MOLINE-COAL VALLEY
SCHOOL DISTRICT

Lincoln-Irving Design Update

September 8, 2025

LEGAT ARCHITECTS

ESTES CONSTRUCTION

AGENDA

1. Review Process
2. Review Design Progress
3. Review Budget
4. Next Steps

COLLABORTIVE DESIGN PROCESS

Programming and Planning Phase:
January 2024 to May 2024

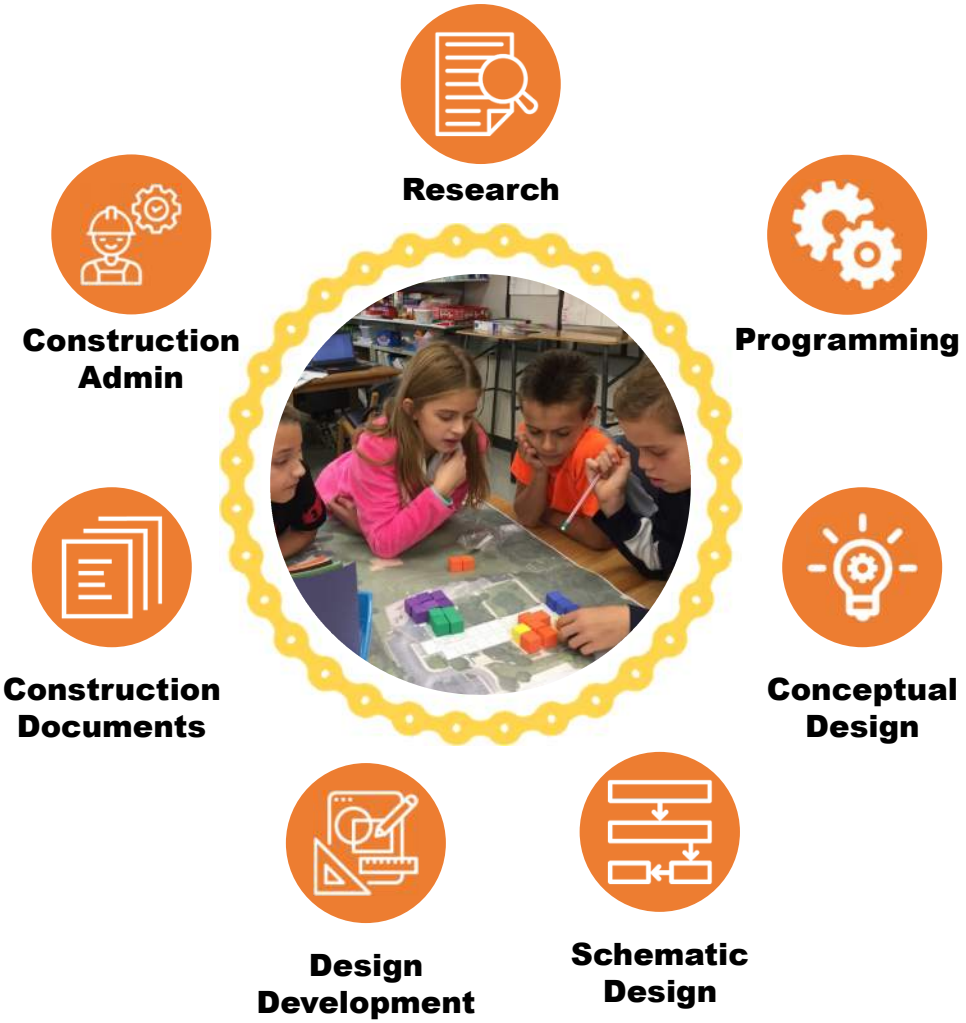
Conceptual Design:
September 2024 to October 2024

Community Engagement Process:
October 23, 2024 – Staff Engagement
November 6, 2024 – Community Engagement
November 18, 2024 – Survey Opened
December 10, 2024 – Lincoln Irving
December 12, 2024 – Willard
December 18, 2024 – Staff Meeting
December 19, 2024 – Survey Closed

