



BEYOND
THE BUILD

**HALLSVILLE R-IV SCHOOL DISTRICT
PROPOSITION 2**

**Design Development Cost Opinion
April 19, 2019**

***SM* WILSON**

BEYOND THE BUILD®

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Hallsville R-IV School District

DESIGN DEVELOPMENT COST OPINION



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1 Design Development Cost Opinion

Executive Summary

**Hallsville School District
April 22, 2019
Design Development Cost Opinion
Executive Summary**

The enclosed cost opinion is based on the Design Development documents issued by Klinger & Associates, P.C. dated 3/4/19. This pricing has been based on historical costs as well as some current market values to provide the most accurate cost opinion possible for this set of documents. Several collaborations and coordination efforts have been done with the design team to make sure that the current cost opinion matches the intent of the updated project documents.

Our estimation of the cost per those plans indicates that the Hallsville School District - Primary School Additions project is currently over budget as drawn. As part of this exercise, S. M. Wilson & Co. has identified a number of cost reduction options and alternative ideas to bring the project back into budget. These items are identified in our Cost Savings worksheet included herein.

The cost reduction alternatives are all based on making changes to some material selections and/or scope of work items but primarily maintains the program and functionality as provided in the plans, including the configuration of the storm shelter component (i.e. the storm shelter is split between the 2nd grade addition and the gym).

S. M. Wilson & Co. has also performed additional cost opinions based on modifications to the Design Development documents design to provide the District with other in-budget options. The optional pricing were based on providing the storm shelter as a single space. Option 1 was to modify the structure and roof construction of the 2nd grade addition and Option 2 was to locate the entire storm shelter in the gymnasium structure with the intent to possible gain area for future locker room fit-out.

These additional cost opinions, while being within the target budget, included design aspects or side effects that proved to render the optional plans unworkable. While those optional cost opinions are not included in this packet, we are prepared to discuss them in more detail if the Board desires.

The intent of this packet is to provide the district with the updated cost opinion and provide options for consideration to yield a final direction to Klingler & Associates, P.C. at the special board meeting on April 22, 2019. This will allow Klingler & Associates, P.C. to proceed with finalization of the construction documents for bidding purposes. A final direction on design direction as well as alternates desired to be priced during the bidding effort on this project at the special board meeting is needed to maintain the current project schedule.

