MONTICELLO COMMUNITY SCHOOL DISTRICT
NEW ELEMENTARY SCHOOL

65% Construction Document Cost Estimate Review
September 16, 2025

PROCESS

PLANNING

- Define space requirements
- Identify programmatic adjacencies
- Project Vision
- Visual Benchmarking

SCHEMATIC DESIGN

- Initial building footprint
- Exterior material selection
- Understanding of 3D massing
- Initial floor plan development

DESIGN DEVELOPMENT

- Refinement of floor plan
- Building systems integration
- Interior material selection
- Technical drawing set begins

CONSTRUCTION DOCUMENTS

- Finalize building equipment
- Prepare construction documents for bidding

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CONSTRUCTION COST ESTIMATES

	COST ESTIMATE #1 71,600 SF	COST ESTIMATE #2 72,722 SF	COST ESTIMATE #3 72,910 SF
ANTICIPATED CONSTRUCTION COST:	$22,300,000	$22,300,000	$22,300,000
CONSTRUCTION ESTIMATE:	$23,275,860	$23,800,000	$24,380,194
DELTA FROM ANTICIPATED COST:	$975,860	$1,500,000	$2,080,194
COST PER SQUARE FOOT:	$325/SF	$327/SF	$334/SF
ALTERNATE #1 DEDUCT – GYM:		$670,560	$396,887
ALTERNATE #2 ADD – PARKING LOT		$334,872	$343,145
ALTERNATE #3 ADD – EXTERIOR FEATURE WALL		N/A	$35,245

