FACILITY ASSESSMENT REPORT

# *MONTICELLO COMMUNITY SCHOOL DISTRICT*

# PROVIDED BY:



FEH Associates Inc. Architecture | Structural Engineering | Interiors

# IN ASSOCIATION WITH:



Monticello Schools Facility Assessment Report

# Monticello Community School District Facility Assessment

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### STATEMENT OF PURPOSE

FEH Associates in conjunction with KCL Engineering has been retained to complete a facility assessment of all the Monticello Community School District Facilities. We are to provide consultation regarding their useful life span in their current state, their useful life span if they are renovated to meet or exceed ADA standards, the most current energy efficiency standards, and the latest technology standards, and or the economic necessity/desirability to build a new campus or a combination thereof based upon life span expectations. Further, the District seeks guidance on (a) the feasibility of and (b) the likely approximate cost of renovating/upgrading some or all of its buildings, in combination with new construction of some or all of the buildings and/or creation of a single campus.

The facility assessment and programming team for this project included: Kevin Eipperle, AIA – Architect Jim Champion, AIA – Architect Mark LaCroix, PE – Mechanical Engineer James Deeds, PE – Electrical Engineer

Site visits were made to each individual school building by the team on August 13, 2012. Fire safety reports for each student building were provided by the school district.

### OVERVIEW OF THE FACILITIES

Monticello Community School District is located in Jones County, Iowa. It includes over 1,100 students, approximately 90 teachers, 5 administrators and 88 staff members. Facilities include:

Shannon Elementary school, grades P-K-1 constructed in 1961. It is a 25,000 SF, one story building.

Carpenter Elementary school, grades 2 – 4 constructed in 1955. It is a 25,000 SF, one story building.

Monticello Middle school, grades 5 - 8 which is the former high school that was constructed in 1923. There is a more recent addition, 1961, housing a large gymnasium, school office and locker rooms. It is a 99,000 SF, three story building.

Monticello High school, grades 9 - 12 constructed in 1999 on 70 acres of property owned by the school district. It is a 140,000 SF, two story building.

The school district office houses the Superintendent, Comptroller, and District technology director.

The transportation facility houses the director of Transportation, Grounds and Maintenance as well as maintenance equipment and some bus maintenance areas.

### A. GENERAL COMMENTS

The 1961 building is now more than 50 years old. It was designed at a time before computers were invented and before buildings were air conditioned. It is currently receiving some new windows and a new playground. It has been maintained well.

#### B. ARCHITECTURAL REVIEW

As the Assessment team toured the 1961 building several items of concern were immediately noted. This section deals with any items that would be addressed in an update or remodeling project.

Roof:

A sloped metal roof has been installed on this building at some point.

Windows:

Holes were observed in the North classroom windows.

Some of the windows were being replaced on the South side of the building during our visit. The windows being installed were casement windows that open out. This style window is very dangerous for elementary schools as they cause an obstruction at head height for small children. This is a significant concern, especially on the playground side of the building.

Remaining windows were steel or aluminum and should be replaced.

There are 6' x 20' windows with clear glass into the gymnasium. If this is used for any activity where glare can cause an accident it should be replaced with translucent panel or non-glare glazing.

Boiler room windows are single pane glass in steel frames. They should be replaced. (Image is top of next page)

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A Tyvek type building wrap is installed in the window replacement area. Wall air conditioning units are cut into the wrap in the wall. Proper termination is required to provide a vapor barrier. (Left image)

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Caulking:

At the East paving adjacent to the building, sealant should be provided at the wall to paving joint. Also around the gym.

Sealant is needed at the top of masonry at the concrete at the Southeast corner of the gym.

#### Masonry:

There is damaged brick at the Southeast corner of the gymnasium outside.

There are cracks in the bottom course of the glazed tile in the West wall of the gym.



#### Doors:

The principal reported that the center mullions on the interior corridor fire doors are a hazard for the small children. They frequently bump into them. (Left image)

The exterior door and windows on both sides of the gymnasium require replacement.

The exterior door to the boiler room needs to be replaced. The classroom door hardware is required to be self-closing in a fire rated wall.

Corridor doors and frames are not fire rated and should be replaced.

Corridor glazed windows:

There are large areas of glass from the corridors to the classrooms. While this is very nice for day lighting and creating an open atmosphere, these are required to be fire rated walls. Either a fire sprinkler system needs to be added or these windows need to be replaced with rated construction.

#### Ceilings:

There is minor staining of ceilings indicative of past roof leaks.

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Walls:

There are insulated panels on the exterior wall of the gymnasium with holes in them. They should be patched or replaced with a material that will withstand abuse. (Above image)

The basketball backstop mounting anchors penetrate the entire wall system to the exterior. This provides no thermal or vapor break.

Floor Coverings:

Carpeting in a couple of the classrooms is worn and requires replacement.

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Restrooms:

The restrooms in the preschool classrooms and the main restrooms are not ADA compliant. (Above image)

Miscellaneous Items:

The ground surface on the south side of the building slopes toward the building wall. This is a concern because it directs rain water toward the building that will cause damage and settling over time.

There are downspouts that run water along the side of the gymnasium. This is a concern for damage and settling reasons.

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The Downspout at the Southeast corner of the gym is smashed and runs water against the wall. It requires replacement with a more rigid solution that will with stand abuse and Ice. (Above images)

We understand the playground is being replaced. When that is accomplished it should be fenced for control and safety reasons.

The downspout at the boiler room area needs to be replaced

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A dehumidifier was draining into the hand washing sink of the Southwest classroom. (Above image)

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#### C. CODE REVIEW

An exit pad and/or exit way is required outside the lower level classrooms exit windows. The sill of these windows is at 30" above the floor. An unobstructed step is required to allow student to exit safely. (Left image)

The southwest classroom is of a size that requires a second exit door.

There are lots of open cubbies and flammable storage in the corridors. This needs to be corrected.

The art paper rolls are mounted on the wall in the exit corridors. (Image below)

The outdoor underground fuel oil tank requires protective bollards around the fill access.



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There is a significant amount of wired glass in the corridors. The International Building code no longer allows wired glass in schools. (Left image)

The State Fire Marshal's Office has cited the Shannon elementary school with numerous violations and ordered compliance. The inspection was conducted using the 2006 International Fire and Building Code.

### D. ADA REVIEW

The opening into the boy's restroom is only 32" wide.

The Electric Water cooler is only a single unit. Multiple heights are required. This is typically accomplished with a double unit.

### E. STRUCTURAL CONDITION REVIEW

Overall the building appears to be structurally sound and with the corrections noted above should continue to be for many years.

### F. MECHANICAL SYSTEMS REVIEW

HVAC

- 1. The existing central heating plant consists of a single, 5,460 MBH input, "Kewanee" steam boiler. The boiler, condensate receiver, and associated components appear to be original and are in average condition. The heating system is estimated to be 75% to 80% efficient. ASHRAE tables indicate fire tube boilers with an expected service life of around 20 to 25 years.
- 2. Building HVAC controls are pneumatic. Compress air is by means of a new ¾ HP air compressor. Remote setpoints, scheduling, and unoccupied hours are not available with the current control system.
- 3. Steam and condensate piping is routed thru a perimeter tunnel system to unit ventilators and radiant heaters. The "Herman Nelson" Unit ventilators appear to be original. It is doubtful that code required minimum ventilation is being delivered to the classrooms.
- 4. A few classrooms and the office utilize window air conditioning units for cooling.
- 5. The gym utilizes a ventilation air handling unit with steam coil. An exhaust fan provides cross ventilation.
- 6. The majority of the building is not air conditioned (cooled/dehumidified).
- 7. With any significant renovation it is recommended that the existing HVAC components be removed and replaced. New mechanical systems could realize a heating energy savings of approximately

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20 to 30% compared to the existing heating and ventilation system.

8. The site appears to be large enough to accommodate a geothermal heat exchanger.

#### Plumbing

- 1. The plumbing system consists of restrooms, a janitor's receptor, classroom sinks and bubblers, kitchen triple bowl sink, and two 100 gallon, atmospheric gas-fired water heaters.
- 2. Many of the plumbing fixtures are original and appear to be in average condition with adequate pressures at most flush valves.
- 3. The domestic water heating system is estimated to be 70% to 80% efficient. The 75 MBH input heater was installed in 1991; the 260 MBH input heater was installed in 1995. Circulation pumps are greater than 15 years old.
- 4. The domestic hot water system is softened.
- 5. Piping insulation is original and is in average condition.
- 6. Roof drainage is by gutters and downspouts. They appear to be in average condition with no signs of blockage.
- 7. The 3" water service entrance utilizes a 2" newer water meter, yet it does not include a code required backflow preventer.
- 8. The majority of the water mains are galvanized piping, with most of the newer branch piping being copper.
- 9. Kitchen waste does not appear to connect to a code required grease interceptor.
- 10. With any significant renovation it is recommended that all galvanized piping be replaced with copper piping, a backflow preventer be installed on the water entrance, plumbing fixtures be updated with efficient, low water units, a grease interceptor be installed for kitchen waste, and a high efficient water heater be installed.

### Fire Protection

- 1. The building currently does not have a sprinkler system. With any large renovation it is recommended that a fire protection sprinkler system be installed. First review indicates that a dry system may be optimal, due to the fact that mains can be easily routed thru the existing attic space as well as the requirement to sprinkler the attic.
- 2. A new water service entrance will be required for installation of fire protection system.

### G. ELECTRICAL SYSTEMS REVIEW

#### Power

- 1. The existing main electrical distribution panel is a 400 amp Square D QMB switchboard energized at 120/208V, 3phase, 4 wire. It is original to the building, has no spare capacity, is not labeled properly, and is not of suitable size should air conditioning be added to the building.
- 2. Exterior metallic conduit south of classroom 124 is not fastened to building properly and is rusting where it enters the ground. New conduit should be installed.

- 3. Exterior 120V receptacles are not protected by ground fault circuit interrupters (GFCI). New GFCI receptacles with weather proof covers should be installed.
- 4. Receptacles in kitchen need to have GFCI protection.

### Lighting

- 1. Emergency lighting both interior and exterior throughout school is not adequate. Additional lighting should be installed in corridors, toilets, outside egress doors, and other public areas.
- 2. Exterior light fixture on south side of gymnasium has exposed wiring that is not rated for exterior applications. This wiring should be removed and replaced with properly installed circuit conductors.
- 3. Abandoned exterior light fixture position on east side of gymnasium has exposed wiring not properly concealed. This wiring should be removed.
- 4. Additional exterior lighting should be installed for improved safety and security.
- 5. Exterior light fixtures should be changed to energy efficient HID or LED sources.
- 6. Incandescent light fixtures in janitors rooms and boiler room should be replaced with fluorescent.
- 7. Automatic lighting control devices (occupancy sensors) should be added to all rooms to meet energy code requirements.
- 8. Gymnasium light fixtures are metal halide should be replaced with more energy efficient fluorescent or LED fixtures.
- 9. Classrooms are generally utilizing eighteen 2-lamp fixtures. This does not meet current energy codes for lighting power density. Fewer, more efficient fixtures should be installed.

#### Special Systems

- 1. The school's main telecom equipment is located in a staff toilet. This is a code violation. Telecom equipment should be located in a dedicated room.
- 2. Exterior PVC conduit for low voltage cabling south of classroom 122 is damaged.
- 3. Fire alarm initiation and notification devices (pull stations, horns and strobes) do not meet code requirements for quantities and locations. Additional pull stations are needed at exterior doors. Additional horn/strobe devices are needed in toilets and classrooms.
- 4. Addressable fire alarm system will need to be upgraded to a voice notification system to meet new code requirements.

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### H. USEFUL LIFE SPAN

The useful life span of a school building is evaluated based upon many factors, building components and their performance including: structural shell, thermal barrier, water barrier, HVAC systems, plumbing systems, electrical systems, communication systems, built in casework and equipment, kitchen equipment, windows, doors & hardware. School buildings receive considerable use & abuse for 9 months during the year and then in the summer they are minimally used. Particular to schools is the importance of high use equipment & hardware as well as adaptable technology and communication systems. All these components have varying life spans.

As pedagogical teaching methods evolve and change the traditional classroom along a double loaded corridor may become less effective and even detrimental to learning. The structural shell of a building can last for hundreds of years if built on a sound foundation and the enemy to every building, water, is kept out. However buildings with rigid layouts created by load bearing masonry walls are less adaptable to change. Foundation settlement for this type of building can be very expensive to correct.

For Shannon Elementary school in particular, the engineering systems and infrastructure are 50 years old in some cases. Most new HVAC, plumbing & electrical equipment has a 20 year useful life. This means the equipment may not be as energy efficient as its newer counterpart. Parts and service will probably not be available any longer. They simply wear out from intensive use. The current boiler appears to be original and may have 20 years of life but is only about 75% efficient.

The life span of Shannon Elementary school without any renovations or equipment replacement is about 20 more years. At that point HVAC and lighting systems should have been replaced. The question is how useful is it considering the short comings related to programmatic support.

Operational cost is one way to measure the useful life. When the operational cost outweighs the replacement cost the building components need to be replaced. Another way for measuring a schools useful life is how it can support the curriculum. As long as it can support it in every way it is useful. When the building hinders the delivery of learning it is no longer useful as a school.

Useful life of components without any renovations:

Structural Shell: 50 years, only minor settlement

Thermal Barrier: 0 years, the International Energy Code requires significant insulation values

Water Barrier: 15 years, the building wrap being installed at the window replacement causes much concern

HVAC systems: 0 - 10 years, equipment will be at the end of its useful life Plumbing systems: 5 - 10 years, some fixtures may be at end of their life, piping may be calcified

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Electrical & lighting systems: 0 years for lighting, 0 years for power

Communication systems: 0 years, Always changing, unclear, flexibility is the key

Built in equipment & casework: 10 years if quality hardware is maintained

Kitchen Equipment: 25 years unless becomes to inefficient

Windows, Doors & hardware: 40 years

Building configuration: 40 years

Fire protection system: does not exist

I. FIRE MARSHALL'S REPORT On the following three pages.

### FIRE SAFETY REPORT FOR STATE SCHOOLS AND COLLEGES

DISTRICT AND ADDRESS: Monticello School District- Shannon Elementary SCHOOL LOCATION: 321 W South St., Monticello, IA 52310 GRADES: PK-1 # OF STUDENTS: 200

Building Code: 53-4446-0418

DATE: 7/17/09 TELEPHONE: 563-465-4092

COUNTY: Jones

SUPERINTENDENT & ADDRESS: Chris Anderson, 711 S. Maple St., Monticello, IA 52310

PRES. OF BOARD/ADDRESS: Lee Hein, 11989 Richland Rd, Monticello, IA 52310

CONSTRUCTION: Type II (000)

# OF STORIES: 1

PREVIOUS ORDERS COMPLIED WITH:

# COMPLY AS FOLLOWS:

Inspection Conducted using the 2006 International Fire and Building Code

- 1. Corridors-Section 1027.17, International Fire Code: Discontinue blocking doors open throughout the building. If the facility desire doors to be held open, doors shall be held open with electromagnetic hold open devices tied to the building's fire alarm in accordance with the National Fire Protection Association (NFPA) 72, National Fire Alarm Code, 2002 edition.
- 2. Corridors-Table 1017.1, International Fire Code: Seal all penetrations in the corridor walls (Including above the suspended ceiling) throughout the school building with Underwriter's Laboratory (U.L.) labeled fire rated materials.
- 3. Electrical Wiring-Section 605, International Fire Code: Discontinue the use of extension cords, electrical adapters, and drop cords throughout the building in place of approved permanent electrical wiring. Surge protectors shall only be used with computer equipment and audio/visual equipment.

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- 4. Electrical- Section 605.3, International Fire Code: Maintain a 3 foot clearance from all electrical panels throughout the building in accordance with National Fire Protection Association (NFPA) 70, National Electrical Code, 2005 Edition.
- 5. Fire Alarm-Section 901.4, International Fire Code: Maintain a 3 foot distance on all smoke detectors and heat detectors from any air diffuser throughout the school building in accordance with Section 5.7.4 of the National Fire Protection Association (NFPA) 72, National Fire Alarm Code, 2002 edition.
- 6. Storage-Section 315.2.1, International Fire Code: Maintain storage a minimum of 2 feet from the ceiling throughout all rooms of the building. This includes any items hanging from the ceiling.
- 7. Corridors-Section 1027.17, International Fire Code: Remove the paper rolls from the hallway across from Room #107.
- 8. Exit Signs-Section 1011.1, International Fire Code: Replace the exit signs in the North Main Entrance without battery back up to illuminated exit signs with battery back up.
- 9. Emergency Lighting-Section 1006.1, International Fire Code: Provide emergency lighting units with battery back up in the Main Hallway by the Office.
- 10. Corridors-Section 1027.17, International Fire Code: Discontinue storing items Dec. 2009 on top of the lockers throughout the school corridors.
- 11.Incidental Rooms-Section 315.2.2, International Fire Code: Remove all combustible storage from the Boiler Room. No combustible materials shall be stored in this room at any time.
- 12. Incidental Rooms-Table 508.2, International Building Code- Seal all Storage Room, and the Janitor's Room #108 with Underwriter's Laboratory (U.L.) 2007-10
- 13. Exits-Section 1003.6, International Fire Code: Maintain the exits (windows and doors) from the Boiler Room and classrooms throughout the facility clear and unobstructed at all times.
- 14. Electrical-Section 605, International Fire Code: Protect the electrical outlet next to the sink in the Nurse's Office #118 with a Ground Fault Circuit Interrupter (GFCI) protected electrical outlet.
- 15. Incidental Rooms-Table 508.2, International Building Code: Provide a 1 hour rated protected enclosure with Underwriter's Laboratory (U.L.) labeled fire rated materials for the Nurse's Office Storage Room and the Gymnasium Office/Storage Room.

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- Incidental Rooms-Table 508.2, International Building Code: Provide Underwriter's Laboratory (U.L.) labeled self closing devices on the Gymnasium Office/Storage Room door, the Room #110 Storage Room door, and the Janitor's Room #108 door. Panic Hardware-Section 1008.1.9, International Fire Code: Provide Underwriter's Laboratory (U.L.) labeled positive latching panic door hardware on the Gymnasium exit doors. 16. Incidental Rooms-Table 508.2, International Building Code: Provide
- 17. Panic Hardware-Section 1008.1.9, International Fire Code: Provide the Gymnasium exit doors.
- water of Je 18. Corridors-Section 1027.17, International Fire Code: Maintain the Room #104 corridor door in proper working order. This door failed to close and latch properly into the door frame when tested.
- 19. Corridors-Table 1017.1, International Fire Code: Properly separate the Office Mail Boxes from the corridor. At the time of inspection, the Office Mail Boxes were not smoke tight and would allow the spread of smoke from the Office to the corridor. Wenter 2007-10
- 20. Exits-Section 1008.1.8.4, International Fire Code: Remove the flush bolt latching device from the South Boiler Room exit door.

PLEASE SUBMIT PLAN OF CORRECTION BY: Mail plan of correction to: IA Department of Public Safety Division of State Fire Marshal 215 E. 7<sup>th</sup> St Des Moines, IA 50319

or email to bstuder@dps.state.ia.us

INSPECTOR: Shyann L. Warrick

SUPERVISOR: Ron Humphrey

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AUTHORIZED SCHOOL PERSONNEL: Chris Anderson, Superintendent and Lee Hein, School Board President 2009-10

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### I. COST SUMMARY

#### OPINION OF PROBABLE COST

F	Owner: Monticello Community School District Project : Shannon Elementary School	Project No.: 2012316 Phase: Conceptual Design			Date : Estimator :	10/2/12 KE
	renovation upo	<u>s</u>	ARY LIBIR	ITATPT		TOTALO
Buil	ding Construction/Benair Costs		211	UNIT	CUS1/SF	IUTALS
1	Architectural, Code & ADA Items					
	Renovations: windows, doors, caulking, masonry, fire walls, ADA & fire codes	24	4,435	SF	9.50	232,133
	Expansion to meet space needs for grades P-K-1	12	2,000	SF	125.00	1,500,000
2	Structural					
_	Renovations	24	4,435	SF	0.00	0
3	Heating, Ventilation & Air Conditioning Systems		-			
	Renovations	24	4,435	SF	26.00	635,310
4	Plumbing & Fire Protection Systems					
_	Renovations	.24	4,435	SF	6.00	146,610
5	Electrical Lighting & Power Systems					
-	Renovations	24	4,435	SF	6.00	146,610
6	Special Electrical Systems				0.5.4	
	Renovations - Minor	24	4,435	SF	2.50	61,088
	SubTotal			2,721,750		
_		Design / Bid Contingency 10%			272,175	
		Building Construction C	Costs S	SubTotal		2,993,925
Construction Contingency 5%						149,696
		BUILDING CONSTRU	BUILDING CONSTRUCTION COST TOTAL			

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#### OPINION OF PROBABLE COST

	Owner: Monticello Community School District	Project No.: 2012316	Date	10/2/12	
1	Project : Shannon Elementary School	Phase: Conceptual Design		Estimator:	KE
1	renovation upda	ites			
1	DESCRIPTION	QT	UNIT	COST/SF	TOTALS
Site	Work Construction Costs				
21	New Parking Spaces & Drive Lane	0	EA	3,000.00	0
23	Extended Drive Lanes & Approaches	0	LS	0.00	0
24	Storm Sewer & Detention	1	LS	5,000	5,000
25	Domestic Water & Sanitary Sewer	1	LS	0	C
26	Electrical Power & Lighting	1.	LS	0	0
27	outdoor program area	1	LS	0	0
28	fill material	100	CY	75	7,500
29	Retaining Walls	1	LS	0	0
30	Pedestrian Paving	2,40	) SF	4.00	9,600
31	Lawns & Landscaping	1	LS	5,000	5,000
33	Directional & Informational Signage	1	LS	3,000	3,000
			SubTota	í.	30,100
		Design / Bid Cont	ingency 10%	e	3,010
		Site Work Construction Cos	s SubTotal	l.	33,110
		Construction Con	ingency 5%		1,656
		SI'TE WORK CONSTRUC	TION CO	ST TOTAL	\$34,766
1					
Sof	t Costs				
001					
37	Land Acquisition	1	LS	+	0
38	Legal Fees	1	LS		10,000
39	Architectural & Engineering Design Fees	1	LS	-	235,772
40	Information & Technology Design Fees	1	LS		10,000
41	Furnishing Design Fees	1	LS	-	5,000
42	Geo Thermal Horizontal Test Well	1	LS		6,000
43	Site Survey (utilize existing facility documents)	1	LS		6,000
44	Printing Costs for Construction Documents	1	LS		8,000
45	Construction Permits & Pees	1	LS	-	5,000
46	Builders Risk Insurance	1	LS	+	5,000
47	Quality Control Material Testing & Inspections	1	LS		16,000
48	Hazardous Material Abatement	1	LS	1)	50,000
-49	Fixtures, Furnishings & Equipment Allowance	1	LS		15,000
50	I echnology & Computer Equipment Allowance		LS		15,000
51 53	Utility Rebates Fundraising Consultanting	1	LS LS		(35,000 25,000
		Soft Co	st SubTota	i	376,772
	Site Work Construction Cost Total				34,766
	Building Construction Post Total				
			MECT'TY	TAL COST	23 555 450
		LUC	JUCITO	THE COST	\$0,000,100

### A. GENERAL COMMENTS

The 1955 building is now nearly 60 years old. It was designed at a time before computers were invented and before buildings were air conditioned. It has recently received a new playground. It has been maintained well.

### B. ARCHITECTURAL REVIEW

As the Assessment team toured the 1955 building several items of concern were immediately noted. This section deals with any items that would be addressed in an update or remodeling project.

Roof:

This building originally had a "butterfly" style roof. At some point a sloped metal roof and structure was added to the building. There have been roof leak issues.

Windows:

There are some single pane glass windows in the boiler room, kitchen and bath rooms that should be replaced.

Some of the windows have been replaced on the building. The windows installed were casement windows that open out. This style window is very dangerous for elementary schools as they cause an obstruction at head height for small children. This is a significant concern, especially on the playground side of the building.

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There are 3 clear glass windows into the gymnasium. This can cause glare related accidents and injury. These should be tinted or translucent glazing. (Above image)

Caulking:

Sealant is needed at the west side where paving meets the building wall.

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Masonry:

The masonry is in reasonable condition. Interior Masonry appears to be a perforated acoustical glazed tile. Periodic tuckpointing is required in some exterior areas. There is at least one location where settlement cracking has occurred and previous repair has failed. This will require replacement of broken brick and mortar pointing. (Above image)

Doors:

The classroom door hardware is required to be self-closing in a fire rated wall.

Corridor doors and frames are not fire rated and should be replaced. Or the building would need fire sprinklers throughout.

The door to the special education classroom does not open properly.

The north & south entry doors have single pane transom lights. These should be double pane.

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#### Corridor glazed windows:

There are large areas of glass from the corridors to the classrooms. While this is very nice for day lighting and creating an open atmosphere, these are required to be fire rated walls. Either a fire sprinkler system needs to be added or these windows need to be replaced with rated construction. (Previous page top image)

#### Ceilings:

Ceilings are in good condition. Some locations have what appear to be previously stained tiles. Some of the ceilings are higher in the older portion of the building allowing for indirect lighting. (Previous page bottom image)

#### Walls:

Wall air conditioning units are not sealed around causing breach of the thermal and moisture barrier. Interior and exterior walls are primarily masonry of different types including, Glazed tile at corridors, Brick at exterior wythe, and perforated glazed tile at interior walls.

#### Floor Coverings:

The floor covering consist of Vinyl composition tile in corridors, wood floor in the gymnasium, carpet in classrooms and ceramic tile in restrooms. Some of the carpet floors are worn and should be considered for replacement in the next several years. (Top image)

Monticello Schools Facility Assessment Report



Restrooms:

The restrooms are not ADA compliant. Examples include 47" x 30" stalls and sinks without blade handles. (Top left image)

Miscellaneous Items: There is a small sink hole at the front entrance area.

There is a need for air conditioning to provide functional teaching spaces.

Additional storage is needed in the building.

The tunnels at the perimeter of the building appear to have asbestos insulation. This should be removed prior to any access or work in the tunnels.

Louvers in the exterior wall have been damaged and should be replaced with a solution that can withstand abuse. (Bottom left image)



Monticello Schools Facility Assessment Report



The north & south entry canopy downspouts both dump directly onto the ramps that were added. These have been roofed over more recently. (Left image)

There are no vestibule air locks at the north & south entries to the play areas.

The striped basketball court in the gymnasium only allows 24" from the court to the end walls and the side benches. Insurance standards recommend 10' at end wall from courts and 6' and sides. (Bottom image)



Monticello Schools Facility Assessment Report



### C. CODE REVIEW

There is a grade change from the side walk to the building. The stair handrails need to be modified to meet code requirements.

The library is open to the corridor and actually houses books in the exit way. This is a fire code violation. (Left Image)

There are three doors in the north wing that swing into the exit path and impede exit width. Alcoves need to be created.

The art paper rolls are mounted on the wall in the exit corridors.

The State Fire Marshal's Office has cited the Carpenter elementary school with numerous violations and ordered compliance. The inspection was conducted using the 2006 International Fire and Building Code.

### D. ADA REVIEW

The staff restroom sink is not ADA compliant.

Ramps were added at the north & south doors however the door itself blocks the access to the ramp.

Classroom sinks are not ADA compliant. (Next page top image)

Interior and exterior ramp railings are not compliant.

There is no ADA access available at the front entrance, only stairs. (Next page bottom image)

The gymnasium is not accessible from the school, only stairs and lift.

The interior ramp is 27" high in grade change requiring 27 feet of length. It is only 16' - 4" long

### E. STRUCTURAL CONDITION REVIEW

The building appears to be structurally sound. There are only minor settlement issues at exterior stair and paving and at one bring wing wall.

Monticello Schools Facility Assessment Report



Monticello Schools Facility Assessment Report

### F. MECHANICAL SYSTEMS REVIEW

#### HVAC

- 1. The existing central heating plant consists of a single, 2,207 MBH input, "Burnham" steam boiler. The boiler was installed in 1999 with a boiler feed unit; the condensate receiver and associated components appear to be original and are in average condition. The heating system is estimated to be 75% to 80% efficient. ASHRAE tables indicate fire tube boilers with an expected service life of around 20 to 25 years.
- 2. Building HVAC controls are pneumatic. Compress air is by means of a new 1.5 HP air compressor. Remote setpoints, scheduling, and unoccupied hours are not available with the current control system.
- 3. Steam and condensate piping is routed thru a perimeter tunnel system to unit ventilators and radiant heaters. The "Nesbitt" Unit ventilators appear to be original. Several ventilators appear to have intakes partially obstructed. It is doubtful that code required minimum ventilation is being delivered to the classrooms.
- 4. A few classrooms utilize window air conditioning units for cooling. The office utilizes a "Luxaire" blower coil for cooling.
- 5. The gym utilizes a ventilation air handling unit with steam coil in combination with wall radiation. An exhaust fan and wall dampers provide cross ventilation. Ceiling mounted circulation fans are installed in the gym to assist in mixing air and minimizing stratification.
- 6. A few exterior louvers are significantly damaged and should be replaced with any renovation.
- 7. The majority of the building is not air conditioned (cooled/dehumidified).
- 8. With any significant renovation it is recommended that the existing HVAC components be removed and replaced. New mechanical systems could realize a heating energy savings of approximately 20 to 30% compared to the existing heating and ventilation system.
- 9. The site appears to be large enough to accommodate a geothermal heat exchanger.