2 Design Development Cost Opinion

- **Estimate Summary**
- **SD vs. DD Comparison**
- **Takeoff Sheets**



DESIGN DEVELOPMENT COST OPINION

BID DATE: 29-Mar-18 2:00:00 PM
 DATE RUN: 19-Apr-19
 TIME RUN: 12:12 PM

PROJECT: **HALLSVILLE R-IV SCHOOL DISTRICT**
 LOCATION: **HALLSVILLE, MO**

\$7,423,128
 13 MO CONST. DUR.
 25,622 GSF AREA
 25,622 14,193 11,429 1,485

EVAL EST	BID ITEM	SPEC SECT	BID ITEM DESCRIPTION	INCL. WITH	SUB BID	OTHER	TOTAL	COMMENTS	COST/ G.S.F.	% of TOTAL	BREAKOUTS			ALT. #01 ADD LOCKER ROOM
											SITE	GYM	2ND GRADE	
	1		FINAL CLEAN		14,092		14,092	S.M. Wilson	\$ 0.55	0.19%	0	7,806	6,286	965
	2		DEMOLITION		21,868		21,868	Jeff Schnieders	\$ 0.85	0.29%	15,752	2,680	3,436	
	3		EXCAVATION		166,248		166,248	Jeff Schnieders	\$ 6.49	2.24%	0	90,287	75,961	
	4		TESTING - ALLOWANCE		35,000		35,000	Allowance	\$ 1.37	0.47%	35,000			
	5		SURVEY & LAYOUT		16,867		16,867	S.M. Wilson	\$ 0.66	0.23%	16,867			
	6		SOIL TREATMENT		6,406		6,406	S.M. Wilson	\$ 0.25	0.09%		3,548	2,857	371
	7		LANDSCAPING - ALLOWANCE - SEEDING ONLY		12,263		12,263	Allowance	\$ 0.48	0.17%	12,263			
	8		ASPHALT PAVING (PATCH ONLY)		4,163		4,163	S.M. Wilson	\$ 0.16	0.06%	4,163			
	9		SITE CONCRETE		24,806		24,806	Reinhardt / SMW	\$ 0.97	0.33%	20,081	4,725		
	10		SITE UTILITIES		35,750		35,750	Jeff Schnieders	\$ 1.40	0.48%	35,750			
	11		CONCRETE FOUNDATIONS		215,983		215,983	Reinhardt / SMW	\$ 8.43	2.91%		117,285	98,698	42,421
	12		CONCRETE FLATWORK		196,756		196,756	Reinhardt / SMW	\$ 7.68	2.65%		111,772	84,984	8,910
	13		HOLLOW CORE CONCRETE PLANKS		140,242		140,242	St. Louis Prestress	\$ 5.47	1.89%		59,609	80,633	
	14		MASONRY		677,713		677,713	Grant / AAA Masonry	\$ 26.45	9.13%		464,871	212,842	92,000
	15		STRUCTURAL STEEL		340,211		340,211	S.M. Wilson	\$ 13.28	4.58%		79,016	261,196	36,011
	16		EXPANSION JOINTS		9,342		9,342	S.M. Wilson	\$ 0.36	0.13%		6,864	2,478	
	17		ROUGH CARPENTRY		135,900		135,900	AME / Waterhout	\$ 5.30	1.83%		42,676	93,223	6,586
	18		FINISH CARPETRY		47,177		47,177	S.M. Wilson	\$ 1.84	0.64%		16,885	30,292	
	19		INSULATION	W/ TRADES	-		0	w/Trades	\$ -	0.00%				
	20		AIR & VAPOR BARRIER		40,261		40,261	S.M. Wilson	\$ 1.57	0.54%		40,261		
	21		ROOFING		20,790		20,790	Weather Craft	\$ 0.81	0.28%		W/ METAL BLD	20,790	16,289
	22		CAULKING		21,779		21,779	S.M. Wilson	\$ 0.85	0.29%		12,064	9,715	1,262
