

Gower District #62 Board Report

Date: November 16, 2021

Title: Capital Improvement Project Update

Initial

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Background

After a year of planning and designing, the District is about to begin Phase 2 of the capital improvement project. Phase 1 focused exclusively on worksite improvements at Gower Middle - all of which stayed on schedule and within budget. Regarding the total project budget, while still being a few weeks away from receiving bids for the Gower West new addition and worksite improvements, we feel confident with the budget forecast and the remaining expenditures.

Below is summary of the Total Capital Improvement Project Budget

	Master Target Budget	Committed Levy Funds	Committed Local Funds	Project to Date	Not Completed & Unexpended
Total Project 50% Construction Documents (CD) Budget	\$ 16,658,519.00	\$ 16,552,000.00	\$ 106,519.00	\$ 2,049,796.00	\$ 14,607,404.00
Deposited Bond Project Funds	\$ 16,552,000.00				
Over/(Under Budget)	\$ 106,519.00				

Below is breakdown of the Gower Middle project budget (Phase 1)

WORKSITE IMPROVEMENTS - GOWER MIDDLE SCHOOL	Master Target Budget	Committed Levy Funds	Committed Local Funds	Project to Date	Not Completed & Unexpended
	CD Budget	CD Budget	CD Budget	CD Budget	CD Budget
Total Modifications Construction Budget at Gower Middle School	\$ 1,436,970.00	\$ 1,425,414.00	\$ -	\$ 1,425,414.00	\$ 11,556.00
- Phase 2 - yard clean-out, gas vent, sealants on masonry	\$ 10,200.00				
- Provide Walking Path at perimeter of ball fields. - 5,791/ SF	See Alternate				
- Modifications to existing Band Room & Music Room - 3,000 / SF	See Alternate				
Subtotal Modifications at Existing Middle School	\$ 10,200.00				\$ 10,200.00
- 5% Construction Contingency	\$ 510.00				\$ 510.00
- FQC - General Conditions, Insurance, CM Fees & Pre-Construction Services - 7.9%	\$ 846.00				\$ 846.00
Gower Middle School Infrastructure & Prototype Classroom Work - Awarded					
- Phase 1 - Exterior / Site - Repair Parking Lots, Walks, & Single Light Pole	\$ 383,384.00	\$ 383,384.00		\$ 383,384.00	\$ -
- Added Concrete Curbs & Aprons and Storm Drainage w/ new restrictor	In Above				
- Added Mill & Overlay at East Lot vs. crackfiller & sealcoat	In Above				
- HVAC - Remove and replace two (2) existing RTU's	\$ 84,592.00	\$ 84,592.00		\$ 84,592.00	\$ -
- Electrical/Piping work	In Above				
- Repair Water Sepage to existing Band Room	\$ 6,000.00	\$ 6,000.00		\$ 6,000.00	\$ -
- New Flooring in 22 classrooms, LRC, Corridor	\$ 149,097.00	\$ 149,097.00		\$ 149,097.00	\$ -
- New Classroom Furniture & Marker Boards	\$ 523,856.00	\$ 523,856.00		\$ 523,856.00	\$ -
- Abatement work	\$ 20,615.00	\$ 20,615.00		\$ 20,615.00	\$ -
- Provide Labor to remove & install, Owner provided Marker Boards in Classrooms	In Above				
- 22 Existing Classroom Prototype - Paint & Carpentry	\$ 81,200.00	\$ 81,200.00		\$ 81,200.00	\$ -
- Conference room and Office 148C, 148D & 148E	In Above				
- Construction Contingency	\$ 22,175.00	\$ 22,175.00		\$ 22,175.00	\$ -
- FQC - General Conditions, Insurance, CM Fees & Pre-Construction Services	\$ 78,488.00	\$ 78,488.00		\$ 78,488.00	\$ -
- Green Associates - Architect Fees	\$ 76,007.00	\$ 76,007.00		\$ 76,007.00	\$ -
Total Constr. Cost for Phase 1 Modifications to Existing Middle School - Completed	\$ 1,425,414.00	\$ 1,425,414.00	\$ -	\$ 1,425,414.00	\$ 11,556.00

Below is breakdown of the Gower West project budget (Phase 2)