Plumbing

- 1. The plumbing system consists of restrooms, a janitor's receptor, classroom sinks and bubblers, kitchen triple bowl sink, dishwasher, and an 85 gallon, atmospheric gas-fired water heater.
- 2. Many of the plumbing fixtures are original and appear to be in average condition with adequate pressures at most flush valves.
- 3. The domestic water heating system is estimated to be 70% to 80% efficient. The 199 MBH input heater appears to be older than 15 years. Circulation pumps are less than 5 years.
- 4. The domestic hot water system is softened.
- 5. Piping insulation is original and is in poor condition.
- 6. Roof drainage is by gutters and downspouts. They appear to be in average condition with no signs of blockage.
- 7. The 2" water service entrance utilizes a 2" newer water meter, yet it does not include a code required backflow preventer.
- 8. The majority of the water mains are galvanized piping, with most of the newer branch piping being copper.
- 9. Kitchen waste does not appear to connect to a code required grease interceptor.

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10. With any significant renovation it is recommended that all galvanized piping be replaced with copper piping, a backflow preventer be installed on the water entrance, plumbing fixtures be updated with efficient, low water units, a grease interceptor be installed for kitchen waste, and a high efficient water heater be installed.

Fire Protection

- 1. The building currently does not have a sprinkler system. With any large renovation it is recommended that a fire protection sprinkler system be installed. First review indicates that a dry system may be optimal, due to the fact that mains can be easily routed thru the existing attic space as well as the requirement to sprinkler the attic.
- 2. A new water service entrance will be required for installation of fire protection system.

### G. ELECTRICAL SYSTEMS REVIEW

Power

- 1. The existing main electrical distribution panel is a 400 amp Frank Adam switchboard energized at 120/240V, 1phase, 3 wire. It is original to the building, is obsolete, has no spare capacity, and is not of suitable size should air conditioning be added to the building.
- 2. The boiler room branch electrical panel is a Frank Adam panel using obsolete fuses. It does not have capacity for additional circuits and should be replaced.
- 3. The branch panelboard in the janitor's room is a newer panel, but does not have any spare capacity.
- 4. Receptacles in kitchen need to have GFCI protection.
- 5. Exterior 120V receptacles are not protected by ground fault circuit interrupters (GFCI). New GFCI receptacles with weather proof covers should be installed.

Lighting

- 1. Emergency lighting both interior and exterior throughout school is not adequate. Additional lighting should be installed in corridors, toilets, outside egress doors, and other public areas.
- 2. Additional exterior lighting should be installed for improved safety and security.
- 3. Exterior light fixtures should be changed to energy efficient HID or LED sources.
- 4. Incandescent light fixtures in janitor room and boiler room should be replaced with fluorescent.
- 5. Automatic lighting control devices (occupancy sensors) should be added to all rooms to meet energy code requirements.
- 6. Classrooms are generally utilizing eighteen 2-lamp fixtures. This does not meet current energy codes for lighting power density. Fewer, more efficient fixtures should be installed.

Special Systems

- 1. Fire alarm initiation and notification devices (pull stations, horns, strobes) do not meet code requirements for quantities and locations. Additional pull stations are needed at exterior doors. Additional horn/strobe devices are needed in single toilets and classrooms.
- 2. Abandoned low voltage wiring in classroom 106 (formerly a computer lab) has not been removed.
- 3. Addressable fire alarm system will need to be upgraded to a voice notification system to meet new code requirements.

## CARPENTER ELEMENTARY SCHOOL

Monticello Schools Facility Assessment Report

#### H. USEFUL LIFE SPAN

The useful life span of a school building is evaluated based upon many factors, building components and their performance including: structural shell, thermal barrier, water barrier, HVAC systems, plumbing systems, electrical systems, communication systems, built in casework and equipment, kitchen equipment, windows, doors & hardware. School buildings receive considerable use & abuse for 9 months during the year and then in the summer they are minimally used. Particular to schools is the importance of high use equipment & hardware as well as adaptable technology and communication systems. All these components have varying life spans.

As pedagogical teaching methods evolve and change the traditional classroom along a double loaded corridor may become less effective and even detrimental to learning. The structural shell of a building can last for hundreds of years if built on a sound foundation and the enemy to every building, water, is kept out. However buildings with rigid layouts created by load bearing masonry walls are less adaptable to change. Foundation settlement for this type of building can be very expensive to correct.

For Carpenter Elementary school in particular, the engineering systems and infrastructure are very new compared to the other buildings. Most new HVAC, plumbing & electrical equipment has a 20 -25 year useful life. This means the equipment may not be as energy efficient as its newer counterpart. Parts and service will probably not be available any longer. They simply wear out from intensive use.

The life span of Carpenter school without any renovations or equipment replacement is about 15 more years. At that point HVAC and lighting system should have been replaced.

Operational cost is one way to measure the useful life. When the operational cost outweighs the replacement cost the building components need to be replaced. Another way for measuring a schools useful life is how it can support the curriculum. As long as it can support it in every way it is useful. When the building hinders the delivery of learning it is no longer useful as a school.

Useful life of components without any renovations:

Structural Shell: 40 years, only minor settlement

Thermal Barrier: 0 years, the International Energy Code has become much more stringent

Water Barrier: 5 years, this is unclear considering the addition of the sloped roof

HVAC systems: 20 years, Boiler was installed in 1999, some equipment will be at the end of its life, no air conditioning

Plumbing systems: 5 years, fixtures may be at end of their life, piping is in poor condition

Electrical & lighting systems: 0 years for lighting, 0 years for power, obsolete

## CARPENTER ELEMENTARY SCHOOL

Monticello Schools Facility Assessment Report

Communication systems: 0 years, fire alarms not to code,

Built in equipment & casework: 10 years Kitchen Equipment: 0 years

Windows, Doors & hardware: 10 years

Building configuration: 0 years, library media center with egress circulation through it

Fire protection: does not exist

#### I. FIRE MARSHALL'S REPORT

On the following three pages.

### FIRE SAFETY REPORT FOR STATE SCHOOLS AND COLLEGES

DISTRICT AND ADDRESS: Monticello School District-Carpenter Elementary SCHOOL LOCATION: 615 N Gill St., Monticello, IA 52310 GRADES: 2-4 # OF STUDENTS: 200

Building Code: 52-4446-0409

COUNTY: Jones

DATE: 7/17/09 TELEPHONE: 563-465-3551

SUPERINTENDENT & ADDRESS: Chris Anderson, 711 S. Maple St., Monticello, IA 52310

PRES. OF BOARD/ADDRESS: Lee Hein, 11989 Richland Rd, Monticello, IA 52310

CONSTRUCTION: Type II (000)

# OF STORIES: 1

### PREVIOUS ORDERS COMPLIED WITH:

## COMPLY AS FOLLOWS:

### Inspection Conducted using the 2006 International Fire and Building Code

- 1. Corridors-Section 1027.17, International Fire Code: Discontinue blocking doors open throughout the building. If the facility desire doors to be held open, doors shall be held open with electromagnetic hold open devices tied to the building's fire alarm in accordance with the National Fire Protection Association (NFPA) 72, National Fire Alarm Code, 2002 edition.
- 2. Corridors-Table 1017.1, International Fire Code: Seal all penetrations in the corridor walls (Including above the suspended ceiling) throughout the school building with Underwriter's Laboratory (U.L.) labeled fire rated materials.
- 3. Electrical Wiring-Section 605, International Fire Code: Discontinue the use of extension cords, electrical adapters, and drop cords throughout the building in place of approved permanent electrical wiring. Surge protectors shall only be used with computer equipment and audio/visual equipment.
- 4. Electrical-Section 605.3, International Fire Code: Maintain a 3 foot clearance from all electrical panels throughout the building in accordance with National Fire Protection Association (NFPA) 70, National Electrical Code, 2005 Edition.

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- 5. Fire Alarm-Section 901.4, International Fire Code: Maintain a 3 foot distance on all smoke detectors and heat detectors from any air diffuser throughout the school building in accordance with Section 5.7.4 of the National Fire Protection Association (NFPA) 72, National Fire Alarm Code, 2002 edition.
- 6. Storage-Section 315.2.1, International Fire Code: Maintain storage a minimum of 2 feet from the ceiling throughout all rooms of the building. This includes any items hanging from the ceiling.
- 7. Window Coverings-Section 805.1, International Fire Code: Remove or replace the vinyl mini-blinds and non-fire rated window coverings throughout the school building with flame resistant window coverings.
- 8. Incidental Rooms-Table 508.2, International Building Code: Provide Underwriter's Laboratory (U.L.) labeled self closing devices on the Office Storage Closet door, the East Gymnasium Storage Room door, the Storage Room by the Gymnasium corridor to the Coaches Office, the Gymnasium Storage Room door by the Kitchen, and the Library North/South doors.
- 9. Incidental Rooms-Table 508.2, International Building Code- Seal all penetrations in the walls and ceiling lid of the Boiler Room, the Office Storage Closet, the East Gymnasium Storage Room, the Gymnasium Storage Room by the Kitchen, and the Storage Room by the Gymnasium corridor to the Coaches Office with Underwriter's Laboratory (U.L.) labeled fire rated materials.
- 10. Exits-Section 1003.6, International Fire Code: Remove the paper roll storage from the corridor wall by in the Hallway. The corridors are to be clear and unobstructed at all times.
- 11. Corridors-Section 1027.17, International Fire Code: Maintain the Gymnasium Double Doors, the Gymnasium Door #127, the Room #118 door, the Room #119 door, the Room #126 door, and the Room #105 door in proper working order. These doors failed to close and latch properly into the door frames when tested.
- 12. Incidental Rooms-Table 508.2, International Building Code: Cover the vent at the bottom of the door to the East Gymnasium Storage Room door with 18 gauge metal or 5/8 inch drywall.
- 13. Incidental Rooms-Table 508.2, International Building Code: Provide Underwriter's Laboratory (U.L.) labeled door latching hardware to the East Gymnasium Storage Room door and the Storage Room door by the Coaches Room.
- 14. Incidental Rooms-Table 508.2, International Building Code: Verify a 1 hour rating for the vertical carpet on the walls of the Storage Room by the Coaches Room. If a 1 hour rating cannot be verified this carpet shall be removed. This room shall be provided with a 1 hour protective rating with Underwriter's Laboratory (U.L.) labeled fire rated materials.

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- wille 15. Exits through Intervening Spaces-Section 1014.2, International Fire Code:
- Provide a direct exit from the North Exit Hallway. This entire corridor requires the exiting through the library. Exit Signs- Section 1011.1, International Fire Code: Remove exit sign above West Library Center Room South door as it does not lead to a direct exit. At the time of inspection, this door would require exiting through an intervening 16. Exit Signs- Section 1011.1, International Fire Code: Remove exit sign above time of inspection, this door would require exiting through an intervening classroom.
- 17. Panic Hardware-Section 1008.1.9, International Fire Code: Provide Underwriter's Laboratory (U.L.) labeled positive latching panic door hardware on the Library North/South exit doors. Provide illuminated exit signs with battery 2009-10 backup above these doors.
- 18. Construction-661.5.6.58(100), Chapter 5 of the Iowa Administrative Code: Provide a 1 hour rating on the Library Rooms #123 and #122 with Underwriter's Laboratory (U.L.) labeled materials. These rooms were currently constructed of unprotected wood materials.
- 19. Incidental Rooms-Section 315.2.2, International Fire Code: Remove all combustible storage from the Boiler Room. No combustible materials shall be stored in this room at any time.
- 20. Exits-Section 1003.6, International Fire Code: Maintain the exit from the Boiler 1/2009 Room Direct Exit clear and unobstructed at all times.
- 21. Exits-Section 1008.1.8.4, International Fire Code: Remove the flush bolt latching device from the Boiler Room Direct Exit door.

PLEASE SUBMIT PLAN OF CORRECTION BY: Mail plan of correction to: IA Department of Public Safety Division of State Fire Marshal 215 E. 7<sup>th</sup> St Des Moines, IA 50319

or email to bstuder@dps.state.ia.us

INSPECTOR: Shyann L. Warrick

SUPERVISOR: Ron Humphrey

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AUTHORIZED SCHOOL PERSONNEL: Chris Anderson, Superintendent and Lee Hein, School Board President

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Dec 2009

## CARPENTER ELEMENTARY SCHOOL

Monticello Schools Facility Assessment Report

### J. COST SUMMARY

#### **OPINION OF PROBABLE COST**

Owner: Mon
Project : Car

Owner: Monticello Community School District Project : Carpenter Elementary School Project No.: 2012316 Phase: Conceptual Design

Date: 10/8/12. Estimator: KE

#### renovation updates

	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Bui	lding Construction/Repair Costs:				
1	Architectural, Code & ADA Items				
	Renovations: windows, doors, caulking, masonry, fire walls, ADA & fire codes, ramps and lifts	25,000	SF	13.00	325,000
-	Expansion to meet space needs for grades 2.4	8,000	SF	140.00	1,120,000
2	Structural				
	Renovations	25,000	SF	0.00	Û
3	Heating, Ventilation & Air Conditioning Systems				
-	Renovations	25,000	SF	26.00	650,000
4	Plumbing & Fire Protection Systems				
1	Renovations	25,000	SF	6.00	150,000
5	Electrical Lighting & Power Systems				
	Renovations	25,000	SF	6.00	150,000
6	Special Electrical Systems				
1	Renovations - Minor	25,000	SF	2.50 193.50	62,500
1 -	SubTotal Design / Bid Contingency 10%				2,457,500 245,750
-	Building Construction Costs SubTotal				2,703,250
	Construction Contingency 5%			135,163	
	BUILDING CONSTRUCTION COST TOTAL				\$2,838,413

Monticello Schools Facility Assessment Report

### OPINION OF PROBABLE COST

F	Owner, Monticello Community School District Project Carpenter Elementary School	Project No.: 2012316 Phase: Conceptual Design			Date : Estimator :	10/8/12 KE
	renovation update	25	_			
	DESCRIPTION	(	TY	UNIT	COST/SF	TOTALS
Site	Work Construction Costs					
21	New Parking Spaces & Drive Lane		0	EA	0.00	0
23	Extended Drive Lanes & Approaches		0	LS	0.00	0
24	Storm Sewer & Detention		1	LS	5,000	5,000
25	Domestic Water & Sanitary Sewer	1	1	LS	0	0
26	Electrical Power & Lighting		1	LS	0	Ó
27	outdoor program area		1	LS	0	0
28	fill material	1	20 -	CY	75	9,000
29	Retaining Walls		1	LS	2,000	2,000
30	Pedestrian Paving	2,	500	SF	4.00	10,400
31	Lawns & Landscaping		1	LS	4,000	4,000
33	Directional & Informational Signage		1	LS	1,000	1,000
				SubTotal		31 400
		Design / Bid Co	ntinoe	ency 10%		3 140
		Site Work Construction C	osts S	ubTotal	-	34 540
1				ao i otai		51,510
_		Construction C	onting	ency 5%		1,727
		SITE WORK CONSTRU	CTI	ON COS	T TOTAL	\$36,267
					1.0	
Sof	t Costs					
37	Land Acquisition		ĩ	LS		0
38	Legal Fees		1	LS		10,000
39	Architectural & Engineering Design Fees		1	LS		212,881
40	Information & Technology Design Fees		1	LS		10,000
41	Furnishing Design Fees		1	LS		5,000
42	Geo Thermal Horizontal Test Well		1	LS		6,000
43	Site Survey (utilize existing facility documents)		1	LS		6,000
44	Printing Costs for Construction Documents		1	LS	7	6,000
45	Construction Permits & Fees		î (	LS		5,000
46	Builders Risk Insurance		1	LS		5,000
47	Quality Control Material Testing & Inspections		1	LS	i	16,000
48	Hazardous Material Abatement		1	LS		40,000
49	Fixtures, Furnishings & Equipment Allowance	1.1	1	LS		25,000
50	Technology & Computer Equipment Allowance		1	LS		20,000
51	Utility Rebates		1	LS		(35.000)
53	Fundraising Consultanting		1	LS		25,000
		Soft	Cost	SubTotal		356,881
	Site Work Construction Cost Total				36,267	
J.L		Building Construct	ion Co	ost Total		2,838,413
		P	ROII	ECTTO	TAL COST	\$3,231,560

### A. GENERAL COMMENTS

The 1923 building is now 90 years old. It is 25% larger in total area than is required for the current grade structure. While the majority of the structure is very stable the older portion of the building and its systems require significant upgrades to meet current building and safety codes. The layout of the building negatively affects the programs the district is attempting to deliver. As we compare the possibility of new construction versus remodeling, the limitations of the existing building will become more evident.

### **B. ARCHITECTURAL REVIEW**

#### Roof:

The roof systems are fully adhered, black EPDM over rigid insulation. There is lots of evidence of roof leaks in the past. The membrane systems last about 20 years and need to be budgeted for replacement. (See page 38 for images)



#### Windows:

The windows are single pane clear glass in non-thermally broken clear anodized aluminum frames in the newer part of the building. There are also many insulated panels in these frames. (Left image)

The older portions of the building have aluminum frame windows as well as single pane windows in glazed steel frames.

These windows should be replaced with double pane thermal windows. Tinted glazing should be utilized on south and west exposures to reduce glare and heat gain in the classrooms and support spaces. A life cycle cost analysis could be completed to determine the payback time period for the replacement. (See page 39 for images)

Monticello Schools Facility Assessment Report



Monticello Schools Facility Assessment Report



Monticello Schools Facility Assessment Report





Windows:

There are locations where window panes are missing, Glass is broken, frames are rusted and glazing putty has broken away. (Top and left images)

#### Caulking:

Caulking is dried and missing in many locations. There are locations where caulking has been used instead of proper masonry tuckpointing at cracks and joints in the exterior wall. Window and door sealants need to be replaced. (next page top and bottom images)

Monticello Schools Facility Assessment Report



Monticello Schools Facility Assessment Report



#### Masonry:

Exterior and interior wall materials are primarily brick and concrete block. There are varying degrees of masonry issues. While much of the masonry is sound there are several locations where settling and movement has occurred. Some of these locations appear to currently be shifting as evidence by opens in previously patched areas. There are areas of moss growth that should be remediated.

#### Doors:

The exterior doors range from metal to wood with glass panels. There are many concerns. (Bottom left and right images)

Door openings too narrow

Difficult to open

Less than the required percentage of accessible doors per ADA Worn out hardware

There are also many concerns with interior doors. Too Narrow Not self-closing Not fire rated Worn out hardware Worn out doors Restrict exit path when opened

One exit door out of the lower level is only 27" wide.



Monticello Schools Facility Assessment Report



This door to the corridor from the classroom space swings into the corridor and not only reduces the required exit width but also is a hazard for people moving in the corridor. The main entry doors are too narrow to comply with current codes. (Top left image)

Monticello Schools Facility Assessment Report



This old wood & glass door is a security concern. (Top Left Image)

Corridor glazed windows:

The corridors in the building are required to be fire rated since there is no fire sprinkler system. Windows in these corridor walls are only allowed up to a certain size. Wired glass is no longer allowed in current building codes due to safety risks. (Bottom Left image)

The pass through mail boxes are also a fire code violation.

### Ceilings:

Ceilings range from plaster to different types of acoustical tile. Some locations have significant water damage.

#### Walls:

Interior walls have many locations where the fire separations are breached.

### Floor Coverings:

Terrazzo flooring is in very good condition in many locations. Wood flooring needs attention. (Bottom middle and right images)



Monticello Schools Facility Assessment Report



### Restrooms:

All restrooms observed require modifications for code and ADA compliance. Floor, wall & ceiling finishes need to be repaired or updated.

Miscellaneous Items:

The old weight room/fan room needs to be cleaned out. This could be a good place for storage if brought up to code. (Top left image)

Downspouts need to be repaired and extended away from the building. (Bottom left image)

Spaces being used by the school district as furniture storage, material storage and maintenance shop need to be separated from the rest of the school by one hour fire separations.

There are many hazardous locations on the exterior paving and steps where concrete has broken or heaved that require repair. Exterior handrails do not comply with current codes.

### C. CODE REVIEW

The State Fire Marshal's Office has cited the Middle school with numerous violations and ordered compliance. The inspection was conducted using the 2006 International Fire and Building Code. (Bottom image and on to the next page)





Monticello Schools Facility Assessment Report



Monticello Schools Facility Assessment Report



#### D. ADA REVIEW

This building is a classic case of old multi-level buildings designed and constructed with no planning for universal access. Nearly every aspect of the building is in violation of codes and accessibility laws. Some examples are: entries, restrooms, stairs, elevator, handrails, drinking stations, dining, bleachers, classroom levels, stage, auditorium seating, computer lab, doorways. (Top left and right images as well as next page top and bottom images)

### E. STRUCTURAL CONDITION REVIEW

The majority of the building appears to be structurally sound. There is however evidence of structural settlement in the several portions of the rear additions. Refer to the masonry section above.

Monticello Schools Facility Assessment Report



### F. MECHANICAL SYSTEMS REVIEW

HVAC

- 1. The existing central heating plant consists of two, duel fuel, 4,185 MBH input, "Burnham" and "Pacific" steam boilers. The "Pacific" boiler was installed in 1972, the "Burnham" was installed approximately in 1995. The condensate receiver and associated components appear to be original and are in average condition. The older building utilizes a newer condensate receiver. The heating system is estimated to be 75% to 80% efficient. ASHRAE tables indicate fire tube boilers with an expected service life of around 20 to 25 years.
- 2. Building HVAC controls are pneumatic. Compress air is by means of a new 1.0 HP air compressor. Remote setpoints, scheduling, and unoccupied hours are not available with the current control system.
- 3. Classrooms in the older addition utilize steam radiators for space heating. There is no mechanical ventilation.
- 4. Some classrooms and exterior spaces utilize original unit ventilators. It is doubtful that code required minimum ventilation is being delivered to the classrooms.
- 5. A few classrooms and the kitchen utilize window air conditioning units for cooling.
- 6. The auditorium utilizes wall radiators for space heating. There does not appear to be any ventilation.
- 7. The gym utilizes three air handling units for heating and ventilating. Wall dampers provide cross ventilation relief.
- 8. A few exterior louvers/exhaust fans are significantly damaged and should be replaced with any renovation.
- 9. The majority of the building is not air conditioned (cooled/dehumidified).
- 10. With any significant renovation it is recommended that the existing HVAC components be removed and replaced. New mechanical systems could realize a heating energy savings of approximately 25 to 35% compared to the existing heating and ventilation system.
- 11. The site does not appear to be large enough to accommodate a geothermal heat exchanger. Adjacent spaces need to be reviewed if geothermal is to be an option.

Monticello Schools Facility Assessment Report

Plumbing

- 1. The plumbing system consists of restrooms, locker rooms, janitor receptors, kitchen equipment, triple bowl sink, dishwasher, and two 100 gallon, atmospheric gas-fired water heater.
- 2. Many of the plumbing fixtures are original and appear to be in average condition with adequate pressures at most flush valves.
- 3. Showers currently drain to a common drain where waste water can mix with an adjacent shower stall. This does not meet current plumbing code which requires individual shower drains or sloping to prevent mixing of waste streams.
- 4. The domestic water heating system is estimated to be 70% to 80% efficient. The 199 MBH input heaters appears to be older than 10 years. Circulation pumps are less than 10 years.
- 5. The domestic hot water system is softened.
- 6. Piping insulation is original and is in poor condition.
- 7. Roof drainage is by roof drains. They appear to be in average condition with no signs of blockage.
- 8. The 4" water service entrance utilizes a 3" newer water meter, yet it does not include a code required backflow preventer.
- 9. The majority of the water mains are galvanized piping, with most of the newer branch piping being copper.
- 10. Kitchen waste does not appear to connect to a code required grease interceptor.
- 11. With any significant renovation it is recommended that all galvanized piping be replaced with copper piping, a backflow preventer be installed on the water entrance, plumbing fixtures be updated with efficient, low water units, a grease interceptor be installed for kitchen waste, and a high efficient water heater be installed.

Fire Protection

- 1. The building currently does not have a sprinkler system. With any large renovation it is recommended that a fire protection sprinkler system be installed.
- 2. A new water service entrance will be required for installation of fire protection system.

### G. ELECTRICAL SYSTEMS REVIEW

Power

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- 1. Distribution panel in original building is an obsolete Frank Adam switchboard with pull out fuses. Proper working clearance is not provided. This panel is not suitable for continued use has signs of damage from an arc flash event. This distribution panel should be replaced.
- 2. Boiler emergency shutdown switch does not meet code.
- 3. Branch panelboards in the original building are not adequate for expansion.
- 4. Ground fault circuit interruption (GFCI) is needed at select locations throughout the facility.

Lighting

- 1. Emergency lighting and exit signage throughout building is not adequate to define and illuminate egress pathways. Additional emergency lights are needed in both gymnasiums, auditorium, cafeteria, corridors, stairwells, toilets, and other large instructional spaces.
- 2. Exit lights primarily use compact fluorescent lamps. These should be replaced with new L.E.D. exit signs.
- 3. Additional exterior lighting should be installed for improved safety and security.
- 4. Exterior light fixtures should be changed to energy efficient HID or LED sources.
- 5. Incandescent light fixtures should be replaced with fluorescent.
- 6. Automatic lighting control devices (occupancy sensors) should be added to all rooms to meet energy code requirements.
- 7. Light fixtures in the original gymnasium are metal halide and 8' T12 fluorescent and should be replaced with more energy efficient fluorescent or LED fixtures.

Special Systems

- Fire alarm initiation and notification devices (pull stations, horns, strobes) do not meet code requirements for quantities and locations. Additional pull stations are needed at exterior doors. Additional horn/strobe devices are needed in gymnasium, auditorium, toilets, classrooms and public areas.
- 2. Large air handling units (specifically the large gym) do not have duct smoke detectors or automatic shutdown tied to the fire alarm system.
- 3. Addressable fire alarm system will need to be upgraded to a voice notification system to meet new code requirements.

### H. USEFUL LIFE SPAN

The useful life span of a school building is evaluated based upon many factors, building components and their performance including: structural shell, thermal barrier, water barrier, HVAC systems, plumbing systems, electrical systems, communication systems, built in casework and equipment, kitchen equipment, windows, doors & hardware. School buildings receive considerable use & abuse for 9 months during the year and then in the summer they are minimally used. Particular to schools is the importance of high use equipment & hardware as well as adaptable technology and communication systems. All these components have varying life spans.

As pedagogical teaching methods evolve and change the traditional classroom along a double loaded corridor become less effective and even detrimental to learning. The structural shell of a building can last for hundreds of years if built on a sound foundation and the enemy to every building, water, is kept out. However buildings with rigid layouts created by load bearing masonry walls are less adaptable to change. Foundation settlement for this type of building can be very expensive to correct.

Monticello Schools Facility Assessment Report

For the Middle school in particular, the engineering systems and infrastructure are very new compared to the other buildings. In general, new HVAC, plumbing & electrical equipment has a 20 year useful life. This means the equipment may not be as energy efficient as its newer counterpart. Parts and service will probably not be available any longer. They simply wear out from intensive use.

The useful life span of the Middle school without any renovations or equipment replacement is expired. At this point HVAC and lighting system should have been replaced. Operational cost is one way to measure the useful life. When the operational cost outweighs the replacement cost the building components need to be replaced. Another way for measuring a schools useful life is how it can support the curriculum. As long as it can support it in every way it is useful. When the building hinders the delivery of learning it is no longer useful as a school.

Useful life of components without any renovations:

Structural Shell: 20 - 50 years, settlement is occurring in some areas

Thermal Barrier: 0 years, the International Energy Code has become much more stringent

Water Barrier: 0 - 15 years

HVAC systems: 15 - 25 years, equipment will be at the end of its life,

Plumbing systems: 0 years, fixtures may be at end of their life, piping should be replaced

Fire protection: A system does not exist

Electrical & lighting systems: 0 years for lighting, 0 years for power

Communication systems: 0 years, the building does not easily

support current technology

Built in equipment & casework: 0 - 20 years

Kitchen Equipment: 15 years unless becomes to inefficient

Windows, Doors & hardware: 0 years

Building configuration: 0 years, very inefficient, too large

#### I. FIRE MARSHALL'S REPORT

On the following six pages.

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## FIRE SAFETY REPORT FOR STATE SCHOOLS AND COLLEGES

DISTRICT AND ADDRESS: Monticello School District- Middle School SCHOOL LOCATION: 217 S. Maple, Monticello, IA 52310 GRADES: 5-8 # OF STUDENTS: 400

Building Code: 52-4446-0209

DATE: 7/17/09 TELEPHONE: 563-465-6959

AL.

COUNTY: Jones

SUPERINTENDENT & ADDRESS: Chris Anderson, 711 S. Maple St., Monticello, IA 52310

PRES. OF BOARD/ADDRESS: Lee Hein, 11989 Richland Rd, Monticello, IA 52310

CONSTRUCTION: Type II (000)

# OF STORIES: 3 w/ basement

PREVIOUS ORDERS COMPLIED WITH:

# COMPLY AS FOLLOWS:

Inspection Conducted using the 2006 International Fire and Building Code

- 1. Corridors-Section 1027.17, International Fire Code: Discontinue blocking doors open throughout the building. If the facility desire doors to be held open, doors shall be held open with electromagnetic hold open devices tied to the building's fire alarm in accordance with the National Fire Protection Association (NFPA) 72, National Fire Alarm Code, 2002 edition.
- 2. Corridors-Table 1017.1, International Fire Code: Seal all penetrations in the corridor walls (Including above the suspended ceiling) throughout the school building with Underwriter's Laboratory (U.L.) labeled fire rated materials.
- 3. Electrical Wiring-Section 605, International Fire Code: Discontinue the use of extension cords, electrical adapters, and drop cords throughout the building in place of approved permanent electrical wiring. Surge protectors shall only be used with computer equipment and audio/visual equipment. Electrical cords shall not be run through a door frame at any time.

