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Harlem

SCHOOL DISTRICT 122

A Community of Leaders

Harlem School District 122
Facility Assessment & Ten-Year Life Safety
Report Update

Draft Report December 12, 2024



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Section 1

Executive Summary





Executive Summary

The Facility Assessment Update and Ten-Year Life Safety Survey Update presented herein is the culmination of building and site evaluations conducted by representatives from DLA Architects and our Engineers, Mechanical Service Associates, alongside interviews with District Administration and Operations & Maintenance Staff. This assessment aims to identify aging building systems and assemblies requiring future replacement. It does not encompass environmental, ADA, pavement, or asbestos surveys.

This document serves primarily as a strategic planning tool, facilitating fiscal forecasting and expenditure identification over the next 15-20 years. Such insights enable the Administration and the Board of Education to establish maintenance budgets and anticipate potential conflicts between construction and curriculum delivery processes.

It is imperative to acknowledge that the Facility Assessment remains a dynamic document. It necessitates annual reviews with periodic updates to encapsulate completed work from the preceding year and plan for forthcoming projects. This iterative process is critical for sustaining high-quality, safe educational environments. Proactive maintenance efforts can significantly extend the lifespan of building components, ultimately mitigating long-term budgetary impacts.

Introduction – Statement of Purpose:

Conducting a District-wide study represents a foundational step toward developing a comprehensive plan for future needs and budget allocations. Integrated within the District's Long Range Plan, this Assessment Study, alongside considerations of life safety, curriculum, demographic trends, and programmatic needs, forms a strategic blueprint for managing and maintaining facilities effectively.

While our assessment acknowledges the commendable upkeep of facilities, it also identifies aging infrastructure and building components that will need renovation or replacement in the future. The quality of educational spaces directly influences students' ability to focus and learn, underscoring the

importance of addressing deficiencies in heating, ventilation, acoustics, and technological infrastructure.

Study Protocol:

Our study methodology involved thoroughly examining facilities by a team of architects and engineers, supplemented by reviews of existing drawings and on-site interviews with District personnel. This collaborative approach ensures a comprehensive understanding of facility conditions and informs actionable recommendations aligned with the District's objectives.

Priority:

While the Facility Assessment does not assign specific priorities, it outlines categories for conceptual ranking of work items based on urgency and projected life cycle. These prioritization categories enable informed decision-making regarding immediate, near-future, and longer-term facility needs, ensuring efficient resource allocation and proactive maintenance planning.

Estimated Costs:

Projected cost estimates provided in this document are based on 2024 figures and exclude inflation adjustments, architectural/engineering fees, contingencies, and owner-related soft costs, which is why a 15% contingency is added to the summary totals of the report. It's important to note that environmental survey costs, including asbestos abatement, are not incorporated into this planning tool.

Conclusion and Recommendations:

The completion of the Facility Assessment signals the commencement of implementation planning. Timely corrective actions informed by this report can mitigate long-term costs and preserve the integrity of District facilities. By adopting a phased approach to renovation and repair management, focusing on critical areas such as building envelope, life safety, mechanical/electrical/plumbing systems, paving, and security, the District can enhance educational environments and optimize resources effectively. The guidance provided by Architects and our Engineers will be instrumental in navigating these challenges and achieving sustainable facility improvements.

Section 2
Overall Summary





Protocol

The study entailed surveying the facility by a team of architects and engineers. In addition, the team examined existing drawings of the building, when available, and walked the site. The goal was to examine major components of the facility to determine the age and condition of these components, develop a process of review, and ultimately implement the recommendations.

The study did not include any destructive testing of the building. Systems including envelopes, finishes, roofs, paving, mechanical, electrical, plumbing, and fire protection were reviewed and examined. In addition, on-site interviews were made to discuss the building with the District's Buildings and Grounds personnel and administration. The goal was to combine the expertise of the Design Team with that of the people who know the buildings best. This synergy is integral to a comprehensive report.

In reviewing the report, particularly with the mechanical, electrical and plumbing portions, options are discussed along with longevity issues and life cycle costs. These options allow the District to determine what the best solution for the school is; including what the best program, in terms of long-term comfort, is for the students and staff, and which solution provides the best energy savings versus initial cost.

The completion of the Facilities Assessment and Life Safety Report Update is an opportunity to make the Administration and Board of Education more aware of life safety code requirements, maintenance factors, curriculum needs and other concerns within the facilities, along with the anticipated costs for these work items. In this manner, the Board of Education will be better able to plan for

these key expenditures that will be necessary to maintain quality educational facilities in the District.

Priority

DLA Architects has not updated the Facility Assessment to reflect priorities, though anticipated life remaining for systems such as paving, roofing, and mechanical are included. Instead we recommend the District review the following prioritization categories and conceptually rank each type of work. Prioritization of line items could possibly be in order as follows:

1. **Priority 1:** Items needing immediate attention to maintain the health and life safety of occupants and/or the operation of the facility based upon its current condition. Recommended project completion date **1-3 years**. We recommend the life safety items and priority 1 roof items fall in this category.
2. **Priority 2:** Items needing attention in the near future to maintain the operation of the facility based upon its current condition. The item or system has exceeded its life cycle length. Recommended project completion date **3-5 years**. We recommend including certain equipment past its useful life for this category. These items are included so their replacement can be planned for, rather than wait for a failure.
3. **Priority 3:** Remaining items or system that may be currently in acceptable condition, but it is projected, based on a 50, based upon life cycle length, that the item will require replacement. Other items included may warrant attention to ensure the efficient use of energy or require upgrade due to technological obsolescence. Recommended project completion date **5 - 10 years**.

4. **Priority 4:** Remaining items or system that may be currently in acceptable condition, but it is projected, based upon life cycle length, that the item will require replacement. Other items included may warrant attention to ensure the efficient use of energy or require upgrade due to technological obsolescence. Recommended project completion date **10-15 years.**
5. **Priority 5:** Remaining items or system that may be currently in acceptable condition, but it is projected, based upon life cycle length, that the item will require replacement. Other items included may warrant attention to ensure the efficient use of energy or require upgrade due to technological obsolescence. Recommended project completion date **15-20 years.**
6. **Priority 6:** This priority number is used to designate items that the School District decided they would do in-house as general yearly building maintenance.