Schematic Design:
November 2024 to January 2025

Design Development:
January 2025 to May 2025
February 19, 2025 – Staff & Stakeholder Review
Department Committee Meetings
April 23, 2025 – Staff & Stakeholder Input

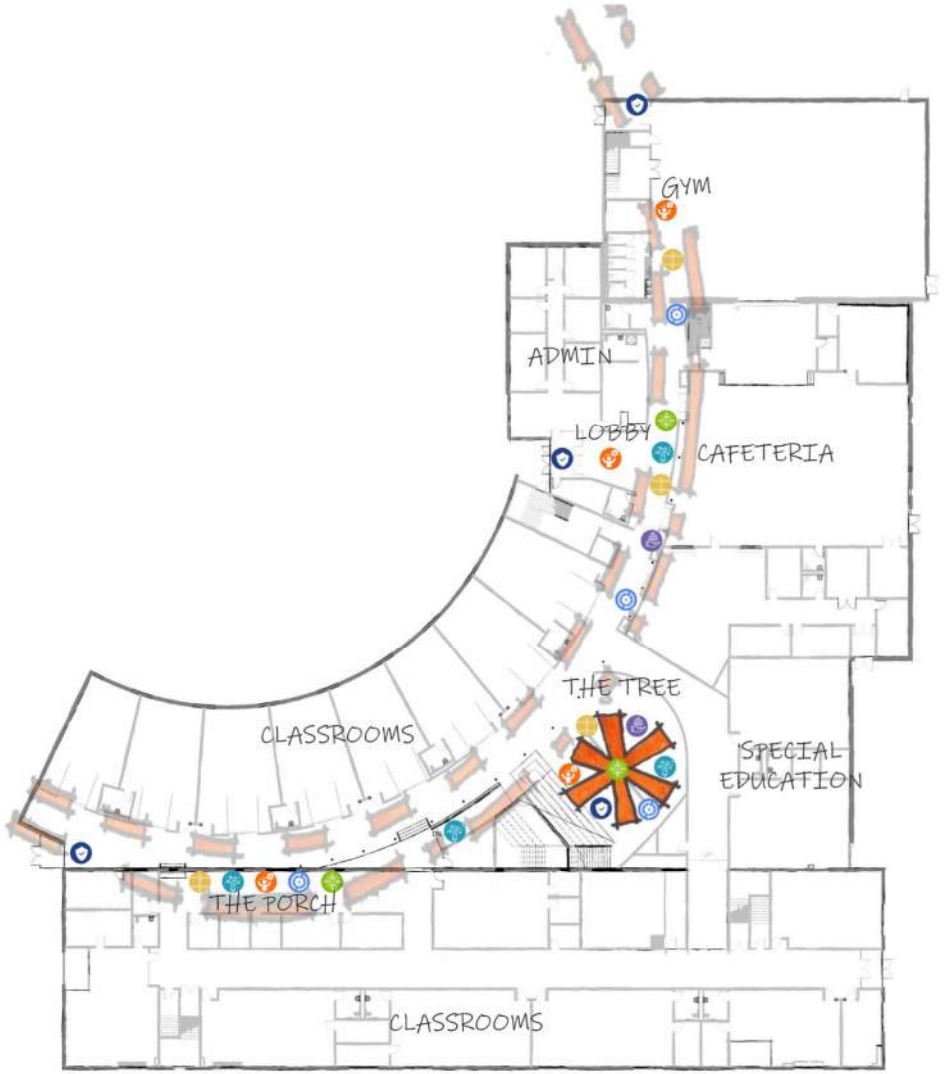
Construction Documents:
June 2025 to October 2025