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- 4. Electrical- Section 605.3, International Fire Code: Maintain a 3 foot clearance from all electrical panels throughout the building in accordance with National Fire Protection Association (NFPA) 70, National Electrical Code, 2005 edition.
- 5. Fire Alarm-Section 901.4, International Fire Code: Maintain a 3 foot distance on all smoke detectors and heat detectors from any air diffuser throughout the school building in accordance with Section 5.7.4 of the National Fire Protection Association (NFPA) 72, National Fire Alarm Code, 2002 edition.
- 6. Exit Signs-Section 1011.1, International Fire Code: Replace all exit signs throughout the school building without battery back up to illuminated exit signs with battery back up.
- 7. Exit Signs-Section 1011.1, International Fire Code: Maintain the exit sign in Room #280 in proper working order. This exit sign failed to illuminate when tested.
- 8. Incidental Rooms-Table 508.2, International Building Code: Provide a 1 hour protective rating with Underwriter's Laboratory (U.L.) labeled fire rated materials for the Stairwell by the Back of the Stage.
- 9. Incidental Rooms-Table 508.2, International Building Code: Replace the Auditorium doors with Underwriter's Laboratory (U.L.) labeled 1 <sup>3</sup>/<sub>4</sub> solid core wood doors. These doors shall be equipped with Underwriter's Laboratory (U.L.) labeled positive latching panic hardware and self closing devices.
- **10. Panic Hardware-Section 1008.1.9, International Fire Code:** Provide Underwriter's Laboratory (U.L.) labeled positive latching panic door hardware on the 3<sup>rd</sup> Floor South Stairwell doors, the 2<sup>nd</sup> Floor Band Room exit doors, and the West Gymnasium exit doors.
- **11. Corridors-Section 1027.17, International Fire Code:** Replace the 3<sup>rd</sup> Floor South Stairwell doors, the Room #270 door, the 3<sup>rd</sup> Floor Storage Room between Rooms #260 and #250 doors, the 3<sup>rd</sup> Floor Storage Room between Rooms #222 and #220 doors, the 3<sup>rd</sup> Floor Media Center doors, the Old Gymnasium 2<sup>nd</sup> Floor doors, the 2<sup>nd</sup> Floor South Locker Room door, the Lower Computer Lab West Stairwell door, and the 2<sup>nd</sup> Floor Storage Room between Rooms #150 and #160 with Underwriter's Laboratory (U.L.) labeled 1 ¾ solid core wood doors. These doors shall be equipped with Underwriter's Laboratory (U.L.) labeled door latching hardware and self closing devices.
- **12. Exit Signs-Section 1011.1, International Fire Code:** Provide illuminated exit signs with battery back up above the 3<sup>rd</sup> Floor South Stairwell doors, the Boy's Locker Room door, the Lower Computer Lab direct exit door, the Lower Computer Lab West Stairwell door, Room #30 South exit door, and the 2<sup>nd</sup> Floor North Stairwell doors..

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- 13. Corridors-Section 1027.17, International Fire Code: Maintain the Room #270 writer of door, the Room #225 door, the Guidance Office door, the Room #210 door, the Room #15 door, the Room #100 door, the Room #110 door, the Room #120 door, and the Lower Computer Lab door in proper working order. These doors failed to close and latch properly into the door frames when tested.
- 14. Incidental Rooms-Table 508.2, International Building Code- Seal all penetrations in the walls and ceiling lid of the Boiler Room, the 3rd Floor Storage Room between Rooms #260 and #250, the Old Gym to Old Locker Room/Storage, the Tunnel Storage under South Bleachers in Old Gym, the Tunnel Storage under North Bleachers in Old Gym, the 2<sup>nd</sup> Floor South Locker Room, the Computer Repair Room, and the 3rd Floor Storage Room between Rooms #150 and #160 with Underwriter's Laboratory (U.L.) labeled fire rated materials.
- 15. Corridors-Table 1017.1, International Fire Code: Cover the vents at the bottom of the doors and around the doors throughout the facility with 18 gauge metal or 5/8 inch drywall.
- 16. Electrical-Section 605, International Fire Code: Replace the broken cover for the light switch in Room #250.
- 17. Corridors-Section 1027.17, International Fire Code: Provide separation between the first, second, and third floors of the school in the Center Stairwell. Buildings more than one story shall be enclosed with protected noncombustible construction. Doors shall be Underwriter's Laboratory (U.L.) labeled 1 3/4 solid core wood doors (wired glass up to 900 square inches is allowed). There are exceptions to this rule, but the school does not meet since it is constructed of ordinary (wood and fire resistive combined) construction.
- 18. Panic Hardware-Section 1008.1.9, International Fire Code: Provide Underwriter's Laboratory (U.L.) labeled positive latching panic door hardware on the 3rd Floor Media Center doors, the 2rd Floor Old Gym doors, the Band Room doors.
- 19. Exits-Section 1003.6, International Fire Code: Discontinue using the Room
- Exits-Section 1008.1.8.4, International Fire Code: Remove the hasp and With the padlock, deadbolt, flush bolt, and all other latching devices that are not within the door latching hardware from doors throughout the facility. 20. Exits-Section 1008.1.8.4, International Fire Code: Remove the hasp and
- 21. Construction-661-5.658(100), Chapter 5 of the Iowa Administrative Code:

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- 22. Exits-Section 1008.1.8.4, International Fire Code: Discontinue the use of bar devices or any other device that disables panic hardware and restricts exiting without removal of the device.
- 23. Incidental Rooms-Table 508.2, International Building Code: Provide Underwriter's Laboratory (U.L.) labeled self closing devices on the 2<sup>nd</sup> Floor Old Art Room doors, the 1<sup>st</sup> Floor Gymnasium Storage Room door, the Computer Repair Room doors, the Custodial Storage off of the Student Center doors, and the Tech Room to Clay Room door.
- 24. Construction-661.5.6.58(100), Chapter 5 of the Iowa Administrative Code: Provide a 1 hour rating on the 2<sup>nd</sup> Floor Old Art Room West Exit with Underwriter's Laboratory (U.L.) labeled materials. At the time of inspection, a missing ceiling tile revealed a ceiling deck of unprotected wood.
- 25. Electrical-Section 605, International Fire Code: Provide covers for the junction boxes on the North Wall of the 2<sup>nd</sup> Floor Old Art Room, the Tunnel Storage under North Bleachers in the Old Gym, and the 1<sup>st</sup> Floor Boy's Locker Room.
- 26. Exits-Section 1003.6, International Fire Code: Provide a sign that states "Not an Exit" to the 1<sup>st</sup> Floor North Courtyard door. This door opens into an enclosed courtyard.

27. Exit Signs- Section 1011.1, International Fire Code: Remove exit signs above the Old Clay Room door to the Old Art Room and the Old Gym to the Old Locker Room/Storage as they do not lead to direct exits and would require exiting through intervening spaces.

- 28. Incidental Rooms-Table 508.2, International Building Code: Verify or replace clear glass above the 2<sup>nd</sup> Floor Old Gym doors and the Tech Room by the Old Clay Room with fire rated glass or Underwriter's Laboratory (U.L.) labeled 1 hour fire rated materials.
- 29. Exit Signs-Section 1011.1, International Fire Code: Maintain the Old Locker Room and the South Old Gym exit signs in proper working order. These exit signs failed to illuminate when tested.
- 30. Incidental Rooms-Section 315.2.2, International Fire Code: Remove all combustible storage from the Boiler Room. No combustible materials shall be stored in this room at any time.
- 31. Emergency Lighting-Section 1006.1, International Fire Code: Provide an emergency lighting unit with battery back up in the Boiler Room.
- **32. Electrical-Section 605, International Fire Code:** Protect the electrical outlets next to the sinks in the 2<sup>nd</sup> Floor Room #150, the Storage Room between Rooms #150 and #160, the 2<sup>nd</sup> Floor Room #160, and the 2<sup>nd</sup> Floor Band Director's 2010 office with Ground Fault Circuit Interrupter (GFCI) protected electrical outlets.

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- **33. Electrical-Section 605, International Fire Code:** Maintain the electrical outlet on the far left hand side of the sinks in Room #150 in accordance with the National Fire Protection Association (NFPA) 70, National Electrical Code, 2005 edition. This outlet showed an "open ground" when tested.
- **34. Electrical-Section 605, International Fire Code:** Maintain the electrical outlet on the far left hand side of the sinks in Room #160 in accordance with the National Fire Protection Association (NFPA) 70, National Electrical Code, 2005, edition. This outlet showed a "Hot/Neutral Reverse" when tested.
- **35.** Corridors-Section 1027.17, International Fire Code: Provide a one hour rated corridor constructed of Underwriter's Laboratory (U.L.) labeled fire rated materials for the second level corridor outside of the Band Room and Chorus Room. This corridor is currently open to the New Gymnasium below. This one hour rated corridor shall extend the length of the New Gymnasium to the Stairwell that dumps out into the South Parking Lot. Detection 30 foot on center, emergency lighting, and illuminated exit signs shall also be located in this corridor. The corridor shall not be a place where students store book bags and jacket when they are in Chorus or Band.
- **36.** Corridors-Section 1027.17, International Fire Code: Remove the display of countries flags from the upper central stairwell unless it can be verified the flags have been treated with a flame retardant material.
- **37. Exits-Section 1015.1, International Fire Code:** An interview of facility staff revealed there may be approximately 60 students in the Band Room at one time and approximately 65 students in the Chorus Room at one time. Any room that occupies more than 50 persons shall have two exits remote from each other, emergency lighting, illuminated exit signs, and Underwriter's Laboratory (U.L.) labeled positive latching panic hardware on exit doors.
- **38. Exits-Section 1003.6, International Fire Code:** Adjust the East Door of the Band Room to open properly. This door took more than 15 pounds of force to open.
- **39. Corridors-Section 1027.17, International Fire Code:** Discontinue "dogging down" any doors with proper latching devices in the school. The panic hardware shall be in proper working order at all times and shall latch properly into the door frames.
- **40. Incidental Rooms-Section 315.2.2, International Fire Code:** Seal the penetrations in the East Gym Exit door with Underwriter's Laboratory (U.L.) labeled fire rated materials.
- **41. Exits-Section 1003.6, International Fire Code:** Maintain the exit from the Southwest Gym exit doors clear and unobstructed at all times. At the time of inspection, these doors were blocked by ladders.

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- **42. Electrical-Section 605, International Fire Code:** Properly cover or encase the exposed electrical wiring where the clock used to be in the 1<sup>st</sup> Floor Boy's Locker Room Office.
- **43. Exits-Section 1003.6, International Fire Code:** Organize the storage in the Computer Repair Room to allow for clear and unobstructed means of egress. At the time of inspection, the storage in this room obstructed the means of egress.
- **44. Storage- Section 1009.5.3, International Fire Code**: Discontinue using the space under the stairs in the Lower Computer Lab for storage. If the facility wishes to continue to use this space as storage it shall be enclosed with a 1 hour fire resistant rated construction.

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PLEASE SUBMIT PLAN OF CORRECTION BY: Mail plan of correction to: IA Department of Public Safety Division of State Fire Marshal 215 E. 7<sup>th</sup> St Des Moines, IA 50319

or email to bstuder@dps.state.ia.us

INSPECTOR: Shyann L. Warrick

SUPERVISOR: Ron Humphrey

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AUTHORIZED SCHOOL PERSONNEL: Chris Anderson, Superintendent and Lee Hein, School Board President

Monticello Schools Facility Assessment Report

#### I. COST SUMMARY

#### OPINION OF PROBABLE COST



Owner: Monticello Community School District Project : Monticello Middle School Project No.: 2012316 Phase: Conceptual Design

16 gn Date: 10/8/12 Estimator: KE

#### renovation updates

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Bui	lding Construction/Repair Costs:	201			
1	Architectural, Code & ADA Items				
11.	Renovations: Exterior envelope, windows, doors, caulking, masonry, flashing, roofing	99,000	SF	13.00	1,287,000
),	Fire walls, Fire code construction,	99,000	SF	17.00	1,683,000
	ADA modifications, ramps, lifts, elevators, door ways, corridors, hardware, acoustics, restrooms, lockers, showers, dining	99,000	SF	15.00	1,485,000
1	Finishes repair and replacement	99,000	SF	4.00	396,000
	Thermal enhancement, add insulation to exterior walls and roof or attic where possible	99,000	SF	6.00	594,000
2	Structural				
	Renovations	99,000	SF	1.50	148,500
3	Heating, Ventilation & Air Conditioning Systems		-		
·	Renovations	99,000	SF	26.00	2,574,000
4	Plumbing & Fire Protection Systems	1.0.1	A		
	Renovations	99,000	SF	10.00	990,000
5	Electrical Lighting & Power Systems		1		
1 400	Renovations	99,000	SF	8.50	841,500
6	Special Electrical Systems	1. 1991	- 11 m	1 i	
	Renovations - Minor	99,000	SF	2.50 103.50	247,500
	SubTotal Design / Bid Contingency 10%				10,246,500 1,024,650
	Building Construction Costs SubTotal				
	Construction Contingency 5%			563,558	
	BUILDING CON	STRUCTI	ON CO	ST TOTAL	\$11,834,708

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST



Owner: Monticello Community School District Project : Monticello Middle School Project No.: 2012316 Phase: Conceptual Design Date: 10/8/12 Estimator: KE

#### renovation updates

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Site Worl	k Construction Costs	1.1			
21 Ne	w Parking Spaces & Drive Lane	0	EA	0.00	0
23 Ext	tended Drive Lanes & Approaches	0	LS	0.00	0
24 Sto	orm Sewer & Detention	1	LS	5,000	5,000
25 Do	omestic Water & Sanitary Sewer	1	LS	Ó	0
26 Ele	ectrical Power & Lighting	1	LS	0	0
27 out	tdoor program area	1	LS	0	0
28 fill	material	50	CY	75	3,750
29 Ret	taining Walls	0	LS	2,000	0
30 Ped	destrian Paving, Entry, stairs, rails, walks	10,000	SF	11.00	110,000
31 Lav	wns & Landscaping	1	LS	3,000	3,000
33 Dir	rectional & Informational Signage	1	LS	Û	0.
		Davies (Pid Contine	SubTotal		121,750
	Site	Vork Construction Costs	SubTotal		12,175
		Construction Costs	50/	-	6.696
-		Construction Conting	gency 576	in an	0,020
-	SITE	WORK CONSTRUCT	ON CO	ST TOTAL	\$140,621
Soft Cos	sts	1.010			
37 Lar	nd Acquisition	1	LS		0.
38 Leg	gal Fees	1	LS		10,000
39 Are	chitectural & Engineering Design Fees	1	LS		887,603
40 Info	formation & Technology Design Fees	1	LS		10,000
41 Fur	rnishing Design Fees	1	LS		۵
42 Geo	so Thermal Horizontal Test Well	1	LS		7,000
43 Site	e Survey (utilize existing facility documents)	1	LS		0
44 Prir	inting Costs for Construction Documents	1	LS		10,000
45 Cor	nstruction Permits & Fees	1	LS		25,000
46 Bui	ilders Risk Insurance	1	LS		5,000
47 Qu	ality Control Material Testing & Inspections	1	LS	-	20,000
48 Ha:	izardous Material Abatement	1	LS		100,000
49 Fixt	rtures, Furnishings & Equipment Allowance	1	LS		10,000
50 Tec	chnology & Computer Equipment Allowance	1	LS		50,000
51 Util 53 Fur	ility Rebates	1	LS LS		(50,000) 25,000
		Soft Cost	SubTotal		1,109,603
	Site Work Construction Cost Total			140,621	
	Building Construction Cost Total				11,834,708
		PROJ	ECTTC	TAL COST	\$13,084,932

### A. GENERAL COMMENTS

The newer 140,000 SF High school is situated on 75 Acres of land that is nearly all utilized. Additional land may be required for any future additions, new play fields or creating a campus concept for additional buildings. An additional site access would be desirable as well if the site population is increased. Programmatically there is a current shortage of interior Physical education space for 2 periods during each day. There is also a need for a virtual reality classroom to support that program, a server room with proper climate control, expanded weight room for safety, a fitness room and PE storage.

### **B. ARCHITECTURAL REVIEW**

Roof:

The High school roof is a metal roof with gutters and downspouts. It is in reasonable condition but it is difficult to determine the life expectancy of metal roof unless there is evidence of punctures or surface rust. The downspouts and gutters show signs of leaking and capacity overflow.

Windows:

The windows are aluminum frame double pane glass. All the sills are cast stone with minimal to no slope on the top surface. These sills hold snow and water and there is evidence of mater getting into the masonry cavity. Metal flashing over the sills could improve the condition. (Next page top and bottom images)

# MONTICELLO HIGH SCHOOL

Monticello Schools Facility Assessment Report



# MONTICELLO HIGH SCHOOL

Monticello Schools Facility Assessment Report





Caulking:

Sealant work should be carefully applied so that infiltration moisture is allowed to escape the building at window heads, sill frames and masonry weeps. Improper sealant can capture. (Top left image)

### Masonry:

The exterior masonry of this building shows efflorescence around the entire perimeter. It is under window sills, flashing, limestone sills and at mortar joints in general. This condition is evidence that moisture is getting into the building wall cavity and the brick itself. We understand that corrective measures have been taken, specifically adding flashing a couple courses down from the top of the wall. The deposits and staining should be removed to determine if the problem still exists. If the deposits reoccur that means the is still enough moister getting into the wall that it can accelerate masonry wall decay and may even cause mold growth within the cavity or masonry cells.

Sometimes brick has a large amount of calcium in the clay and the efflorescence occurs for years as it gets wet and dries. If the condition continues it should be monitored to avoid major issues. There are also locations of settlement and holes that need to be repaired or filled. (Bottom left image as well as next three pages)

# MONTICELLO HIGH SCHOOL

Monticello Schools Facility Assessment Report


Monticello Schools Facility Assessment Report





Monticello Schools Facility Assessment Report





Monticello Schools Facility Assessment Report



The crack and spaulling on this interior CMU wall could have been caused by differential movement between the two walls. (Top left image)

### Doors:

Interior and exterior doors appear to be in good condition

### Corridor glazed windows:

Borrowed lights in the corridors comply with current codes.

### Ceilings:

The ceilings appear to be in good condition.

### Walls:

The exterior walls are constructed of an EIFS product in many locations. This Exterior Insulation & Finish System has a history of problems and is not a preferred exterior finish for a building in your climate. (Bottom image this page and top image next page)



Monticello Schools Facility Assessment Report



Floor Coverings: The floor coverings appear to be in good condition.

Restrooms: The restrooms appear to be in good condition.

Miscellaneous Items:

One significant concern is that there is only one access road to and from the high school campus and play fields. Any increase in traffic would make this problem worse and a second access point should be studied.



# C. CODE REVIEW

The building design appears to be code compliant and considering its recent construction, should have been reviewed by the state fire marshals office.

# D. ADA REVIEW

The greatest concern related to the ADA is that the main student and visitor entrance is on the north side of the building with high walls all around making it very difficult to provide an accessible, comfortable entrance during the colder months or inclement weather.

# E. STRUCTURAL CONDITION REVIEW

The structural systems appear to be in good condition except for the potential differential settlement noticed on the East side of the building and the areas where the site grade slopes toward the building. This may cause foundation settlement over time.



### F. MECHANICAL SYSTEMS REVIEW

### HVAC

- 1. The gymnasium and auditorium utilize geothermal heat pumps for heating and cooling. Ventilation air is thru 100% gas-fired, closed combustion, outdoor air units. An opportunity exists for energy recovery to be applied to the outdoor air units thru the use of energy recovery cores or wheels.
- 2. There may be an opportunity for transfer air to be reused prior to relief. Energy savings for energy recovery on outdoor air is approximately 60%.

### G. ELECTRICAL SYSTEMS REVIEW

Power

- 1. ICN electrical panel transformer does not have a code-required secondary disconnect switch.
- 2. Exterior receptacle at southwest corner of building is missing water proof cover.

### Lighting

- 1. Egress exits do not have code-required exterior emergency lights.
- 2. Automatic lighting control devices (occupancy sensors) should be added to all rooms to meet energy code requirements.

Special Systems

1. Exterior intercom speaker on east side of building is damaged

### H. USEFUL LIFE SPAN

The useful life span of a school building is evaluated based upon many factors, building components and their performance including: structural shell, thermal barrier, water barrier, HVAC systems, plumbing systems, electrical systems, communication systems, built in casework and equipment, kitchen equipment, windows, doors & hardware. School buildings receive considerable use & abuse for 9 months during the year and then in the summer they are minimally used. Particular to schools is the importance of high use equipment & hardware as well as adaptable technology and communication systems. All these components have varying life spans.

As pedagogical teaching methods evolve and change the traditional classroom along a double loaded corridor may become less effective and even detrimental to learning. The structural shell of a building can last for hundreds of years if built on a sound foundation and the enemy to every building, water, is kept out. However buildings with rigid layouts created by load bearing masonry walls are less adaptable to change. Foundation settlement for this type of building can be very expensive to correct.

For the high school in particular, the engineering systems and infrastructure are very new compared to the other buildings. Most new HVAC, plumbing & electrical equipment has a 20 year useful life. This means the equipment may not be as energy efficient as its newer counterpart. Parts and service will

probably not be available any longer. They simply wear out from intensive use.

The life span of the high school without any renovations or equipment replacement is about 15 more years. At that point HVAC and lighting system should have been replaced.

Operational cost is one way to measure the useful life. When the operational cost outweighs the replacement cost the building components need to be replaced. Another way for measuring a schools useful life is how it can support the curriculum. As long as it can support it in every way it is useful. When the building hinders the delivery of learning it is no longer useful as a school.

Useful life of components without any renovations:

Structural Shell: 90 years, only minor settlement

Thermal Barrier: 3 years, the International Energy Code has become much more stringent

Water Barrier: this is unclear

HVAC systems: 15 years, equipment will be at the end of its life, well field should last longer

Plumbing systems: 15 years, fixtures may be at end of their life, piping should last longer

Electrical & lighting systems: 5 years for lighting, 25 years for power Communication systems: Always changing, unclear, flexibility is the key

Built in equipment & casework: 40 years if quality hardware is maintained

Kitchen Equipment: 25 years unless becomes to inefficient

Windows, Doors & hardware: 40 years

Building configuration: 40 years

### I. FIRE MARSHALL'S REPORT

On the following four pages.

# FIRE SAFETY REPORT FOR STATE SCHOOLS AND COLLEGES

DISTRICT AND ADDRESS: Monticello School District- High School SCHOOL LOCATION: 850 East Oak St., Monticello, IA 52310 GRADES: 9-12 # OF STUDENTS: 400

Building Code: 53-4446-0109

DATE: 7/17/09 TELEPHONE: 563-465-4253

COUNTY: Jones

SUPERINTENDENT & ADDRESS: Chris Anderson, 711 S. Maple St., Monticello, IA 52310

PRES. OF BOARD/ADDRESS: Lee Hein, 11989 Richland Rd, Monticello, IA 52310

CONSTRUCTION: Type II (000)

# OF STORIES: 2

PREVIOUS ORDERS COMPLIED WITH:

# COMPLY AS FOLLOWS:

# Inspection Conducted using the 2006 International Fire and Building Code

- 1. Corridors-Section 1027.17, International Fire Code: Discontinue blocking doors open throughout the building. If the facility desire doors to be held open, doors shall be held open with electromagnetic hold open devices tied to the building's fire alarm in accordance with the National Fire Protection Association (NFPA) 72, National Fire Alarm Code, 2002 edition.
- 2. Corridors-Table 1017.1, International Fire Code: Seal all penetrations in the corridor walls (Including above the suspended ceiling) throughout the school building with Underwriter's Laboratory (U.L.) labeled fire rated materials.
- 3. Electrical Wiring-Section 605, International Fire Code: Discontinue the use of extension cords, electrical adapters, and drop cords throughout the building in place of approved permanent electrical wiring. Surge protectors shall only be used with computer equipment and audio/visual equipment. Surge protectors shall not be plugged into each other.

Nos then May 2010

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- 4. Electrical- Section 605.3, International Fire Code: Maintain a 3 foot clearance from all electrical panels throughout the building in accordance with National Fire Protection Association (NFPA) 70, National Electrical Code, 2005 edition.
- 5. Fire Alarm-Section 901.4, International Fire Code: Maintain a 3 foot distance on all smoke detectors and heat detectors from any air diffuser throughout the school building in accordance with Section 5.7.4 of the National Fire Protection Association (NFPA) 72, National Fire Alarm Code, 2002 edition.
- 6. Smoke Barrier-Section 703, International Fire Code: Maintain the Hallway to Area B, Area A Double Doors, Cafeteria Double Doors (2 sets), the Industrial Tech Double Doors by Room #420, and Doors to Locker Room Hallway smoke barrier doors to in proper working order. These doors failed to close and latch completely and maintain smoke tight.
- 7. Incidental Rooms-Table 508.2, International Building Code- Seal all penetrations in the walls and ceiling lid of the Boiler Room, the Main Electrical Room, the Communication Room, the Electrical Room in Area A, and the Gymnasium Storage Room with Underwriter's Laboratory (U.L.) labeled fire rated materials.
- 8. Exits-Section 1003.6, International Fire Code: Maintain the exit from the Room Jan 2010 #334 Storage Room clear and unobstructed at all times.
- 9. Incidental Rooms-Table 508.2, International Building Code: Provide Underwriter's Laboratory (U.L.) labeled self closing devices on the Library Journal Storage Room door and the Kitchen Janitor's Storage Room door.
- **10. Corridors-Section 1027.17, International Fire Code:** Maintain the Student Center Storage Room door, the Gymnasium doors, the Northeast Band Room door, the Industrial Arts Large Classroom off Shop door, the Art Kiln Room door, the 2<sup>nd</sup> Floor Cardio Workout Room West door, and the Stage Door to Balcony Controller Area door in proper working order. These doors failed to close and latch properly into the door frames when tested.
- **11. Fire Alarm-Section 907, International Fire Code:** Properly secure the smoke detector in the Student Center Storage Room to the bracket on the ceiling. At the time of inspection, the smoke detector was hanging by the fire alarm wires.
- 12. Panic Hardware-Section 1008.1.9, International Fire Code: Provide Underwriter's Laboratory (U.L.) labeled positive latching panic door hardware on the Men's Locker Room Door and the Women's Locker Room Door exit doors. These doors shall have illuminated exit signs with battery backup installed above the doors.

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- 13. Sprinkler System-Section 901.6, International Fire Code: Replace any sprinkler heads throughout the facility that has any paint, corrosion, or foreign Association (NFPA) 25, Inspection, Testing, and Maintenance of Sprinkler Systems, 2002 edition. Maintain sprinkler heads free of dust and other debris. At the time of inspection, the Auditorium revealed multiple sprinkler heads with a the Spring paint like substance on them.
- 14. Exits-Section 1003.6, International Fire Code: Maintain the exit from the Stage in the Auditorium clear and unobstructed at all times. At the time of inspection, the exit paths from the stage were being used as storage.
- 15. Incidental Rooms-Table 508.2, International Building Code: Provide a 1 hour protective rating with Underwriter's Laboratory (U.L.) labeled fire rated materials for the mezzanine on the Auditorium Stage. Properly enclose the storage on the stage.
- 16. Exit Signs-Section 1011.1, International Fire Code: Provide an illuminated exit Spring 2010 sign with battery back up above Band Room Northeast door.

17. Electrical-Section 605, International Fire Code: Properly cover or encase the exposed electrical wiring where the clocks used to be in the Choir Center Practice Room and the Choir Far West Practice Room.

- 18. Sprinkler System-Section 901.6, International Fire Code: Provide the missing escutcheon ring for the sprinkler head in the Choir Center Practice Room.
- 19. Corridors-Section 1027.17, International Fire Code: Adjust the Northeast Choir door to open properly. At the time of inspection, it took more than 15 pounds of pressure to open this door.
- 20. Incidental Rooms-Table 508.2, International Building Code: Organize the storage in the FFA Storage Room to provide clear and unobstructed paths of egress.
- 21. Exits-Section 1015.1, International Fire Code: Provide an exit from the Industrial Arts Room that does not communicate through another room. An illuminated exit sign with battery back up will be required above this exit door. At the time of inspection, the Industrial Arts Room required exiting through an intervening space to exit.
- 22. Incidental Rooms-Table 508.2, International Building Code: Remove the storage cabinets in the path of egress to the door in the Shop Entrance to Winter maintain a clear and unobstructed means of egress. Jerry 2009

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# STATE FIRE SAFETY REPORT

- Maha ugo Pri 23. Fire Alarm-Section 907.2.3, International Fire Code: Discontinue blocking the fire alarm pull station by the Direct Exit door of the Consumer Science (Home Economics) Room. At the time of inspection, this pull station was being blocked
- 24. Incidental Rooms-Section 315.2.2, International Fire Code: Remove all combustible storage from the Art Kiln Room and the Wrestling Room Electrical Room. No combustible materials shall be stored in these rooms at any time.
- 25. Exits-Section 1003.6, International Fire Code: Maintain the exit from the Art Room clear and unobstructed at all times.