BUILDING ADDITION / NEW CONSTRUCTION - GOWER WEST ELEMENTARY SCHOOL	Master Target Budget	Committed Levy Funds	Committed Local Funds	Project to Date	Not Completed & Unexpended
Site Work & Storm Water Detention - 145,800 SF Disturbed Area	\$ 2,537,207.00	\$ 2,537,207.00	\$ -		\$ 2,537,207.00
- Site Improvements, Cut, Fill & Site Preparation rework Soccer Fields, Sidewalks & Curbs, Storm Detention and Utilities, excludes the extra storm detention for future turf field.	In Above				
- To construct new 19 car paved lot with curbs at far southeast corner of property, screen neighbors, & lighting. This also includes the full rehab of existing parking lots and new curbs.	In Above				
- To construct extended drive lane and additional 21 car stalls along the east property side, with curbs and revised street entry, screen neighbors, & lighting.	In Above				
Sidewalk along Cherry Tree Lane	By Others				
- To construct new 5' wide sidewalk along Cherry Tree Lane	By Others				
Renovate & Expand Kinder Courtyard / Outdoor Learning Area - 7,550 SF	In Above				
- Site Improvements, landscaping, pathways, play / learning areas	In Above				
Construction of New Addition - 18,804 SF	\$ 9,158,898.00	\$ 9,158,898.00	\$ -		\$ 9,158,898.00
- New Gymnasium, Stem Lab, Art Room, Music Room District Office & Board Room Toilets and Storage	In Above				
- After review of the elevations with masonry & stone veneers, metal wall panels, storefronts, extended structural overhangs, roofing, metal fascia's & DEFS soffits	In Above				
To complete the renovations at the NE end of the building for Special ED, EEC #3, approx. 3,000 SF	In Above				
Renovations to EEC Playground Area	In Above				
- Playground Equipment and Safety Surfacing in Master Budget below	See master Budget				
Renovations within Existing School - 5,700 SF	In Above				
- Flooring, Paint, Ceilings, Miscellaneous, Mechanical & Electrical					
Subtotal Construction	\$ 11,696,105.00	\$ 11,696,105.00	\$ -	\$ -	\$ 11,696,105.00
- 5% Construction Contingency (likely 2-3% left over)	\$ 584,805.00	\$ 584,805.00	\$ -	\$ -	\$ 584,805.00
- FQC - General Conditions, Insurance, CM Fees, & Pre-Construction Services	\$ 791,954.00	\$ 791,954.00	\$ -	\$ -	\$ 791,954.00
- Green Associates - Architect and Engineering Services 8.6%	\$ 1,123,540.00	\$ 1,123,540.00	\$ -	\$ 597,368.00	\$ 526,172.00
Total New Building Addition / Renovations at West School 50% CD Construction Budget	\$ 14,196,404.00	\$ 14,196,404.00	\$ -	\$ 597,368.00	\$ 13,599,036.00