Estimated Costs

The projected cost estimates for each item in the individual school sections are based on 2022 estimated costs and are not escalated to account for inflation. These costs reflect labor and material, but do not include Architectural and Engineering Design fees, Contingencies or Owner Project related soft costs, such as furniture. An action year should be added for each item that reflects the calendar year the project is recommended to be completed.

This document does not include an environmental survey, and as such, any costs associated with environmental issues, such as asbestos abatement, are not included in this planning tool.

Conclusion and Recommendations

The completion of the Facility Assessment study becomes the beginning of the process of implementation. The knowledge of what it takes to make your schools more current and to provide improved environments for your students is a complex yet great opportunity. The ability of students to learn and for teachers to effectively teach is often influenced by the environment within which they are working.

This report is an outline of issues that not only impact learning but ultimately the condition of the District's facility. Timely correction of these items will minimize long-term costs and potential damage to the facility. The breadth of renovation is extensive, but so are the assets of the District.

The Summary of Costs for the School is a guide to develop a strategy for improvement and a discussion of priorities throughout the District. Impact on the students, transportation concerns, and the quality of the overall educational program become major factors for consideration.

Many of the proposed recommendations are deeply intertwined and should be considered as a system renovation not necessarily an individual item. DLA Architects and its Engineers will help guide the District through these issues to ultimately provide the most effective solution.

It is the recommendation of DLA Architects, Ltd. that the District develop a phased approach to managing the renovation and repair of the District's facilities. Based on District priorities, it is our opinion that significant portions of this report should be incorporated into an on-going implementation program. Building Envelope, Life Safety issues, MPEFP Systems, Paving, and Security should become the main focus. The District may also wish to explore larger renovation or building projects, where the greater "economy of scale" may help reduce some of the anticipated construction costs.

Harlem School District 122

Overall Summary by Area per Building



Area	Estimated Cost
Administration Center	\$661,200
Exterior (1 item)	\$22,500
Interior (14 items)	\$351,500
Interior/Exterior (2 items)	\$287,200
Donald C. Parker Early Education Center	\$5,946,089
Exterior (1 item)	\$210,000
Exterior Building/Site (14 items)	\$3,428,854
Interior (13 items)	\$1,887,035
Roof (3 items)	\$420,200
Harlem High School	\$29,069,515
Exterior (6 items)	\$5,055,000
Exterior Building/Site (5 items)	\$6,885,915
Interior (105 items)	\$5,798,400
Interior/Exterior (3 items)	\$5,326,000
Roof (2 items)	\$6,004,200
Harlem Middle School	\$10,851,669
Exterior (1 item)	\$825,000
Exterior Building/Site (16 items)	\$2,417,284
Interior (48 items)	\$6,558,485
Interior/Exterior (1 item)	\$1,050,000
Roof (1 item)	\$900
Hoffman School	\$5,815,117
Exterior (2 items)	\$120,000
Exterior Building/Site (13 items)	\$716,281
Interior (28 items)	\$2,663,811
Interior/Exterior (4 items)	\$2,314,500
Roof (1 item)	\$525

Area	Estimated Cost
Loves Park Elementary	\$3,277,834
Exterior (3 items)	\$280,000
Exterior Building/Site (4 items)	\$753,400
Interior (20 items)	\$1,252,750
Interior/Exterior (2 items)	\$831,184
Roof (1 item)	\$160,500
Machesney Elementary	\$6,914,790
Exterior (3 items)	\$805,000
Exterior Building/Site (7 items)	\$2,007,670
Interior (31 items)	\$3,561,940
Interior/Exterior (1 item)	\$540,180
Maintenance Building	\$521,795
Exterior (3 items)	\$245,000
Interior (14 items)	\$180,990
Interior/Exterior (1 item)	\$95,805
Maple Elementary	\$6,051,057
Exterior (4 items)	\$705,000
Exterior Building/Site (10 items)	\$1,599,801
Interior (25 items)	\$2,368,506
Interior/Exterior (1 item)	\$324,900
Roof (1 item)	\$1,052,850
Marquette Elementary	\$3,421,349
Exterior (4 items)	\$665,000
Exterior Building/Site (7 items)	\$1,127,970
Interior (21 items)	\$1,337,544
Interior/Exterior (1 item)	\$290,835
Olson Park Elementary	\$4,998,439
Exterior (2 items)	\$945,000
Exterior Building/Site (2 items)	\$547,500
Interior (29 items)	\$1,802,764
Interior/Exterior (1 item)	\$381,375

Area	Estimated Cost
Roof (1 item)	\$1,321,800
Ralston Elementary	\$4,774,970
Exterior (3 items)	\$700,000
Exterior Building/Site (5 items)	\$974,550
Interior (23 items)	\$2,745,640
Interior/Exterior (1 item)	\$354,780
Rock Cut Elementary	\$6,499,112
Exterior (3 items)	\$750,000
Exterior Building/Site (9 items)	\$1,659,202
Interior (20 items)	\$2,715,460
Interior/Exterior (1 item)	\$324,450
Roof (1 item)	\$1,050,000
Vocational Building	\$194,200
Interior (4 items)	\$106,900
Interior/Exterior (1 item)	\$87,300
Windsor Elementary	\$3,885,450
Exterior (2 items)	\$75,000
Exterior Building/Site (6 items)	\$774,000
Interior (28 items)	\$3,034,950
Interior/Exterior (1 item)	\$1,500
Overall Costs Grand Total	\$92,882,586
Contingency (15%)	\$13,932,388
Project Total Cost	\$106,814,974

Note: The projected cost estimates are based on 2024 estimated costs and are not escalated to account for inflation. This cost reflects labor and material, potential Architectural and Engineering Design Fees but does not include Owner Project related soft costs (ie. Furniture, construction testing, surveys, environmental concerns etc.).