26. Exits-Section 1003.6, International Fire Code: Maintain the exits from the Weight Room clear and unobstructed at all times. At the time of inspection, the exit paths were blocked with weight equipment.

- 27. Incidental Rooms-Table 508.2, International Building Code: Maintain the doors used to move wrestling mats to the Gymnasium closed when not in use. These doors separate Gymnasium from the 2<sup>nd</sup> Level Wrestling Room.
- 28. Exits-Section 1003.6, International Fire Code: Maintain the exit from the 2<sup>nd</sup> Level Theater Storage Room clear and unobstructed at all times. At the time of inspection, this room was filled with theatrical props and costumes that were obstructing exit paths.
- 29. Exits-Section 1003.6, International Fire Code: Maintain the stairwells throughout the school building clear and unobstructed at all times. The stairwells shall not be used as storage at any time.

PLEASE SUBMIT PLAN OF CORRECTION BY: Mail plan of correction to: IA Department of Public Safety Division of State Fire Marshal 215 E. 7th St Des Moines, IA 50319

or email to bstuder@dps.state.ia.us

INSPECTOR: Shyann L. Warrick

SUPERVISOR: Ron Humphrey

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AUTHORIZED SCHOOL PERSONNEL: Chris Anderson, Superintendent and Lee Hein, School Board President

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# A. GENERAL COMMENTS

The District office facility was previously a storage building. It was expanded and renovated to accommodate a district board room as well as office space for the three District Administrative staff.

### B. ARCHITECTURAL REVIEW

Roof:

The roof is a metal roof with gutters and downspouts. It is in reasonable condition but it is difficult to determine the life expectancy of metal roof unless there is evidence of punctures or surface rust. The downspouts and gutters show signs of leaking and capacity overflow. (Bottom image)

Windows:

The windows are residential grade units and are in fair condition.

Caulking:

There is no current need for sealant work for the building. There is however some minor repair needed for the weather stripping at the board room door.

Masonry:

There is no masonry on the district office.



# MONTICELLO DISTRICT OFFICE

Monticello Schools Facility Assessment Report

Doors: The doors appear to be is fair condition. An air lock is desirable for the school board room.

Ceilings: The ceilings are in fair condition.

Walls: The walls are in fair condition. They are primarily painted gypsum board.

Floor Coverings: The floor coverings are in reasonable condition. Flooring replacement should be budgeted.

Restrooms: Restrooms are in reasonable condition but are not fully ADA compliant.

Miscellaneous Items:

# C. CODE REVIEW

There are some minor code violations for door clearances and circulation hall widths.

### D. ADA REVIEW

There is a step between spaces that makes it difficult to go from the board room to the restroom and offices.

# E. STRUCTURAL CONDITION REVIEW

The building is structurally stable. No concerns were identified.

# F. MECHANICAL SYSTEMS REVIEW

HVAC

- 1. The building is heated and cooled by two gas fired furnaces with A-Coils and DX condensing units. One furnace is 80% efficient, the other is 92%. The lower efficient furnace is located in a closet with the water heater; no combustion air damper or louver is provided. It is recommended that a door be added with a louver to allow for combustion air.
- 2. Condensing units are approximately 10 to 15 years old and are in average condition.
- 3. Zones are controlled by non-programmable thermostats. It is recommended that programmable thermostats be added for energy savings.

Plumbing

- 1. The plumbing system consists of a restroom and a 30 gallon, atmospheric gas-fired water heater.
- 2. Plumbing fixtures are in average condition. Water closets are tank type and lavatories have two handle mixing valves.
- 3. The water heater is estimated to 80% efficient and is in average condition.
- 4. The domestic hot water system is not softened.
- 5. Piping is not insulated.
- 6. The 3/4" water service entrance utilizes a 3/4" water meter, yet it does not include a code required backflow preventer.
- 7. The majority of the water mains are copper piping.

Fire Protection

- 1. The building does not have a sprinkler system.
- 2. A new water service entrance will be required for installation of fire protection system.

### G. ELECTRICAL SYSTEMS REVIEW

Power

- 1. The service entrance panel board is 200 amps energized at 120/240volt, single phase. The panel is adequate for continued use, but the branch circuit breakers are not properly labeled.
- 2. There are no convenience receptacles adjacent to the exterior condensing units.

Lighting

- 1. The building does not have any automatic lighting controls (i.e. occupancy sensors or time switches) on interior or exterior lighting. All lighting in controlled by manual toggle switches.
- 2. The west half of the building is served with T12 fluorescent surface wraps. These fixtures should be replaced or retrofitted with more energy efficient T8 lamps.
- 3. The building does not have emergency lights or exit signs.

# MONTICELLO DISTRICT OFFICE

Monticello Schools Facility Assessment Report

Special Systems

- 1. The telecom and IT equipment share a small room with a furnace and hand sink. This equipment should be located in a dedicated space.
- 2. The existing Notifier fire alarm system is adequate for continued use.

### H. USEFUL LIFE SPAN

This building was constructed in a residential style and with similar use should function well for several years. Being located on the main street this building would be well suited for a retail or service use.



# A. GENERAL COMMENTS

This building appears to have been an emergency vehicle garage. The maintenance bays are not really large enough to get the school buses in them for service or washing. District vans and other small vehicles do fit however. This building is two separate structures, one being the enclosed four bay garage and the other being an open shed for outdoor storage and pulling the front of seven buses under to keep the frost of and to plug them in. There is no good enclosed storage area.

### B. ARCHITECTURAL REVIEW

Roof:

The roof over the eight bay open shed is a metal roof. It is in very poor condition and leaks. There are no gutters and downspouts on the open structure. If this structure is kept in its current use the walls should be increased in height and the roof replaced. (Bottom Image) Windows:

There are only a couple of windows on this building. The North window should be repainted. Additional windows would improve the daylighting for the garage. (Top left image)



# MONTICELLO TRANSPORTATION CENTER

Monticello Schools Facility Assessment Report





### Caulking:

Only minimal is needed around the windows.

### Masonry:

The building is primarily 8" x 16" concrete block without any insulation. There has been recent repair of the masonry of the garage structure. There are many locations where the masonry of the shed structure is damaged and causes structural concern. This appears to be a result of vehicle collision and some protection would be a good idea for improvement. (Bottom left image and Next page bottom image)

### Doors:

The overhead doors show evidence of some damage from vehicles. The walk doors and hardware are worn and should be replaced. (Next page top image)

### Ceilings:

Ceilings only exist in the office area. These should be reconstructed along with the rest of the building.

### Walls:

The exterior and interior walls require some repair and painting. The south bay of the garage was converted to an office and driver room at some point. The walls were insulated at that time for this area.

#### Floor Coverings:

The office flooring should be replaced.

#### Restrooms:

An ADA compliant driver restroom is needed for this building.

#### Miscellaneous Items:

The open shed building does not secure the busses or provide climate controlled or secure storage. This facility should be replaced. The garage portion of the structure is not code compliant and will not house buses. It should either be replaced our fully renovated.

# MONTICELLO TRANSPORTATION CENTER

Monticello Schools Facility Assessment Report





# C. CODE REVIEW

Numerous code issues are identified in the engineering and architectural sections of this report. This building is in the worst condition as it relates to health and life safety as any in the district. Though this facility does not house students these issues should be addressed soon. (Bottom image)

### D. ADA REVIEW

The main access entry door is ADA compliant. It has a flush paving surface, a lever handle and approximate balance and weight for ease of operation. The rest of the building is not compliant. There are ADA issues with door widths, swing clearance, flooring surfaces, furniture, Office layouts, signage, and restroom facilities.

### E. STRUCTURAL CONDITION REVIEW

The open structure has several locations where the Concrete block walls require repair to avoid an unsafe condition. These issues do not appear to be a result of settlement but a result of collisions with the building itself. Bollards should be considered for protection of all the openings and walls.



# F. MECHANICAL SYSTEMS REVIEW

HVAC

- 1. The bay area is heated by three gas fired radiators. It appears the units are less than 80% efficient. No combustion air damper or louver is provided.
- 2. The garage does not have a gas detection system (CO/NO2) for detection and alarm of flue gases. This is a code requirement for all new garages.
- 3. The bay area utilizes a wall exhaust fan for movement of air. The fan is in poor condition and does not have an operational backdraft damper.
- 4. An 8" moveable opening in the overhead door is used for ducting flue to the outside when operation a vehicle.

Plumbing

- 1. The plumbing system consists of several hose bibs and an atmospheric gas-fired water heater.
- 2. The water heater is estimated to 80% efficient and is in average condition.
- 3. The domestic hot water system is not softened.
- 4. Piping is not insulated.
- 5. The 1 1/2" water service entrance utilizes a 1 1/2" water meter, yet it does not include a code required backflow preventer.
- 6. The majority of the water mains are copper piping.
- 7. The wash bay has a sand interceptor, but does not have oil separation capability as required by the plumbing code.

Fire Protection

- 1. The building does not have a sprinkler system.
- 2. A new water service entrance will be required for installation of fire protection system.

# G. ELECTRICAL SYSTEMS REVIEW

Power

- 1. There are several open junction boxes with exposed wiring in the cold storage area.
- 2. The main service entrance panelboard is located in an area frequently used for vehicle washdown and the enclosures have been damaged from being exposed to water.
- 3. A makeshift wooden cover has been installed to protect the electrical gear from getting wet. This cover is not adequate for proper protection of the electrical equipment. The electrical equipment should be relocated or provided with proper protection from spraying water.
- 4. The main electrical panel is obsolete and should be replaced.

Lighting

- 1. Incandescent porcelain socket light fixtures should be replaced with more energy efficient linear fluorescent fixtures.
- 2. The building does not have any automatic lighting controls (i.e. occupancy sensors or time switches) on interior or exterior lighting. All lighting in controlled by manual toggle switches.
- 3. The building does not have emergency lights or exit signs.

Special Systems

1. The building does not have a fire alarm system or carbon monoxide detection.

### H. USEFUL LIFE SPAN

This building is very utilitarian. It has been modified over its life to accommodate the current use. The open shed serves a purpose but not all of the need. It is our opinion that this building is beyond its useful life for its current use. It should be replaced or significantly modified.

# MONTICELLO TRANSPORTATION CENTER

Monticello Schools Facility Assessment Report

### I. COST SUMMARY

#### OPINION OF PROBABLE COST

-	

 Owner: Monticello Community School District
 Project No.: 2012316
 Date:
 10/30/12

 Transportation & Maintenance
 Phase: Conceptual Design
 Estimator:
 KE

#### Transportation & Maintenance building updates (11 buses)

	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Buil	ding Construction/Repair Costs:				1.1
1	Architectural, Code & ADA Items				
	Garage Building: renovate office and driver room, update garage	2,304	SF	19.00	43,776
	Open Shed Building, raise roof, extend depth, enclose, new openings	2,640	SF	41.00	108,240
2	Structural		1.1	100	11
	Repairs (mostly in architectural)	2,640	SF	2.00	5,280
3	Heating, Ventilation & Air Conditioning Systems			1	1 CA 1
1	Renovations	4,944	SF	13.00	64,272
4	Plumbing & Fire Protection Systems				
1	Renovations, restroom & oil separater	4,944	SF	15.00	74,160
5	Electrical Lighting & Power Systems				
1.000	Renovations	4,944	SF	7.00	34,608
6	Special Electrical Systems				1.1
1	Renovations - Minor	4,944	SF	2.50 99.50	12,360
		Design / Bid Conting	SubTotal ency 10%		342,696 34,270
		Building Construction Costs	SubTotal		376,966
		Construction Contin	gency 5%		18,848
		BUILDING CONSTRUCT	ON CO	ST TOTAL	\$395,814

# MONTICELLO TRANSPORTATION CENTER

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST



 Owner: Monticello Community School District
 Project No. 2012316
 Date

 Transportation & Maintenance
 Phase: Conceptual Design
 Estimator :

10/30/12

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#### Transportation & Maintenance building updates (11 buses)

Site Work Construction Costs         0         EX         3         New Parking Spaces & Dires Lase         0         EX         3         3           1         Inserved Dires Lase & Agonosoha         1         15         20000         20000           2         Demostrew Water & Danisono         1         15         10000         10000           2         Demostrew Water & Danisono         1         15         0         10         15         0         10         15         100000         100000         100000	1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS		
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19       Storn Sever & Dennetsi Wark & Snithery Sever       1       15       0,000         25       Dennetsi Wark & Snithery Sever       1       155       0         37       Storn Sever & Lighting       1       155       0         37       Storn Sever & Storn Sever A Lighting       1       155       0         37       Storn Sever A Lighting       1       155       0         38       Hith material       75       CV       77       5.050         30       Pedenting Paring       0       1       155       0       0         30       Detectional & Informational Signage       1       1       150       1.500         31       Laving & Landbesping       1       1       1.50       1.500         Subtroand & Informational Signage       1       1       1.50       1.500         Subtroand Restriction Censtruction Censtructio	23	Extended Drive Lanes & Approaches	1	LS	20,000.00	20,000		
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17       outdoor program area       1       LS       0         26       Rith material       73       CY       73       5,62         26       Retaining Walls       1       LS       0         27       Detection Paring       0       SF       4,00         26       Detection Paring       0       LS       5,000         21       Detection Retional & Informational Signage       0       LS       5,000         30       Detection & Informational Signage       1       LS       5,000       3,712         SubTroit Mode Construction Contingency 10%       3,712	26	Electrical Power & Lighting	1	LS	0	0		
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SubTotal         37,12           Design / Bid Contingency 10%         3,71           Site Work Construction Costs SubTotal         40,83           Construction Contingency 5%         2,04           Soft Costs         SITE WORK CONSTRUCTION COST TOTAL         \$42,87           Soft Costs         1         1.5         342,87           37         Land Acquisition         1         1.5         342,87           38         Legal Fees         1         1.5         29,68           30         Architectural & Engineering Design Fees         1         1.5         29,68           30         Architectural & Engineering Design Fees         1         1.5         29,68           30         Architectural & Engineering Design Fees         1         1.5         25,00           40         Information & Technology Design Fees         1         1.5         25,00           41         Furnishing Design Fees         1         1.5         25,00           42         Geo Therma Il Footonal Test Well         1         1.5         20,00           43         Site Survey (utilize ensisting facility documents)         1         1.5         1,00           45         Ostre Survey (utilize ensisting facility documents)	33	Directional & Informational Signage	1	LS	1,500	1,500		
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Site Work Construction Costs SubTotal         49,83           Construction Contingency 5%         2,04           Site Work CONSTRUCTION COST TOTAL         Sate 22,87           Soft Costs         1         LS           1         LS         Construction Costs SubTotal         Sate Work Construction Costs TotAL         Sate 22,87           Soft Costs         1         LS         3         Architectural & Engineering Design Fees         1         LS         2         3         3         2         2         2         2         2         3         3         2         3         2         3         3         3         3         3         3         3         3         3         3         3         3         3         3         3         3         3         3 <th 3"3<="" colspan="2" td=""><td></td><td></td><td>Design / Bid Conting</td><td>ency 10%</td><td></td><td>3,713</td></th>	<td></td> <td></td> <td>Design / Bid Conting</td> <td>ency 10%</td> <td></td> <td>3,713</td>				Design / Bid Conting	ency 10%		3,713
Construction Contingency 5%         204           SITE WORK CONSTRUCTION COST TOTAL         \$42,87           Soft Costs         1         1.5         5           30         Legal Fees         1         1.5         3         <			Site Work Construction Costs	SubTotal	1 10	40,838		
Soft Costs         1         Ls           30         Land Acquisition         1         LS           31         Land Acquisition         1         LS         3,000           32         Architestural & Engineering Design Fees         1         LS         3,000           34         Information & Technology Design Fees         1         LS         3,000           34         Information & Technology Design Fees         1         LS         2,050           35         Formits & Design Fees         1         LS         2,000           44         Formits & Geo Thermal Horizontal Test Well         1         LS         2,000           45         Ste Every (fultice esting facility documents)         1         LS         2,000           45         Ste Every (fultice esting facility documents)         1         LS         2,000           46         Printing Costs for Construction Documents         1         LS         1,000           47         Quality Control Material Testing & Inspections         1         LS         2,000           47         Quality Control Material Testing & Inspections         1         LS         2,000           48         Builders Risk Insurance         1         LS         2,0			Construction Contin	gency 5%		2,042		
Soft Costs         1         LS           37         Land Acquisition         1         LS           38         Legal Fees         1         LS         3,00           39         Architestural & Engineering Design Fees         1         LS         3,00           30         Architestural & Engineering Design Fees         1         LS         2,056           40         Information & Technology Design Fees         1         LS         2,056           41         Formising Design Fees         1         LS         2,050           42         Geo Thermal Horizontal Test Well         1         LS         2,000           43         Site Survey (utilize existing facility documents)         1         LS         2,000           44         Printing Costs for Construction Documents         1         LS         1,000           45         Construction Documents         1         LS         1,000           45         Construction Permits & Fees         1         LS         1,000           46         Builders Rick Insurance         1         LS         2,500           47         Quality Control Material Asternent         1         LS         2,500           48         Hazard			SITE WORK CONSTRUCT	ON CO	ST TOTAL	\$42,879		
Soft Costs       1       1.5         37       Land Acquisition       1       1.5         38       Legal Fees       1       1.5       3,000         39       Architectural & Engineering Design Fees       1       1.5       3,000         30       Architectural & Engineering Design Fees       1       1.5       2,563         41       Furnishing Design Fees       1       1.5       2,504         42       Geo. Therm all Honzontal Test Well       1       1.5       2,000         43       Site Survey (utilize existing facility documents)       1       1.5       2,000         44       Printing Costs for Construction Documents       1       1.5       2,000         44       Printing Costs for Construction Documents       1       1.5       2,000         45       Construction Permits & Fees       1       1.5       2,000         46       Builders Risk Insurance       1       1.5       2,000         47       Quality Control Material Testing & Inspections       1       1.5       2,000         48       Hazardous Material Abatement       1       1.5       2,500         49       Fattures, Furnishings & Equipment Allowance       1       1.5       <	U							
37       Land Acquisition       1       LS       3.00         38       Legal Fees       1       LS       3.00         39       Architectural & Engineering Design Fees       1       LS       3.00         40       Information & Technology Design Fees       1       LS       2.00         41       Furnishing Design Fees       1       LS       2.00         42       Geo Thermal Horizontal Test Well       1       LS       2.00         43       Site Survey (utilize existing facility documents)       1       LS       2.00         44       Printing Costs for Construction Documents       1       LS       2.00         44       Printing Costs for Construction Documents       1       LS       1.00         45       Construction Permits & Fees       1       LS       1.00         46       Builders Rick Insurance       1       LS       1.00         47       Quality Control Material Testing & Inspections       1       LS       2.00         48       Hazardous Material Abatement       1       LS       2.50         49       Fatures, Furnishings & Equipment Allowance       1       LS       1.50         50       Technology & Computer Equipment A	Sof	t Costs						
33       Legal Fees       1       LS       3,00         39       Architectural & Engineering Design Fees       1       LS       29,68         40       Information & Technology Design Fees       1       LS       2,50         41       Furnishing Design Fees       1       LS       2,50         42       Geo Thermal Horizontal Test Well       1       LS       2,50         43       Site Survey (utilize existing facility documents)       1       LS       2,00         44       Printing Costs for Construction Documents       1       LS       2,000         44       Printing Costs for Construction Documents       1       LS       1,000         45       Construction Permits & Fees       1       LS       1,000         46       Builders Risk Insurance       1       LS       2,050         47       Quality Control Material Abatement       1       LS       2,050         48       Hazardous Material Abatement       1       LS       2,050         49       Fatures, Purnishings & Equipment Allowance       1       LS       2,500         50       Technology & Computer Equipment Allowance       1       LS       2,500         51       Utilty Reba	37	Land Acquisition	1	LS		0		
39       Architectural & Engineering Design Fees       1       LS       29,68         40       Information & Technology Design Fees       1       LS       2,50         41       Furnishing Design Fees       1       LS       2,50         42       Geo Thermal Horizontal Test Well       1       LS       2,00         43       Site Survey (utilize existing facility documents)       1       LS       2,000         44       Printing Costs for Construction Documents       1       LS       2,000         44       Printing Costs for Construction Documents       1       LS       1,000         45       Construction Permits & Fees       1       LS       2,000         46       Builders Risk Insurance       1       LS       2,000         47       Quality Control Material Abatement       1       LS       2,500         48       Hazardous Material Abatement       1       LS       2,500         49       Fixtures, Furnishings & Equipment Allowance       1       LS       2,500         50       Utility Rebates       1       LS       2,500         51       Utility Rebates       1       LS       2,500         52       Fundrasing Consultanting	38	Legal Fees	1	LS		3,000		
40       Information & Technology Design Fees       1       LS       2,50         41       Furnishing Design Fees       1       LS       1       LS         42       Geo Thermal Horizontal Test Well       1       LS       2,00         43       Site Survey (utilize existing facility documents)       1       LS       2,00         44       Printing Costs for Construction Documents       1       LS       2,00         44       Printing Costs for Construction Documents       1       LS       1,00         45       Construction Permits & Fees       1       LS       1,00         46       Builders Risk Insurance       1       LS       1,00         47       Quality Control Material Testing & Inspections       1       LS       2,00         48       Hazardous Material Abatement       1       LS       2,50         49       Faxtures, Furnishings & Equipment Allowance       1       LS       2,50         50       Technology & Computer Equipment Allowance       1       LS       1,50         51       Utility Rebates       1       LS       1,50       1,50         53       Fundrasing Consultanting       1       LS       48,68 <td< td=""><td>39</td><td>Architectural &amp; Engineering Design Fees</td><td>1</td><td>LS</td><td></td><td>29,686</td></td<>	39	Architectural & Engineering Design Fees	1	LS		29,686		
41       Furnishing Design Fees       1       LS       1       LS         42       Geo Thermal Horizontal Test Well       1       LS       2000         43       Site Survey (utilize existing facility documents)       1       LS       2000         44       Printing Costs for Construction Documents       1       LS       2000         44       Printing Costs for Construction Documents       1       LS       2000         45       Construction Permits & Fees       1       LS       1000         46       Builders Risk Insurance       1       LS       1000         47       Quality Control Material Testing & Inspections       1       LS       2,500         48       Hazardous Material Abatement       1       LS       2,500         49       Fixtures, Furnishings & Equipment Allowance       1       LS       2,500         50       Technology & Computer Equipment Allowance       1       LS       2,500         51       Utility Rebates       1       LS       2,500         53       Fundraising Consultanting       1       LS       48,688         Stiet Work Construction Cost Total       48,688       48,688       48,688         Stiet Work Constructi	40	Information & Technology Design Fees	1	LS		2,500		
42       Geo Thermal Horizontal Test Well       1       LS       43         43       Site Survey (utilize existing facility documents)       1       LS       2,000         44       Printing Costs for Construction Documents       1       LS       1,000         45       Construction Permits & Fees       1       LS       1,000         46       Builders Risk Insurance       1       LS       1,000         47       Quality Control Material Testing & Inspections       1       LS       2,000         48       Hazardous Material Abatement       1       LS       2,000         49       Fixtures, Furnishings & Equipment Allowance       1       LS       2,500         50       Technology & Computer Equipment Allowance       1       LS       2,500         51       Utility Rebates       1       LS       1,500         53       Fundraising Consultanting       1       LS       48,688         Soft Cost SubTotal       48,688         Site Work Construction Cost Total       24,287       395,811         9       Building Construction Cost Total       395,811       395,811	41	Furnishing Design Fees	1	LS		0		
43       Site Survey (utilize existing facility documents)       1       LS       2,00         44       Printing Costs for Construction Documents       1       LS       1,000         45       Construction Permits & Fees       1       LS       1,000         46       Builders Risk Insurance       1       LS       1,000         47       Quality Control Material Testing & Inspections       1       LS       2,000         48       Hazardous Material Abatement       1       LS       2,000         49       Fixtures, Furnishings & Equipment Allowance       1       LS       2,500         50       Technology & Computer Equipment Allowance       1       LS       1,500         51       Utility Rebates       1       LS       1,500         53       Fundraising Consultanting       1       LS       48,680         Soft Cost SubTotal       48,680         Site Work Construction Cost Total       295,811       295,811         9       Building Construction Cost Total       295,811       295,811         9       PROJECT TOTAL COST       \$437,375	42	Geo Thermal Horizontal Test Well	1	LS		0		
44       Printing Costs for Construction Documents       1       LS       1,00         45       Construction Permits & Fees       1       LS       1,00         46       Builders Risk Insurance       1       LS       1,00         47       Quality Control Material Testing & Inspections       1       LS       1,00         48       Hazardous Material Abatement       1       LS       2,00         48       Hazardous Material Abatement       1       LS       2,50         49       Fixtures, Furnishings & Equipment Allowance       1       LS       2,50         50       Technology & Computer Equipment Allowance       1       LS       1,50         51       Utility Rebates       1       LS       1,50         53       Fundraising Consultanting       1       LS       48,68         Soft Cost SubTotal       48,68         Site Work Construction Cost Total       295,81         Building Construction Cost Total       395,81         PROJECT TOTAL COST       \$497,37	43	Site Survey (utilize existing facility documents)	1.	LS		2,000		
45       Construction Permits & Fees       1       LS       1,00         46       Builders Risk Insurance       1       LS       1,00         47       Quality Control Material Testing & Inspections       1       LS       2,00         48       Hazardous Material Abatement       1       LS       2,50         49       Fixtures, Furnishings & Equipment Allowance       1       LS       2,50         50       Technology & Computer Equipment Allowance       1       LS       2,50         50       Technology & Computer Equipment Allowance       1       LS       1,50         51       Utility Rebates       1       LS       1,50         53       Fundraising Consultanting       1       LS       48,68         Soft Cost SubTotal       48,68         Site Work Construction Cost Total       295,81         Building Construction Cost Total       395,81         PROJECT TOTAL COST       \$497,37	44	Printing Costs for Construction Documents	1	LS		1,000		
46       Builders Risk Insurance       1       LS       1,00         47       Quality Control Material Testing & Inspections       1       LS       2,00         48       Hazardous Material Abatement       1       LS       2,50         49       Fixtures, Furnishings & Equipment Allowance       1       LS       2,50         50       Technology & Computer Equipment Allowance       1       LS       1,50         51       Utility Rebates       1       LS       1,50         53       Fundraising Consultanting       1       LS       48,68         Soft Cost SubTotal       48,68         Site Work Construction Cost Total       42,87         Building Construction Cost Total       395,81         PROJECT TOTAL COST	45	Construction Permits & Fees	1	LS		1,000		
47       Quality Control Material Testing & Inspections       1       LS       2,00         48       Hazardous Material Abatement       1       LS       2,50         49       Fixtures, Furnishings & Equipment Allowance       1       LS       2,50         50       Technology & Computer Equipment Allowance       1       LS       1,50         50       Technology & Computer Equipment Allowance       1       LS       1,50         51       Utility Rebates       1       LS       1,50         53       Fundraising Consultanting       1       LS       48,68         Soft Cost SubTotal       48,68         Site Work Construction Cost Total       42,87         Building Construction Cost Total       395,81	46	Builders Risk Insurance	1	LS		1,000		
48     Hazardous Material Abatement     1     LS     2,50       49     Fixtures, Furnishings & Equipment Allowance     1     LS     2,50       50     Technology & Computer Equipment Allowance     1     LS     1,50       51     Utility Rebates     1     LS     1,50       53     Fundmissing Consultanting     1     LS     48,68       Soft Cost SubTotal     48,68       Site Work Construction Cost Total     42,87       Building Construction Cost Total     395,81     395,81	47	Quality Control Material Testing & Inspections	1	LS		2,000		
49     Fixtures, Furnishings & Equipment Allowance     1     LS     2,50       50     Technology & Computer Equipment Allowance     1     LS     1,50       51     Utility Rebates     1     LS     1,50       53     Fundraising Consultanting     1     LS     48,68       Soft Cost SubTotal     48,68       Stite Work Construction Cost Total     42,87       Building Construction Cost Total     395,81       PROJECT TOTAL COST     \$497,37	48	Hazardous Material Abatement	1	LS		2,500		
50     Technology & Computer Equipment Allowance     1     LS     1,50       51     Utility Rebates     1     LS     1       53     Fundrassing Consultanting     1     LS     48,68       Soft Cost SubTotal     48,68       Soft Cost SubTotal     42,87       Building Construction Cost Total     395,81       PROJECT TOTAL COST       \$497,379	49	Fixtures, Furnishings & Equipment Allowance	1	LS		2,500		
51     Utility Rebates     1     LS       53     Fundraising Consultanting     1     LS       Soft Cost SubTotal     48,68       Soft Cost SubTotal     48,68       Soft Cost SubTotal     42,87       Building Construction Cost Total     395,81       PROJECT TOTAL COST       \$497,379	50	Technology & Computer Equipment Allowance	- 1	LS		1,500		
Soft Cost SubTotal 48,68 Site Work Construction Cost Total 42,87 Building Construction Cost Total 395,81 PROJECT TOTAL COST \$487.37	51 53	Utility Rebates Fundraising Consultanting	1	LS LS	-	0 0		
Site Work Construction Cost Total 42,87 Building Construction Cost Total 395,81 PROJECT TOTAL COST \$487,37			Soft Cost	SubTotal		48.686		
Building Construction Cost Total 395,81 PROJECT TOTAL COST \$487.37			Site Work Construction	ost Total		42 870		
PROJECT TOTAL COST \$487.37			Building Construction C	ost Total	(T	395,814		
			PROJ	ECTTC	TAL COST	\$487,379		



#### Solar PV

Installed costs for fixed mounted rack PV system range from \$8-9 per watt. A standard rack mounted 50KW system installed on a roof would cost \$400,000 to \$450,000. The Dubuque office system of 4.5kW cost \$35,659, or just under \$8 per installed watt.