OTHER SOFT COSTS - GOWER WEST ELEMENTARY SCHOOL	Master Target Budget	Committed Levy Funds	Committed Local Funds	Project to Date	Not Completed & Unexpended
Temporary Facilities	By Owner				
- Relocation Expenses					
ACM Remediation	\$ 37,300.00	\$ 37,300.00	\$ -		\$ 37,300.00
- Asbestos Contaminated Materials (ACM) Remediation					
Permit Fees - Misc.	\$ 45,000.00	\$ 45,000.00	\$ -		\$ 45,000.00
Permit Fees - Allowance					
- Site Plan Approval Application					
Excess Facility/Tap on Fees					
ROE Review and Inspection Fees					
Furnishings, Fixtures & Equipment	\$ 896,476.00	\$ 817,832.00	\$ 78,644.00	\$ 16,764.00	\$ 879,712.00
FFE - Allowance at New Addition Only	\$ 150,000.00	\$ 71,356.00	\$ 78,644.00	\$ -	\$ 150,000.00
School Classroom Furniture & Marker Boards					
Other Furniture and Office Furniture					
Smart TV's - Equipment by Owner, install & wiring in Constr. Budget					
Signage					
Stage Curtain and Tracks					
Performance Stage Lighting - Allowance	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00
New Flooring in School Office Area, Nurse Area, Teachers Lounge & Workroom	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00
- 21 Existing Classroom Prototype - Gower West New Furniture & Marker Boards at \$25,000/ea	\$ 525,000.00	\$ 525,000.00	\$ -	\$ 16,764.00	\$ 508,236.00
Playground Equipment for ECC Furnish & Installed, including surface material	\$ 151,476.00	\$ 151,476.00	\$ -	\$ -	\$ 151,476.00
<i>Playground Equipment for West Play Area Furnish and Installed, including surface material</i>	See Alternate Below				
Technology Systems	\$ -	\$ -	\$ -	\$ -	\$ -
- Low Voltage Systems Cabling for Voice & Data	In Constr. Budget				
A/V System at Gym Only	In Constr. Budget				
New Clocks & Transmitter	In Constr. Budget				
Security System - Cameras	By Owner				
Phone System	By Owner				
A/E & Misc. Consultant Fees	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00
- Document Reproduction / Reimb. Expense	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
- Traffic Engineer	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00
Construction Testing	\$ 15,050.00	\$ 15,050.00	\$ -	\$ 10,250.00	\$ 4,800.00
- Construction Material Testing	In Construction Budget				
- Site Exploration / Soil Borings - Completed	\$ 10,250.00	\$ 10,250.00	\$ -	\$ 10,250.00	\$ -
-Clean Construction or Demolition Debris (CCDD) Testing - Completed	\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	\$ 4,800.00
Surveying	\$ 6,375.00	\$ -	\$ 6,375.00	\$ -	\$ -
Survey - Boundary Survey & Topographic Mapping - Completed	\$ 6,375.00	\$ -	\$ 6,375.00	\$ -	\$ -
Other Owner Items	\$ 21,500.00	\$ -	\$ 21,500.00	\$ -	\$ 15,000.00
- Removal of two (2) large trees south of building at new addition - Completed	\$ 6,500.00	\$ -	\$ 6,500.00	\$ 6,500.00	\$ -
- Owner Purchased Builders Risk Insurance - Allowance	\$ 15,000.00		\$ 15,000.00	\$ -	\$ 15,000.00
Total Soft Cost 50% CD Budget	\$ 1,036,701.00	\$ 930,182.00	\$ 106,519.00	\$ 27,014.00	\$ 996,812.00

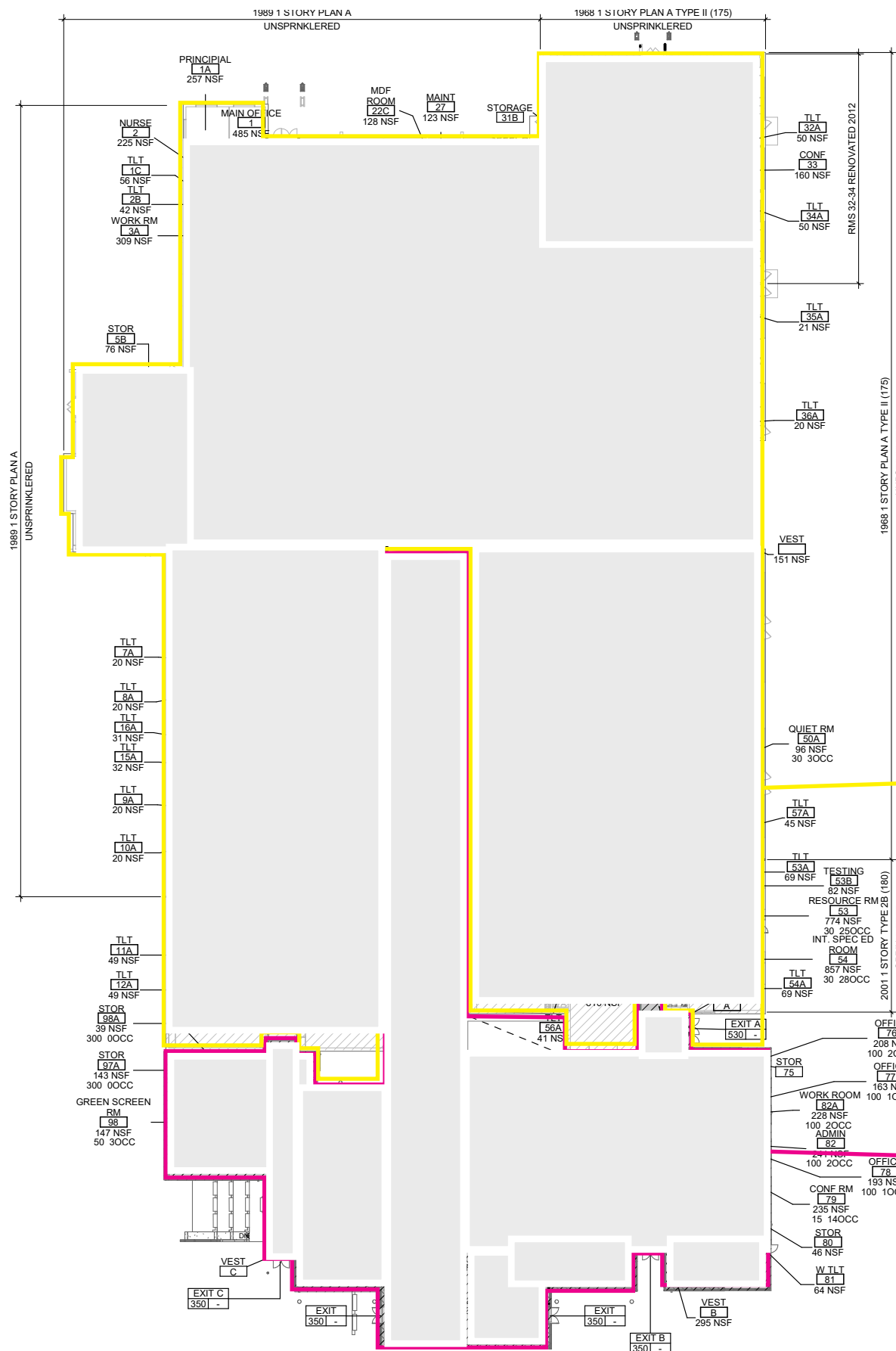
Alternate Bids (Cost Saving Measure)

