

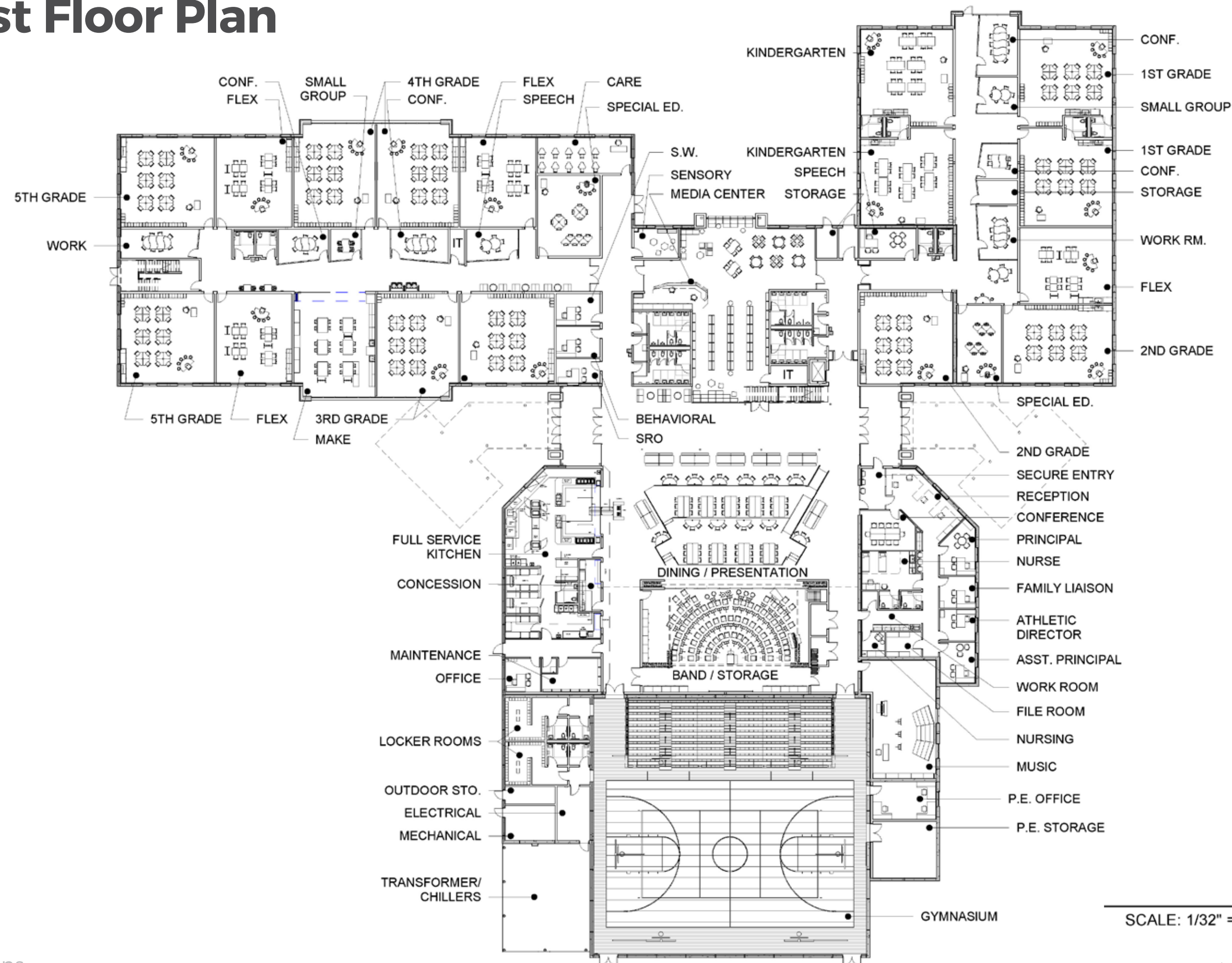
Decatur Public School District #61: New K-8 Magnet School