	23		DOORS, FRAMES, & HARDWARE		184,190		184,190	H&G	\$ 7.19	2.48%		51,550	132,640	5,565
	24		GLASS & GLAZING		187,215		187,215	S.M. Wilson	\$ 7.31	2.52%		135,085	52,130	2,470
	25		FLASHING AND SHEET METAL		220,308		220,308	S.M. Wilson	\$ 8.60	2.97%		0	220,308	2,405
	26		GENERAL REQUIREMENTS		198,936		198,936	S.M. Wilson	\$ 7.76	2.68%	5,142	110,842	82,952	
	26A		OWNER PROVIDED CLEAN UP (Reduce Gen. Requirements)		(100,000)		(100,000)	Owner to Provide	\$ (3.90)	-1.35%	(2,585)	(55,717)	(41,698)	
	27		ROLLING GRILLS		7,500		7,500	S.M. Wilson	\$ 0.29	0.10%		7,500		
	28		METAL STUDS AND DRYWALL		144,100		144,100	S.M. Wilson / Brooke	\$ 5.62	1.94%		81,794	62,306	
	29		TILE		57,304		57,304	RFC / Flooring Systems	\$ 2.24	0.77%		35,406	21,898	
	30		RESILIENT FLOORING / WOOD GYM FLOOR		205,522		205,522	RFC / Flooring Systems	\$ 8.02	2.77%		165,059	40,463	5,461
	31		ACOUSTICAL CEILINGS		34,105		34,105	Friend Ceilings	\$ 1.33	0.46%		500	33,605	
	32		PAINTING & WALL COVERING		73,109		73,109	S.M. Wilson	\$ 2.85	0.98%		47,034	26,074	7,296
	33		TOILET PARTITIONS		26,480		26,480	S.M. Wilson	\$ 1.03	0.36%		16,840	9,640	5,200
	34		CORNER GUARDS	n/a	-		0		\$ -	0.00%				
	35		SIGNAGE		10,000		10,000	Regulatory ONLY	\$ 0.39	0.13%		5,000	5,000	500
	36		LOCKERS	See Alt	-		0		\$ -	0.00%				25,020
	37		FIRE EXTINGUISHERS		3,075		3,075	S.M. Wilson	\$ 0.12	0.04%		1,703	1,371	360
	38		TOILET ACCESSORIES		21,074		21,074	S.M. Wilson	\$ 0.82	0.28%		13,124	7,950	7,670
	39		GYM EQUIPMENT		95,080		95,080	AALCO	\$ 3.71	1.28%		95,080		
	40		WINDOW TREATMENTS	n/a	-		0	BY OWNER	\$ -	0.00%				
	41		PRE-ENGINEERED METAL BUILDING		606,320		606,320		\$ 23.66	8.17%		606,320		
	42		GYM RETRACTABLE BLEACHERS		87,975		87,975	Heartland Seating	\$ 3.43	1.19%		87,975		
	43		FIRE SPRINKLER		88,848		88,848	Ozark / Main Line	\$ 3.47	1.20%		45,418	43,430	5,643
	44		PLUMBING		117,750		117,750	Questec	\$ 4.60	1.59%		66,450	51,300	37,100
	45		HVAC		583,976		583,976	Hulett	\$ 22.79	7.87%		233,976	350,000	15,869
	46		ELECTRICAL		473,694		473,694	Meyer Electric	\$ 18.49	6.38%		258,829	214,865	25,988
			SUBTOTAL DIRECT COST		5,510,175	0	5,510,175	5,510,175	\$ 215.06	74.23%	142,433	3,070,115	2,297,627	351,363
	13	MOS	GENERAL CONDITIONS	8.98%	-	494,910	494,910	38,070 GC (\$/MO)	\$ 19.32	6.67%	12,793	275,750	206,367	31,559
			SUBTOTAL WITH GENERAL CONDITIONS				6,005,085		\$ 234.37	80.90%	155,226	3,345,865	2,503,994	382,921