Overall Summary by Area

Harlem School District 122



Rationale	Project Type	Estimated Cost
Life Safety (226 items)		\$33,403,138
	Concrete (9 items)	\$40,880
	Door (30 items)	\$467,300
	Electrical (46 items)	\$1,210,750
	Fire Alarm (37 items)	\$5,232,308
	Fire-Rated Construction (4 items)	\$12,100
	Glazing (2 items)	\$17,000
	HVAC (20 items)	\$657,500
	Mechanical (40 items)	\$24,460,000
	Plumbing (17 items)	\$933,000
	Roof (1 item)	\$50,000
	Stairs (9 items)	\$179,700
	Structure (7 items)	\$117,000
	Tripping Hazard (4 items)	\$25,600
O&M (315 items)		\$59,300,898
	Asphalt (25 items)	\$7,868,304
	Athletic Field (1 item)	\$40,000
	Ceiling (16 items)	\$341,235
	Concrete (2 items)	\$2,000
	Corridors (3 items)	\$1,000
	Door (26 items)	\$522,500
	Door Frame (2 items)	\$5,250
	Electrical (69 items)	\$13,623,151
	Flooring (12 items)	\$358,304
	Glazing (2 items)	\$3,250
	Mechanical (39 items)	\$10,885,000
	Miscellaneous (6 items)	\$157,500
	Other (4 items)	\$921,425

Rationale	Project Type	Estimated Cost
	Plumbing (6 items)	\$375,000
	Roof (8 items)	\$9,959,550
	Stairs (2 items)	\$3,312
	Structure (2 items)	\$12,000
	Wall (74 items)	\$3,799,467
	Window (16 items)	\$10,422,650
Overall Costs for Administration Center (541 detail records)		\$92,704,036
Contingency (15%)		\$13,905,605
Project Total Cost		\$106,609,641

Note: The projected cost estimates are based on 2024 estimated costs and are not escalated to account for inflation. This cost reflects labor and material, potential Architectural and Engineering Design Fees but does not include Owner Project related soft costs (ie. Furniture, construction testing, surveys, environmental concerns etc.).

Harlem School District 122

Overall Summary by Priority



Exterior (38 items)			\$11,402,500
03-05 yrs			\$4,930,000
Harlem High School (2 items)			\$3,000,000
Mechanical	40 Eac	\$3,000,000.00	
Harlem Middle School (1 item)			\$825,000
Mechanical	11 Eac	\$825,000.00	
Hoffman School (1 item)			\$75,000
Mechanical	1 Eac	\$75,000.00	
Maple Elementary (1 item)			\$40,000
HVAC	1 Eac	\$40,000.00	
Marquette Elementary (1 item)			\$40,000
HVAC	1 Lum	\$40,000.00	
Olson Park Elementary (1 item)			\$900,000
Mechanical	6 Eac	\$900,000.00	
Ralston Elementary (1 item)			\$50,000
Mechanical	2 Eac	\$50,000.00	
05-10 yrs			\$1,155,000
Donald C. Parker Early Education Center (1 item)			\$210,000
Mechanical	3 Eac	\$210,000.00	
Loves Park Elementary (1 item)			\$150,000
Mechanical	6 Eac	\$150,000.00	
Machesney Elementary (1 item)			\$150,000
Mechanical	2 Eac	\$150,000.00	
Maple Elementary (1 item)			\$15,000
Mechanical	1 Eac	\$15,000.00	
Marquette Elementary (2 items)			\$570,000
Mechanical	2 Eac	\$570,000.00	
Rock Cut Elementary (1 item)			\$40,000
Mechanical	1 Lum	\$40,000.00	
Windsor Elementary (1 item)			\$20,000
Mechanical	1 Lum	\$20,000.00	

10-15 yrs	\$4,650,000
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Harlem High School (2 items)			\$1,800,000
Mechanical	71	Eac	\$1,800,000.00
Hoffman School (1 item)			\$45,000
Mechanical	6	Eac	\$45,000.00
Loves Park Elementary (1 item)			\$95,000
Mechanical	19	Eac	\$95,000.00
Machesney Elementary (2 items)			\$655,000
Mechanical	22	Lum	\$655,000.00
Maple Elementary (2 items)			\$650,000
Mechanical	21	Eac	\$650,000.00
Olson Park Elementary (1 item)			\$45,000
Mechanical	9	Eac	\$45,000.00
Ralston Elementary (2 items)			\$650,000
Mechanical	21	Lum	\$650,000.00
Rock Cut Elementary (2 items)			\$710,000
Mechanical	23	Lum	\$710,000.00

15-20 yrs	\$667,500
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Administration Center (1 item)			\$22,500
Electrical	3	Eac	\$22,500.00
Harlem High School (2 items)			\$255,000
Electrical	30	Eac	\$225,000.00
Mechanical	4	Eac	\$30,000.00
Loves Park Elementary (1 item)			\$35,000
Electrical	5	Eac	\$35,000.00
Maintenance Building (3 items)			\$245,000
Mechanical	19	Eac	\$245,000.00
Marquette Elementary (1 item)			\$55,000
Mechanical	11	Eac	\$55,000.00
Windsor Elementary (1 item)			\$55,000
Mechanical	11	Eac	\$55,000.00

Exterior Building/Site (98 items)			\$22,892,427
01-03 yrs			\$560,000
Machesney Elementary (1 item)			\$12,500
Wall	500 SF	\$12,500.00	
Olson Park Elementary (2 items)			\$547,500
Wall	18,517 LF	\$547,500.00	
03-05 yrs			\$1,492,625
Harlem High School (1 item)			\$732,625
Wall	29,305 SF	\$732,625.00	
Harlem Middle School (3 items)			\$758,000
Wall	28,410 SF	\$758,000.00	
Machesney Elementary (1 item)			\$1,000
Concrete	100 Eac	\$1,000.00	
Windsor Elementary (1 item)			\$1,000
Concrete	100 Eac	\$1,000.00	
05-10 yrs			\$795,880
Donald C. Parker Early Education Center (3 items)			\$33,000
Ceiling	100 LF	\$3,500.00	
Concrete	200 SF	\$2,000.00	
Wall	500 SF	\$27,500.00	
Harlem Middle School (5 items)			\$40,000
Ceiling	600 LF	\$21,000.00	
Concrete	1,400 SF	\$14,000.00	
Door	1 Eac	\$5,000.00	
Hoffman School (2 items)			\$45,975
Ceiling	1,285 LF	\$44,975.00	
Concrete	100 SF	\$1,000.00	
Loves Park Elementary (1 item)			\$10,500
Ceiling	300 LF	\$10,500.00	
Machesney Elementary (1 item)			\$5,000
Concrete	500 SF	\$5,000.00	
Maple Elementary (6 items)			\$217,555
Concrete	3 SF	\$30.00	
Door	10 Eac	\$25,000.00	
Wall	7,701 SF	\$192,525.00	
Ralston Elementary (1 item)			\$18,850