OPN
ARCHITECTS

Monticello Community School District

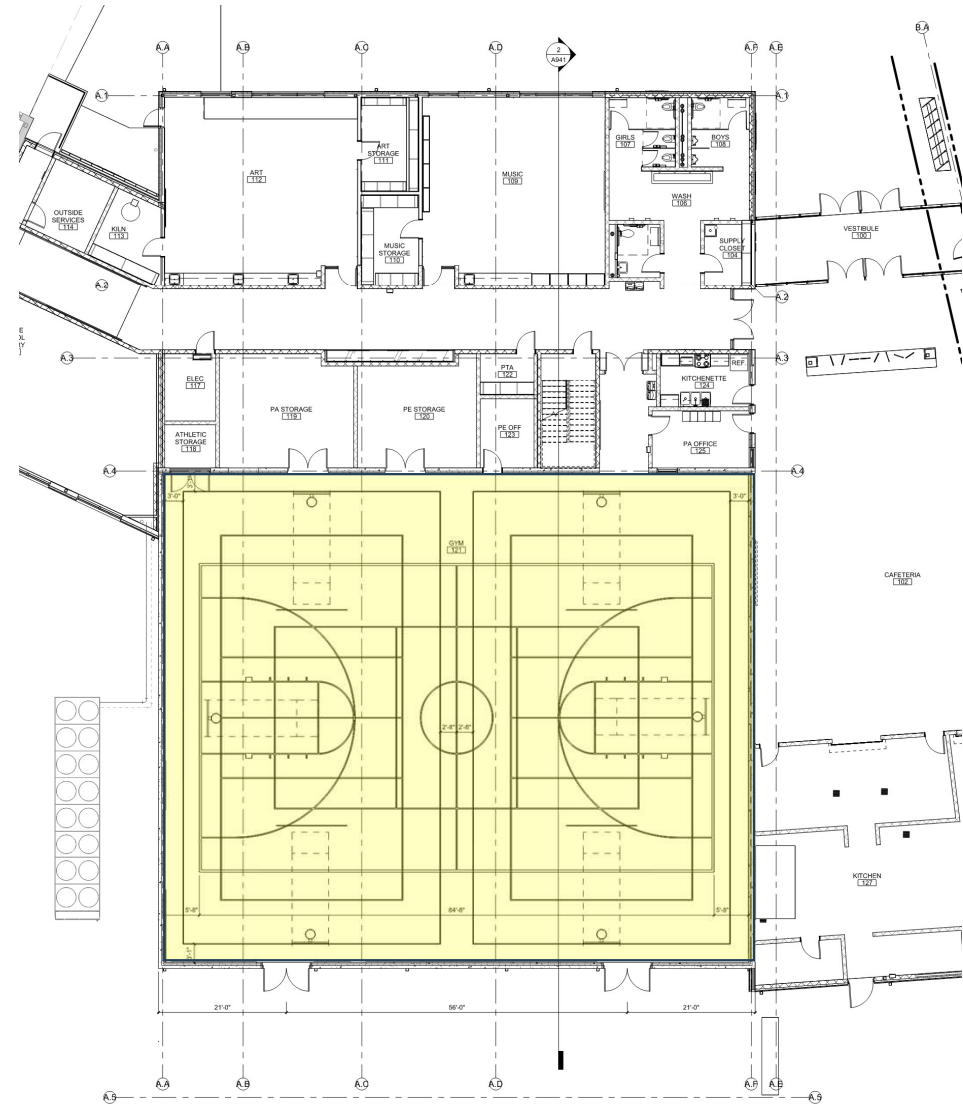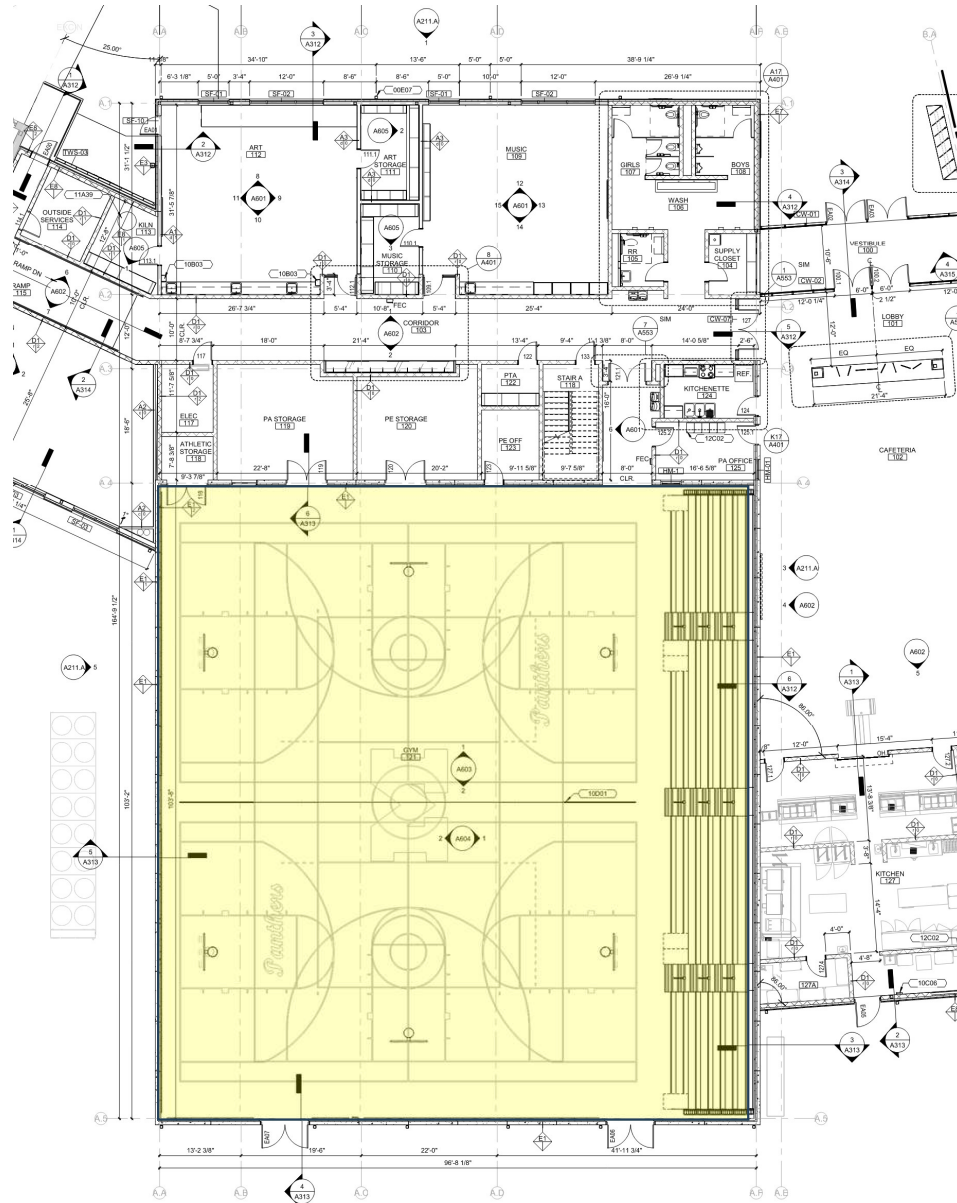# CONSTRUCTION COST ESTIMATES

WHAT'S CAUSING THE INCREASE IN COSTS?

