

**EXECUTIVE SUMMARY:  
DISTRICT ADMINISTRATION BUILDING ASSESSMENT**

**GENERAL**

An assessment of the Administration Building, as detailed in our report dated October 25, 2013, indicates that the major concerns are related to the HVAC system and egress. The current HVAC system consists of equipment beyond its useful life that is not energy efficient, utilizes out-dated refrigerants, and the pneumatic controls are unreliable and make it difficult to achieve comfort for all users.

The required paths of egress are not fire rated, and neither is the Board Room, as required for an assembly area, nor the boiler room. Additionally, there are exit doors swinging in the wrong direction or missing the proper hardware.

Aside from these conditions, the finishes are worn and are ready for replacement, floor drains are required in restrooms, and repairs are required at the exterior envelope (masonry walls and the roof).

This report does not address the issue of accessibility to the second floor. It also does not address the inefficiency of the current layout, or the status of furniture, fixtures, and equipment.

**REVISIONS/UPDATES TO THE REPORT**

As a result of the FAC discussion on November 12, 2013, we have revised our Order of Magnitude Estimate. The estimate for Option M2 is expanded to include the removal and replacement of the existing ceiling at the entire facility – this was originally only captured in the item M1, but is recommended for either option. Additionally, we have included the Architect/Engineering fees in the Estimate total. Revised project costs are below (rounded to the nearest \$10,000):

Work including Option M1: \$2,800,000

Work including Option M2: \$1,700,000

Also, the refrigerant used by the chillers was thought to be R-12 and R-22 that are no longer manufactured. It has since been confirmed that a newer refrigerant is being used that is still available, though becoming expensive due to the lack of demand.

**FAC DISCUSSION**

The FAC meeting touched on following discussion points/concerns:

1. If code required upgrades are implemented, how long before something big needs to be replaced?
2. FAC indicated it is difficult to approve work items estimating \$2.8 or \$1.7 million, when the District will be left with a building that
  - a. Does not function properly for staff
  - b. Does not accommodate or serve the community properly
  - c. Is perceived by users as an unpleasant environment
3. FAC wished to confirm the replacement cost of the building as a comparison.

4. The building has been noted to be larger than necessary causing inefficiencies of layout and time.
  - a. STR and FAC to review the program for the Administration building
  - b. STR to potentially investigate the cost of a new facility as a comparison
5. Considerations to improving the work environment should be made if improvements are implemented.
6. If any renovation work is to proceed, the roof structure must be further investigated. It is likely that reinforcement will be required at the bow trusses. (The estimate does not include such reinforcement.)

**END OF EXECUTIVE SUMMARY**

# ORDER OF MAGNITUDE ESTIMATE

District Office Renovations - Revised Alternate M2 to replace ACT ceilings  
Oak Park, Illinois