Concrete	1,885 SF	\$18,850.00	
Rock Cut Elementary (1 item)			\$425,000
Wall	17,000 SF	\$425,000.00	

10-15 yrs	\$9,860,054
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Donald C. Parker Early Education Center (7 items)			\$2,305,454
Asphalt	276,463 SF	\$2,211,704.00	
Wall	3,750 SF	\$93,750.00	
Harlem High School (2 items)			\$1,890,040
Asphalt	233,555 SF	\$1,868,440.00	
Wall	1,200 SF	\$21,600.00	
Harlem Middle School (4 items)			\$652,784
Asphalt	76,598 SF	\$612,784.00	
Athletic Field	2,000 LF	\$40,000.00	
Hoffman School (2 items)			\$513,088
Asphalt	64,136 SF	\$513,088.00	
Loves Park Elementary (1 item)			\$187,200
Asphalt	23,400 SF	\$187,200.00	
Machesney Elementary (4 items)			\$1,989,170
Asphalt	95,140 SF	\$761,120.00	
Window	8,187 SF	\$1,228,050.00	
Maple Elementary (2 items)			\$276,696
Asphalt	34,587 SF	\$276,696.00	
Marquette Elementary (6 items)			\$428,970
Asphalt	32,515 SF	\$260,120.00	
Wall	6,754 SF	\$168,850.00	
Ralston Elementary (3 items)			\$663,200
Asphalt	72,275 SF	\$578,200.00	
Wall	1,012 SF	\$85,000.00	
Rock Cut Elementary (6 items)			\$580,202
Asphalt	71,869 SF	\$574,952.00	
Door Frame	7 Eac	\$5,250.00	
Windsor Elementary (4 items)			\$373,250
Asphalt	3,000 SF	\$24,000.00	
Wall	9,990 SF	\$349,250.00	

15-20 yrs	\$10,183,868
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Donald C. Parker Early Education Center (4 items)			\$1,090,400
Miscellaneous	16 Eac	\$8,000.00	

Wall	64 LF	\$1,600.00	
Window	7,312 SF	\$1,080,800.00	
Harlem High School (2 items)			\$4,263,250
Other	3,800 Per	\$760,000.00	
Window	23,355 SF	\$3,503,250.00	
Harlem Middle School (4 items)			\$966,500
Other	800 Per	\$160,000.00	
Structure	21 Eac	\$10,500.00	
Window	5,320 SF	\$796,000.00	
Hoffman School (9 items)			\$157,218
Wall	616 SF	\$25,168.00	
Window	881 SF	\$132,050.00	
Loves Park Elementary (2 items)			\$555,700
Wall	1,000 SF	\$25,000.00	
Window	3,538 SF	\$530,700.00	
Maple Elementary (2 items)			\$1,105,550
Window	7,371 SF	\$1,105,550.00	
Marquette Elementary (1 item)			\$699,000
Window	4,660 SF	\$699,000.00	
Ralston Elementary (1 item)			\$292,500
Window	1,950 SF	\$292,500.00	
Rock Cut Elementary (2 items)			\$654,000
Structure	3 Eac	\$1,500.00	
Window	4,350 SF	\$652,500.00	
Windsor Elementary (1 item)			\$399,750
Window	2,665 SF	\$399,750.00	

Interior (423 items)	\$36,366,675
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01-03 yrs	\$2,722,050
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Administration Center (1 item)	\$750
Fire Alarm	1 Eac \$750.00
Donald C. Parker Early Education Center (5 items)	\$493,210
Electrical	36 Eac \$27,000.00
Fire Alarm	65,732 SF \$466,110.00
Fire-Rated Construction	1 LF \$100.00
Harlem High School (10 items)	\$91,025
Door	9 Eac \$22,500.00
Electrical	36 Eac \$52,000.00
Fire Alarm	2 Eac \$6,000.00
Fire-Rated Construction	12 LF \$6,000.00
Stairs	9 Eac \$4,500.00
Wall	1 SF \$25.00
Harlem Middle School (7 items)	\$85,500
Door	1 Eac \$2,500.00
Electrical	146 Eac \$77,000.00
Fire Alarm	2 Eac \$6,000.00
Hoffman School (5 items)	\$48,750
Door	15 Eac \$37,500.00
Electrical	1 Eac \$250.00
Fire Alarm	1 Eac \$5,000.00
Fire-Rated Construction	60 LF \$6,000.00
Loves Park Elementary (5 items)	\$35,250
Door	4 Eac \$10,000.00
Electrical	3 Eac \$2,250.00
Fire Alarm	3 Eac \$8,000.00
HVAC	1 Lum \$15,000.00
Machesney Elementary (9 items)	\$453,100
Electrical	18 Eac \$10,000.00
Fire Alarm	60,201 SF \$426,400.00
Wall	822 SF \$16,700.00
Maple Elementary (5 items)	\$270,950
Door	2 Eac \$5,000.00
Electrical	11 Eac \$8,250.00
Fire Alarm	36,101 SF \$257,700.00
Marquette Elementary (2 items)	\$10,000

Door	2 Eac	\$5,000.00	
Fire Alarm	1 Eac	\$5,000.00	
Olson Park Elementary (10 items)			\$396,375
Door	2 Eac	\$5,000.00	
Electrical	31 Eac	\$22,750.00	
Fire Alarm	43,378 SF	\$312,625.00	
Wall	1,010 SF	\$56,000.00	
Ralston Elementary (4 items)			\$293,440
Door	3 Eac	\$7,500.00	
Fire Alarm	39,421 SF	\$280,940.00	
HVAC	1 Eac	\$5,000.00	
Rock Cut Elementary (4 items)			\$273,850
Door	6 Eac	\$15,000.00	
Fire Alarm	36,053 SF	\$258,850.00	
Windsor Elementary (5 items)			\$269,850
Door	2 Eac	\$5,000.00	
Electrical	11 Eac	\$12,500.00	
Fire Alarm	36,050 SF	\$252,350.00	

