PROBABLE COST (ROUNDED; ALL SCOPE ITEMS)</b>	<b>\$ 3,200,000</b>
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