Other rules of thumb follow:

- 1 kW fixed mounted, unshaded solar electric system provides about 1200kWh/year. A 50 kW system would provide about 60,000kWh/year.
- 1 SF of solar electric system provides about 14 watts, so a 50 kW system would require an array of about 3,600 SF.

### Solar Thermal

For the lavatory a solar system could be done but it may be more beneficial to go ahead and heat all of the domestic hot water or at the very least preheat and provide a secondary gas fired heater to make-up for any shortfalls.

Assume two separate system. One for the tanks/skimmers and another for lavatory sinks/kitchen. Each system would require between 2 to 6 collectors with a cost of \$20,000 (2 collectors) to \$50.000 (6 collectors) per system.

### Small Wind (100kW and less)

Data from Focus on Energy in WI indicate estimated costs from \$700 to \$2,000 per installed kW. Need to look at this a bit more to see if there's better data for vertical wind turbines.

#### OPINION OF PROBABLE COST



Owner Monticello Community School District New P-K-1 Project No.: 2012316 Phase: Conceptual Design

2316 esign Date: 10/10/12 Estimator: KE

### New P-K-1

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Bui	lding Construction/Repair Costs:	211			
1	Architectural, Code & ADA Items				
11.1	New Construction	35,890	SF	60.00	2,153,400
2	Structural		P	~ 1	24.04
1.1	New Construction	35,890	SF	10.00	358,900
3	Heating, Ventilation & Air Conditioning Systems				
1	New Construction	35,890	SF	22.00	789,580
.4	Plumbing & Fire Protection Systems				
1	New Construction	35,890	SF	8.50	305,065
- 5	Electrical Lighting & Power Systems				
	New Construction	35,890	SF	12.50	448,625
6	Special Electrical Systems		han i		
1	New Construction	35,890	SF	2.50 115.50	89,725
		Design / Bid Conting	SubTotal ency 10%		4,145,295 414,530
1		Building Construction Costs	SubTotal	1	4,559,825
		Construction Contin	gency 5%		227,991
1	В	UILDING CONSTRUCT	ON CO	ST TOTAL	\$4,787,816

# OPTION A: P-K-1, 2-4, 5-8

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST

F	Owner: Monticello Community School District New P-K-1	Project No.: 2012316 Phase: Conceptual Design			Date: Estimator:	10/10/12 KE
	New P-K-1					
	DESCRIPTION		QTY	UNIT	COST/SF	TOTALS
Site V	Work Construction Costs			111	1.1	
21	New Parking Spaces & Drive Lane		40	EA	3,000.00	120,000
23	Extended Drive Lanes & Approaches		1	LS	15,000.00	15,000
24	Storm Sewer & Detention		1	LS	25,000	25,000
25	Domestic Water & Sanitary Sewer		1	LS	10,000	10,000
26	Electrical Power & Lighting		1	LS	25,000	25,000
27	outdoor program area		1	LS	10,000	10,000
28	fill material		250	CY	75	18,750
29	Retaining Walls		1	LS	0	(
30	Pedestrian Paving		1,400	SF	4.00	5,600
31	Lawns & Landscaping		1	LS	20,000	20,000
33	Directional & Informational Signage		1	LS	18,000	18,000
+				SubTotal		267 350
		Design / Bid	Contine	ency 10%		26.73
-		Site Work Construction	Costs	SubTotal		294 085
		G		EQ.2		14 70
_		Construction	Conting	gency 5%		14,704
-		SITE WORK CONST	RUCTI	ON CO	ST TOTAL	\$308,789
U. 5.				122.2	100	
Soft	Costs					
37	Land Acquisition: 10 acres plus 1 acres per 100 students - 234 students		13	acres	35,000.00	455,000
38	Legal Fees		1	LS		30,000
39	Architectural & Engineering Design Fees		ĭ	LS		368,080
40	Information & Technology Design Fees		1	LS		10,000
41	Furnishing Design Fees		1	LS		20,000
42	Geo Thermal Horizontal Test Well		1	LS		6,000
43	Site Survey (utilize existing facility documents)		1	LS		12,000
44	Printing Costs for Construction Documents		1	LS		6,000
45	Construction Permits & Fees		1	LS		5.000
46	Builders Risk Insurance		1	LS		5.000
47	Ouality Control Material Testing & Inspections		1	LS		30.000
48	Hazardous Material Abatement		1	LS		,
49	Fixtures, Furnishings & Equipment Allowance		1	LS		50.000
50	Technology & Computer Equipment Allowance		1	LS		50.000
51	Utility Rebates		1	LS		(35.000
53	Fundraising Consultanting		1	LS		25,000
-		S	oft Cost	SubTotal		1,037,086
		Site Work Constr	uction C	ost Total		308.789
		Ruidias Casar	notion C	opt Total		4 787 814
		Duliang Constr	ucnon C	osi Iotal		+,/0/,010
			PROJ	ECLLO	TAL COST	\$6,133,691

#### OPINION OF PROBABLE COST



Owner: Monticello Community School District New 2-4 Project No.: 2012316 Phase: Conceptual Design Date: 10/10/12 Estimator: KE

### New 2-4

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Buil	lding Construction/Repair Costs:	211			
1	Architectural, Code & ADA Items				
	New Construction	32,290	SF	60.00	1,937,400
2	Structural		1		
	New Construction	32,290	SF	10.00	322,900
3	Heating, Ventilation & Air Conditioning Systems				
1	New Construction	32,290	SF	22.00	710,380
.4	Plumbing & Fire Protection Systems				A. 64
	New Construction	32,290	SF	8.50	274,465
- 5	Electrical Lighting & Power Systems		-		
	New Construction	32,290	SF	12.50	403,625
6	Special Electrical Systems		1		
	New Construction	32,290	SF	2.50 115.50	80,725
		Design / Bid Conting	SubTotal ency 10%		3,729,495 372,950
1		Building Construction Costs	SubTotal		4,102,445
		Construction Contin	gency 5%		205,122
1	В	UILDING CONSTRUCT	ON CO	ST TOTAL	\$4,307,567

# OPTION A: P-K-1, 2-4, 5-8

Monticello Schools Facility Assessment Report

### OPINION OF PROBABLE COST

,	Owner: Monticello Community School District New 2-4	Project No.: 2012316 Phase: Conceptual Design		Date: Estimator:	10/10/12 KE
	New 2-4		2		
1	DESCRIPTION	QI	Y UN	IT COST/SF	TOTALS
Site V	Work Construction Costs	1.2	1	1 1 1 1	
21	New Parking Spaces & Drive Lane	40	E.	A 3,000.00	120,000
23	Extended Drive Lanes & Approaches	1	L	5 15,000.00	15,000
24	Storm Sewer & Detention	1	L	S 25,000	25,000
25	Domestic Water & Sanitary Sewer	1	L	S 10,000	10,000
26	Electrical Power & Lighting	1	L	S 25,000	25,000
27	outdoor program area	1	L	\$ 10,000	10,000
- 28	fill material	- 25	C	Y 75	18,750
29	Retaining Walls	1	L	\$ 0	0
30	Pedestrian Paving	1,40	0 S.	7 4.00	5,600
31	Lawns & Landscaping	1	L	S 20,000	20,000
33	Directional & Informational Signage	- 1	L	S 18,000	18,000
1			SubT	otal	267,350
		Design / Bid Con	ingency 1	.0%	26,735
		Site Work Construction Cos	ts SubT	otal	294,085
		Construction Con	tingeneu	50%	14 704
			ingency		14,704
-		SITE WORK CONSTRUC	T		\$308,789
Safe	Contra			6 Dec 1.	
301	I COSIS			1.1.1.1	
37	Land Acquisition: 10 acres plus 1 acres per 100 students - 224 students	13	act	es 35,000.00	455,000
38	Legal Fees	1	L	3	30,000
39	Architectural & Engineering Design Fees	1	L	ŝ	332,068
40	Information & Technology Design Fees	1	L	ŝ	10,000
41	Furnishing Design Fees	. 1	L	S	20,000
42	Geo Thermal Horizontal Test Well	1	L	S	6,000
43	Site Survey (utilize existing facility documents)	1	L	8	12,000
44	Printing Costs for Construction Documents	1	L	5	6,000
45	Construction Permits & Fees	1	L	3	5,000
46	Builders Risk Insurance	1	L	3	5,000
47	Quality Control Material Testing & Inspections	1	L	3	30,000
48	Hazardous Material Abatement	1	L	S	0
-49	Fixtures, Furnishings & Equipment Allowance	1	L	S	50,000
50	Technology & Computer Equipment Allowance	1	Ĺ	S.	50,000
51	Utility Rebates	1	L	5	(35,000
53	Fundraising Consultanting	2.5.0	L Cuit	· · ·	1 001 0/0
		Soft C	st Sup I	OTAL	1,001,068
		Site Work Constructio	1 Cost T	otal	308,789
		Building Constructio	n Cost T	otal 🗕	4,307,567
1.000		PR	OJECT	TOTAL COST	\$5,617,423

#### OPINION OF PROBABLE COST

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	1 m			

Owner: Monticello Community School District New 5-8 Project No.: 2012316 Phase: Conceptual Design Date: 10/15/12 Estimator: KE

### New 5-8

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Buil	lding Construction/Repair Costs:	211			
1	Architectural, Code & ADA Items				
	New Construction	82,080	SF	68.50	5,622,480
2	Structural				
1.1	New Construction	82,080	SF	10.00	820,800
3	Heating, Ventilation & Air Conditioning Systems				
1	New Construction	82,080	SF	25.00	2,052,000
.4	Plumbing & Fire Protection Systems				
1	New Construction	82,080	SF	9.50	779,760
- 5	Electrical Lighting & Power Systems	111	4		
	New Construction	82,080	SF	14.50	1,190,160
6	Special Electrical Systems		1		
	New Construction	82,080	SF	2.50 130.00	205,200
		Design / Bid Conting	SubTotal ency 10%		10,670,400 1,067,040
1		<b>Building Construction Costs</b>	SubTotal		11,737,440
		Construction Contin	gency 5%		586,872
	В	UILDING CONSTRUCT	ON CO	ST TOTAL	\$12,324,312

# OPTION A: P-K-1, 2-4, 5-8

Monticello Schools Facility Assessment Report

### OPINION OF PROBABLE COST

Number         Description         OT         Unit         COST/92         TOTALS           1         Description         10         Ed.         100000         200000           1         Entered Diver Lanes         10         Ed.         100000         200000           1         Entered Diver Lanes         10         12         40000         40000           10         Description Lanes         10         12         40000         40000           10         Description Lanes         10         12         4000         40000           11         Description Lanes         10         12         3000         5000           12         Description Lanes         10         12         3000         5000           12         Description Lanes         10         12         3000         5000           12         Description Lanes         10         12         4000	1	Owner: Monticello Community School District New 5-8	Project No.: 2012316 Phase: Conceptual Design			Date: Estimator:	10/15/12 KE
DESCRIPTION         OPT         UNIT         COST/SF         TOTALS           Six Work Construction Costs         I         FX         30000         20000           IS         Entended Dirox Lane in Approaches         1         125         120000         20000           IS         Entended Dirox Lane in Approaches         1         155         10000         10000           IS         Entended Dirox Lane in Approaches         1         155         10000         10000           IS         Entended Porte & Electrono         1         155         00000         10000           IS         Entende Porte & Electrono         1         155         00000         10000           IS         Entende Porte & Electrono         155         00000         10000           IS         Intention         3500         155         0000         20000           IS         Detention Repring         1600         576         4000         20000           IS         Detention Electrono Reprint Resonance         1         128         20000         20000           IS         Detention Electrono Resonance         1         128         20000         20000         200000         200000         200000         <	-	<u>New 5-8</u>	·				
Site Work Construction Costs         80         F.K.         300000         202000           11         New Taxhing Spaces & Dirve Lane         80         F.K.         330000         202000           12         Statest&Dirve Lane & Agrons the         11         125         120000         120000           12         Statest&Dirve Lane & Agrons the         11         125         40,000         40,000           13         Statest&Dirve Lane & Agrons the         11         125         40,000         40,000           13         Ebetrach Dirve & Statest         11         125         40,000         40,000           13         Ebetrach Dirve & Statest         11         125         40,000         40,000           14         125         20,000         57         40,00         570           14         125         20,000         570         40,00         570           15         Earning Walk         11         125         20,000         20,000           15         Earning Walk         11         125         20,000         40,00           15         Earning Walk         11         125         20,000         40,00           15         Earning Walk	1	DESCRIPTION		YTÇ	UNIT	COST/SF	TOTALS
19       New Parking Spaces & Dermition       1       12       3.000       2000         10       Storn Serve & Detention       1       1.5       1.500       1.500         10       Denomic Water & Statuny Serve       1       1.5       1.500       1.500         10       Denomic Water & Statuny Serve       1       1.5       4.500       1.600         11       1.5       4.500       4.500       1.600       1.55       4.500       1.600         12       Denomic Water & Statuny Serve       1       1.5       4.500       1.600	Site V	Work Construction Costs		11	11		
10         Extended Direc Lanes & Approaches         1         13         12,000         12,000           10         Storn Seres & Direction         1         15         54,000         64,000           10         Denotic Water & Santary Forer         1         15         64,000         64,000           10         Internal Proces & Lighting         1         15         60,000         64,000           20         ontido for program area         1         15         50,000         64,000           20         Retaining Wate         1         15         30,000         50,000           20         Retaining Wate         1         15         30,000         30,000           20         Retaininininin Signage         1	21	New Parking Spaces & Drive Lane		80	EA	3,000.00	240,000
19       Storn Sever & Departed Water & Snithary Sever       1       15       45,000       45,000         25       Demestic Water & Snithary Sever       1       15       10,000       40,000         27       attleastical Power & Lighting       1       15       40,000       40,000         27       attleastical Power       1       15       40,000       40,000         28       Betraning Wale       1       15       25,000       25,000         28       Retaining Wale       1       15       25,000       25,000         30       Detection Paring       1,000       15       26,000       26,000         31       Lavade Landoncing - playEeth       1       15       25,000       28,000         31       Lavade Landoncing - playEeth       1       15       25,000       28,000         32       Directional & Informational Signage       1       15       25,000       28,000         33       Directional & Informational Signage       1       15       28,000       28,000         34       Lavade Landonating - playEeth       1       15       28,000       28,000       28,000       28,000       28,000       28,000       28,000       28,000	23	Extended Drive Lanes & Approaches		1	LS	12,000.00	12,000
15       Densetia Water & Santary Sever       1       1.5       90,00       90,00         25       Densetia Water & Lighing       1       1.5       90,00       90,00         27       oxdoor program area       1       1.5       90,00       90,00         26       Rataning Wate       350       CY       75       526,23         28       Rataning Wate       10       1.5       50,00       50,00         28       Rataning Wate       10       1.5       28,000       50,00         29       Peterional Signage       1       1.5       28,000       28,000       38,000	24	Storm Sewer & Detention		1	LS	45,000	45,000
136       Electronal Prover 8.1 Lighting       1       1.3.       40.000       40.000         17       autobox program area       10       1.3.       10.000       10.000         27       Balaning Walk       1       1.5.       50.00       50.00         28       Relaxing Walk       1       1.5.       50.00       50.00         20       Probution Priving       3.000       57.2       4.00       7.200         30       Directional & Informational Signage       1       1.5.       28.000       28.000         30       Directional & Informational Signage       1       1.5.       35.000       35.000         31       Lavos & Landscoping - playfield       1       1.5.       35.000       36.00         32       Lavos & Katterian       1       1.5.       35.000       36.00         33       Engine / Ele Contingency 10%       45.84       56.42.92       20.000       36.02.92       20.000       36.02.92       25.02       25.02       25.02.00       36.00       36.00       36.00       36.00       36.00       36.00       36.00       36.00       36.00       36.00       36.00       36.00       36.00       36.00       36.00       36.00	25	Domestic Water & Sanitary Sewer		1	LS	10,000	10,000
1       1       13       1       13       10,000       00,000         28       fill material       350       CY       75       26,250         30       Retaining Wile       1       15       3,000       S7       4,00       7,200         30       Lavore & Landscoping : physicity       1       15       28,000 </td <td>26</td> <td>Electrical Power &amp; Lighting</td> <td></td> <td>1</td> <td>LS</td> <td>40,000</td> <td>40,000</td>	26	Electrical Power & Lighting		1	LS	40,000	40,000
10         810 material         300         CV         75         2023           20         Retaining Walk         1         1         1         5         5.000         5.000           30         Dedicatan Pering         1,000         SP         4.400         7.200           31         Lavae & Landsoping - phyticki         1         1.5         22,000         28,000           32         Directional & Informational Signage         1         1.5         23,000         53,000           33         Directional & Informational Signage         54,000         55,000         55,000         55,000           Constructione Doctione Constructione Doctione Constructione Docti	27	outdoor program area		1	LS	10,000	10,000
10         Petanong Walle         1         15         5,000         5,000           30         Petentane Favring         1,800         5,57         4,680         7,200           31         Lavres & Landespring + playfieldh         1         15         8,800         8,800           33         Directional & Informational Signage         1         15         8,800         5,800           33         Directional & Informational Signage         1         15         8,800         48,84           1         1.5         Site Work Construction Construction         48,84         5,844         5,844           Construction Construction         Construction Construction         5,84,270         5,844         5,844           5         Soft Costs         Construction         5,844,270         5,844         5,9000         8,859,910           30         Legal Res         2,8         acces         35,0000         8,859,910           31         Lavas & Acchinectural & Engineering Design Fees         1         15         9,900           31         Lavas & Acchinectural & Engineering Design Fees         1         15         9,900           40         Archinectural & Engineering Design Fees         1         15         9,900<	- 28	fill material		350	CY	75	26,250
30         Peletran Faving         1,000         SF         4,00         7,200           31         Lards & Landscoping - playfields         1         1         1.5         28,000         28,000         28,000         28,000         28,000         28,000         28,000         28,000         28,000         28,000         28,000         28,000         28,000         28,000         28,000         28,000         28,000         28,000         28,000         46,34         50,000         28,000         46,34         50,000         28,000<	29	Retaining Walls		1	LS	5,000	5,000
31         Lawns & Landsceping - playfields         1         15         28,000         28,000           33         Directional & Informational Signage         11         15         33,000         35,000           Suff Construction Costs         Suff Construction Costs         48,84         48,84           Construction Contingency 10%         45,84         45,84           Stift Work Construction Contingency 10%         45,84           Soft Costs         23,21         504,29           Soft Costs         23,300         855,000           30         Legal Per         1         1.5         80,000           31         Last         80,000         80,000         80,000           32         Land Acquisition - 20 scree minimum plue 1 acree / 100 students - 335 students         23         acres         35,000,000         80,000           34         Legal Per         1         1.5         80,000         80,000           35         Architectural & Engineering Desgin Fees         1         1.5         80,000           35         Architectural & Engineering Desgin Fees         1         1.5         80,000           36         Construction & Technology Design Fees         1         1.5         80,000	30	Pedestrian Paving	.1	,800	SF	4.00	7,200
33         Directional & Informational Signage         1         1         13         33,00         33,00           ">SubTrain         SubTrain         458,45           ">Directional & Informational Signage         458,45           ">Directional & Informational Signage         458,45           ">Directional & Informational Signage         458,45           ">Constructions Contineents         504,20           Construction Contineents         504,20           Construction Contineents         552,910           Soft Costs           3         acress         55,00000         805,000           3         acress         55,00000         805,000           3         acress         55,00000         805,000           3         acress         50,00000         805,000           3         acress         50,00000         805,000           3         acress         1         1.5         80,000           3         acress         50,00000         805,000           3         acress         50,00000         805,000           4         1	31	Lawns & Landscaping - playfields		1	LS	28,000	28,000
SubTotal         458,45           Design / Bid Contingency 10%         45,84           Site Work Construction Costs SubTotal         504,29           Construction Contingency 5%         25,21           Soft Costs         Site Work Construction Cost SubTotal         552,951           Soft Costs         23         acres         35,00000         805,000           30         Legal Fees         1         1.5         30,000           30         Acgal Fees         1         1.5         20,000           40         Information & Technology Design Fees         1         1.5         20,000           40         Ste Survey (utilize ensing facility documents)         1         1.5         20,000           41         1.5         1.5         20,000         4.6           42         Gontineand Honzonal Test Well         1         1.5         1.6,000           45         Construction Documents         1         1.5         1.2,000           46         Printing Costs for Construction Documents         1         1.5         1.2,000           47         Quality Control Marenal Testing & Inspections         1         1.5         1.2,000           48         Construction Remits & Fees         1	33	Directional & Informational Signage		1	LS	35,000	35,000
Design / Bid Contingency 10%         45,84           Site Work Construction Costs SubTotal         504,29           Construction Contingency 5%         25,21           Soft Costs           Soft Costs           37         Land Acquisition -20 acres minimum plus lacres / 100 students - 335 students         23         acres         35,00000         805,000           38         Legal Fees         1         LS         800,000           39         Architectural & Engineering Design Fees         1         LS         800,000           30         Architectural & Engineering Design Fees         1         LS         20,000           40         Stirt Survery (ultiler existing facility documents)         1         LS         20,000           40         Stirt Survery (ultiler existing facility documents)         1         LS         20,000           41         LS         1         LS         12,000           42         Gen Thermal Horizontal Test Well         1         LS         12,000           43         Externet         1         LS         12,000           44         Printing Costs for Construction Documents         1         LS         12,000           45         Construction Docu	•				SubTotal		458,450
Site Work Construction Costs SubTotal         504,29           Construction Contingency 5%         2521           SITE WORK CONSTRUCTION COST TOTAL         \$529,50           37         Land Acquisition .20 acres minimum plus 1 acres / 100 students- 335 students.         23         acres         35,00000         805,000           38         Legal Fees         1         1.5         30,000           39         Architectural & Engineering Design Fees         1         1.5         30,000           39         Architectural & Engineering Design Fees         1         1.5         30,000           40         Information & Technology Design Fees         1         1.5         20,000           40         Econorital Test Well         1         1.5         20,000           41         Disc Survey (utilize existing facility documents)         1         1.5         20,000           42         Geo Thermal Horizontal Test Well         1         1.5         20,000           43         Site Survey (utilize existing facility documents)         1         1.5         12,000           44         Prinning Costs of Construction Decum ents         1         1.5         12,000           45         Construction Premits & Efees         1         1.5         30,000	1.1		Design / Bid Co	onting	ency 10%		45,845
Construction Contingency %/         531           Soft Costs         STE WORK CONSTRUCTION COST TOTAL         \$\$29,50           37         Land Acquisition .20 acres minimum plus 1 acres / 100 students- 335 students         23         acres         35,00000         805,000           38         Legal Fees         1         1.5         300,000           39         Architestural & Engenering Design Fees         1         1.5         300,000           40         Futurashing Design Fees         1         1.5         300,000           41         Futurashing Design Fees         1         1.5         300,000           42         Enformation & Technology Design Fees         1         1.5         300,000           43         Site Survey (utilize existing facility documents)         1         1.5         120,000           43         Site Survey (utilize existing facility documents)         1         1.5         120,000           44         Printing Costs for Construction Documents         1         1.5         120,000           45         Construction Permits & Fees         1         1.5         300,000           46         Builders Rick Thurance         1         1.5         300,000           47         Quality Control MaterinI Paring			Site Work Construction C	osts S	SubTotal		504.295
Soft Costs         SiTE WORK CONSTRUCTION COST TOTAL         \$529,510           37         Land Acquisition 20 scree minimum plue lacree / 100 studente - 335 students         23         astree         35,00000         805,000           38         Legal Fees         1         LS         30,000           39         Architectural & Engineering Design Fees         1         LS         30,000           39         Architectural & Engineering Design Fees         1         LS         30,000           40         Fernishing Design Fees         1         LS         20,000           41         LS         0.000         40         40,000         41         LS         20,000           42         Geo Thermal Horizontal Test Well         1         LS         20,000         42           43         Site Survey (utilize existing facility documents)         1         LS         12,000         42           44         Printing Costs for Contruction Decuments         1         LS         12,000         43         50,000         44         40,000         44         40,000         44         44,000         44         44,000         44         44,000         44         44,000         44         44,000         44         44,000			Ç		EQ.		05.045
SITE WORK CONSTRUCTION COST TOTAL         \$\$29,510           30         Land Acquisition 20 acres minimum plus 1 acres / 100 students - 335 students.         23         acres         35,00000         805,000           30         Lagd Fees         1         LS         30,000           30         Architestural & Engineering Design Fees         1         LS         30,000           30         Architestural & Engineering Design Fees         1         LS         30,000           40         Information & Technology Design Fees         1         LS         20,000           41         LS         00,000         1         LS         20,000           42         Geo Themail Honzontal Test Well         1         LS         20,000           42         Geo Themail Honzontal Test Well         1         LS         20,000           43         Ste Survey (tulize existing facility documents)         1         LS         140,000           44         Printing Costs for Construction Documents         1         LS         12,000           45         Construction Premits & Fees         1         LS         40,000           46         Builders Risk Insurance         1         LS         80,000           47         Pistruees	_		Construction C	onting	ency 5%		20,210
Soft Costs         23         acres         35,0000         805,000           10         Land Acquisition .20 acres minimum plus lacres / 100 students - 335 students.         23         acres         35,0000         805,000           24         Legal Fees         1         LS         30,000           25         Architectural & Engineering Design Fees         1         LS         30,000           26         Information & Technology Design Fees         1         LS         20,000           26         Geo Themael Honzonal Test Well         1         LS         20,000           27         Geo Themael Honzonal Test Well         1         LS         20,000           26         Geo Themael Honzonal Test Well         1         LS         20,000           27         Site Survey (ulice existing facility documents)         1         LS         18,000           26         Construction Documents         1         LS         12,000           28         Exist Nurvey (ulice existing facility documents)         1         LS         12,000           29         Later Ask Insurance         1         LS         30,000           29         Later Ask Insurance         1         LS         30,000           20 <th>-</th> <th></th> <th>SITE WORK CONSTRU</th> <th>JCTI</th> <th>ON COS</th> <th>ST TOTAL</th> <th>\$529,510</th>	-		SITE WORK CONSTRU	JCTI	ON COS	ST TOTAL	\$529,510
Soft Costs         23         acces         35,000.00         805,000           37         Land Acquisition 20 acres minimum plue 1 acres / 100 students - 335 students.         23         acces         35,000.00         805,000           38         Legal Fees         1         LS         30,000.00         30,000.00           39         Architectural & Engineering Design Fees         1         LS         30,000.00           41         Furnishing Design Fees         1         LS         20,000           42         Geo Thermal Horizontal Test Well         1         LS         20,000           43         Site Survey (ultize existing facility documents)         1         LS         18,000           44         Printing Costs for Construction Documents         1         LS         12,000           45         Soft Costs for Construction Documents         1         LS         12,000           45         Builders Risk Insurance         1         LS         12,000           46         Builders Risk Insurance         1         LS         40,000           47         Quality Control Material Testing & Inspections         1         LS         80,000           48         Hazardous Material Abatement         1         LS	5.2	2.11		1.1	100	10.1	
23       acres       35,0000       885,000         33       Legal Fees       1       LS       30,0000         34       Legal Fees       1       LS       30,0000         35       Architectural & Engineering Design Fees       1       LS       30,0000         36       Architectural & Engineering Design Fees       1       LS       30,0000         40       Information & Technology Design Fees       1       LS       30,0000         41       Furnishing Design Fees       1       LS       30,0000         42       Geo Thermal Horizontal Test Well       1       LS       30,0000         43       Site Survey (utilize ensiting facility documents)       1       LS       40,000         44       Printing Costs for Construction Documents       1       LS       12,000         45       Construction Permits & Fees       1       LS       40,000         46       Buildets Risk Insurance       1       LS       40,000         47       Quality Control Material Testing & Inspections       1       LS       40,000         48       Hazardous Material Astement       1       LS       80,000         49       Testinology & Computer Equipment Allowance       <	Soft	t Costs				1	
33       Legal Fees       1       LS       30,000         39       Architectural & Engineering Design Fees       1       LS       942,322         40       Information & Technology Design Fees       1       LS       20,000         41       Furnishing Design Fees       1       LS       20,000         42       Geo Thermal Horizontal Test Well       1       LS       20,000         42       Geo Thermal Horizontal Test Well       1       LS       20,000         43       Site Survey (Utilize existing facility documents)       1       LS       18,000         44       Printing Costs for Construction Documents       1       LS       12,000         44       Printing Costs for Construction Documents       1       LS       12,000         45       Construction Permits & Fees       1       LS       12,000         46       Builders Risk Insurance       1       LS       40,000         47       Quality Control Material Pasting & Inspections       1       LS       80,000         48       Hazardous Material Abatement       1       LS       80,000       1       LS       80,000         50       Technology & Computer Equipment Allowance       1       LS	37	Land Acquisition 20 acres minimum plus 1 acres / 100 students - 335 students		23	acres	35,000.00	805,000
39       Architectural & Engineering Design Fees       1       1S       942,32         40       Information & Technology Design Fees       1       1S       200,00         41       Furnishing Design Fees       1       1S       200,00         42       Geo Thermal Horizontal Test Well       1       1S       200,00         43       Site Survey (ultize existing facility documents)       1       1S       6,000         44       Printing Costs for Construction Documents       1       1S       12,000         45       Construction Permits & Fees       1       1S       12,000         46       Builders Risk Insurance       1       1S       12,000         47       Quality Control Material Testing & Inspections       1       1S       40,000         48       Hazardous Material Abatement       1       1S       40,000         49       Fatures, Furnishings & Equipment Allowance       1       1S       80,000         50       Technology & Computer Equipment Allowance       1       1S       202,032         51       Utility Rebates       1       1S       202,032         52       Function Franting       1       1S       202,032         53 <t< td=""><td>38</td><td>Legal Fees</td><td></td><td>1</td><td>LS</td><td></td><td>30,000</td></t<>	38	Legal Fees		1	LS		30,000
40       Information & Technology Design Fees       1       I.S       20,000         41       Furnishing Design Fees       1       I.S       20,000         42       Geo Thermal Horizontal Test Well       1       I.S       20,000         43       Site Survey (utilize existing facility documents)       1       I.S       6,000         44       Printing Costs for Construction Documents       1       I.S       12,000         44       Printing Costs for Construction Documents       1       I.S       12,000         45       Construction Permits & Fees       1       I.S       12,000         46       Builders Risk Insurance       1       I.S       12,000         47       Quality Control Material Testing & Inspections       1       I.S       40,000         48       Hazardous Material Abatement       1       I.S       40,000         49       Fixtures, Furnishings & Equipment Allowance       1       I.S       80,000         50       Technology & Computer Equipment Allowance       1       I.S       80,000         51       Utility Rebates       1       I.S       20,025,322         Soft Construction Cost Total       20,025,322       20,025,322       20,025,322	39	Architectural & Engineering Design Fees		ĭ.	LS	1	942,323
41       Furnishing Design Fees       1       1.5       20,00         42       Geo Thermal Horizontal Test Well       1       1.5       6,00         43       Site Survey (utilize existing facility documents)       1       1.5       18,000         44       Printing Costs for Construction Documents       1       1.5       12,000         45       Construction Decuments       1       1.5       12,000         46       Builders Risk Insurance       1       1.5       12,000         47       Quality Control Material Testing & Inspections       1       1.5       40,000         48       Hazardous Material Abatement       1       1.5       40,000         49       Fixtures, Furnishings & Equipment Allowance       1       1.5       80,000         50       Technology & Computer Equipment Allowance       1       1.5       80,000         51       Utility Rebates       1       1.5       70,000         53       Fundrausing Consultanting       1       1.5       20,02,02         54       Work Construction Cost Total       20,02,02       20,02,02         55       Work Construction Cost Total       529,511       20,02,52         51       Building Construction	40	Information & Technology Design Fees		1	LS	F	20,000
42       Geo Thermal Horizontal Test Well       1       IS       6,000         43       Site Survey (utilize existing facility documents)       1       IS       18,000         44       Printing Costs for Construction Documents       1       IS       12,000         45       Construction Permits & Fees       1       IS       12,000         46       Builders Risk Insurance       1       IS       12,000         47       Quality Control Material Testing & Inspections       1       IS       40,000         48       Hazardous Material Abatement       1       IS       40,000         49       Fixtures, Furnishings & Equipment Allowance       1       IS       80,000         50       Technology & Computer Equipment Allowance       1       IS       80,000         51       Utility Rebates       1       IS       20,000         53       Fundrasing Consultanting       1       IS       20,000         53       Fundrasing Consultanting       1       IS       20,000         54       Utility Rebates       1       IS       20,000         53       Fundrasing Consultanting       1       IS       20,000         54       Stite Work Construction Co	41	Furnishing Design Fees		1	LS	-	20,000
43       Site Survey (utilize existing facility documents)       1       1S       18,000         44       Printing Costs for Construction Documents       1       1S       12,000         45       Construction Permits & Fees       1       1S       12,000         46       Builders Risk Insurance       1       1S       12,000         47       Quality Control Material Testing & Inspections       1       1S       40,000         48       Hazardous Material Abatement       1       1S       40,000         49       Fixtures, Furnishings & Equipment Allowance       1       1S       80,000         50       Technology & Computer Equipment Allowance       1       1S       80,000         51       Utility Rebates       1       1S       20,000         53       Fundraising Consultanting       1       1S       20,000         53       Fundraising Consultanting       1       1S       20,000         53       Stift Work Construction Cost Total       529,511       20,000         54       20,025,322       Stift Work Construction Cost Total       529,511         64       Building Construction Cost Total       529,511       529,511	42	Geo Thermal Horizontal Test Well		1	LS		6,000
44       Printing Costs for Construction Documents       1       LS       12,000         45       Construction Permits & Fees       1       LS       12,000         46       Builders Risk Insurance       1       LS       5,000         47       Quality Control Material Testing & Inspections       1       LS       40,000         48       Hazardous Material Abatement       1       LS       40,000         49       Fatures, Furnishings & Equipment Allowance       1       LS       80,000         50       Technology & Computer Equipment Allowance       1       LS       80,000         51       Utility Rebates       1       LS       2005,32         53       Fundraising Consultanting       1       LS       2,025,32         Stift Work Construction Cost Total       529,511       2,025,322         Stift Work Construction Cost Total       529,511       529,511         Building Construction Cost Total       529,511       529,511	43	Site Survey (utilize existing facility documents)		1	LS		18,000
45       Construction Permits & Fees       1       LS       12,000         46       Builders Risk Insurance       1       LS       5,000         47       Quality Control Material Testing & Inspections       1       LS       40,000         48       Hazardous Material Abatement       1       LS       40,000         49       Fatures, Furnishings & Equipment Allowance       1       LS       80,000         50       Technology & Computer Equipment Allowance       1       LS       80,000         51       Utility Rebates       1       LS       80,000         53       Fundraising Consultanting       1       LS       20,023,22         Stift Work Construction Cost       Total       529,511       20,023,22         Stift Work Construction Cost       Total       529,511         Building Construction Cost       Total       529,511	44	Printing Costs for Construction Documents		1	LS		12,000
46       Builders Risk Insurance       1       LS       5,000         47       Quality Control Material Testing & Inspections       1       LS       40,000         48       Hazardous Material Abatement       1       LS       40,000         49       Fixtures, Furnishings & Equipment Allowance       1       LS       80,000         50       Technology & Computer Equipment Allowance       1       LS       80,000         51       Utility Rebates       1       LS       80,000         53       Fundraising Consultanting       1       LS       20,000,000         53       Fundraising Consultanting       1       LS       2,002,322         Stift Work Construction Cost Total       529,511       20,203,22         Stift Work Construction Cost Total       529,511       529,511         Building Construction Cost Total       529,511       529,511	45	Construction Permits & Fees		1	LS	1	12,000
47       Quality Control Material Testing & Inspections       1       LS       40,000         48       Hazardous Material Abatement       1       LS       60,000         49       Fixtures, Furnishings & Equipment Allowance       1       LS       880,000         50       Technology & Computer Equipment Allowance       1       LS       880,000         51       Utility Rebates       1       LS       80,000         53       Fundraising Consultanting       1       LS       70,000         53       Fundraising Consultanting       1       LS       2,025,322         Stift Work Construction Cost Total       529,511       529,511       529,511         Building Construction Cost Total       529,511       12,324,311	46	Builders Risk Insurance	7	1	LS		5,000
48       Hazardous Material Abatement       1       LS       0         49       Fixtures, Furnishings & Equipment Allowance       1       LS       880,00         50       Technology & Computer Equipment Allowance       1       LS       880,00         51       Utility Rebates       1       LS       80,000         53       Fundraising Consultanting       1       LS       (70,00)         53       Soft Cost SubTotal       20,025,32       25,000         Stift Work Construction Cost Total       529,511       20,25,322         Stift Work Construction Cost Total       529,511       529,511         Building Construction Cost Total       529,511       529,511	47	Quality Control Material Testing & Inspections		1	LS		40,000
49       Fixtures, Furnishings & Equipment Allowance       1       LS       880,000         50       Technology & Computer Equipment Allowance       1       LS       880,000         51       Utility Rebates       1       LS       (70,000)         53       Fundraising Consultanting       1       LS       (70,000)         Soft Cost SubTotal         Soft Cost SubTotal       2,025,322         Site Work Construction Cost Total       529,511         Building Construction Cost Total       12,324,312	48	Hazardous Material Abatement		1	LS		0
50     Technology & Computer Equipment Allowance     1     LS     80,000       51     Utility Rebates     1     LS     (70,00)       53     Fundraising Consultanting     1     LS     (70,00)       Soft Cost SubTotal       Soft Cost SubTotal     2,025,32       Site Work Construction Cost Total     529,51       Building Construction Cost Total     529,51       BUILT COST     12,324,31	49	Fixtures, Furnishings & Equipment Allowance		1	LS		80,000
51     Utility Rebates     1     LS     (70,00)       53     Fundraising Consultanting     1     LS     25,00       Soft Cost SubTotal     2,025,32       Site Work Construction Cost Total     529,51       Building Construction Cost Total     529,51       Building Construction Cost Total     12,324,31	50	Technology & Computer Equipment Allowance		1	LS		80,000
53     Fundraising Consultanting     1     LS     25,00       Soft Cost     SubTotal     2,025,32       Site Work Construction Cost     Total     529,51       Building Construction Cost     Total     12,324,31	51	Utility Rebates		1	LS		(70,000
Soft Cost SubTotal 2,025,32 Site Work Construction Cost Total 529,51 Building Construction Cost Total 12,324,31 DECIFICATION COST 514, 2005	53	Fundraising Consultanting	1	1	LS		25,000
Site Work Construction Cost Total 529,51 Building Construction Cost Total 12,324,31 DECRECT TOTAL COST 514,920,145			Soft	Cost	SubTotal		2,025,323
Building Construction Cost Total 12,324,31			Site Work Construc	tion C	ost Total		529,510
			Building Construc	tion C	ost Total		12,324,312
	1		1	DOI	CTTO	TAL COST	\$14 970 145