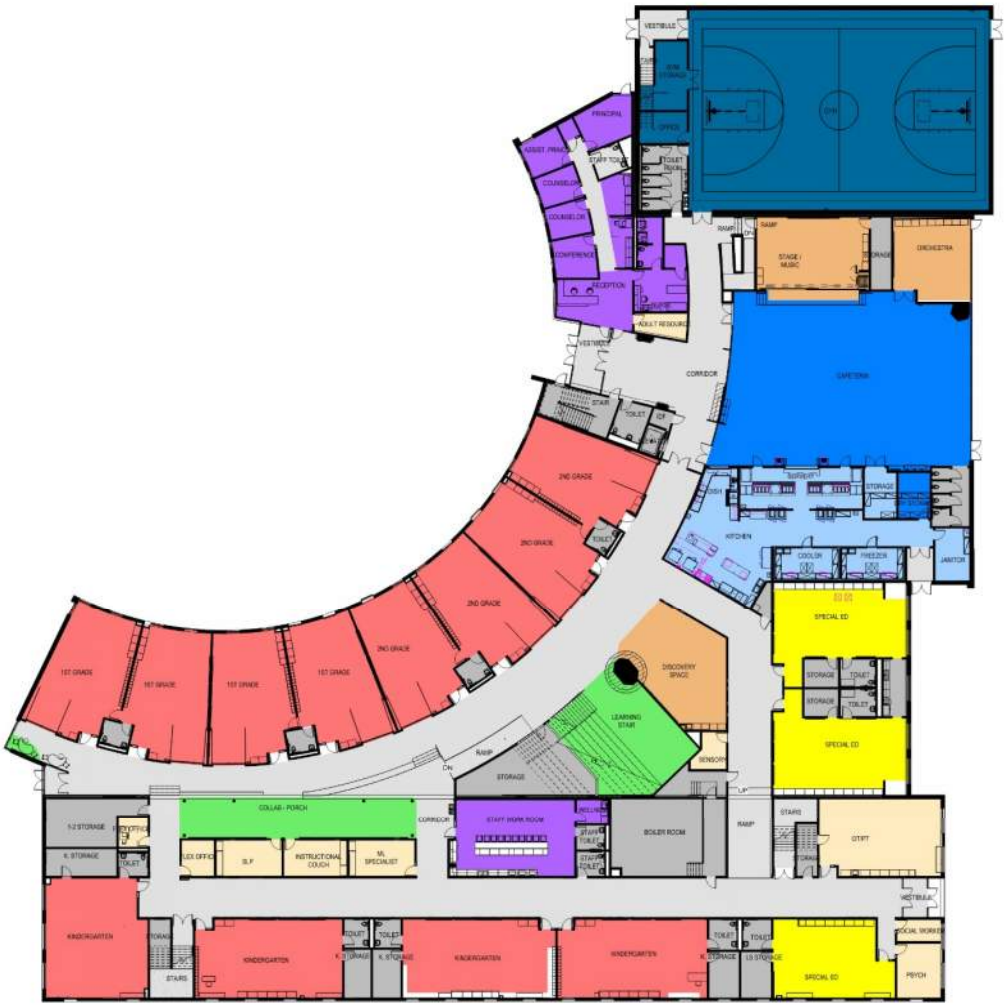
SITE PLAN

- Sun path
- Metro link stop
- One way
- Arterial road

CONCEPTUAL DESIGN – CULTURAL ROOTS



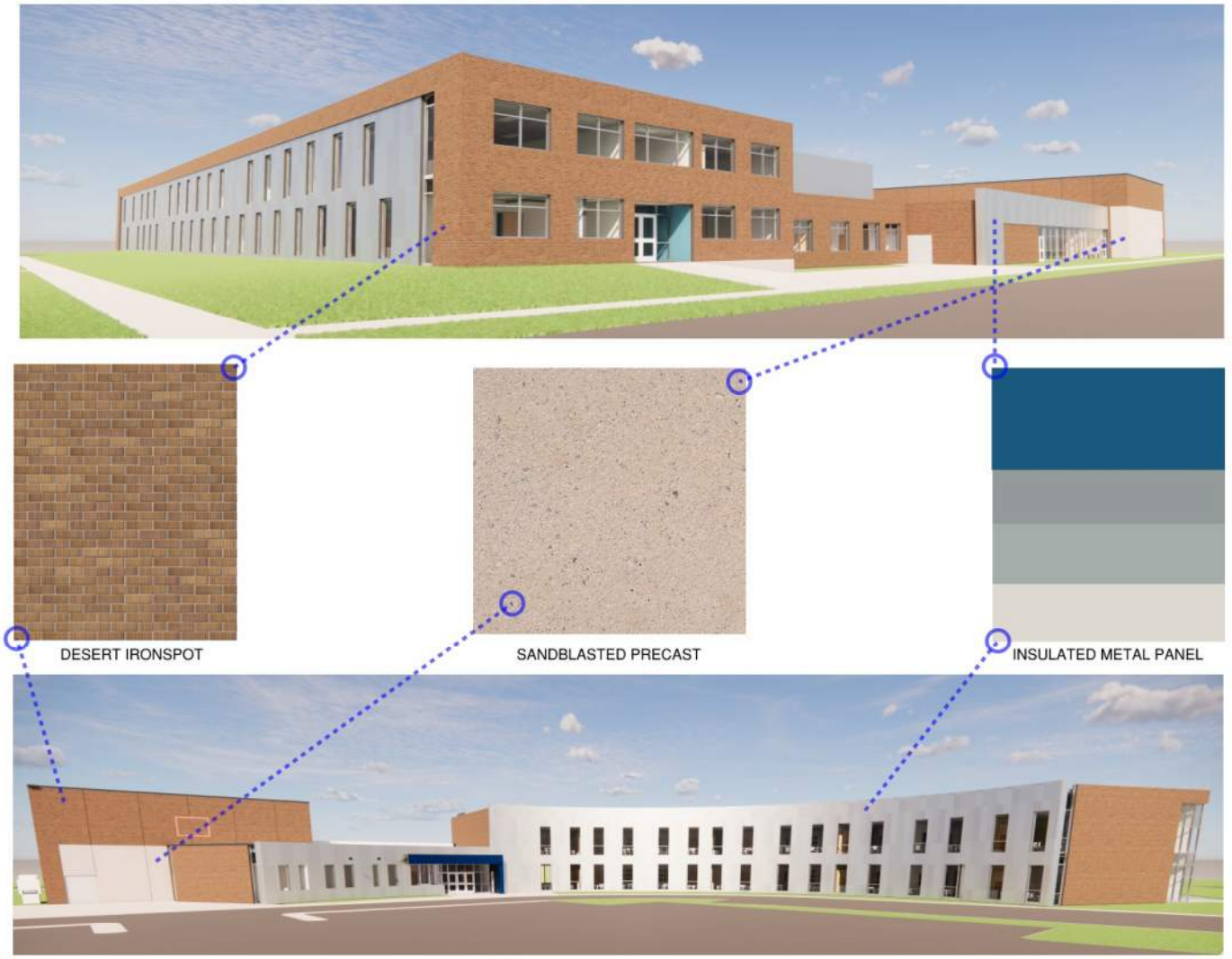
FLOOR PLAN


VESTIBULE
GYM
PRINCIPAL
ASSIST. PRINCIPAL
STAFF TOILET
COUNSELOR
COUNSELOR
CONFERENCE
RECEPTION
ADULT RESOURCE
RAMP
STAGE / MUSIC
STORAGE
ORCHESTRA
CORRIDOR
CAFETERIA
STAIR
TOILET
KITCHEN
COOLER
FREEZER
JANITOR
2ND GRADE
2ND GRADE
2ND GRADE
2ND GRADE
1ST GRADE
1ST GRADE
1ST GRADE
1ST GRADE
SPECIAL ED
STORAGE
TOILET
STORAGE
TOILET
SPECIAL ED
DISCOVERY SPACE
LEARNING STAIR
SENSORY
RAMP
STORAGE
COLLAB - PORCH
CORRIDOR
STAFF WORK ROOM
STAFF TOILET
BOILER ROOM
RAMP
STAIRS
OT/PT
VESTIBULE
1-2 STORAGE
CLOTHING
K. STORAGE
TOILET
LEX OFFICE
SLP
INSTRUCTIONAL COACH
ML SPECIALIST
KINDERGARTEN
STORAGE
STAIRS
KINDERGARTEN
TOILET
TOILET
K STORAGE
KINDERGARTEN
KINDERGARTEN
TOILET
TOILET
K STORAGE
LS STORAGE
SPECIAL ED
SOCIAL WORKER
PSYCH

