



2023 MASTER PLANNING

LEMONT HIGH SCHOOL

APRIL 15, 2024





Description	Expected Construction Duration	Estimated Costs*
Construction Costs		
Core & Collaboration Remodeling (w/ Related Roofs & HVAC)		
First Floor Core Collaboration Classrooms & Corridors	3 Months	\$2,640,000 - \$2,995,000
Second Floor Core Collaboration Classrooms & Corridors	3 Months	\$3,500,000 - \$3,800,000***
Third Floor Core Collaboration Classrooms & Corridors	3 Months	\$5,000,000 - \$5,750,000***
Third Floor Citgo Renovations	3 Months	\$350,000 - \$400,000***
Total		\$11,490,000 - \$12,945,000
Science Remodeling		
Second Floor Impacting 6 Science Labs and 1 Business Lab	3 Months	\$4,000,000 - \$4,750,000***
Total		\$4,000,000 - \$4,750,000
Floor Level Remodeling (w/ Related Roofs & HVAC)		
First Floor Classrooms & Offices	6 Months	\$4,340,000 - \$4,935,000
Second Floor Classrooms & Offices	6 Months	\$8,190,000 - \$9,135,000
Third Floor North Classrooms & Offices	6 Months	\$5,245,000 - \$5,905,000
Third Floor South and Fourth Floor South Classrooms & Offices	6 Months	\$2,825,000 - \$3,250,000
Total		\$20,600,000 - \$23,225,000
Furniture		
Per Core Level Remodeling Scope	2 Days/Core	\$130,000 - \$140,000
Per Floor Level Remodeling Scope	1 Week/Floor	\$295,000 - \$310,000
Total (All Floors)		\$1,700,000 - \$1,800,000

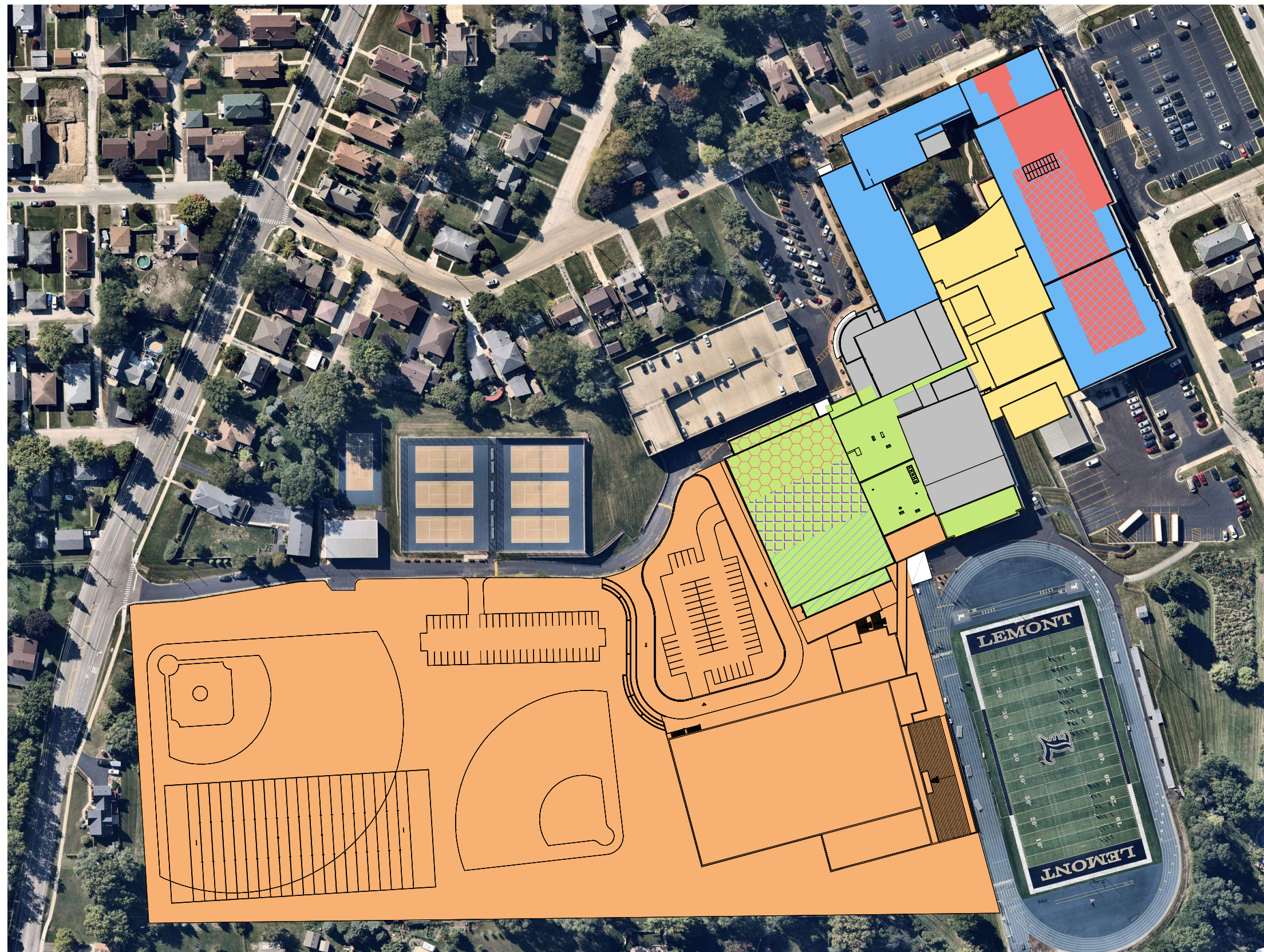
Description	Expected Construction Duration	Estimated Costs*
Field House		
Operations & Maintenance Remodeling		
Curtain Replacement & Equipment Service/Repair	2 Weeks	\$230,000 - \$270,000
Flooring Overlay/Replacement	2 Months	\$400,000 - \$700,000
Roof Replacement	3 Months	\$1,000,000 - \$1,100,000
Air Handler Replacement	3 Months	\$400,000 - \$450,000
Lighting, Sound, & General Renovation	3 Months	\$1,670,000 - \$1,950,000
Conversion to Multipurpose Spaces		
Convert to Black Box & Multipurpose, Renovate Support Spaces	12 months	\$6,700,000 - \$7,100,000
Addition		
Fieldhouse Addition**	18 months	\$37,000,000 - \$40,000,000**
Total		\$3,700,000 - \$47,200,000
		+ Site Work
Site		
Paving Replacements	3 Months	\$450,000 - \$550,000
Synthetic Fields Replacements	1 Month	\$600,000 - \$650,000
Total		\$1,050,000 - \$1,200,000
Additions		
Commons Expansion**	18 months	\$9,000,000 - \$10,000,000**
Band/Orchestra/Choral and Woodshop Addition**	18 months	\$6,000,000 - \$6,500,000**
Total		\$15,000,000 - 16,500,000
		+ Site Work