03-05 yrs

\$14,564,780

Donald C. Parker Early Education Center (2 items)			\$58,200
Door	11 Eac	\$13,200.00	
HVAC	3 Eac	\$45,000.00	
Harlem High School (36 items)			\$1,614,050
Door	112 Eac	\$139,500.00	
Electrical	1 Lum	\$700,000.00	
HVAC	2 Lum	\$30,000.00	
Mechanical	21 Eac	\$525,000.00	
Structure	116 LF	\$116,000.00	
Tripping Hazard	416 LF	\$20,800.00	
Wall	2,150 LF	\$82,750.00	
Harlem Middle School (12 items)			\$3,633,100
Ceiling	2,500 Lum	\$62,500.00	
Door	47 Eac	\$30,600.00	
Electrical	1 Lum	\$300,000.00	
HVAC	3 Eac	\$45,000.00	
Mechanical	78 Eac	\$3,075,000.00	
Stairs	200 LF	\$60,000.00	
Wall	600 LF	\$60,000.00	
Hoffman School (8 items)			\$2,147,400

Door	2 Eac	\$2,400.00	
HVAC	11 Eac	\$165,000.00	
Mechanical	42 Eac	\$1,600,000.00	
Plumbing	1 Lum	\$380,000.00	
Loves Park Elementary (4 items)			\$18,000
Door	6 Eac	\$7,200.00	
Electrical	10 Eac	\$2,500.00	
Plumbing	16 Eac	\$8,000.00	
Stairs	1 LF	\$300.00	
Machesney Elementary (6 items)			\$1,020,900
Ceiling	120 LF	\$12,000.00	
Door	2 Eac	\$2,400.00	
HVAC	6 Eac	\$52,500.00	
Mechanical	1 Lum	\$950,000.00	
Plumbing	8 Eac	\$4,000.00	
Maintenance Building (1 item)			\$300
Stairs	1 LF	\$300.00	
Maple Elementary (5 items)			\$87,880
HVAC	4 Lum	\$75,000.00	
Plumbing	18 Eac	\$9,000.00	
Stairs	240 SF	\$2,880.00	
Structure	1 LF	\$1,000.00	
Marquette Elementary (3 items)			\$31,200
Door	1 Eac	\$1,200.00	
HVAC	2 Eac	\$30,000.00	
Olson Park Elementary (5 items)			\$969,900
Door	11 Eac	\$10,900.00	
Mechanical	1 Lum	\$950,000.00	
Plumbing	18 Eac	\$9,000.00	
Ralston Elementary (5 items)			\$970,400
Door	3 Eac	\$4,900.00	
Electrical	1 Eac	\$500.00	
HVAC	1 Eac	\$15,000.00	
Mechanical	1 Lum	\$950,000.00	
Rock Cut Elementary (3 items)			\$1,800,000
Mechanical	29 Eac	\$1,800,000.00	
Windsor Elementary (8 items)			\$2,213,450
Electrical	36,050 SF	\$324,450.00	
HVAC	5 Eac	\$85,000.00	

Mechanical	28 Eac	\$1,775,000.00
Plumbing	19 Eac	\$29,000.00

05-10 yrs

\$13,684,110

Donald C. Parker Early Education Center (3 items) \$1,335,000

Mechanical	15 Lum	\$1,300,000.00
Plumbing	70 Eac	\$35,000.00

Harlem High School (15 items) \$3,608,925

Door	11 Eac	\$27,500.00
Electrical	49 Eac	\$1,031,000.00
Glazing	25 SF	\$3,125.00
Mechanical	6 Eac	\$2,500,000.00
Plumbing	87 Eac	\$43,500.00
Tripping Hazard	19 Eac	\$3,800.00

Harlem Middle School (6 items) \$1,921,885

Door	6 Eac	\$15,000.00
Electrical	150,298 Eac	\$1,887,385.00
Plumbing	39 Eac	\$19,500.00

Hoffman School (2 items) \$27,500

Electrical	5 Eac	\$12,500.00
Plumbing	30 Eac	\$15,000.00

Loves Park Elementary (5 items) \$880,000

Door	2 Eac	\$5,000.00
Electrical	10 Eac	\$75,000.00
Mechanical	32 Eac	\$800,000.00

Machesney Elementary (6 items) \$1,592,500

Door	88 Eac	\$220,000.00
Electrical	25 Eac	\$422,500.00
Mechanical	38 Eac	\$950,000.00

Maple Elementary (3 items) \$1,850,000

Mechanical	29 Lum	\$1,850,000.00
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Marquette Elementary (6 items) \$1,157,000

Door	16 Eac	\$40,000.00
Electrical	4 Eac	\$10,000.00
Mechanical	28 Eac	\$900,000.00
Plumbing	15 Lum	\$207,000.00

Ralston Elementary (6 items) \$1,120,500

Door	14 Eac	\$35,000.00
Glazing	100 SF	\$12,500.00

HVAC	2 Eac	\$15,000.00	
Mechanical	26 Eac	\$1,050,000.00	
Plumbing	16 Eac	\$8,000.00	
Rock Cut Elementary (3 items)			\$170,000
Plumbing	19 Lum	\$164,000.00	
Wall	500 SF	\$6,000.00	
Windsor Elementary (4 items)			\$20,800
Electrical	1 Eac	\$2,500.00	
Glazing	36 SF	\$4,500.00	
Stairs	46 LF	\$13,800.00	

10-15 yrs	\$2,910,840
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Administration Center (1 item)			\$4,000
Fire Alarm	2 Eac	\$4,000.00	
Harlem High School (6 items)			\$62,200
Door	13 Eac	\$28,500.00	
Stairs	96 LF	\$28,800.00	
Wall	205 lum	\$4,900.00	
Harlem Middle School (9 items)			\$227,200
Door	55 Eac	\$130,500.00	
Electrical	140 Eac	\$14,000.00	
Plumbing	1 Eac	\$10,000.00	
Stairs	240 LF	\$72,000.00	
Wall	140 LF	\$700.00	
Hoffman School (6 items)			\$384,500
Door	2 Eac	\$3,000.00	
Electrical	16 Eac	\$251,500.00	
Mechanical	18 Eac	\$90,000.00	
Plumbing	2 Eac	\$40,000.00	
Loves Park Elementary (3 items)			\$253,000
Electrical	31 Eac	\$253,000.00	
Machesney Elementary (2 items)			\$251,900
Electrical	20 Eac	\$251,900.00	
Maintenance Building (3 items)			\$92,090
Fire Alarm	8,872 SF	\$92,090.00	
Maple Elementary (6 items)			\$97,800
Door	6 Eac	\$15,000.00	
Electrical	37 Eac	\$82,800.00	
Marquette Elementary (6 items)			\$73,800