DESIGN DEVELOPMENT COST OPINION

BID DATE: 29-Jan-18 2:00:00 PM
 DATE RUN: 19-Apr-19
 TIME RUN: 12:12 PM

PROJECT:	HALLSVILLE R-IV SCHOOL DISTRICT	13 MO	CONST. DUR.					
LOCATION:	HALLSVILLE, MO	\$7,423,128	25,622 GSF	AREA	25,622	14,193	11,429	1,485

EVAL EST	BID ITEM	SPEC SECT	BID ITEM DESCRIPTION	INCL. WITH	SUB BID	OTHER	TOTAL	COMMENTS	COST/ G.S.F.	% of TOTAL	BREAKOUTS				ALT. #01 ADD LOCKER ROOM
											SITE	GYM	2ND GRADE		
			SMW ESTIMATING CONTINGENCY	1.00%			60,051		\$ 2.34	0.81%	1,552	33,459	25,040	3,829	
			SMW CONSTRUCTION CONTINGENCY	3.00%			180,153		\$ 7.03	2.43%	4,657	100,376	75,120	11,488	
			BUILDING PERMIT	0.40%			24,020		\$ 0.94	0.32%	621	13,383	10,016	1,532	
			FIRE PERMIT	0.00%			0	w/ Building Permit	\$ -	0.00%	0	0	0	0	
			SUBCONTRACTOR DEFAULT INSURANCE	1.25%			68,877		\$ 2.69	0.93%	1,780	38,376	28,720	4,787	
			SUBTOTAL WITH ADD-ONS				6,338,186		\$ 247.37	85.38%	163,837	3,531,460	2,642,890	404,556	
			PRECONSTRUCTION				43,300		\$ 1.69	0.58%	1,119	24,126	18,055	2,764	
	13	MOS	CONSTRUCTION FEE	3.45%			223,271		\$ 8.71	3.01%	5,771	124,400	93,099	13,957	
			SUBTOTAL WITH FEES				6,604,757		\$ 257.78	88.98%	170,727	3,679,986	2,754,044	421,277	
			INSURANCE	1.00%			66,048		\$ 2.58	0.89%	1,707	36,800	27,540	4,213	
	13	MOS	BUILDERS RISK INSURANCE - BY OWNER	0.00%			0	BY OWNER	\$ -	0.00%	0	0	0	0	
			OTHER INSURANCE	0.00%			0		\$ -	0.00%	0	0	0	0	
			SUBTOTAL WITH INSURANCE				6,670,805		\$ 260.35	89.87%	172,435	3,716,785	2,781,585	425,490	
			YES P&P BOND TOTAL	1.00%			67,382		\$ 2.63	0.91%	1,742	37,543	28,097	4,255	
			SUBTOTAL WITH PERFORMANCE & PAYMENT BOND				6,738,187		\$ 262.98	90.77%	174,176	3,754,329	2,809,681	429,745	
			ARCHITECTURAL FEE	8.00%		539,055	25,785	564,840	DD + Locker Room	\$ 22.05	7.61%	14,601	314,713	235,526	34,380
			OWNER CHANGE CONT.	2.00%			120,102		\$ 4.69	1.62%	3,105	66,917	50,080	7,658	
			GRAND TOTAL COST OPINION				7,423,128		\$ 289.72	100.00%	191,882	4,135,959	3,095,288	471,783	
			SF Cost								\$ 7.49	\$ 291.41	\$ 270.83	\$ 317.70	
											SITE	GYM	2ND GRADE	LOCKER ROOM	