*Note: Cost estimates do not include A/E fees, Owner soft costs (including testing services, surveys, legal costs, furniture and equipment, asbestos abatement, etc.) and escalation beyond 2023, unless otherwise noted.

**Note: Final size and scope of potential additions work to be determined by Board and Administration.

***Note: Cost estimates updated based on 2024 construction costs and do not include A/E fees, Owner soft costs, and escalation beyond 2024.





CONSTRUCTION PHASING

-  1 MONTH PROJECT
1 SUMMER
-  3 MONTH PROJECT
1 SUMMER
-  3 MONTH PROJECTS
3-4 SUMMERS
-  18 MONTH PROJECT
SPRING START
-  18 MONTH PROJECT
SPRING START
-  12 MONTH PROJECT
OFFSEASON
-  EXISTING TO REMAIN

 OVERALL MASTER CONSTRUCTION PHASING PLAN
1 : 1800

2023 MASTER PLANNING
LEMONT HIGH SCHOOL
APRIL 15, 2024



DLA Ltd.
ARCHITECTS

form follows
learning



**Lemont High School District 210
Master Planning
Conceptual Project Package Phasing
(Exact Order To Be Determined)**

April 15, 2024



Description	Estimated Costs*
Construction Costs (Building & Site)	
Phase 1 - One Month Project - Summer	
Fieldhouse Curtain Replacement & Equipment Service/Repair	\$230,000 - \$270,000
Total	\$230,000 - \$270,000
Phase 2 - Three Month Project - Summer	
Second Floor Impacting 6 Science Labs and 1 Business Lab	\$4,000,000 - \$4,750,000***
Second Floor Core Collaboration Classrooms & Corridors	\$3,500,000 - \$3,800,000***
Third Floor Citgo Renovations	\$350,000 - \$400,000***
Furniture	\$130,000 - \$140,000
Fieldhouse Flooring Overlay/Replacement	\$400,000 - \$700,000
Total	\$8,380,000 - \$9,790,000***
Phase TBD - Three Month Projects - Multiple Summers	
First Floor Core Collaboration Classrooms & Corridors	\$2,640,000 - \$2,995,000
Third Floor Core Collaboration Classrooms & Corridors	\$5,000,000 - \$5,750,000***
First Floor Classrooms & Offices	\$4,340,000 - \$4,935,000
Second Floor Classrooms & Offices	\$8,190,000 - \$9,135,000
Third Floor North Classrooms & Offices	\$5,245,000 - \$5,905,000
Third Floor South and Fourth Floor South Classrooms & Offices	\$2,825,000 - \$3,250,000
Furniture	\$1,570,000 - \$1,660,000
Field House Roof Replacement	\$1,000,000 - \$1,100,000
Field House Air Handler Replacement	\$400,000 - \$450,000
Field House Lighting, Sound, & General Renovation	\$1,670,000 - \$1,950,000
Total	\$32,880,000 - \$37,130,000

Description	Estimated Costs*
Phase TBD - Eighteen Month Project - Spring Start	
Commons Expansion**	\$9,000,000 - \$10,000,000**
Band/Orchestra/Choral & Woodshop Addition**	\$6,000,000 - \$6,500,000**
Total	\$15,000,000 - \$16,500,000
Phase TBD - Eighteen Month Project - Spring Start	
Fieldhouse Addition**	\$37,000,000 - \$40,000,000**
Paving Replacements	\$450,000 - \$550,000
Synthetic Field Replacement	\$600,000 - \$650,000
Total	\$38,050,000 - \$41,200,000
	+ Site Work
Phase TBD - Twelve Month Project - Offseason	
Athletics Remodeling	\$6,700,000 - \$7,100,000
Total	\$6,700,000 - \$7,100,000

*Note: Cost estimates do not include A/E fees, Owner soft costs (including testing services, surveys, legal costs, furniture and equipment - unless noted otherwise, asbestos abatement, etc.) and escalation beyond 2023.

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