Door	7 Eac	\$17,500.00	
Electrical	16 Eac	\$56,200.00	
Wall	1 LF	\$100.00	
Olson Park Elementary (9 items)			\$400,000
Door	2 Eac	\$3,000.00	
Electrical	36 Eac	\$397,000.00	
Ralston Elementary (4 items)			\$292,600
Electrical	33 Eac	\$292,600.00	
Rock Cut Elementary (6 items)			\$358,300
Door	16 Eac	\$40,000.00	
Electrical	16 Eac	\$318,300.00	
Windsor Elementary (7 items)			\$413,450
Door	21 Eac	\$52,500.00	
Electrical	35 Eac	\$357,700.00	
Wall	37 LF	\$3,250.00	

15-20 yrs

\$2,306,345

Administration Center (12 items)			\$346,750
Electrical	45 Eac	\$30,750.00	
Fire Alarm	2 Eac	\$6,000.00	
Mechanical	4 Eac	\$290,000.00	
Plumbing	1 Eac	\$20,000.00	
Donald C. Parker Early Education Center (1 item)			\$125
Glazing	1 SF	\$125.00	
Harlem High School (14 items)			\$394,900
Ceiling	1,902 SF	\$17,500.00	
Corridors	1 Eac	\$0.00	
Door	110 Eac	\$0.00	
Electrical	2 Eac	\$20,000.00	
Mechanical	12 Eac	\$60,000.00	
Miscellaneous	2 Eac	\$2,500.00	
Plumbing	3 Eac	\$270,000.00	
Wall	10,200 SF	\$22,400.00	
Window	500 LF	\$2,500.00	
Harlem Middle School (10 items)			\$608,350
Ceiling	1,300 SF	\$130,000.00	
Corridors	2 Lum	\$1,000.00	
Flooring	17,200 SF	\$209,600.00	
Mechanical	25 Eac	\$125,000.00	
Miscellaneous	122 LF	\$61,000.00	

Tripping Hazard	1 Lum	\$1,000.00	
Wall	6,854 LF	\$80,750.00	
Hoffman School (4 items)			\$45,652
Flooring	3,801 SF	\$45,628.00	
Wall	2 Eac	\$24.00	
Loves Park Elementary (2 items)			\$66,000
Flooring	500 SF	\$6,000.00	
Mechanical	12 Eac	\$60,000.00	
Machesney Elementary (3 items)			\$191,000
Mechanical	21 Eac	\$105,000.00	
Miscellaneous	412 LF	\$86,000.00	
Maintenance Building (7 items)			\$87,100
Electrical	38 Eac	\$20,100.00	
Mechanical	10 Eac	\$65,000.00	
Plumbing	4 Eac	\$2,000.00	
Maple Elementary (3 items)			\$60,444
Flooring	1 SF	\$12.00	
Mechanical	12 Eac	\$60,000.00	
Stairs	24 LF	\$432.00	
Marquette Elementary (3 items)			\$65,044
Flooring	7 SF	\$44.00	
Mechanical	13 Eac	\$65,000.00	
Olson Park Elementary (3 items)			\$35,980
Ceiling	80 SF	\$160.00	
Flooring	2,940 SF	\$35,820.00	
Ralston Elementary (4 items)			\$68,700
Ceiling	11,450 SF	\$22,900.00	
Electrical	8 Eac	\$800.00	
Flooring	2,500 SF	\$30,000.00	
Plumbing	1 Lum	\$15,000.00	
Rock Cut Elementary (2 items)			\$112,000
Electrical	20 Eac	\$2,000.00	
Mechanical	22 Eac	\$110,000.00	
Vocational Building (4 items)			\$106,900
Electrical	21 Eac	\$39,000.00	
Fire Alarm	9,700 SF	\$67,900.00	
Windsor Elementary (4 items)			\$117,400
Ceiling	1,800 SF	\$16,200.00	
Flooring	2,600 SF	\$31,200.00	

Mechanical	10 Eac	\$50,000.00
Plumbing	1 Lum	\$20,000.00

Owner Item	\$178,550
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Donald C. Parker Early Education Center (2 items)		\$500
Ceiling	1 Eac	\$500.00
Door	2 Eac	\$0.00
Harlem High School (24 items)		\$27,300
Ceiling	1,633 SF	\$26,400.00
Headroom	1 Eac	\$0.00
Miscellaneous	3 Eac	\$900.00
Harlem Middle School (4 items)		\$82,450
Ceiling	8,803 SF	\$80,450.00
Tripping Hazard	20 SF	\$2,000.00
Hoffman School (3 items)		\$10,009
Ceiling	2 Eac	\$509.00
Window	38 Eac	\$9,500.00
Loves Park Elementary (1 item)		\$500
Ceiling	1 Eac	\$500.00
Machesney Elementary (5 items)		\$52,540
Ceiling	164 Eac	\$52,540.00
Miscellaneous	1 Eac	\$0.00
Maintenance Building (3 items)		\$1,500
Ceiling	3 Eac	\$1,500.00
Maple Elementary (3 items)		\$1,432
Ceiling	2 Eac	\$1,000.00
Stairs	24 LF	\$432.00
Marquette Elementary (1 item)		\$500
Ceiling	1 Eac	\$500.00
Olson Park Elementary (2 items)		\$509
Ceiling	2 SF	\$509.00
Rock Cut Elementary (2 items)		\$1,310
Ceiling	91 Eac	\$1,310.00