#### OPINION OF PROBABLE COST



Owner: Monticello Community School District New P-K-5 Project No.: 2012316 Phase: Conceptual Design

16 gn Date: 10/15/12 Estimator: KE

### New P-K-5

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Buil	lding Construction/Repair Costs:	110			
1	Architectural, Code & ADA Items				
11.13	New Construction	67,652	SF	60.00	4,059,120
2	Structural		1		
1.1	New Construction	67,652	SF	10.00	676,520
3	Heating, Ventilation & Air Conditioning Systems				
1	New Construction	67,652	SF	22.00	1,488,344
.4	Plumbing & Fire Protection Systems				
	New Construction	67,652	SF	8.50	575,042
- 5	Electrical Lighting & Power Systems		+		
	New Construction	67,652	SF	12.50	845,650
6	Special Electrical Systems		him a		
	New Construction	67,652	SF	2.50 115.50	169,130
		Design / Bid Conting	SubTotal ency 10%		7,813,806 781,381
1.000	Bu	ilding Construction Costs	SubTotal	1	8,595,187
		Construction Contin	gency 5%		429,759
1	ВИ	LDING CONSTRUCT	ON CO	ST TOTAL	\$9,024,946

# OPTION B: P-K-5, 6-8

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST

F=-	Owner: Monticello Community School District New P-K-5	Project No.: 2012316 Phase: Conceptual Design			Date: Estimator:	10/15/12 KE
	<u>New P-K-5</u>	-				
	DESCRIPTION		QTY _	UNIT	COST/SF	TOTALS
Site Work Cons	truction Costs		- 11		-	
21 New Parkin	g Spaces & Drive Lane		80	ΕA	3,000.00	240,000
23 Extended D	rive Lanes & Approaches		ĩ	LS	15,000.00	15,000
24 Storm Sewe	r & Detention		1	LS	45,000	45,000
25 Domestic W	Vater & Sanitary Sewer		1	LS	10,000	10,000
26 Electrical Po	ower & Lighting		1	LS	45,000	45,000
_ 27 outdoor pro	ogram area		1	LS	10,000	10,000
28 fill material		4	50	CY	75	33,750
29 Retaining W	7alls		1	LS	5,000	5,000
30 Pedestrian F	Paving	. 1;	800	SF	4.00	7,200
31 Lawns & Ls	indscaping		1	LS	25,000	25,000
33 Directional	& Informational Signage		1	LS	18,000	18,000
				SubTotal		453,950
		Design / Bid Co	nting	ency 10%		45,395
		Site Work Construction C	osts S	SubTotal	0 C	499,345
		Construction C	onting	encu 50%		24.967
			onnig	citey 570		26,00
		SITE WORK CONSTRU	CII	UN CU	ST TOTAL	\$524,512
Safe Canto			1.1	100	100	
Soft Costs					1.1.1	
37 Land Acqui	sition . 10 acres minimum plus 1 acres / 100 students - 536 students		16	acres	35,000.00	560,000
38 Legal Fees			1	LS		30,000
39 Architectura	al & Engineering Design Fees		1	LS		694,871
40 Information	n & Technology Design Fees		1	LS		15,000
41 Furnishing l	Design Fees		1	LŚ		30,000
42 Geo Therm	al Horizontal Test Well		1	LS		6,000
43 Site Survey	(utilize existing facility documents)		1	LS		14,000
44 Printing Co.	sts for Construction Documents		1	LS		8,000
45 Constructio	n Permits & Fees		1	LS		10,000
46 Builders Ris	k Insurance		1	LS		5,000
47 Quality Con	trol Material Testing & Inspections		1	LS	1	40,000
48 Hazardous l	Material Abatement		1	LS		(
49 Fixtures, Fu	rnishings & Equipment Allowance		1	LS	5	80,000
50 Technology	& Computer Equipment Allowance		1	LS		80,000
51 Utility Reba	Constant and Const		1	LS		(70,000
Jo Fundraising	Consultanting		1	LS		23,000
		Soft	Cost	Subiotal		1,527,871
		Site Work Construct	ion Co	ost Total		524,312
· · · · · · · · · · · · · · · · · · ·		Building Construct	ion Co	ost Total		9,024,946
and the second second		P	ROJI	ECTTO	TAL COST	\$11,077,129

#### OPINION OF PROBABLE COST



Owner: Monticello Community School District New 6-8 Project No.: 2012316 Phase: Conceptual Design Date: 10/15/12 Estimator: KE

New 6-8

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS	
Buil	lding Construction/Repair Costs:	211				
1	Architectural, Code & ADA Items					
	New Construction	77,910	SF	68.50	5,336,835	
2	Structural		1			
	New Construction	77,910	SF	10.00	779,100	
3	Heating, Ventilation & Air Conditioning Systems					
	New Construction	77,910	SF	25.00	1,947,750	
.4	Plumbing & Fire Protection Systems					
	New Construction	77,910	SF	9.50	740,145	
- 5	Electrical Lighting & Power Systems					
	New Construction	77,910	SF	14.50	1,129,695	
6	Special Electrical Systems		_ m			
	New Construction	77,910	SF	2.50 1 <i>3</i> 0.00	194,775	
1		Design / Bid Conting	SubTotal / Bid Contingency 10%			
		Building Construction Costs	uction Costs SubTotal			
		Construction Conting	truction Contingency 5%			
1		BUILDING CONSTRUCTI	ONSTRUCTION COST TOTAL			

# OPTION B: P-K-5, 6-8

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST

F	Owner: Monticello Community School District New 6-8	Project No/ 2012316 Phase: Conceptual Design			Date: Estimator:	10/15/12 KE
	<u>New 6-8</u>	-	Lar M	line en t		
01 W	DESCRIPTION		QTY	UNIT	COST/SF	TOTALS
Site w	ork Construction Costs		£ + 1			
21	New Parking Spaces & Drive Lane		60	EA	3,000.00	180,000
23	Extended Drive Lanes & Approaches		1	LS	12,000.00	12,000
24	Storm Sewer & Detention		1	LS	40,000	40,000
25	Domestic Water & Sanitary Sewer		1	LS	10,000	10,000
26	Electrical Power & Lighting		1	LS	40,000	40,000
_ 27	outdoor program area		1	LS	10,000	10,000
- 28	fill material		300	CY	75	22,500
29	Retaining Walls		1	LS	5,000	5,000
30	Pedestrian Paving		1,400	SF	4.00	5,600
31	Lawns & Landscaping - playfields		1	LS	25,000	25,000
33	Directional & Informational Signage		1	LS	35,000	35,000
				SubTotal		385,100
		Design / Bid	Conting	ency 10%		38,510
		Site Work Construction	Costs	SubTotal	1 2	423,610
		Construction	Contine			21 181
			r conting	Seriey 570	and the same	21,101
		SITE WORK CONST.	RUCH		STIDIAL	\$444,791
6-E	C			100	100	
3011	Costs					
37	Land Acquisition . 20 acres minimum plus 1 acres / 100 students - 251 students		23	acres	35,000.00	805,000
38	Legal Fees		1	LS		30,000
39	Architectural & Engineering Design Fees		Ĭ	LS		890,864
40	Information & Technology Design Fees		1	LS		20,000
41	Furnishing Design Fees		1	LS		20,000
42	Geo Thermal Horizontal Test Well		1	LS		6,000
43	Site Survey (utilize existing facility documents)		1	LS		18,000
44	Printing Costs for Construction Documents		1	LS		12,000
45	Construction Permits & Fees		1	LS		12,000
46	Builders Risk Insurance		1	LS		5,000
47	Quality Control Material Testing & Inspections		1	LS		40,000
48	Hazardous Material Abatement		1	LS		C
49	Fixtures, Furnishings & Equipment Allowance		1	LS		70.000
50	Technology & Computer Equipment Allowance		1	LS		70,000
51	Utility Rebates		1	LS		(70.000
53	Fundraising Consultanting		1	LS		25,000
-		S	oft Cost	SubTotal		1,953,864
	Site Work Construction Cost Total Building Construction Cost Total					444 791
						11 602 127
-		Dunding Constr	action C	on Iural		11,020,107
			PROJ	ECLLO	TAL COST	\$14,096,841
**OPTION C: P-K-8** 

10/15/12

TOTALS

8,782,965

1,361,700

3,131,910

1,293,615

1,838,295

340,425 16,748,910 1,674,891 18,423,801 921,190

\$19,344,991

KE

Monticello Schools Facility Assessment Report

	Owner: Monticello Community School District New P-K-8	Project No.: 2012316 Phase: Conceptual Design		Date : Estimator :
	New P-K-8			
2	DESCRIPTION	- QTY	UNIT	COST/SF
Bui	lding Construction/Repair Costs:			
1	Architectural, Code & ADA Items		1	
	New Construction	136,170	SF	64.50
2	Structural			
T	New Construction	136,170	SF	10.00
3	Heating, Ventilation & Air Conditioning Systems			
1	New Construction	136,170	SF	23.00
4	Plumbing & Fire Protection Systems			
	New Construction	136,170	SF	9.50
5	Electrical Lighting & Power Systems			
h.,	New Construction	136,170	SF	13.50
6	Special Electrical Systems			in the second se
	New Construction	136,170	SF	2.50
			Sub Takal	123.00
1.1		Derign / Bid Contin	300100a	
1		Building Construction Costs	SubTotal	-
		Construction Costs		
1.01		Construction Comm	Series 2.20	مدينية ميار
and see		BUILDING CONSTRUCT	ION CO	ST TOTAL

### OPTION C: P-K-8

Monticello Schools Facility Assessment Report

	Owner: Monticello Community School District New P-K-8	Project No.: 2012316 Phase: Conceptual Design		Date : Estimator :	10/15/12 KE
	New P-K-8				
-	DESCRIPTION	, TQ	UNIT	COST/SF	TOTALS
Site Work C	Construction Costs		1		
21 New P	Parking Spaces & Drive Lane	120	EA	3,000.00	360,000
23 Extend	ded Drive Lanes & Approaches	1	LS	30,000.00	30,000
24 Storm	Sewer & Detention	1	LS	65,000	65,000
25 Dome	stic Water & Sanitary Sewer	1	LS	10,000	10,000
26 Electri	ical Power & Lighting	. 1	LS	60,000	60,000
27 outdoc	or program area	1	LS	10,000	10,000
28 fill mai	tenal	- 600	CY	75	45,000
29 Retain	ing Walls	1	LS	15,000	15,000
30 Pedest	rian Paving	2,500	SF	4.00	10,000
31 Lawns	8 & Landscaping - playfields	1 21-	LS	100,000	100,000
33 Directi	ional & Informational Signage	1	LS	35,000	35,000
			SubTota	1	740,000
		Design / Bid Cont	ingency 10%		74,000
		Site Work Construction Cost	s SubTota	ι	814,000
		Construction Con	indency 50%		40 700
		Sonotion Son			1.00 - 1.00 - 10.00
		STTE WORK CONSTRUCT	TIONLOG	et TOTAL	POE 4 700
		SITE WORK CONSTRUC	TION CC	ST TOTAL	\$854,700
		SITE WORK CONSTRUC	TION CO	ST TOTAL	\$854,700
Soft Costs		SITE WORK CONSTRUC		ST TOTAL	\$854,700
Soft Costs 37 Land A	Acquisition - 20 acres minimum plus 1 acres / 100 students - 787 students	SITE WORK CONSTRUC	TION CC	ST TOTAL 35,000.00	\$854,700 1,015,000
Soft Costs 37 Land A 38 Legal F	Acquisition - 20 acres minimum plus 1 acres / 100 students - 787 students Fees	SITE WORK CONSTRUC	TION CC acres LS	35,000.00	\$854,700 1,015,000 30,000
Soft Costs 37 Land A 38 Legal F 39 Archite	Acquisition 420 acres minimum plus 1 acres / 100 students - 787 students Fees ectural & Engineering Design Fees	SITE WORK CONSTRUC	acres LS LS	ST TOTAL 35,000.00	\$854,700 1,015,000 30,000 1,477,874
Soft Costs 37 Land A 38 Legal F 39 Archite 40 Inform	Acquisition -20 acres minimum plus 1 acres / 100 students - 787 students Fees ectural & Engineering Design Fees nation & Technology Design Fees	SITE WORK CONSTRUC	acres LS LS LS	ST TOTAL 35,000.00	\$854,700 1,015,000 30,000 1,477,874 ,20,000
Soft Costs 37 <sup>1</sup> Land A 38 Legal F 39 Archite 40 Inform 41 Furnisl	Acquisition 20 acres minimum plus 1 acres / 100 students - 787 students Fees ectural & Engineering Design Fees nation & Technology Design Fees hing Design Fees	SITE WORK CONSTRUC 29 1 1 1 1 1	acres LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000
Soft Costs 37 <sup>1</sup> Land <i>I</i> 38 Legal F 39 Archite 40 Inform 41 Furnisl 42 Geo T	Acquisition 20 acres minimum plus 1 acres / 100 students - 787 students Fees ectural & Engineering Design Fees nation & Technology Design Fees hing Design Fees 'hermal Horizontal Test Well	SITE WORK CONSTRUC 29 1 1 1 1 1 1 1	acres LS LS LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000 6,000
Soft Costs 37 <sup>1</sup> Land <i>I</i> 38 Legal I 39 Architt 40 Inform 41 Furnisl 42 Geo T 43 Site Su	Acquisition -20 acres minimum plus 1 acres / 100 students - 787 students Fees ectural & Engineering Design Fees nation & Technology Design Fees hing Design Fees 'hermal Horizontal Test Well rvey (utilize existing facility documents)	SITE WORK CONSTRUC 29 1 1 1 1 1 1 1 1	acres LS LS LS LS LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000 6,000 20,000
Soft Costs 37 <sup>1</sup> Land <i>I</i> 38 Legal I 39 Architt 40 Inform 41 Furnisi 42 Geo T 43 Site Su 44 Printin	Acquisition 20 acres minimum plus 1 acres / 100 students - 787 students Fees ectural & Engineering Design Fees nation & Technology Design Fees hing Design Fees "hermal Horizontal Test Well rvey (utilize existing facility documents) ig Costs for Construction Documents	SITE WORK CONSTRUC 29 1 1 1 1 1 1 1 1 1 1 1 1 1	acres LS LS LS LS LS LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000 35,000 6,000 20,000 15,000
Soft Costs 37 Land / 38 Legal I 39 Archite 40 Inform 41 Furnisi 42 Geo T 43 Site Su 44 Printin 45 Constr	Acquisition 20 acres minimum plus 1 acres / 100 students - 787 students Fees ectural & Engineering Design Fees nation & Technology Design Fees hing Design Fees "hermal Horizontal Test Well rvey (utilize existing facility documents) ng Costs for Construction Documents ruction Permits & Fees	SITE WORK CONSTRUC 29 1 1 1 1 1 1 1 1 1 1 1 1 1	acces LS LS LS LS LS LS LS LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000 6,000 20,000 15,000 15,000
Soft Costs 37 Land / 38 Legal I 39 Archit 40 Inform 41 Furnisi 42 Geo T 43 Site Su 44 Printin 45 Constr 46 Buildet	Acquisition 20 acres minimum plus 1 acres / 100 students - 787 students Fees ectural & Engineering Design Fees nation & Technology Design Fees hing Design Fees "hermal Horizontal Test Well rvey (utilize existing facility documents) ag Costs for Construction Documents ruction Permits & Fees rs Risk Insurance	SITE WORK CONSTRUC 29 1 1 1 1 1 1 1 1 1 1 1 1 1	acres LS LS LS LS LS LS LS LS LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000 6,000 20,000 15,000 15,000 5,000 5,000
Soft Costs 37 Land / 38 Legal I 39 Archit 40 Inform 41 Furnisi 42 Geo T 43 Site Su 44 Printin 45 Constr 45 Buildet 47 Quality	Acquisition 20 acres minimum plus 1 acres / 100 students - 787 students Fees ectural & Engineering Design Fees nation & Technology Design Fees hing Design Fees "hermal Horizontal Test Well rvey (utilize existing facility documents) ig Costs for Construction Documents ruction Permits & Fees rs Risk Insurance y Control Material Testing & Inspections	SITE WORK CONSTRUC 29 1 1 1 1 1 1 1 1 1 1 1 1 1	acres LS LS LS LS LS LS LS LS LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000 6,000 20,000 15,000 15,000 5,000 50,000
Soft Costs 37 Land / 38 Legal I 39 Archit 40 Inform 41 Furnisl 42 Geo T 43 Site Su 44 Printin 45 Constr 45 Builder 47 Quality 48 Hazard	Acquisition 20 acres minimum plus 1 acres / 100 students - 787 students Fees ectural & Engineering Design Fees nation & Technology Design Fees hing Design Fees "hermal Horizontal Test Well rvey (utilize existing facility documents) ag Costs for Construction Documents ruction Permits & Fees rs Risk Insurance y Control Material Testing & Inspections dous Material Testing & Inspections	SITE WORK CONSTRUC 29 1 1 1 1 1 1 1 1 1 1 1 1 1	acres LS LS LS LS LS LS LS LS LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000 6,000 20,000 15,000 15,000 50,000 0
Soft Costs 37 Land / 38 Legal I 39 Archit 40 Inform 41 Furnisi 42 Geo T 43 Site Su 44 Printin 45 Constr 45 Builder 47 Quality 48 Hazard 49 Figture	Acquisition = 20 acres minimum plus 1 acres / 100 students = 787 students Fees ectural & Engineering Design Fees hation & Technology Design Fees hing Design Fees hermal Horizontal Test Well rvey (utilize existing facility documents) ag Costs for Construction Documents ruction Permits & Fees trustion Permits & F	SITE WORK CONSTRUC 29 1 1 1 1 1 1 1 1 1 1 1 1 1	acces LS LS LS LS LS LS LS LS LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000 6,000 20,000 15,000 15,000 50,000 0 120,000
Soft Costs 37 Land / 38 Legal I 39 Archit 40 Inform 41 Furnis 42 Geo T 43 Site Su 44 Printin 45 Constr 45 Constr 46 Builder 47 Quality 48 Hazard 49 Fixture 50 Techna	Acquisition = 20 acres minimum plus 1 acres / 100 students = 787 students Fees ectural & Engineering Design Fees nation & Technology Design Fees hing Design Fees "hermal Horizontal Test Well arvey (utilize existing facility documents) ag Costs for Construction Documents ruction Permits & Fees ts Risk Insurance y Control Material Testing & Inspections- dous Material Abatement es, Furnishings & Equipment Allowance ology & Computer Equipment Allowance	SITE WORK CONSTRUC 29 1 1 1 1 1 1 1 1 1 1 1 1 1	access LS LS LS LS LS LS LS LS LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000 6,000 20,000 15,000 15,000 50,000 0 120,000 120,000
Soft Costs 37 Land / 38 Legal I 39 Archit 40 Inform 41 Furnis 42 Geo T 43 Site Su 44 Printin 45 Constr 45 Constr 46 Builder 47 Quality 48 Hazard 49 Fixture 50 Technol 51 Unlity	Acquisition ~ 20 acres minimum plus 1 acres / 100 students - 787 students Fees ectural & Engineering Design Fees hation & Technology Design Fees hing Design Fees hermal Horizontal Test Well arvey (utilize existing facility documents) ag Costs for Construction Documents ruction Permits & Fees ts Risk Insurance y Control Material Testing & Inspections dous Material Abatement es, Furnishings & Equipment Allowance ology & Computer Equipment Allowance Rebates	SITE WORK CONSTRUC 29 1 1 1 1 1 1 1 1 1 1 1 1 1	acces LS LS LS LS LS LS LS LS LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000 0,000 15,000 15,000 50,000 0 120,000 120,000 (138,000 (138,000
Soft Costs 37 Land / 38 Legal I 39 Archit 40 Inform 41 Furnis 42 Geo T 43 Site Su 44 Printin 45 Constr 45 Constr 46 Builder 47 Quality 48 Hazard 49 Figture 50 Technol 51 Unlity 53 Fundrs	Acquisition = 20 acres minimum plus 1 acres / 100 students = 787 students Fees ectural & Engineering Design Fees nation & Technology Design Fees hing Design Fees "hermal Horizontal Test Well urvey (utilize existing facility documents) ag Costs for Construction Documents ruction Permits & Fees ts Risk Insurance y Control Material Testing & Inspections dous Material Testing & Inspections dous Material Testing & Inspections dous Material Abatement es, Furnishings & Equipment Allowance ology & Computer Equipment Allowance Rebates asing Consultanting	SITE WORK CONSTRUC 29 1 1 1 1 1 1 1 1 1 1 1 1 1	access LS LS LS LS LS LS LS LS LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000 0,000 15,000 15,000 15,000 0,000 10,000 120,000 (130,000 35,000 0,000
Soft Costs 37 Land / 38 Legal I 39 Archit 40 Inform 41 Furnis 42 Geo T 43 Site Su 44 Printin 45 Constr 45 Constr 46 Builder 47 Quality 48 Hazard 49 Figture 50 Technol 51 Unlity 53 Fundrs	Acquisition - 20 acres minimum plus 1 acres / 100 students - 787 students Fees ectural & Engineering Design Fees nation & Technology Design Fees hing Design Fees "hermal Horizontal Test Well urvey (utilize existing facility documents) ig Costs for Construction Documents ruction Permits & Fees rs Risk Insurance y Control Material Testing & Inspections. dous Material Abatement es, Furnishings & Equipment Allowance ology & Computer Equipment Allowance Rebates Rebates	SITE WORK CONSTRUC 29 1 1 1 1 1 1 1 1 1 1 1 1 1	acres LS LS LS LS LS LS LS LS LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000 0,000 15,000 15,000 15,000 0,000 15,000 0,000 10,000 120,000 (130,000 35,000 0,000 120,000 120,000 0,000 120,000 0,000 120,000 0,000 120,000 0,000 120,000 0,000
Soft Costs 37 Land / 38 Legal I 39 Archit 40 Inform 41 Furnis 42 Geo T 43 Site Su 44 Printin 45 Constr 45 Constr 46 Builder 47 Quality 48 Hazard 49 Figture 50 Technol 51 Unlity 53 Fundrs	Acquisition - 20 acres minimum plus 1 acres / 100 students - 787 students Fees ectural & Engineering Design Fees hation & Technology Design Fees hing Design Fees "hermal Horizontal Test Well urvey (utilize existing facility documents) ig Costs for Construction Documents ruction Permits & Fees ts Risk Insurance y Control Material Testing & Inspections. dous Material Abatement es, Furnishings & Equipment Allowance ology & Computer Equipment Allowance Rebates asing Consultanting	SITE WORK CONSTRUC 29 1 1 1 1 1 1 1 1 1 1 1 1 1	acres LS LS LS LS LS LS LS LS LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000 0,000 15,000 15,000 15,000 15,000 15,000 0 120,000 (130,000 35,000 2,833,874 854,700
Soft Costs 37 Land / 38 Legal I 39 Archit 40 Inform 41 Furnis 42 Geo T 43 Site Su 44 Printin 45 Constr 45 Constr 46 Builder 47 Quality 48 Hazard 49 Figture 50 Technol 51 Unlity 53 Fundrs	Acquisition - 20 acres minimum plus 1 acres / 100 students - 787 students Fees ectural & Engineering Design Fees hation & Technology Design Fees hing Design Fees "hermal Horizontal Test Well arvey (utilize existing facility documents) ing Costs for Construction Documents ruction Permits & Fees ts Risk Insurance y Control Material Testing & Inspections. dous Material Abatement es, Furnishings & Equipment Allowance ology & Computer Equipment Allowance ology & Consultanting	SITE WORK CONSTRUC 29 1 1 1 1 1 1 1 1 1 1 1 1 1	acres LS LS LS LS LS LS LS LS LS LS LS LS LS	35,000.00	\$854,700 1,015,000 30,000 1,477,874 20,000 35,000 0,000 15,000 15,000 15,000 15,000 15,000 0 120,000 (130,000 35,000 0 120,000 (130,000 35,000 120,000 10