Design Development

February 2023



First Floor Plan



Second Floor Plan



SCALE: 1/32" = 1'-0"















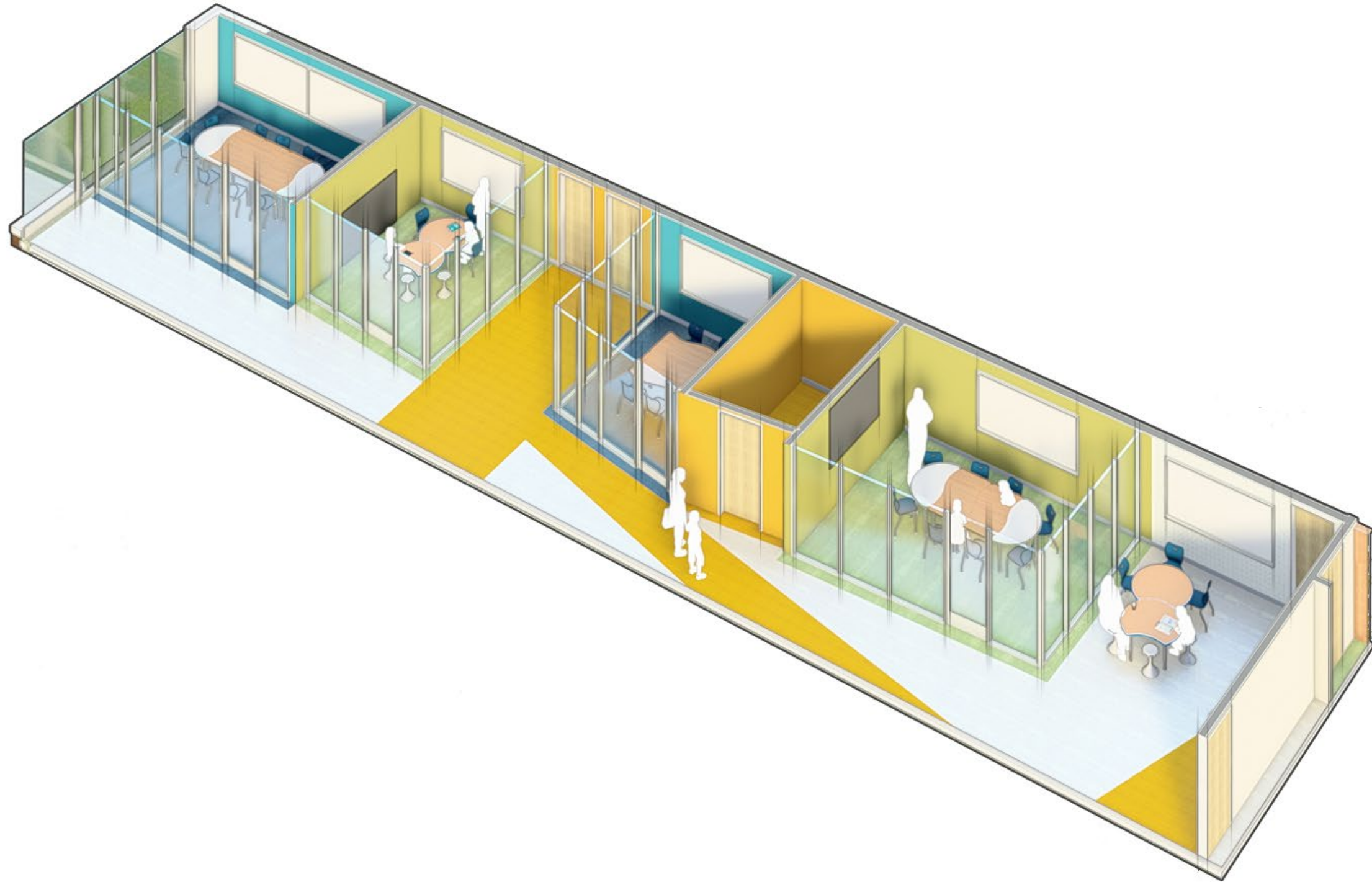
















Project Budget

CONSTRUCTION BUDGET		\$	33,409,255
BUILDING & SITEWORK		\$	31,818,338
See Detailed Construction Cost Estimate	\$	31,042,281	
Design/Bid Contingency (2.5%)	\$	776,057	
CONTINGENCY		\$	1,590,917
Construction Contingency (5%)	\$	1,590,917	