Interior/Exterior (21 items)			\$12,210,009
01-03 yrs			\$2,656,943
Harlem High School (2 items)			\$1,906,000
Electrical	4 Eac	\$6,000.00	
Fire Alarm	380,000 SF	\$1,900,000.00	
Hoffman School (1 item)			\$385,800
Fire Alarm	64,300 SF	\$385,800.00	
Loves Park Elementary (1 item)			\$363,643
Fire Alarm	51,949 SF	\$363,643.00	
Windsor Elementary (1 item)			\$1,500
Fire Alarm	2 Eac	\$1,500.00	
03-05 yrs			\$1,200,000
Harlem Middle School (1 item)			\$1,050,000
Mechanical	1 Lum	\$1,050,000.00	
Hoffman School (1 item)			\$150,000
Electrical	1 Lum	\$150,000.00	
10-15 yrs			\$2,521,560
Hoffman School (1 item)			\$1,200,000
Mechanical	1 Lum	\$1,200,000.00	
Maple Elementary (1 item)			\$324,900
Electrical	36,100 SF	\$324,900.00	
Marquette Elementary (1 item)			\$290,835
Electrical	32,315 SF	\$290,835.00	
Olson Park Elementary (1 item)			\$381,375
Electrical	42,375 SF	\$381,375.00	
Rock Cut Elementary (1 item)			\$324,450
Electrical	36,050 SF	\$324,450.00	
15-20 yrs			\$5,831,506
Administration Center (2 items)			\$287,200
Electrical	17,950 SF	\$161,550.00	
Fire Alarm	17,950 SF	\$125,650.00	
Harlem High School (1 item)			\$3,420,000
Electrical	380,000 SF	\$3,420,000.00	
Hoffman School (1 item)			\$578,700
Electrical	64,300 SF	\$578,700.00	

Loves Park Elementary (1 item)			\$467,541
Electrical	51,949 SF	\$467,541.00	
Machesney Elementary (1 item)			\$540,180
Electrical	60,020 SF	\$540,180.00	
Maintenance Building (1 item)			\$95,805
Electrical	10,645 SF	\$95,805.00	
Ralston Elementary (1 item)			\$354,780
Electrical	39,420 SF	\$354,780.00	
Vocational Building (1 item)			\$87,300
Electrical	9,700 SF	\$87,300.00	

Roof (11 items)	\$10,010,975
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01-03 yrs	\$2,484,750
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Harlem High School (1 item)			\$2,484,750
Roof	82,825 SF	\$2,484,750.00	

03-05 yrs	\$7,438,100
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Donald C. Parker Early Education Center (2 items)			\$333,500
Roof	10,450 SF	\$333,500.00	
Harlem High School (1 item)			\$3,519,450
Roof	117,315 SF	\$3,519,450.00	
Loves Park Elementary (1 item)			\$160,500
Roof	5,350 SF	\$160,500.00	
Maple Elementary (1 item)			\$1,052,850
Roof	35,095 SF	\$1,052,850.00	
Olson Park Elementary (1 item)			\$1,321,800
Roof	44,060 SF	\$1,321,800.00	
Rock Cut Elementary (1 item)			\$1,050,000
Roof	35,000 SF	\$1,050,000.00	

05-10 yrs	\$86,700
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Donald C. Parker Early Education Center (1 item)			\$86,700
Roof	2,890 SF	\$86,700.00	

15-20 yrs	\$1,425
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Harlem Middle School (1 item)			\$900
Other	60 LF	\$900.00	
Hoffman School (1 item)			\$525
Other	35 LF	\$525.00	

Overall Costs Grand Total	\$92,882,586
Contingency (15%)	\$13,932,388
Project Total Cost	\$106,814,974

Note: The projected cost estimates are based on 2024 estimated costs and are not escalated to account for inflation. This cost reflects labor and material, potential Architectural and Engineering Design Fees but does not include Owner Project related soft costs (ie. Furniture, construction testing, surveys, environmental concerns etc.).

Harlem School District 122

Overall Summary by Category per Building



Category/Project Type	Estimated Cost
Administration Center	\$661,200
Electrical (8 items)	\$214,800
Fire Alarm (5 items)	\$136,400
Mechanical (3 items)	\$290,000
Plumbing (1 item)	\$20,000
Donald C. Parker Early Education Center	\$5,945,589
Asphalt (4 items)	\$2,211,704
Ceiling (1 item)	\$3,500
Concrete (1 item)	\$2,000
Door (1 item)	\$13,200
Electrical (1 item)	\$27,000
Fire Alarm (3 items)	\$466,110
Fire-Rated Construction (1 item)	\$100
Glazing (1 item)	\$125
HVAC (1 item)	\$45,000
Mechanical (3 items)	\$1,510,000
Miscellaneous (1 item)	\$8,000
Plumbing (1 item)	\$35,000
Roof (3 items)	\$420,200
Wall (5 items)	\$122,850
Window (2 items)	\$1,080,800

Category/Project Type	Estimated Cost
Harlem High School	\$29,042,215
Asphalt (1 item)	\$1,868,440
Ceiling (4 items)	\$17,500
Corridors (1 item)	\$0
Door (13 items)	\$218,000
Electrical (14 items)	\$5,454,000
Fire Alarm (3 items)	\$1,906,000
Fire-Rated Construction (1 item)	\$6,000
Glazing (1 item)	\$3,125
HVAC (2 items)	\$30,000
Mechanical (10 items)	\$7,915,000
Miscellaneous (2 items)	\$2,500
Other (1 item)	\$760,000
Plumbing (2 items)	\$313,500
Roof (2 items)	\$6,004,200
Stairs (3 items)	\$33,300
Structure (6 items)	\$116,000
Tripping Hazard (3 items)	\$24,600
Wall (26 items)	\$864,300
Window (2 items)	\$3,505,750

Category/Project Type	Estimated Cost
Harlem Middle School	\$10,769,219
Asphalt (3 items)	\$612,784
Athletic Field (1 item)	\$40,000
Ceiling (5 items)	\$213,500
Concrete (2 items)	\$14,000
Corridors (2 items)	\$1,000
Door (10 items)	\$183,600
Electrical (11 items)	\$2,278,385
Fire Alarm (2 items)	\$6,000
Flooring (2 items)	\$209,600
HVAC (1 item)	\$45,000
Mechanical (5 items)	\$5,075,000
Miscellaneous (1 item)	\$61,000
Other (2 items)	\$160,900
Plumbing (2 items)	\$29,500
Stairs (2 items)	\$132,000
Structure (1 item)	\$10,500
Tripping Hazard (1 item)	\$1,000
Wall (8 items)	\$899,450
Window (2 items)	\$796,000