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST



Owner: Monticello Community School District New P-K-1 Project No.: 2012316 Phase: Conceptual Design Date : Estimator :

10/10/12 KE

### New P-K-1

	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Bui	lding Construction/Repair Costs:	211			
1	Architectural, Code & ADA Items				
11.1	New Construction	35,890	SF	60.00	2,153,400
2	Structural		1		
1.	New Construction	35,890	SF	10.00	358,900
3	Heating, Ventilation & Air Conditioning Systems				
1	New Construction	35,890	SF	22.00	789,580
.4	Plumbing & Fire Protection Systems				
1	New Construction	35,890	SF	8.50	305,065
5	Electrical Lighting & Power Systems		-		
	New Construction	35,890	SF	12.50	448,625
6	Special Electrical Systems		1 m. 4		
	New Construction	35,890	SF	2.50 115.50	89,725
11		Design / Bid Conting	SubTotal ency 10%	4,145,295 414,530	
1		Building Construction Costs	SubTotal	1	4,559,825
		Construction Contin	gency 5%		227,991
1	ŀ	BUILDING CONSTRUCT	ION CO	ST TOTAL	\$4,787,816

# OPTION D: P-K-1, 2-8

Monticello Schools Facility Assessment Report

1	Owner: Monticello Community School District New P-K-1	Project No.: 2012316 Phase: Conceptual Design			Date: Estimator:	10/10/12 KE
	New P-K-1					
	DESCRIPTION		QTY	UNIT	COST/SF	TOTALS
Site V	Work Construction Costs			1.1	1.1	
21	New Parking Spaces & Drive Lane		40	EA	3,000.00	120,000
23	Extended Drive Lanes & Approaches		1	LS	15,000.00	15,000
24	Storm Sewer & Detention		1	LS	25,000	25,000
25	Domestic Water & Sanitary Sewer		1	LS	10,000	10,000
26	Electrical Power & Lighting		1	LS	25,000	25,000
27	outdoor program area		1	LS	10,000	10,000
- 28	Fill material		250	CY	75	18,750
29	Retaining Walls		1	LS	0	0
30	Pedestrian Paving		1,400	SF	4.00	5,600
31	Lawns & Landscaping		1	LS	20,000	20,000
33	Directional & Informational Signage		1	LS	18,000	18,000
+	ALCORE.			SubTotal		267 350
11.3		Design / Bid (	ontine	ency 10%		26 735
1		Site Work Construction (	Costs	SubTotal		294 085
		Che Work Construction		curr cur		251,005
_		Construction	Conting	gency 5%		14,704
-		SITE WORK CONSTR	UCT		ST TOTAL	\$308,789
15.2	2.00			1.00	10 1.1	
Soft	t Costs				1	
37	Land Acquisition: 10 acres plus 1 acres per 100 students - 234 students		13	acres	35,000.00	455,000
38	Legal Fees		1	LS		30,000
39	Architectural & Engineering Design Fees		ĩ	LS		368,086
40	Information & Technology Design Fees		1	LS		10,000
41	Furnishing Design Fees		1	LS		20,000
42	Geo Thermal Horizontal Test Well		1	LS		6,000
43	Site Survey (utilize existing facility documents)		1	LS		12,000
44	Printing Costs for Construction Documents		1	LS		6,000
45	Construction Permits & Fees		1	LS		5,000
46	Builders Risk Insurance		1	LS		5,000
47	Quality Control Material Testing & Inspections		1	LS		30,000
48	Hazardous Material Abatement		1	LS		0
-49	Fixtures, Furnishines & Equipment Allowance		1	LS		50,000
50	Technology & Computer Equipment Allowance		1	LS		50,000
51	Utility Rebates		1	LS		(35.000
53	Fundraising Consultanting	1	1	LS		25,000
		Sot	ft Cost	SubTotal		1,037,086
		Site Work Constru	ction C	ost Total		308,789
		Building Constra	ction (	lost Total		4.787.816
		2 and ing Constru-	nnor	T Completion	THE OCOT	
			PROJ	ECT IU	TAL COST	\$0,155,691

Monticello Schools Facility Assessment Report

### OPINION OF PROBABLE COST

1.0	

Owner: Monticello Community School District New 2-8 Project No., 2012316 Phase: Conceptual Design

Date: 10/15/12 Estimator: KE

### New 2-8

	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Bui	ding Construction/Repair Costs:		2-00-0	rra Ci	1.000
1	Architectural, Code & ADA Items				
-	New Construction	104,650	SF	66.50	6,959,225
2	Structural				
	New Construction	104,650	SF	10.00	1,046,500
3	Heating, Ventilation & Air Conditioning Systems				
	New Construction	104,650	SF	23.00	2,406,950
4	Plumbing & Fire Protection Systems				
	New Construction	104,650	SF	9.50	994,175
5	Electrical Lighting & Power Systems				- 1
	New Construction	104,650	SF	13.50	1,412,775
6	Special Electrical Systems				
-	New Construction	104,650	SF	2.50 125.00	261,625
		Design / Bid Conting	SubTotal ency 10%	13,081,250 1,308,125	
101		Building Construction Costs	SubTotal		14,389,375
-		Construction Contin	gency 5%		719,469
3		BUILDING CONSTRUCT	ION CO	ST TOTAL	\$15,108,844

# OPTION D: P-K-1, 2-8

Monticello Schools Facility Assessment Report

-	Owner: Monticello Community School District New 2-8	Project No., 2012316 Phase: Conceptual Design			Date : Estimator	10/15/12 KE
ŕ.	<u>New 2-8</u>					
-	DESCRIPTION		QTY	UNIT	COST/SF	TOTALS
Site V	Work Construction Costs			1	f and the	
21	New Parking Spaces & Drive Lane		80	EA	3,000.00	240,000
23	Extended Drive Lanes & Approaches		1	LS	15,000.00	15,000
24	Storm Sewer & Detention		1	LS	45,000	45,000
25	Domestic Water & Sanitary Sewer		1	LS	10,000	10,000
26	Electrical Power & Lighting		1	LS	45,000	45,000
27	outdoor program area		1	LS	10,000	10,000
28	fill material		450	CY	75	33,750
29	Retaining Walls		1	LS	5,000	5,000
30	Pedestrian Paving		1,800	SF	4.00	7,200
31	Lawns & Landscaping - playfields		1	LS	25,000	25,000
33	Directional & Informational Signage		1	LS	35,000	35,000
·		t		SubTotal		470.950
		Design / Big	Contine	en en 10%		47 095
		Site Work Construction	n Costs	SubTotal		518 045
		one work construction	- Coata .	o do i otal		515,015
		Construction	n Conting	gency 5%		25,902
		SITE WORK CONST	RUCTI	ION COS	ST TOTAL	\$543,947
0.7	3-3				1.1	
Soft	Costs				1 million (1997)	
37	Land Acquisition : 20 acres minimum plus 1 acres / 100 students - 554 students		26	acres	35,000.00	910,000
38	Legal Fees		1	LS		30,000
39	Architectural & Engineering Design Fees		ĭ	LS		1,151,163
40	Information & Technology Design Fees		1	LS	11 I I I II I I I I I I I I I I I I I I	20,000
41	Furnishing Design Fees		1	LS		30,000
42	Geo Thermal Horizontal Test Well		1	LS		6,000
43	Site Survey (utilize existing facility documents)		1	LS		20,000
44	Printing Costs for Construction Documents		1	LS		15,000
45	Construction Permits & Fees		1	LS		15.000
46	Builders Risk Insurance		1	LS		5,000
47	Ouality Control Material Testing & Inspections		1	LS		50,000
48	Hazardous Material Abatement		1	T.S.		0
49	Fixtures Furnishings & Equipment Allowance		1	LS		100.000
50	Technology & Computer Equipment Allowance		1	LS		100 000
51	Littlitu Rebates		1	T.S.		(110,000)
53	Fundraising Consultanting		1	LS	1	35,000
		S	oft Cost	SubTotal		2,377,163
		Site Work Const:	ruction C	ost Total		543,947
		Building Const.	nuction C	ost Total		15 108 844
			DDOI	LOTTO	THE OCOT	640 000 0F 4
			PROJ	EUT IU	TAL CUST	\$18,029,954

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST



Owner: Monticello Community School District Project : Shannon Elementary School Project No.: 2012316 Phase: Conceptual Design

Date : Estimator :

10/8/12 KE

### Shannon P-K-4 65,425 SF

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS	
Buil	lding Construction/Repair Costs:	241	1 1 1			
1	Architectural, Code & ADA Items					
	Renovations: windows, doors, caulking, masonry, fire walls, ADA & fire codes	24,435	SF	.9.50	232,133	
1	Addition to expand from P-K-1 to P-K-5	40,990	SF	123.00	5,041,770	
2	Structural			1		
	Renovations	24,435	SF	1.50	36,653	
3	Heating, Ventilation & Air Conditioning Systems		1			
1	Renovations	24,435	SF	26.00	635,310	
4	Plumbing & Fire Protection Systems					
1	Renovations	24,435	SF	6.00	146,610	
5	Electrical Lighting & Power Systems					
	Renovations	24,435	SF	6.00	146,610	
6	Special Electrical Systems					
1	Renovations - Minor	24,435	SF	2.50 174.50	61,088	
		Design / Bid Conting	SubTotal / Bid Contingency 10%			
	Buildin	g Construction Costs	SubTotal		6,930,190	
1		Construction Contin	gency 5%	_	346,509	
	BUILDI	NG CONSTRUCT	ON CO	ST TOTAL	\$7,276,699	

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST



Owner: Monticello Community School District Project : Shannon Elementary School Project No.: 2012316 Phase: Conceptual Design Date : Estimator : 10/8/12

KE

### Shannon P-K-4 65,425 SF

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Site	Work Construction Costs	211			
21	New Parking Spaces & Drive Lane	40	EA	3,000.00	120,000
23	Extended Drive Lanes & Approaches	1	LS	12,000.00	12,000
24	Storm Sewer & Detention	1	LS	25,000	25,000
25	Domestic Water & Sanitary Sewer	1	LS	5,000	5,000
26	Electrical Power & Lighting	1	LS	30,000	30,000
27	outdoor program area	1	LS	10,000	10,000
28	fill material	200	CY	75	15,000
29	Retaining Walls	1	LS	0	0
- 30	Pedestrian Paving	2,000	SF	4.00	8,000
31	Lawns & Landscaping	1	LS	20,000	20,000
33	Directional & Informational Signage	1	LS	5,000	. 5,000
10		As - Andres	SubTotal		250,000
_		Design / Bid Conting	gency 10%		25,000
		Site Work Construction Costs	SubTotal		275,000
		Construction Contin	gency 5%		13,750
		SITE WORK CONSTRUCT	ION CO	ST TOTAL	\$288,750
<b>Sof</b> 37	t Costs	1	LS		ũ
38	Legal Fees	1	LS		10.000
39	Architectural & Engineering Design Fees	1	LS		554.752
40	Information & Technology Design Fees	Y	LS		10.000
41	Furnishing Design Fees	1	LS		0
42	Geo Thermal Horizontal Test Well	- 1	LS		6,000
43	Site Survey (utilize existing facility documents)	1	LS		7,000
44	Printing Costs for Construction Documents	1	LS		6,000
45	Construction Permits & Fees	1	LS		20,000
46	Builders Risk Insurance	1	LS		5,000
47	Quality Control Material Testing & Inspections	1	LS		30,000
48	Hazardous Material Abatement	1	LS		25,000
49	Fixtures, Furnishings & Equipment Allowance	1	LS		30,000
50	Technology & Computer Equipment Allowance	1	LS		30,000
51 53	Utility Rebates Fundraising Consultanting	1	LS LS		(100,000 25,000
-		Soft Cost	SubTotal		658,752
		Site Work Construction C	ost Total		288 750
		Building Construction C	ost Total		7,276.699
		PROJ	ECTTC	TAL COST	\$8,224,202

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST



Owner: Monticello Community School District Project No.: 2012316 New 5-8 High School Addition Phase: Conceptual Design Date: 10/15/12 Estimator: KE

### New 5-8 High School Addition

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Bui	lding Construction/Repair Costs:				1.1
1	Architectural, Code & ADA Items				
1	New Construction/Addition	80,030	SF	68.50	5,482,055
2	Structural		1		
	New Construction	80,030	SF	10.00	800,300
3	Heating, Ventilation & Air Conditioning Systems				
-	New Construction	80,030	SF	25.00	2,000,750
4	Plumbing & Fire Protection Systems				
	New Construction	80,030	SF	9.50	760,285
5	Electrical Lighting & Power Systems				
1	New Construction	80,030	SF	14.50	1,160,435
6	Special Electrical Systems		_		
	New Construction	80,030	SF	2.50 130.00	200,075
		Design / Bid Conting	SubTotal gency 10%	10,403,900 1,040,390	
1	Bui	ding Construction Costs	SubTotal	1	11,444,290
		Construction Contin	gency 5%	-	572,215
1	BUII	DING CONSTRUCT	ION CO	ST TOTAL	\$12,016,505

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST

F	Owner, Monticello Community School District New 5-8 High School Addition	Project No.: 2012316 Phase: Conceptual Design			Date : Estimator :	10/15/12 KE
	New 5-8 High School Ac	ldition	2			
	DESCRIPTION		QTY	UNIT	COST/SF	TOTALS
Site Worl	k Construction Costs		211	1.1		
21 Ne	w Parking Spaces & Drive Lane		60	EA	3,000.00	180,000
23 Ext	tended Drive Lanes & Approaches		1	LS	75,000.00	75,000
24 Sto	orm Sewer & Detention		1	LS	40,000	40,000
25 Do	omestic Water & Sanitary Sewer		1	LS	10,000	10,000
26 Ele	ectrical Power & Lighting		1	LS	40,000	40,000
_27 out	tdoor program area		1	LS	10,000	10,000
- 28 fill	material		300	CY	75	22,500
29 Ret	taining Walls		1	LS	5,000	5,000
30 Pec	destrian Paving		1,400	SF	4.00	5,600
31 Lav	wns & Landscaping - playfields		1	LS	25,000	25,000
33 Dir	rectional & Informational Signage		1	LS	10,000	35,000
				SubTotal		448,100
		Design / Bio	l Conting	ency 10%		44,810
		Site Work Construction	n Costs	SubTotal		492,910
		Constructio	n Contin	gency 5%		24,646
		SITE WORK CONST	RUCT	ION CO	T TOTAL	\$517,556
1.						
Soft Cos	sts					
27 Ť.			¢	Gauge	25,000,00	175 000
- 37 Lar	nd Acquisition 20 acres minimum plus I acres / 100 students - 004 students		2	acres	53,000.00	30,000
20 Are	gar rees		1	10	-	014 729
39 AIG	ermetion & Technology Design Frees			TG		20,000
40 III	miching Design Fees		1	10		20,000
41 Fu	o Thermal Harizantal Teat Well		1	T.C.		20,000
43 Site	a Summer (utilize existing Facility documents)		1	12		18,000
40 Driv	nting Costs For Construction Documents		1	LS LS	1	12,000
45 Co.	noting costs for construction Documents		1	T.C.		12,000
45 Bm	idera Rick Laguranze		1	10		5.000
47 011	ality Control Material Testing & Inspections		1	21		40,000
49 Ha	and y control Matchail Pesting & Hapeenons		4	1.6		40,000
40 Fig.	tures Euroishings & Equipment Allowance		1	IC		70.000
50 Tec	chaology & Computer Equipment Allowance		1	T.C.		70,000
51 114	lifu Rebates		1	15		/80.000
53 Fu	ndraising Consultanting		1	LS		25,000
		S	oft Cost	SubTotal		1,337,738
		Site Work Const.	ruction C	ost Total		517,556
		Buildine Const.	ruction C	ost Total		12,016.505
		0	PROJ	ECTTO	TAL COST	\$13,871,798

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# **OPTION F: SHANNON EXPANSION P-K-4, 5-8**

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST



Owner: Monticello Community School District Project : Shannon Elementary School Project No.: 2012316 Phase: Conceptual Design Date : Estimator :

10/8/12 KE

### Shannon P-K-4 65,425 SF

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Bui	lding Construction/Repair Costs:	241			
1	Architectural, Code & ADA Items				
	Renovations: windows, doors, caulking, masonry, fire walls, ADA & fire codes	24,435	SF	.9.50	232,133
1	Addition to expand from P-K-1 to P-K-5	40,990	SF	123.00	5,041,770
2	Structural				
	Renovations	24,435	SF	1.50	36,653
3	Heating, Ventilation & Air Conditioning Systems				
1	Renovations	24,435	SF	26.00	635,310
4	Plumbing & Fire Protection Systems				
1	Renovations	24,435	SF	6.00	146,610
5	Electrical Lighting & Power Systems				
	Renovations	24,435	SF	6.00	146,610
6	Special Electrical Systems				
1	Renovations - Minor	24,435	SF	2.50 174.50	61,088
		Design / Bid Conting	SubTotal gency 10%	6,300,173 630,017	
	Build	ing Construction Costs	SubTotal		6,930,190
		Construction Contin	gency 5%		346,509
1	BUILI	ING CONSTRUCT	ION CO	ST TOTAL	\$7,276,699

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST



Owner: Monticello Community School District Project : Shannon Elementary School Project No.: 2012316 Phase: Conceptual Design Date: 10/8/12 Estimator: KE

### Shannon P-K-4 65,425 SF

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Site	Work Construction Costs		11		
21	New Parking Spaces & Drive Lane	40	EA	3,000.00	120,000
23	Extended Drive Lanes & Approaches	1	LS	12,000.00	12,000
24	Storm Sewer & Detention	1	LS	25,000	25,000
25	Domestic Water & Sanitary Sewer	1	LS	5,000	5,000
26	Electrical Power & Lighting	1	LS	30,000	30,000
27	outdoor program area	1	LS	10,000	10,000
- 28	fill material	200	CY	75	15,000
29	Retaining Walls	1	LS	0	0
30	Pedestrian Paving	2,000	SF	4.00	8,000
31	Lawns & Landscaping	1	LS	20,000	20,000
33	Directional & Informational Signage	1	LS	5,000	5,000
1			SubTotal		250,000
		Design / Bid Conting	gency 10%		25,000
		Site Work Construction Costs	SubTotal		275,000
		Construction Contin	gency 5%		13,750
		SITE WORK CONSTRUCT	ION CO	ST TOTAL	\$288,750
Sof	t Costs		1.11		
37	Land Acquisition	1	LS		Ű
38	Legal Fees	1	LS		10.000
39	Architectural & Engineering Design Fees	1	LS		554 752
40	Information & Technology Design Fees		LS		10 000
41	Furnishing Design Fees	1	LS		
42	Geo Thermal Horizontal Test Well	1	LS		6 000
43	Site Survey (utilize existing facility documents)	1	LS		7.000
44	Printing Costs for Construction Documents	1	LS		6.000
45	Construction Permits & Fees	1	LS		20.000
46	Builders Risk Insurance	1	LS		5,000
47	Quality Control Material Testing & Inspections	1	LS		30,000
48	Hazardous Material Abatement	1	LS		25,000
49	Fixtures, Furnishings & Equipment Allowance	1	LS		30,000
50	Technology & Computer Equipment Allowance	1	LS		30,000
51	Utility Rebates	1	LS		(100,000
- 53	Fundraising Consultanting	1	LS		25,000
1.0		Soft Cost	SubTotal		658,752
		Site Work Construction C	ost Total		288,750
		Building Construction C	ost Total	<u></u>	7,276,699
		PROJ	ECTTC	TAL COST	\$8,224,202

# **OPTION F: SHANNON EXPANSION P-K-4, 5-8**

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST

F=H	Owner: N New 5-8

Dwner: Monticello Community School District

Project No.: 2012316 Phase: Conceptual Design Date : Estimator :

10/15/12 KE

### New 5-8

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Buil	ding Construction/Repair Costs:	110			
1	Architectural, Code & ADA Items				
11.1	New Construction	82,080	SF	68.50	5,622,480
2	Structural				100 million (100 m
	New Construction	82,080	SF	10.00	820,800
3	Heating, Ventilation & Air Conditioning Systems				
1	New Construction	82,080	SF	25.00	2,052,000
.4	Plumbing & Fire Protection Systems				
1	New Construction	82,080	SF	9.50	779,760
- 5	Electrical Lighting & Power Systems	111			
	New Construction	82,080	SF	14.50	1,190,160
6	Special Electrical Systems		1		
	New Construction	82,080	SF	2.50 130.00	205,200
		Design / Bid Conting	SubTotal ency 10%		10,670,400 1,067,040
1	Bu	ilding Construction Costs	SubTotal		11,737,440
		Construction Contin	gency 5%		586,872
	BUI	LDING CONSTRUCT	ON CO	ST TOTAL	\$12,324,312

# OPTION F: SHANNON EXPANSION P-K-4, 5-8

Monticello Schools Facility Assessment Report

	Owner: Monticello Community School District	Project No.: 2012316			Date	10/15/12
F	New 5-8	Phase: Conceptual Design			Estimator:	KE
	<u>New 5-8</u>	•				
	DESCRIPTION		QTY	UNIT	COST/SF	TOTALS
Site '	Work Construction Costs	2		110	1	
21	New Parking Spaces & Drive Lane		80	EA	3,000.00	240,000
23	Extended Drive Lanes & Approaches		1	LS	12,000.00	12,000
24	Storm Sewer & Detention		1	LS	45,000	45,000
25	Domestic Water & Sanitary Sewer		1	LS	10,000	10,000
26	Electrical Power & Lighting		1	LS	40,000	40,000
27	outdoor program area		1	LS	10,000	10,000
28	fill material		350	CY	75	26,250
29	Retaining Walls		1	LS	5,000	5,000
30	Pedestrian Paving	1	800	SF	4.00	7,200
31	Lawns & Landscaping - playfields		1	LS	28,000	28,000
33	Directional & Informational Signage		í	LS	35,000	35,000
÷				SubTotal		458 450
		Design / Bid Co	ontino	encu 10%		45.84*
-		Site Work Construction C	osts "	SubTotal		504 209
		Site work construction e	usis .	oubi otai		JUT,223
		Construction C	onting	gency 5%		25,215
		SITE WORK CONSTRU	JCTI	ION COS	ST TOTAL	\$529,510
S.F.	Contra			196	1.0	
301	I Cosis				1.	
37	Land Acquisition 20 acres minimum plus 1 acres / 100 students - 335 students		23	acres	35,000.00	805,000
38	Legal Fees		1	LS		30,000
39	Architectural & Engineering Design Fees		Ĭ	LS		942,323
40	Information & Technology Design Fees		1	LS		20,000
41	Furnishing Design Fees		1	LS	_	20,000
42	Geo Thermal Horizontal Test Well		1	LS		6,000
43	Site Survey (utilize existing facility documents)		1	LS		18,000
44	Printing Costs for Construction Documents		1	LS		12,000
45	Construction Permits & Fees		1	LS		12,000
46	Builders Risk Insurance		1	LS		5,000
47	Quality Control Material Testing & Inspections		1	LS		40,000
-48	Hazardous Material Abatement		1	LS		C
-49	Fiztures, Furnishings & Equipment Allowance		1	LS		80,000
50	Technology & Computer Equipment Allowance		1	LS		80,000
51	Utility Rebates		1	LS		(70,000
53	Fundraising Consultanting		1	LS		25,000
1		Soft	Cost	SubTotal		2,025,323
		Site Work Construct	ion C	ost Total		529,510
		Building Construct	ion C	ost Total	1 G	12,324,312
1		a contraction of the second	ROT	FCTTO	TAL COST	\$14 870 145
		F	and.	10110	1000 11	φ17,077,143

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST



Owner: Monticello Community School District Project : Shannon Elementary School Project No.: 2012316 Phase: Conceptual Design

Date: 10/2/12 Estimator: KE

#### renovation updates

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Bui	lding Construction/Repair Costs:				
1	Architectural, Code & ADA Items				
· · · · ·	Renovations: windows, doors, caulking, masonry, fire walls, ADA & fire codes	24,435	SF	.9.50	232,133
1	Expansion to meet space needs for grades P-K-1	12,000	SF	125.00	1,500,000
2	Structural				
	Renovations	24,435	SF	0.00	0
3	Heating, Ventilation & Air Conditioning Systems	1.2.5			
	Renovations	24,435	SF	26.00	635,310
4	Plumbing & Fire Protection Systems				
	Renovations	24,435	SF	6.00	146,610
5	Electrical Lighting & Power Systems				
	Renovations	24,435	SF	6.00	146,610
6	Special Electrical Systems				
1	Renovations - Minor	24,435	SF	2.50 175.00	61,088
		Design / Bid Conting	SubTotal ency 10%	2,721,750 272,175	
	Bu	ilding Construction Costs	SubTotal		2,993,925
		Construction Contin	gency 5%	_	149,696
	ВИ	LDING CONSTRUCT	ION CO	ST TOTAL	\$3,143,621