**STR** CONSULTING

350 West Ontario Street, Suite 200  
Chicago, Illinois 60654

For Initial Board Review

Client: Oak Park School District 97

Architect: STR Partners # 13116

November 14, 2013

No.	Description	Quantity	Unit	Unit Price	Amount	Total
M1	Replace Existing HVAC with new VAV System					
1	CS2 - Mechanical Estimate	1	Est.	\$675,000	\$675,000	
2	Related architectural items					
	a. Remove Ceiling and lighting for access	20,009	s.f.	\$2.00	\$40,018	
	b. New ACT ceiling and grid	20,009	s.f.	\$3.75	\$75,034	
	c. Re-hang lights & support ceiling mounted items	20,009	s.f.	\$1.00	\$20,009	
	d. Cut and patch roof for unit installation	2	allow	\$4,380.00	\$8,760	
3	Reinforce roof structure for new AH unit	1	allow	\$120,000	\$120,000	
	Subtotal					\$938,821
M2	Alternate - If existing HVAC is retained then the existing Chiller should be replaced.					
M3	Add exhaust fan in JC 125					
1	CS2 - Mechanical Estimate	1	Est.	\$5,500.00	\$5,500	
2	Cut and patch roof for exhaust opening	1	allow	\$1,220.00	\$1,220	
3	Structural framing for opening	1	allow	\$1,680.00	\$1,680	
	Subtotal					\$8,400
M4	Replace Conference Room RTU					
1	CS2 - Mechanical Estimate	1	Est.	\$25,000	\$25,000	
2	Reinforce roof structure for new RTU unit				Included in M1	
3	Ceiling				Included in M1	
	Subtotal					\$25,000
M5	Replace Board Room 115 furnace with fan coil unit					
1	CS2 - Mechanical Estimate	1	Est.	\$15,000	\$15,000	
2	Allowance for fresh air intake (if needed)	1	allow	\$5,000.00	\$5,000	
3	Assume FCU will fit in same space as furnace				Included in M1	
	Subtotal					\$20,000
M6	Replace Cabinet Heater in Vestibule 106					
1	CS2 - Mechanical Estimate	1	Est.	\$1,500	\$1,500	
2	Finishes				Included in Arch work	
	Subtotal					\$1,500
M7	Replace Pneumatic TC system with DDC					
	CS2 - Mechanical Estimate	1	Est.	\$85,000	\$85,000	
2	Finishes				Included in Arch work	
	Subtotal					\$85,000
M8	Add control valves to fin tube system					
	CS2 - Mechanical Estimate	1	Est.	\$15,750	\$15,750	
2	Finishes				Included in Arch work	
	Subtotal					\$15,750

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No.	Description	Quantity	Unit	Unit Price	Amount	Total
P1	Add TMV					
1	CS2 - Mechanical Estimate	8	Est.	\$400	\$3,200	
2	Finishes				Included in Arch work	
	Subtotal					\$3,200
P2	Under-sink ADA pipe wraps					
1	CS2 - Mechanical Estimate	5	Est.	\$150	\$750	
	Subtotal					\$750
P3	Add Back Flow Preventer on incoming water feed					
1	CS2 - Mechanical Estimate	1	Est.	\$12,500	\$12,500	
2	Allowance for fitting valve in space	1	allow	\$5,000.00	\$5,000	
	Subtotal					\$17,500
P4	Check valves for Ice Maker & Coffee					
1	CS2 - Mechanical Estimate	5	Est.	\$500	\$2,500	
	Subtotal					\$2,500
P5	Add Floor Drains in Public Toilets					
1	CS2 - Mechanical Estimate	5	Est.	\$5,500	\$27,500	
2	Patch and repair slab & finishes	1	allow	\$8,000.00	\$8,000	
	Subtotal					\$35,500
P6	Wall hydrant					
1	CS2 - Mechanical Estimate	1	Est.	\$1,000	\$1,000	
2	Coring and patch brick	1	allow	\$250.00	\$250	
	Subtotal					\$1,250
P7	Vacuum breaker at faucets					
1	CS2 - Mechanical Estimate	2	Est.	\$850	\$1,700	
2	Coring and patch brick	1	allow	\$250.00	\$250	
	Subtotal					\$1,950
P8	Replace galvanized plumbing piping					
1	Building S.F. budget	20,009	b/s.f.	\$8.00	\$160,072	
2	Finished and patching				Covered by Arch Finishes	
	Subtotal					\$160,072
P9	Remove abandoned plumbing fixtures					
1	CS2 - Mechanical Estimate	1	Est.	\$1,800	\$1,800	
2	Finishes and patching	1	allow	\$500.00	\$500	
	Subtotal					\$2,300