Category/Project Type	Estimated Cost
Hoffman School	\$5,805,108
Asphalt (2 items)	\$513,088
Ceiling (1 item)	\$44,975
Concrete (1 item)	\$1,000
Door (4 items)	\$42,900
Electrical (6 items)	\$992,950
Fire Alarm (2 items)	\$390,800
Fire-Rated Construction (2 items)	\$6,000
Flooring (2 items)	\$45,628
HVAC (2 items)	\$165,000
Mechanical (8 items)	\$3,010,000
Other (1 item)	\$525
Plumbing (3 items)	\$435,000
Wall (9 items)	\$25,192
Window (2 items)	\$132,050
Loves Park Elementary	\$3,277,334
Asphalt (1 item)	\$187,200
Ceiling (1 item)	\$10,500
Door (3 items)	\$22,200
Electrical (10 items)	\$835,291
Fire Alarm (3 items)	\$371,643
Flooring (1 item)	\$6,000
HVAC (1 item)	\$15,000
Mechanical (4 items)	\$1,105,000
Plumbing (1 item)	\$8,000
Roof (1 item)	\$160,500
Stairs (1 item)	\$300
Wall (1 item)	\$25,000
Window (1 item)	\$530,700

Category/Project Type	Estimated Cost
Machesney Elementary	\$6,862,250
Asphalt (3 items)	\$761,120
Ceiling (1 item)	\$12,000
Concrete (2 items)	\$6,000
Door (3 items)	\$222,400
Electrical (9 items)	\$1,224,580
Fire Alarm (2 items)	\$426,400
HVAC (2 items)	\$52,500
Mechanical (6 items)	\$2,810,000
Miscellaneous (2 items)	\$86,000
Plumbing (1 item)	\$4,000
Wall (5 items)	\$29,200
Window (1 item)	\$1,228,050
Maintenance Building	\$520,295
Electrical (5 items)	\$115,905
Fire Alarm (3 items)	\$92,090
Mechanical (5 items)	\$310,000
Plumbing (1 item)	\$2,000
Stairs (1 item)	\$300

Category/Project Type	Estimated Cost
Maple Elementary	\$6,049,625
Asphalt (2 items)	\$276,696
Concrete (3 items)	\$30
Door (3 items)	\$45,000
Electrical (8 items)	\$415,950
Fire Alarm (2 items)	\$257,700
Flooring (1 item)	\$12
HVAC (3 items)	\$115,000
Mechanical (7 items)	\$2,575,000
Plumbing (1 item)	\$9,000
Roof (1 item)	\$1,052,850
Stairs (2 items)	\$3,312
Structure (1 item)	\$1,000
Wall (2 items)	\$192,525
Window (2 items)	\$1,105,550
Marquette Elementary	\$3,420,849
Asphalt (3 items)	\$260,120
Door (4 items)	\$63,700
Electrical (6 items)	\$357,035
Fire Alarm (1 item)	\$5,000
Flooring (2 items)	\$44
HVAC (3 items)	\$70,000
Mechanical (6 items)	\$1,590,000
Plumbing (2 items)	\$207,000
Wall (4 items)	\$168,950
Window (1 item)	\$699,000

Category/Project Type	Estimated Cost
Olson Park Elementary	\$4,997,930
Ceiling (1 item)	\$160
Door (6 items)	\$18,900
Electrical (12 items)	\$801,125
Fire Alarm (3 items)	\$312,625
Flooring (2 items)	\$35,820
Mechanical (3 items)	\$1,895,000
Plumbing (1 item)	\$9,000
Roof (1 item)	\$1,321,800
Wall (4 items)	\$603,500
Ralston Elementary	\$4,774,970
Asphalt (1 item)	\$578,200
Ceiling (1 item)	\$22,900
Concrete (1 item)	\$18,850
Door (4 items)	\$47,400
Electrical (7 items)	\$648,680
Fire Alarm (2 items)	\$280,940
Flooring (1 item)	\$30,000
Glazing (1 item)	\$12,500
HVAC (3 items)	\$35,000
Mechanical (6 items)	\$2,700,000
Plumbing (2 items)	\$23,000
Wall (2 items)	\$85,000
Window (1 item)	\$292,500

Category/Project Type	Estimated Cost
Rock Cut Elementary	\$6,497,802
Asphalt (4 items)	\$574,952
Door (3 items)	\$55,000
Door Frame (2 items)	\$5,250
Electrical (6 items)	\$644,750
Fire Alarm (3 items)	\$258,850
Mechanical (7 items)	\$2,660,000
Plumbing (2 items)	\$164,000
Roof (1 item)	\$1,050,000
Structure (1 item)	\$1,500
Wall (2 items)	\$431,000
Window (1 item)	\$652,500
Vocational Building	\$194,200
Electrical (4 items)	\$126,300
Fire Alarm (1 item)	\$67,900
Windsor Elementary	\$3,885,450
Asphalt (1 item)	\$24,000
Ceiling (1 item)	\$16,200
Concrete (1 item)	\$1,000
Door (2 items)	\$57,500
Electrical (8 items)	\$697,150
Fire Alarm (2 items)	\$253,850
Flooring (1 item)	\$31,200
Glazing (1 item)	\$4,500
HVAC (2 items)	\$85,000
Mechanical (6 items)	\$1,900,000
Plumbing (3 items)	\$49,000
Stairs (2 items)	\$13,800
Wall (6 items)	\$352,500
Window (1 item)	\$399,750

Category/Project Type	Estimated Cost
Overall Costs Grand Total	\$92,704,036
Contingency (15%)	\$13,905,605
Project Total Cost	\$106,609,641

Note: The projected cost estimates are based on 2024 estimated costs and are not escalated to account for inflation. This cost reflects labor and material, potential Architectural and Engineering Design Fees but does not include Owner Project related soft costs (ie. Furniture, construction testing, surveys, environmental concerns etc.).