SOFT COSTS		\$ 3,529,695
SITE ACQUISITION AND EVALUATION		\$ 24,695
Land Purchase	\$ -	
Topographical Survey	\$ 12,600	
Geotechnical Report	\$ 12,095	
FEES AND SERVICES		\$ 2,290,000
Architect, Structural & MEP Engineering Design Fees	\$ 2,265,000	
Civil Engineering Services	included	
Programming Services	included	
FF&E Design Fees	included	
Food Service Consultant	included	
Landscape Design	included	
Acoustical/Audio/Video Design	included	
Technology Design Services	included	
Storm Shelter 3rd party structural review	included	
Reimbursable Expenses		
Construction Testing (estimate)	\$ 25,000	
OTHER COSTS		\$ 1,215,000
Technology, Telecom, Security (\$7 / sf)	\$ 565,000	
Furnishings, Fixtures, Equipment (\$1000 / student)	\$ 650,000	

TOTAL PROJECT BUDGET

\$ 36,938,950

Outdoor Playground (funded by Grant)	\$ 400,000
Add Alternate Bid A-1: Concrete Paving vs Asphalt	\$ 220,583
Add Alternate Bid A-2: Built-up Roofing vs TPO	\$ 592,000
Add Alternate Bid A-3a: Mill & Overlay Existing West Lot	\$ 31,738
Add Alternate Bid A-3b: Replace Existing West Lot w/ Concrete	\$ 128,264

Project Schedule

Schematic Design (10 wks)	Sept. 13 – Nov. 22, 2022
• <i>BOE Approval of A/E Contract</i>	<i>Sept. 13, 2022</i>
• Weekly review with Building Committee	Sept. 27 – Nov. 7, 2022
• Print SD Booklet	Nov. 14, 2022
• BOE Meeting 100% SD	Nov. 15, 2022
Design Development (16 wks)	Nov. 16, 2022 – Feb. 14, 2023
• Design Team Kickoff / DD transition	Nov. 16, 2022
• MEP/Civil Coordination meeting	biweekly
• Interior Finishes & Env. Graphics approval	Dec. 20, 2022
• 50% DD review with Building Committee	Jan. 3, 2023
• BOE Meeting 50% DD	Jan. 10, 2023
• BLDD QAQC Review	Jan. 11-13, 2023
• School Leadership Team Review	Week of Jan. 30th
• 100% DD review with Building Committee	Week of Feb. 7th
• BOE Meeting 100% DD	Feb. 14, 2023
Construction Documents (17 wks)	Feb. 15 – June 13, 2023
• CD transition meeting	Feb. 15, 2023
• MEP/Civil Coordination meeting	biweekly
• 50% CD	April 14, 2023
• BLDD QAQC review	April 17-21, 2023
• 95% CD	May 26, 2023
• Final Coordination	May 29 – June 2, 2023
• 100% CD	June 12, 2023
• BOE approval of Bid Documents	June 13, 2023
Bidding and Negotiation (6 wks)	June 14 – Aug. 9, 2023
• Advertisement for Bid	June 14, 2023
• Bid Document Printing	June 14-16, 2023
• Bid documents released to Contractors	June 19, 2023
• Bid Opening	July 20, 2023
• Recommendation to Board for Acceptance of Bid	July 21, 2023
• BOE Meeting – Award Contract	Aug. 8, 2023
• Notice of Award	Aug. 9, 2023
Construction (14 months)	Sept. 2023 – Oct. 2024
• Complete Punchlist (120-day ESSER grace period)	Nov. 2024
• Furniture installation	Dec. 2024