*Gower West Elementary School - Large Playground Add		\$344,985.00
Safety Play Surface West Large Play Ground Area 60' x 110'	\$	124,500.00
Playground Equipment	\$	150,000.00
Playground Equipment Installation - prevailing wage Rate	\$	42,000.00
Subtotal	\$	316,500.00
- 4% Design & 5% Construction Contingency - Total 9%	\$	28,485.00
Total Modifications Construction Budget at Existing West School	\$	344,985.00
Total Project Costs	\$	344,985.00

**May be completed as a separate capital project (by owner) with local district capital funds*

Gower West Elementary School - North Entry Canopies Add		\$126,369.00
Excavation & Backfill (4) Pier & Footings	\$	6,000.00
Concrete	\$	6,800.00
Steel Framing	\$	48,782.00
Kalwall Translucent Roofs	\$	31,125.00
Misc Sheet Metal Fascia	\$	10,000.00
Subtotal	\$	102,707.00
- 5% Construction Contingency	\$	5,135.00
- FQC - General Conditions, Insurance, CM Fees & Pre-Construction Services	\$	8,520.00
Total Modifications Construction Budget at Existing West School	\$	116,362.00
- A & E Fees on Future Options 8.6% - Soft Cost	\$	10,007.00
Total Project Costs	\$	126,369.00

Gower Middle School - Modifications to existing Band Room and Added Music Room		\$258,653.00
Renovation on approximately 3,000 / SF	\$	210,221.00
Subtotal	\$	210,221.00
- 5% Construction Contingency	\$	10,511.00
- FQC - General Conditions, Insurance, CM Fees & Pre-Construction Services	\$	17,438.00
Total Modifications Construction Budget at Existing West School	\$	238,170.00
- A & E Fees on Future Options 8.6% - Soft Cost	\$	20,483.00
Total Project Costs	\$	258,653.00



CODE LEGEND

SYMBOL	DESCP	CONTINUITY	OPENING
---	2 HOUR FIRE WALL	CONTINUOUS WALL FROM TOP OF FLOOR TO UNDERSIDE OF ROOF DECK	CODE 175: 2 HR DOOR CODE 180: 90 MIN DOOR
---	1 HOUR FIRE PARTITION	CONTINUOUS WALL FROM TOP OF FLOOR TO UNDERSIDE OF ROOF DECK	CODE 175: 60 MIN DOOR CODE 180: 45 MIN DOOR
---	45 MIN FIRE PARTITION	CONTINUOUS WALL FROM TOP OF FLOOR TO UNDERSIDE OF ROOF DECK	CODE 175: 45 MIN DOOR
---	SMOKE/ 1/2 HOUR FIRE PARTITION	CONTINUOUS WALL FROM TOP OF FLOOR TO UNDERSIDE OF ROOF DECK	CODE 175: 20 MIN DOOR
---	EXIT TRAVEL PATH FROM MOST REMOTE POINT		
▨	AREA PROTECTED BY SPRINKLERS		
■	AREA OF ADDITION		