GYM
MEZZANINE
4TH GRADE
4TH GRADE
4TH GRADE
4TH GRADE
3RD GRADE
3RD GRADE
3RD GRADE
3RD GRADE
CORRIDOR
LEARNING STAIR
COLLAB
MEDIA CENTER
PENTHOUSE
BOOK STORAGE
3-4 GRADE STORAGE
STORAGE
TOILET
CORRIDOR
INSTRUCTIONAL COACH
INTERVENTION
COLLAB - PORCH
INTERVENTION
SLP
COLLAB - PORCH
SPED RESOURCE
SPED RESOURCE
CUSTODIAL
TOILET
TOILET
4TH GRADE STORAGE
RECEP/CLST
STAIR
COMPUTER
COPY ROOM
EXISTING CORRIDOR
ART
STAIRS
5TH GRADE
TOILET
PASSAGE
STORAGE
5TH GRADE
5TH GRADE
TOILET
PASSAGE
STORAGE
4TH GRADE
MULTI-PURPOSE

DESIGN DEVELOPMENT - EXTERIOR COLOR PALETTE

UPDATED - EXTERIOR COLOR PALETTE



EXTERIOR VIEWS

EXTERIOR VIEWS

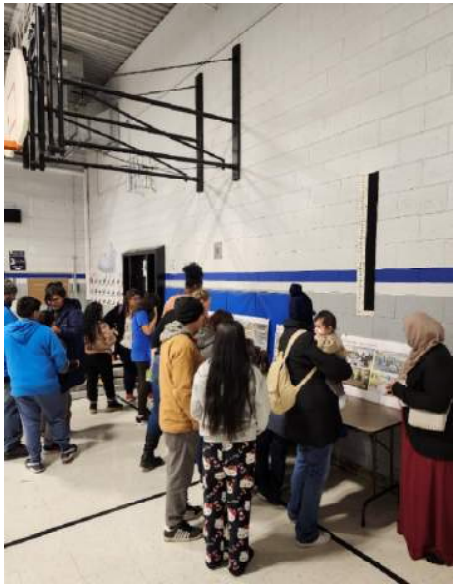
INTERIOR COLOR PALETTE

VIDEO WALKTHROUGH

PROJECT BUDGET

Description	Rate			Amount	Totals	Cost per Unit
Construction Subtotal				**27,011,649**	**27,011,649**	**290.24 /GSF**
Estes Pre-Construction Fee				25,000		
Business Liability Insurance	0.900	%		243,330		
Surety Bond				165,830		
Estes Construction Fee	1.250	%		343,073		
Fees and Expenses				**777,233**	**27,788,882**	**298.60 /GSF**
Design Contingency	1.000	%		277,889		
Bid Contingency	5.000	%		1,403,338		
Total Construction Costs				**1,681,227**	**29,470,109**	**316.66 /GSF**
Design Fees	6.750	%		1,989,232		
Construction Contingency	5.000	%		1,572,967		
Fixtures, Furnishings & Equip				1,000,000		
Primary Builders Risk-NC	1.500	$ /	1,000	52,327		
Site Survey				15,300		
Traffic Study				14,975		
Acoustic Sound Study				5,000		
A/V & Tech Equipment Alllowance				200,000		
Security Equipment Allowance				300,000		
Document Reproduction				5,000		
Geotechnical Services				9,450		
Lead Abatement Allowance if needed				100,000		
Commissioning Allowance				100,000		
Shelter 3rd Party Commissioning				25,000		
Testing Services				25,000		
Total Other Costs				**5,414,251**	**34,884,360**	**374.84 /GSF**
Total					***34,884,360***	***374.84 /GSF***

PROPOSED SCHEDULE AND NEXT STEPS



Community Engagement Process: Fall 2024

Schematic Design: Nov. 2024 – Jan. 2025

Design Development: Feb. 2025 – May 2025

Construction Documents: June 2025 – Oct. 2025

Staff & Stakeholder Review	October 1, 2025
Community Informational Meetings	September/October 2025
Board Presentation	October 13, 2025

Bidding: November 2025

Construction Begins: March 2026

Occupancy: August 2027

WHAT'S IN A NAME?

THANK YOU

LEGAT ARCHITECTS