- ADDITIONAL PARKING ON SOUTH DRIVE
- ADDED MECHANICAL MEZZANINE IN AREA A
- MECHANICAL AND LIGHTING EQUIPMENT INCREASES
- PLAYGROUND AND SITE

SAVINGS INCLUDED IN COST ESTIMATE #3

ALUMINUM FEEDERS IN LIEU OF COPPER $35,000
REDUCED DESIGN CONTINGENCY $250,000

OAK STREET TURNING LANES (ADDED BACK TO BUDGET) $325,000

ALTERNATE #1 - GYM REDUCTIONS - DEDUCT $396,887

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ALTERNATE #2 - NORTH PARKING LOT - ADD $343,145

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ALTERNATE #3 - EXTERIOR FEATURE WALL - ADD $35,245

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SCHEDULES

PROJECT SCHEDULE
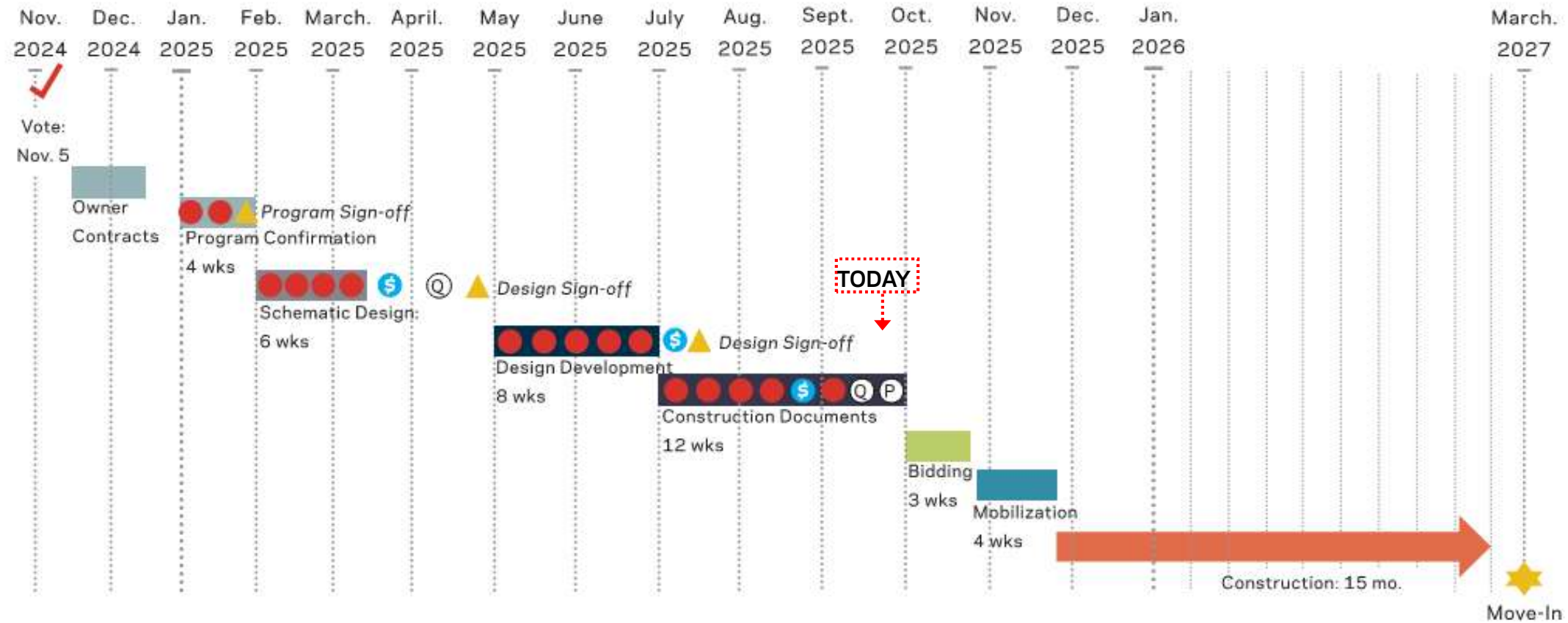
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PROJECT BIDDING TIMELINE

September 22 @ 6.00pm: School Board Meeting**/**Public Hearing

September 30: Drawings out for Bid

October 8 @ 2.00pm: Pre-Bid Conference @ District Board Room

October 23 @ 2.00pm: Bid Opening @ City Council Chambers

October 27 @ 6.00pm: School Board Meeting to approve Contractor

QUESTIONS

Thank You