Monticello Schools Facility Assessment Report

F	Owner: Monticello Community School District Project : Shannon Elementary School	Project No.: 2012316 Phase: Conceptual Design		Date : Estimator :	10/2/12 KE
-	renovation upda	ates			
	DESCRIPTION	QT	Y UNIT	COST/SF	TOTALS
ite V	Work Construction Costs	1.0			
21	New Parking Spaces & Drive Lane	0	EA	3,000.00	0
23	Extended Drive Lanes & Approaches	0	LS	0.00	0
24	Storm Sewer & Detention	1	LS	5,000	5,000
25	Domestic Water & Sanitary Sewer	1	LS	Ó	0
26	Electrical Power & Lighting	1	LS	0	0
27	outdoor program area		LŚ	0	0
28	fill material	100	CY	75	7,500
29	Retaining Walls	1	LS	0	0
30	Pedestrian Paving	2,40	0 SF	4.00	9,600
31	Lawns & Landscaping	- 1	LS	5,000	5,000
33	Directional & Informational Signage	- <b>1</b>	LS	3,000	3,000
			SubTotal		30,100
		Design / Bid Cont	ingency 10%		3,010
		Site Work Construction Cos	s SubTotal		33,110
		Construction Con	tingency 5%		1.656
		SUTE WORK CONSTRUCT	TION CO	et totu	P24 7/
_		SITE WORK CONSTRUCT	I		\$34,700
Soft	Costs		1.11		
Juit					
37	Land Acquisition	1	LS		0
38	Legal Fees	1	LS	-	10,000
39	Architectural & Engineering Design Fees	1	LS	-	235,772
40	Information & Technology Design Fees	1	LS		10,000
41	Furnishing Design Fees	1	LS		5,000
42	Geo Thermal Horizontal Test Well	1	LS		6,000
43	Site Survey (utilize existing facility documents)	1	LS		6,000
44	Printing Costs for Construction Documents	1	LS		8,000
45	Construction Permits & Fees	1	LS		5,000
46	Builders Risk Insurance	1	LS		5,000
47	Quality Control Material Testing & Inspections	1	LS		16,000
48	Hazardous Material Abatement	1	LS		50,000
-49	Fixtures, Furnishings & Equipment Allowance	1	LS		15,000
50	Technology & Computer Equipment Allowance	1	LS		15,000
51	Utility Rebates	1	LS	in a state	(35,000
20	a suprime Sourcements	9-E C	of SubTard		20,000
		Son C	at Subiotal	-	210,172
		Sife Work Construction	n Cost Total		34,766
		Building Constructio	n Cost Total		3,143,621
		PB	DIECTTO	TAL COST	\$3 555 158

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST



Owner: Monticello Community School District Project : Carpenter Elementary School Project No.: 2012316 Phase: Conceptual Design

Date: 10/8/12 Estimator: KE

#### renovation updates

	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Bui	lding Construction/Repair Costs:	21	1.1.1		17 11 11
1	Architectural, Code & ADA Items				
-	Renovations: windows, doors, caulking, masonry, fire walls, ADA & fire codes, ramps and lifts	25,000	SF	13.00	325,000
1	Expansion to meet space needs for grades 2.4	8,000	SF	140.00	1,120,000
2	Structural				
	Renovations	25,000	SF	0.00	0
3	Heating, Ventilation & Air Conditioning Systems				
	Renovations	25,000	SF	26.00	650,000
4	Plumbing & Fire Protection Systems				
-	Renovations	25,000	SF	6.00	150,000
5	Electrical Lighting & Power Systems				
	Renovations	25,000	SF	6.00	150,000
6	Special Electrical Systems				
1	Renovations - Minor	25,000	SF	2.50 193.50	62,500
	ם	esign / Bid Continy	SubTotal gency 10%		2,457,500 245,750
	Building Co	onstruction Costs	SubTotal		2,703,250
<u>}</u>	c	onstruction Contin	gency 5%		135,163
	BUILDING	CONSTRUCT	ION CO	ST TOTAL	\$2,838,413

Monticello Schools Facility Assessment Report

	Owner: Monticello Community School District Project : Carpenter Elementary School	Project No.: 2012316 Phase: Conceptual Design			Date : Estimator :	10/8/12 KE
-	renovation update	<u>es</u>				
	DESCRIPTION		QTY	UNIT	COST/SF	TOTALS
Site	Work Construction Costs					
21	New Parking Spaces & Drive Lane		0	EA	0.00	0
23	Extended Drive Lanes & Approaches		0	LS	0.00	0
24	Storm Sewer & Detention		1	LS	5,000	5,000
25	Domestic Water & Sanitary Sewer		1	LS	Ó	0
26	Electrical Power & Lighting		1	LS	0	0
27	outdoor program area		1	LS	0	0
28	fill material	1	120	CY	75	9,000
29	Retaining Walls		1	LS	2,000	2,000
30	Pedestrian Paving	2	,600	SF	4.00	10,400
31	Lawns & Landscaping		1	LS	4,000	4,000
33	Directional & Informational Signage		1	LS	1,000	1,000
-				SubTotal		31,400
		Design / Bid C	onting	ency 10%	· · · · · · · · · · · · · · · · · · ·	3,140
		Site Work Construction C	Costs S	SubTotal	1 12	34,540
		Construction (	ontine	ency 50%		1 727
			t court			
_		SITE WORK CONSTR	uen			\$30,207
Sof	t Caste					
301	r Cosis			1		
37	Land Acquisition		1	LS		0
38	Legal Fees		1	LS		10,000
39	Architectural & Engineering Design Fees		1	LS	-	212,881
40	Information & Technology Design Fees		1	LS		10,000
41	Furnishing Design Fees		1	LS	-	5,000
42	Geo Thermal Horizontal Test Well	-	1	LS		6,000
43	Site Survey (utilize existing facility documents)		1	LS	-	6,000
44	Printing Costs for Construction Documents		1	LS		6,000
45	Construction Permits & Fees		1	LS		5,000
46	Builders Risk Insurance		1	LS		5,000
47	Quality Control Material Testing & Inspections		1	LS	-	16,000
48	Hazardous Material Abatement		1	LS		40,000
-49	Fixtures, Furnishings & Equipment Allowance		1	LS		25,000
50	Technology & Computer Equipment Allowance		1	LS		20,000
51 53	Utility Rebates Fundraising Consultanting		1	LS LS		(35,000 25,000
-		Sof	t Cost	SubTotal		356,881
		Site Work Construit	tion C	ost Total		36.2.67
		Building Construct	tion C	ost Total		2,838,413
		I and a grant of the second seco	ROT	ECTTO	TAL COST	\$3,231,560

Monticello Schools Facility Assessment Report

Date :

#### OPINION OF PROBABLE COST



Owner: Monticello Community School District Project : Monticello Middle School

Project No.: 2012316 Phase: Conceptual Design

10/8/12 KE Estimator:

#### renovation updates

	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Bui	ding Construction/Repair Costs:	1211			
1	Architectural, Code & ADA Items				
	Renovations: Exterior envelope, windows, doors, caulking, masonry, flashing, roofing	99,000	SF	13.00	1,287,000
1,	Fire walls, Fire code construction,	99,000	SF	17.00	1,683,000
	ADA modifications, ramps, lifts, elevators, door ways, corridors, hardware, acoustics, restrooms, lockers, showers, dining	99,000	SF	15.00	1,485,000
15	Finishes repair and replacement	99,000	SF	4.00	396,000
1	Thermal enhancement, add insulation to exterior walls and roof or attic where possible	99,000	SF	6.00	594,000
2	Structural				
1	Renovations	99,000	SF	1.50	148,500
3	Heating, Ventilation & Air Conditioning Systems				
	Renovations	99,000	SF	26.00	2,574,000
4	Plumbing & Fire Protection Systems	in the second s	in a		
	Renovations	99,000	SF	10.00	990,000
5	Electrical Lighting & Power Systems				
1	Renovations	99,000	SF	8.50	841,500
6	Special Electrical Systems	1. 671		1	
-	Renovations - Minor	99,000	SF	2.50 103.50	247,500
	Design /	Bid Conting	SubTotal ency 10%		10,246,500 1,024,650
	Building Construc	tion Costs	SubTotal		11,271,150
	Construc	tion Conting	gency 5%		563,558
	BUILDING CON	STRUCTI	ON CO	ST TOTAL	\$11,834,708

Monticello Schools Facility Assessment Report

1	Owner: Monticello Community School District Project - Monticello Middle School	Project No.: 2012316 Phase: Conceptual Design			Date : Estimator :	10/8/12 KE
	renovation update	8				
	DESCRIPTION	- 3	QTY	UNIT	COST/SF	TOTALS
Site	Work Construction Costs		11			
21	New Parking Spaces & Drive Lane		0	EA	0.00	0
23	Extended Drive Lanes & Approaches		0	LS	0.00	0
24	Storm Sewer & Detention		1	LS	5,000	5,000
25	Domestic Water & Sanitary Sewer		1	LS	0	0
26	Electrical Power & Lighting		1	LS	Ó	0
27	outdoor program area		1	LS	0	0
28	fill material		50	CY	75	3,750
29	Retaining Walls		0	LS	2,000	0
30	Pedestrian Paving, Entry, stairs, rails, walks	1	0,000	SF	11.00	110,000
31	Lawns & Landscaping		1	LS	3,000	3,000
33	Directional & Informational Signage		1	LS	0	0
1			110	SubTotal		121,750
		Design / Bid C	onting	ency 10%		12,175
		Site Work Construction (	Costs S	SubTotal	0 12	133,925
		Construction (	Conting	ency 5%		6,696
		STTE WORK CONSTR	UCTI	ONLOO	T TOTAL	\$140.624
-		STIL WORK CONSTR	oc II			\$140,021
C	Cast		11	10.0	100	
301	r Cosis					
37	Land Acquisition		1	LS		0
38	Legal Fees		1	LS		10,000
39	Architectural & Engineering Design Fees		1	LS		887,603
-40	Information & Technology Design Fees		1	LS		10,000
41	Furnishing Design Fees		1	LS		0
-42	Geo Thermal Horizontal Test Well		1	LS		7,000
43	Site Survey (utilize existing facility documents)		1	LS		0
44	Printing Costs for Construction Documents		1	LS		10,000
45	Construction Permits & Fees		1	LS		25,000
46	Builders Risk Insurance		1	LS		5,000
47	Quality Control Material Testing & Inspections		1	LS	-	20,000
48	Hazardous Material Abatement		1	LS		100,000
-49	Fixtures, Furnishings & Equipment Allowance		1	LS	-	10,000
50	Technology & Computer Equipment Allowance		1	LS	-	50,000
51	Utility Rebates		1	LS		(50,000
53	r outratistik consertatifilik		1	0.177	-	23,000
		Sot	t Cost	sub l'otal		1,109,603
		Site Work Construc	tion C	ost Total		140,621
-		Building Construct	tion C	ost Total	_	11,834,708
			PROT	ECTTO	TAL COST	\$13,084,932

Monticello Schools Facility Assessment Report

Date :

### OPINION OF PROBABLE COST



Owner: Monticello Community School District Project : Shannon Elementary School

Project No.: 2012316 Phase: Conceptual Design

10/2/12 KE Estimator:

#### renovation updates

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Bui	lding Construction/Repair Costs:	211			
1	Architectural, Code & ADA Items				
· · · · ·	Renovations: windows, doors, caulking, masonry, fire walls, ADA & fire codes	24,435	SF	.9.50	232,133
1	Expansion to meet space needs for grades P-K-1	12,000	SF	125.00	1,500,000
2	Structural				
	Renovations	24,435	SF	0.00	0
3	Heating, Ventilation & Air Conditioning Systems	1.2.5			
1	Renovations	24,435	SF	26.00	635,310
4	Plumbing & Fire Protection Systems				
	Renovations	24,435	SF	6.00	146,610
5	Electrical Lighting & Power Systems				
	Renovations	24,435	SF	6.00	146,610
6	Special Electrical Systems				
1	Renovations - Minor	24,435	SF	2.50 175.00	61,088
		Design / Bid Conting	SubTotal n / Bid Contingency 10%		
	Build	ling Construction Costs	SubTotal		2,993,925
		Construction Contin	gency 5%	_	149,696
	BUIL	DING CONSTRUCT	ION CO	ST TOTAL	\$3,143,621

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST

10/2/12 KE

> 0 0 5,000 0 0 0 7,500 0 9,600 5,000 3,000 30,100 3,010 33,110 1,656 \$34,766

0 10,000 235,772 10,000 5,000 6,000 6,000 8,000 5,000 5,000 16,000 50,000 15,000 15,000 (35,000) 25,000 376,772 34,766 3,143,621

\$3,555,158

Building Construction Cost Total

PROJECT TOTAL COST

	Owner: Monticello Community School District	Project No.: 2012316			Date:	10/2/12 VF
F	renovation upda	rnase. Conceptual Design			Estimator .	KLS.
	DESCRIPTION		TY	UNIT	COST/SF	TOTALS
Site V	Work Construction Costs				, souther	
	N. Data C		0	TZA	2 000 00	
21	New Farking spaces & Drive Lane		0	LA	3,000.00	
20	Extended Drive Lates & Approaches		1	LS IS	5.000	
27	Domestic Water & Society Server		1	IC	0,000	-
25	Electrical Power & Lighting		1	IS	0	
20	outdoor program area		1	IS	0	
- 27	fill moteral		100	CV	75	
20	Retaining Walls	1	1	TC	19	
30	Pedectrion Porzino	9.	100	CE CE	4.00	c
31	Towne & Tondersning	22	1	21	5,000	
33	Directional & Informational Signage		1	LS	3,000	
	Directorial de l'activational de lanço			0177.1	5,000	
1		Decim / Bid Co	ntino	Sub I o tai		50
-		Site Week Construction Co	ninge	wh Total		20
		Site work Construction Co	56 0	ub i otai		52
		Construction Co	onting	ency 5%		1
		SITE WORK CONSTRU	CTI	ON CO	ST TOTAL	\$34,
U						
Soft	t Costs					
37	Land Acquisition		1	LS		
38	Lepal Fees		1	LS		10
30	Architectural & Engineering Design Fees		1	LS		235
40	Information & Technology Design Fees		1	LS		10
41	Furnishing Design Fees		1	IS		-
42	Geo Thermal Horizontal Test Well		1	LS		(
43	Site Survey (utilize existing facility documents)		1	LS		Ċ
44	Printing Costs for Construction Documents		1	LS		8
45	Construction Permits & Fees		1	LS		
46	Builders Risk Insurance		1	LS		
47	Quality Control Material Testing & Inspections		1	LS		10
48	Hazardous Material Abatement		1	LS		50
-49	Fixtures, Furnishings & Equipment Allowance		1	LS		15
50	Technology & Computer Equipment Allowance		1	LS		15
51	Utility Rebates	5	1	LS	-	(35
- 53	Fundraising Consultanting		1	LS		25
1		Soft	Cost	SubTotal		376
		Site Work Construct	ion Co	ost Total		34

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST

1	

Owner: Monticello Community School District Project No., 2012316 New 2-8 Phase: Conceptual Design

Date : Estimator

10/15/12 KE

### New 2-8

	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Bui	ding Construction/Repair Costs:			rra Ci	
1	Architectural, Code & ADA Items				
-	New Construction	104,650	SF	66.50	6,959,225
2	Structural		22	1	
	New Construction	104,650	SF	10.00	1,046,500
3	Heating, Ventilation & Air Conditioning Systems		1		
	New Construction	104,650	SF	23.00	2,406,950
4	Plumbing & Fire Protection Systems				
-	New Construction	104,650	SF	9.50	994,175
5	Electrical Lighting & Power Systems		1		
	New Construction	104,650	SF	13.50	1,412,775
6	Special Electrical Systems				
	New Construction	104,650	SF	2.50 125.00	261,625
		Design / Bid Contin	SubTotal gency 10%	-	13,081,250 1,308,125
		<b>Building Construction Costs</b>	SubTotal		14,389,375
		Construction Contin	géncy 5%		719,469
3		BUILDING CONSTRUCT	ION CO	ST TOTAL	\$15,108,844

Monticello Schools Facility Assessment Report

	Owner: Monticello Community School District New 2-8	Project No., 2012316 Phase: Conceptual Design			Date : Estimator	10/15/12 KE
Ľ	New 2-8					
	DESCRIPTION		QTY	UNIT	COST/SF	TOTALS
Site '	Work Construction Costs				1001	
21	New Parking Spaces & Drive Lane		80	EA	3,000.00	240,000
23	Extended Drive Lanes & Approaches		1	LS	15,000.00	15,000
24	Storm Sewer & Detention		1	LS	45,000	45,000
25	Domestic Water & Sanitary Sewer		1	LS	10,000	10,000
26	Electrical Power & Lighting		1	LS	45,000	45,000
27	outdoor program area		1	LS	10,000	10,000
28	fill material		450	CY	75	33,750
29	Retaining Walls		1	LS	5,000	5,000
30	Pedestrian Paving		1,800	SF	4.00	7,200
31	Lawns & Landscaping - playfields	5	1	LS	25,000	25,000
33	Directional & Informational Signage		1	LS	35,000	35,000
1				SubTotal		470.950
		Design / Bi	d Contins	ency 10%		47 095
-		Site Work Construction	n Costs	SubTotal		518.045
						210,010
-		Constructio	on Contin	gency 5%		25,902
-		SITE WORK CONST	TRUCT	ION COS	ST TOTAL	\$543,947
Sof	t Costs					
						A15 222
37	Land Acquisition: 20 acres minimum plus 1 acres / 100 students - 554 students		26	acres	35,000.00	910,000
38	Legal Fees		1	LS		30,000
39	Architectural & Engineering Design Fees		1	LS	· · · · ·	1,151,163
40	Information & Technology Design Fees		1	LS	· · · · ·	20,000
41	Furnishing Design Fees		1	LS	( ( )	30,000
42	Geo Thermal Horizontal Test Well		1	LS		6,000
43	Site Survey (utilize existing facility documents)		1	LS		20,000
44	Printing Costs for Construction Documents		1	LS		15,000
45	Construction Permits & Fees		1	LS		15,000
46	Builders Risk Insurance		1	LS		5,000
47	Quality Control Material Testing & Inspections		1	LS		50,000
48	Hazardous Material Abatement		1	LS	· · · · · · · · · · · ·	0
49	Fiztures, Furnishings & Equipment Allowance		1	LS		100,000
50	Technology & Computer Equipment Allowance		1	LS		100,000
51 53	Utility Rebates Fundraising Consultanting		1 1	LS LS	[1, 1]	(110,000) 35,000
			Soft Cost	SubTotal		2,377,163
		Site Work Cons	truction C	Cost Total		543,947
		Building Cons	inction (	lost Total		15 108 844
-		- 3000 2000	DDC	DOTING	THE OCOT	MD 000 07 1
			rroj	ECI 10	TAL CUST	\$10,029,954

### NEW TRANSPORTATION FACILITY

Monticello Schools Facility Assessment Report

#### OPINION OF PROBABLE COST



 Owner: Monticello Community School District
 Project No.: 2012316
 Date:
 10/30/12

 Transportation & Maintenance
 Phase: Conceptual Design
 Estimator:
 KE

### New Transportation & Maintenance (20 buses + vans)

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Bui	lding Construction/Repair Costs:				
1	Architectural, Code & ADA Items				
1	office, 2 maintenance bays, 1 wash bay, 1 small vehicle bay all heated	3,000	SF	32.00	96,000
	Open shelter for snow, frost and rain shelter	4,000	SF	5.00	20,000
2	Structural		-		
		7,000	SF	10.00	70,000
3	Heating, Ventilation & Air Conditioning Systems				
1	Renovations	3,000	SF	13.00	39,000
4	Plumbing & Fire Protection Systems				
	Renovations, restroom & oil separater	3,000	SF	18.00	54,000
5	Electrical Lighting & Power Systems				
	Renovations	7,000	SF	7.00	49,000
6	Special Electrical Systems				
100	Renovations - Minor	3,000	SF	2.50	7,500
-				87.50	
1		Design / Bid Conting	SubTotal		335,500 33,550
-		Building Construction Costs	SubTotal	i	369,050
		Construction Contin	gency 5%		18,453
		BUILDING CONSTRUCT	ION CO	ST TOTAL	\$387,503

Monticello Schools Facility Assessment Report

### OPINION OF PROBABLE COST



 Owner. Monticello Community School District
 Project No. 2012316
 Date
 10/30/12

 Transportation & Maintenance
 Phase: Conceptual Design
 Estimator.
 KE

### New Transportation & Maintenance (20 buses + vans)

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Site	Work Construction Costs				
21	New Parking Spaces & Drive Lane	30	EA	3,000.00	90,000
23	Extended Drive Lanes & Approaches	1	LS	20,000.00	20,000
24	Storm Sewer & Detention	1	LS	20,000	20,000
25	Domestic Water & Sanitary Sewer	1	LS	2,500	2,500
26	Electrical Power & Lighting	1	LS	6,000	6,000
27	outdoor program area	1	LS	0	0
28	fill material	120	CY	75	9,000
29	Retaining Walls	1	LS	0	0
30	Pedestrian Paving	1,000	SF	4.00	4,000
31	Lawns & Landscaping	1	LS	4,000	4,000
33	Directional & Informational Signage	1	LS	1,500	1,500
		and device the	SubTotal		157,000
-		Design / Bid Conting	ency 10%		15,700
		Site Work Construction Costs	SubTotal		172,700
		Construction Contin	gency 5%	-	8,635
		SITE WORK CONSTRUCT	ON CO	ST TOTAL	\$181,335
Sof	t Costs		2.1		ň
38	Lend Rees	1	LS IS		3.000
30	Architectural & Econcertino Decion Reec	1	10	-	35 813
- 40	Information & Technology Design 1 cos	1	I.C.		2 500
41	Furnishing Design Fees	1	10		2,000
47	Geo Thermal Horizontal Test Well	1	15		0
43	Site Survey (utilize existing facility documents)	1	LS		3,500
44	Printing Costs for Construction Documents	1	LS		1 000
45	Construction Permits & Fees	1	LS		1.000
46	Builders Risk Insurance	1	LS		1,000
47	Quality Control Material Testing & Inspections	1	LS		2,000
48	Hazardous Material Abatement	1	LS		0
49	Fixtures, Furnishings & Equipment Allowance	1	LS		2,500
50	Technology & Computer Equipment Allowance	1	LS		1,500
51	Utility Rebates	1	LS		0
33	-r-oriorationic considerationic	1 8 6 0 - 4	CULTURE		V 040.03
11		Soft Cost	Sublotal	-	53,813
		Site Work Construction C	ost lotal	-	181,335
-		Building Construction C	ost Total		387,503
		PROJ	ECTTC	TAL COST	\$622,650

DISTRICT OFFICE

Monticello Schools Facility Assessment Report

### OPINION OF PROBABLE COST



Owner: Monticello Community School District District Office Project No.: 2012316 Phase: Conceptual Design Date : Estimator :

10/30/12 KE

### New District Office

1	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS	
Buil	lding Construction/Repair Costs:	21				
1	Architectural, Code & ADA Items					
	3 offices & board room	3,150	SF	42.00	132,300	
2	Structural		1			
120	new	3,150	SF	14.00	44,100	
3	Heating, Ventilation & Air Conditioning Systems					
-	new	3,150	SF	21.00	66,150	
.4	Plumbing & Fire Protection Systems					
· · · · ·	new	3,150	SF	15.00	47,250	
5	Electrical Lighting & Power Systems		L			
	new	3,150	SF	11.00	34,650	
6	Special Electrical Systems		1 m			
1	nëw	3,000	SF	.3.00	9,000	
			0.177-1	100.00		
		D. (Pilo.)	Sublotal		333,450	
		Design / Bid Conting	ency 10%		22,245	
		Building Construction Costs SubTotal				
		Construction Contin	gency 5%		18,340	
	B	UILDING CONSTRUCT	CONSTRUCTION COST TOTAL			

### DISTRICT OFFICE

Monticello Schools Facility Assessment Report

,	Owner: Monticello Community School District District Office	Project No.: 2012316 Phase: Conceptual Design			Date : Estimator :	10/30/12 KE
Ľ	New District Office	ce.	1			
1	DESCRIPTION		QTY	UNIT	COST/SF	TOTALS
Site	Work Construction Costs			11		
21	New Parking Spaces & Drive Lane		50	EA	3,000.00	150,000
23	Extended Drive Lanes & Approaches		1	LS	20,000.00	20,000
24	Storm Sewer & Detention		1	LS	20,000	20,000
25	Domestic Water & Sanitary Sewer		1	LS	2,500	2,500
26	Electrical Power & Lighting		1	LS	6,000	6,000
27	outdoor program area		1	LS	0	0
- 28	fill material		60	CY	75	4,500
29	Retaining Walls		1	LS	0	0
- 30	Pedestrian Paving		1,000	SF	4.00	4,000
31	Lawns & Landscaping		1	LS	4,000	4,000
33	Directional & Informational Signage		- 1	LS	5,000	5,000
1				SubTotal		216,000
1		Design / Bid	Conting	ency 10%		21,600
		Site Work Construction	Costs	SubTotal	1	237,600
		Construction	Contin			11.880
			r conting	501107 070		11,000
		SITE WORK CONST	RUCH			\$249,480
Sof	't Costs				1.0	
301	L COSIS					
37	Land Acquisition		_1	LS		0
38	Legal Fees		1	LS		3,000
39	Architectural & Engineering Design Fees		1	LS		40,135
40	Information & Technology Design Fees		1	LS		2,500
41	Furnishing Design Fees		1	LS		3,600
42	Geo Thermal Horizontal Test Well		1	LS		0
43	Site Survey (utilize existing facility documents)		1	LS		3,500
44	Printing Costs for Construction Documents		1	LS		1,000
45	Unstruction Fermits & Fees		1	LS		1,000
46	Builders Risk Insurance		1	15		1,000
4/	Quality Control Material Testing & Inspections		1	LS		2,000
48	Hazardous Material Abatement		1	LS		0
-49	Futures, Furnishings & Equipment Allowance		1	LS		30,000
50	Technology & Computer Equipment Allowance		1	LS	-	1,500
51	Utility Rebates Fundraising Consultanting		1	LS		0
-		S	oft Cost	SubTotal		89,235
		Site Work Const	uction C	ost Total		949 480
		Building Const	netion C	ost Total		385 125
		Danding Consti	nnor			
			PROJ	ECT IC	TAL COST	\$725,850

### Monticello School District

Contractor

Cost Comparison Char	t - Initial Capital Costs Option A New P-K-1, 2-4, 5-8	Option B New P-K-5, 6-8	Option C New P-K-8	Option D New P-K-1, 2-8	Option E Add to Shannon P-K-4 Add to HS 5-8	Option F Add to Shannon P-K-4 New 5-8	Option G Update Shannon P-K-1 Update Carpenter 2-4 Update Middle School 5-8	Option H Update Shannon P-K-1 New 2-8
Building 1 building 2 building 3	\$5,076,134.00 \$5,617,423.00 \$14,879,145.00	\$11,077,129.00 \$14,096,841.00	\$23,033,565.00	\$5,076,134.00 \$18,029,954.00	\$8,224,202.00 \$13,871,798.00	\$8,224,202.00 \$14,879,145.00	\$3,555,158.00 \$3,231,560.00 \$13,084,932.00	\$3,555,158.00 \$18,029,954.00
Total	\$25,572,702.00	\$25,173,970.00	\$23,033,565.00	\$23,106,088.00	\$22,096,000.00	\$23,103,347.00	\$19,871,650.00	\$21,585,112.00
Total Building Area Total renovated area Cost Comparison Char	150,260 t - Ongoing Operations ,	145,562 Average Annually	136,170	140,540	145,455 24,435	147,505 24,435	168,435 148,435	141,085 24435
Energy \$1.60/SF/YR Energy \$2.60/SF/YR	\$240,416.00	\$232,899.20	\$217,872.00	\$224,864.00	\$181,530.00 \$63,531.00	\$184,605.00 \$63,531.00	\$30,000.00 \$385 931 00	\$174,975.00 \$63,531.00
Water \$0.25/SF/YR Maint. \$1.50/SF/YR staff variation	\$37,565.00 \$225,390.00	\$36,390.50 \$218,343.00	\$34,042.50 \$204,255.00	\$35,135.00 \$210,810.00	\$36,363.75 \$218,182.50	\$36,876.25 \$221,257.50	\$42,108.75 \$252,652.50	\$35,271.25 \$211,627.50
Total Annual operations	s \$503,371.00	\$487,632.70	\$456,169.50	\$470,809.00	\$499,607.25	\$506,269.75	\$710,692.25	\$485,404.75
50 years, 3% inflation	\$56,778,671.88	\$55,003,440.95	\$51,454,490.55	\$53,105,780.29	\$56,354,132.68	\$57,105,641.80	\$80,163,859.41	\$54,752,135.17
capital & operating	\$82,351,373.88	\$80,177,410.95	\$74,488,055.55	\$76,211,868.29	\$78,450,132.68	\$80,208,988.80	\$100,035,509.41	\$76,337,247.17

# COST COMPARISON CHART

Monticello Schools Facility Assessment Report

Date: 10/15/12

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