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No.	Description	Quantity	Unit	Unit Price	Amount	Total
P10	High water alarm for sump pumps					
1	CS2 - Mechanical Estimate	1	allow	\$2,000.00	\$2,000	
	Subtotal					\$2,000
E1	Add smoke detector at FA panel in Vestibule 116A					
1	CS2 - Electrical Estimate	1	Est.	\$500	\$500	
	Subtotal					\$500
E2	Replace panel board interiors CB and bussing					
1	CS2 - Electrical Estimate	1	Est.	\$15,000	\$15,000	
	Subtotal					\$15,000
E3	Retro-fit T12 fixtures with T8 lamps and ballast					
1	Replace fixtures in JC and Storage Rooms	5	each	\$300.00	\$1,500	
	Subtotal					\$1,500
E4	Add occupancy sensors for lighting control					
1	CS2 - Electrical Estimate	1	Est.	\$12,000	\$12,000	
2	Remove ceiling fro access				See M1	
	Subtotal					\$12,000
E5	Replace non-ADA strobes and provide synchronized modules system. Retrofit upgrade to existing system.					
1	CS2 - Electrical Estimate	1	Est.	\$3,500	\$3,500	
2	Remove ceiling fro access				See M1	
	Subtotal					\$3,500
A1	Replace door hardware for egress					
1	Upgrade door hardware for 2nd floor stairway door	2	doors	\$650.00	\$1,300	
2	Add vestibule and egress door at Room 101					
	a. Rated drywall partitions	720	s.f.	\$8.00	\$5,760	
	b. Rated door with panic hardware	1	each	\$2,200.00	\$2,200	
	c. Revise ceiling	1	allow	\$560.00	\$560	
	d. Revised flooring	1	allow	\$560.00	\$560	
	e. Revised lighting & power	1	allow	\$880.00	\$880	
	f. Exit sign and FA modification	1	allow	\$1,260.00	\$1,260	
	g. Paint walls and door	1	allow	\$920.00	\$920	
	h. Demolition	1	allow	\$1,580.00	\$1,580	
	Subtotal					\$15,020

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No.	Description	Quantity	Unit	Unit Price	Amount	Total
A2	Provide tactical warning strips at Ramp					
1	Strip flooring	56	s.f.	\$2.00	\$112	
2	New Tactile Flooring	56	s.f.	\$60.00	\$3,360	
	Subtotal					\$3,472
A3	Replace damaged or missing SCWD doors					
1	Interior SCWD at Vest 106 to 104	1	allow	\$1,200.00	\$1,200	
2	Add door between 111 and 111A	1	allow	\$2,000.00	\$2,000	
	Subtotal					\$3,200
A4	Abate VAT in JC 125 & Storage 111A					
1	Remove tile	299	s.f.	\$8.00	\$2,392	
2	Replacement tile				Covered by Arch Finishes	
	Subtotal					\$2,392
A5	Damage / cracked drywall				Covered by Arch Finishes	
A6	Fire stopping at wall penetration					
1	One pipe penetration	1	allow	\$250.00	\$250	
	Subtotal					\$250
A7	Replace rusted door and frame NE exit	1	allow	\$2,200.00	\$2,200	
1	Replace threshold				Included with door cost	
	Subtotal					\$2,200
A8	Not used				None used	
A9	Allowance for General Finishes					
1	Remove and replace flooring & wall base	20,009	s.f.	\$6.00	\$120,054	
2	Repair & paint walls, doors, & trim	20,009	s.f.	\$6.00	\$120,054	
3	Ceiling				included in M1 & M2	
	Subtotal					\$240,108
A10	Adjust door closure speed	16	hours	\$90.00	\$1,440	
	Subtotal					\$1,440
A11	Repair ceiling tile				included in M1 & M2	
A12	Replace vinyl base				Included in A9	
A13	Upgrade door knobs to ADA level handles	26	each	\$250.00	\$6,500	
	Subtotal					\$6,500