ROOM NAME: [XXX] ROOM NAME AND NUMBER
 OLF: ROOM SQUARE FOOTAGE (NET OR GROSS)
 OLOCC: AREA PER OCCUPANT / OCCUPANT LOAD

MINIMUM NUMBER OF PLUMBING FIXTURES

OCCUPANT LOAD FOR SCHOOLS: 50 GSF / PERSON

EXISTING: 72,050 GSF = 1441 OCCUPANTS = 721M / 721F

REQUIRED	EXISTING
WC 15M / 15F	14M / 12F + 19 SINGLE, INCLUDING EACH CLASSROOM
LAV 15M / 15F	10M / 10F + 19 SINGLE, INCLUDING EACH CLASSROOM
DF 19	?

ADDITION: 18,130 GSF = 363 OCCUPANTS = 181M / 181F

REQUIRED	NEW
WC 4M / 4F	4M / 5F
LAV 4M / 4F	4M / 4F
DF 5	6

TOTAL: 90,020 GSF = 1804 OCCUPANTS = 902M / 902F

REQUIRED	EXISTING
WC 19M / 19F	18M / 17F + 19 SINGLE, INCLUDING EACH CLASSROOM
LAV 19M / 19F	18M / 14F + 19 SINGLE, INCLUDING EACH CLASSROOM
DF 24	?

INTERIOR REMODELING
JUNE 2022-
AUGUST 2022

BUILDING ADDITION
MARCH 2022 -
MARCH 2023

CODE INFORMATION

PRINCIPAL BUILDING CODE
 1. ILLINOIS ADMINISTRATIVE CODE, TITLE 23 SUBTITLE A, CHAPTER 1, SUBCHAPTER D, PART 180 "HEALTH/LIFE SAFETY CODE FOR PUBLIC SCHOOLS".
 A. ICC, INTERNATIONAL BUILDING CODE, 2015.
 B. ICC, INTERNATIONAL ENERGY CONSERVATION CODE, 2015.
 C. ICC, INTERNATIONAL MECHANICAL CODE, 2015.
 D. ICC, INTERNATIONAL FIRE CODE, 2015 EXCLUDING CHAPTER 4.
 E. ILLINOIS ADMINISTRATIVE CODE, PART 890, "ILLINOIS PLUMBING CODE".
 F. NATIONAL ELECTRIC CODE, NEC-2014.
 ILLINOIS ACCESSIBILITY CODE, 2018

FIRE SUPPRESSION: QUICK RESPONSE AUTOMATIC SPRINKLER SYSTEM PER NFPA 13, LATEST EDITION

FIRE ALARM AND DETECTION: PER NFPA 72-93

OCCUPANCY CLASSIFICATION
 EDUCATIONAL E
 ASSEMBLY A-3

BUILDING AREA	STORY	GROUP	SF
FIRE AREA 1:	1	E	26,930 GSF
FIRE AREA 2:	1	E	23,310 GSF
FIRE AREA 3:	1	E	10,570 GSF
FIRE AREA 4A:	1	E	6,700 GSF
FIRE AREA 4B:	1	E	4,730 GSF
EXISTING TOTAL:			72,050 GSF
ADDITION	1	E, A-3	18,011 GSF

TOTAL BUILDING AREA: **90,061 GSF**

ALLOWABLE HEIGHT AND AREA, IIB CONSTRUCTION USE

STORY	AREA
A-3 NS: 2	9,500 SF
S: 3	S1: 38,000 SF SM: 28,500 SF
E NS: 2	14,500 SF
S: 3	S1: 58,000 SF

ACTUAL:
30,031 GSF
 SM: 43,500 SF (FIRE AREA 4A, 4B & ADDITION)

BUILDING AREA MODIFICATIONS USE
 A-3 45,125SF (375% INCREASE)
 E 68,875SF (375% INCREASE)

CONSTRUCTION CLASSIFICATION: TYPE IIB

FIRE RESISTIVE RATINGS (TABLE 601):

PRIMARY STRUCTURAL FRAME:	0 HR
BEARING WALLS	0 HR
EXTERIOR	0 HR
INTERIOR	0 HR
NONBEARING WALLS AND PARTITIONS	0 HR
EXTERIOR ≥ 30'-0"	0 HR
INTERIOR	0 HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0 HR
EXIT ACCESS CORRIDORS (1018.1)NON-COMBUSTIBLE	0 HR

NOTE: FIRE-RETARDANT TREATED WOOD MY BE PERMITTED IN 1 HR ASSEMBLIES.

MIXED USE AND SEPARATION OF OCCUPANCIES (TABLE 508.4)
 SEPARATION BETWEEN A-3 AND E: NO SEPARATION REQUIRED

FIRE WALL RESISTANCE RATING (TABLE 706.4):
 GROUP A-3, E 2HR FOR TYPE II CONSTRUCTION

OCCUPANT LOAD (TABLE 1004.1.1)

ACCESSORY STORAGE AREAS, MECH AND EQUIP	300 g / 1p
ASSEMBLY WITHOUT FIXED SEATS	7 n / 1p
CONCENTRATED (CHAIRS ONLY - NOT FIXED)	5 n / 1p
STANDING SPACE	15 n / 1p
UNCONCENTRATED (TABLES AND CHAIRS)	15 n / 1p

BUSINESS AREAS
 100 g / 1p

EDUCATIONAL
 CLASSROOMS 20 n / 1p
 SHOPS AND OTHER VOCATIONAL AREAS 50 n / 1p
 STAGES 15 n / 1p

EGRESS WIDTH (1005.1)

STAIRS	3 INCHES / PERSON
DOORS	2 INCHES / PERSON

MINIMUM WIDTH OF EXITS (1008, 1018.2)
 DOORS 32" CLEAR
 CORRIDORS 72" CLEAR WHEN EXCEEDS 100 OR MORE

MINIMUM NUMBER OF EXITS (1015.1.1)

1 - 49	1 EXIT
50 - 500	2 EXITS
501 - 1000	3 EXITS
MORE THAN 1000	4 EXITS

EXIT ACCESS TRAVEL DISTANCE (1016.1)
 MAXIMUM 250'-0" WITH AUTOMATIC SPRINKLER SYSTEM
 MAXIMUM 200'-0" WITHOUT AUTOMATIC SPRINKLER SYSTEM

AUTOMATIC SPRINKLER SYSTEMS (903):
 A-3 REQUIRED THROUGHOUT
 E REQUIRED THROUGHOUT

PORTABLE FIRE EXTINGUISHERS (906.1):
 NOT REQUIRED IN NEW AND EXISTING GROUP A, B AND E OCCUPANCIES EQUIPPED THROUGHOUT WITH QUICK RESPONSE SPRINKLERS EXCEPT AS FOLLOWS:
 • WITHIN 30'-0" OF COMMERCIAL COOKING EQUIPMENT
 • IN AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED OR DISPENSED
 • ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION
 • SPECIAL-HAZARD AREAS, INCLUDING BUT NOT LIMITED TO LABORATORIES, COMPUTER ROOMS AND GENERATOR ROOMS



ARCHITECT
 GREEN ASSOCIATES, INC.
 1437 HARMONY COURT
 ITASCA, ILLINOIS 60143
 847-317-0852

CONSTRUCTION MANAGER
 FREDERICK QUINN CORPORATION
 103 SOUTH CHURCH STREET
 ADDISON, ILLINOIS 60101
 630-628-8500

CIVIL ENGINEER / LANDSCAPE ARCH
 ERICSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 847-223-4804

STRUCTURAL ENGINEER
 ML STRUCTURAL, PLLC
 334 EAST COLFAX STREET, UNIT D
 PALATINE, ILLINOIS 60067
 224-214-0265

MEP ENGINEER
 CS2 DESIGN GROUP, LLC.
 837 OAKTON STREET
 ELK GROVE VILLAGE, ILLINOIS 60007
 847-861-1880

ADDITION AND RENOVATIONS TO TWO SCHOOLS

GOWER SCHOOL DISTRICT 62
 7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527

GOWER WEST ELEMENTARY SCHOOL
 CODE COMPLIANCE PLAN

NUMBER	DESCRIPTION	DATE
01	REVISION SCHEDULE	
01	OCT 2021	

PROJECT NUMBER	1382-2020071
PROJECT PHASE	100% CONSTRUCTION DOCS
SHEET	

NOT FOR CONSTRUCTION

WZ - A-111W

1 CODE COMPLIANCE FLOOR PLAN
 1" = 20'-0"
 0' 4' 8' 16'