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No.	Description	Quantity	Unit	Unit Price	Amount	Total
A14	Adjust door closure speed	16	hours	\$90.00	\$1,440	
	Subtotal					\$1,440
A15	Exterior Envelope					
1	Tuck point 50% of north common brick elevation	2,640	s.f.	\$25.00	\$66,000	
2	Allowance to tuck point east common brick	500	s.f.	\$25.00	\$12,500	
	Subtotal					\$78,500
A16	Re-caulk exterior windows and sills	41	allow	\$410.00	\$16,810	
	Subtotal					\$16,810
A17	STRBS roof repairs	1	allow	\$8,000.00	\$8,000	
	Subtotal					\$8,000
A18	Rated egress corridors					
1	Upgrade walls to one hour assembly	4,050	s.f.	\$7.00	\$28,350	
2	Upgrade walls to two hour assembly	1,650	s.f.	\$7.00	\$11,550	
3	Demo walls and doors	1	allow	\$1,260.00	\$1,260	
4	New rated walls	480	s.f.	\$8.00	\$3,840	
5	New doors	2	each	\$2,200.00	\$4,400	
6	Revise electrical and lighting	1	allow	\$3,280.00	\$3,280	
7	Remove and replace corridor door with B label	7	each	\$1,650.00	\$11,550	
8	Replace Board Room pair of door with B Label	2	each	\$6,000.00	\$12,000	
9	Painting, ceiling, and finishes				Included in A9 above.	
	Subtotal					\$76,230
	Subtotal Construction	20,009	s.f.	\$90.44		\$1,809,555
GC1	General Requirements					
1	General Conditions	10%		\$1,809,555	\$180,955	
2	Contractor Overhead & Profit	8%		\$1,990,510	\$159,241	
3	Contingency	20%		\$2,149,751	\$429,950	
	Subtotal General Requirements					\$770,147
	<b>Total Construction</b>	<b>20,009</b>	<b>s.f.</b>	<b>\$128.93</b>		<b>\$2,579,701</b>
A/E1	Architectural Fee	8.5%		\$2,579,701	\$219,275	\$219,275
	<b>Total Project Cost*</b>					<b>\$2,798,976</b>
	*The following items are excluded from this estimate:					
	- Special Consultant Fees			- FF&E Work		
	- Owner's Legal and Utility Costs			- Special hoisting or restricted site access		
	- Surveys and Geotechnical investigations			- Premium time and overtime labor rates		
	- Reproduction/Messenger			- Environmental and Abatement		
				- Escalation		

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<b>Alternate M2</b>																
M2	If existing HVAC is retained then the existing Chiller should be replaced.															
1	CS2 allowance to replace Chiller	1	Est.	\$125,000	\$125,000											
2	<b>Replace ACT Ceiling</b>															
	a. Remove Ceiling and lighting for access	20,009	s.f.	\$2.00	\$40,018											
	b. New ACT ceiling and grid	20,009	s.f.	\$3.75	\$75,034											
	c. Re-hang lights & support ceiling mounted items	20,009	s.f.	\$1.00	\$20,009											
	Subtotal					\$260,061										
3	General Requirement mark-up	38%		\$260,061	\$98,823											
	Total Alternate M2					\$358,884										
4	Renovation priced above less M1 - VAV system					\$870,734										
5	General Requirement mark-up	38%		\$870,734		\$330,879										
	<b>Total Construction</b>					\$1,560,497										
6	Architectural Fee	8.5%		\$1,560,497	\$132,642	\$132,642										
	<b>Total Project Cost*</b>					\$1,693,139										
*The following items are excluded from this estimate: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">- Special Consultant Fees</td> <td style="width: 50%; border: none;">- FF&amp;E Work</td> </tr> <tr> <td style="border: none;">- Owner's Legal and Utility Costs</td> <td style="border: none;">- Special hoisting or restricted site access</td> </tr> <tr> <td style="border: none;">- Surveys and Geotechnical investigations</td> <td style="border: none;">- Premium time and overtime labor rates</td> </tr> <tr> <td style="border: none;">- Reproduction/Messenger</td> <td style="border: none;">- Environmental and Abatement</td> </tr> <tr> <td style="border: none;"></td> <td style="border: none;">- Escalation</td> </tr> </table>							- Special Consultant Fees	- FF&E Work	- Owner's Legal and Utility Costs	- Special hoisting or restricted site access	- Surveys and Geotechnical investigations	- Premium time and overtime labor rates	- Reproduction/Messenger	- Environmental and Abatement		- Escalation
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