SD VS DD COMPARISON

PROJECT: HALLSVILLE S.D.		19-Apr-19 11:52 AM													
LOCATION: HALLSVILLE, MO		25,622		14,311		14,193		11,197		11,429		1,485		1,485	
		sf	sf	sf	sf	sf	sf								
BID		COST OPINION COMPARISON													
ITEM	BID ITEM DESCRIPTION	SITE SD 1-21-2019	SITE DD 3-25-2019	GYM SD 1-21-2019	GYM DD 3-25-2019	2ND GRADE SD 1-21-2019	2ND GRADE DD 3-25-2019	DIFFERENCE	COMMENTS	ALT. #01 LOCKER ROOM SD 1-21-2019	ALT. #01 LOCKER ROOM DD 3/25/2019				
1	FINAL CLEAN	0	0	0	7,806	0	6,286	14,092	Not separated in SD estimate	0	965				
2	DEMOLITION	0	15,752	2,680	2,680	3,436	3,436	15,752	Added demo for hydrant, sidewalks	0	0				
3	EXCAVATION	0	0	54,815	90,287	55,405	75,961	56,028	Includes temp rock roads & laydown access - see site logistics plan	0	0				
4	TESTING - ALLOWANCE	10,000	35,000	0	0	0	0	25,000	Increased for special inspections not yet defined	0	0				
5	SURVEY & LAYOUT	0	16,867	0	0	0	0	16,867	Not separated in SD estimate	0	0				
6	SOIL TREATMENT	0	0	0	3,548	0	2,857	6,406	Not detailed in SD estimate	0	371				
7	LANDSCAPING	0	12,263	0	0	0	0	12,263	Added lawn seeding at disturbed areas only.	0	0				
8	ASPHALT PAVING/PARKING	0	4,163	0	0	0	0	4,163	H.C Signs and added parking spaces shown on documents	0	0				
9	SITE CONCRETE	0	20,081	4,725	4,725	0	0	20,081	Additional sidewalks	0	0				
10	SITE UTILITIES	25,000	35,750	0	0	0	0	10,750	Increased costs with details provided	0	0				
11	CONCRETE FOUNDATIONS	0	0	88,498	117,285	82,932	98,698	44,553	Added 76 C.Y. of concrete with developed details & market pricing from Reinhardt Construction	11,826	42,421				
12	CONCRETE FLATWORK	0	0	127,037	111,772	82,336	84,984	(12,617)	Market pricing from Reinhardt Construction	8,594	8,910				
13	HOLLOW CORE CONCRETE PLANKS	0	0	40,048	59,609	78,419	80,633	21,775	Increased 250 SF of precast to include gym vestibule plus market pricing from St. Louis Prestress	0	0				
14	MASONRY	0	0	458,964	464,871	128,489	212,842	90,260	Market pricing from AAA Masonry & Grant Masonry	92,707	92,000				
15	STRUCTURAL STEEL	0	0	64,875	79,016	213,390	261,196	61,946	Increased overall steel by 31,651 lbs. from SD estimate.	57,841	36,011				
16	EXPANSION JOINTS	0	0	0	6,864	7,605	2,478	1,737		0	0				
17	ROUGH CARPENTRY	0	0	5,958	42,676	37,323	93,223	92,619	Market pricing from AME and Waterhout Added nail base insulation system in lieu of plywood only	0	6,586				
18	FINISH CARPETRY	0	0	15,560	16,885	139,340	30,292	(107,723)	Better details provided - cubbies provided by Owner	0	0				
19	INSULATION	0	0	0	0	0	0	0		0	0				
20	AIR & VAPOR BARRIER	0	0	43,148	40,261	0	0	(2,888)		5,180	0				
21	ROOFING	0	0	0	W/ METAL BLD	24,209	20,790	(3,419)		18,225	16,289				
22	CAULKING	0	0	0	12,064	16,000	9,715	5,779		0	1,262				
23	DOORS, FRAMES, & HARDWARE	0	0	34,550	51,550	36,300	132,640	113,340	Market pricing received on FEMA doors	5,550	5,565				
24	GLASS & GLAZING	0	0	81,220	135,085	31,815	52,130	74,180	Market pricing received on FEMA doors	18,400	2,470				
25	FLASHING AND SHEET METAL	0	0	0	0	276,041	220,308	(55,733)	Better details provided	0	2,405				
26	GENERAL REQUIREMENTS	Was not distributed in this format at the SD level													
26A	OWNER PROVIDED CLEAN UP	Was not distributed in this format at the SD level													
27	ROLLING GRILLS	0	0	0	7,500	0	0	7,500		0	0				
28	METAL STUDS AND DRYWALL	0	0	0	81,794	181,140	62,306	(37,040)	Better details provided	0	0				
29	TILE	0	0	31,808	35,406	0	21,898	25,496	Added porcelain wall tile at restroom walls.	0	0				
30	RESILIENT FLOORING / WOOD GYM	0	0	183,605	165,059	43,792	40,463	(21,875)	Market pricing from Flooring Systems	12,039	5,461				
31	ACOUSTICAL CEILINGS	0	0	0	500	36,868	33,605	(2,763)		0	0				
32	PAINTING & WALL COVERING	0	0	71,095	47,034	6,394	26,074	(4,380)		2,072	7,296				
33	TOILET PARTITIONS	0	0	26,860	16,840	10,240	9,640	(10,620)	Better details provided	5,200	5,200				
34	CORNER GUARDS	0	0	0	0	8,800	0	(8,800)	Nothing expected here, nothing shown on DD	0	0				
35	SIGNAGE	0	0	2,010	5,000	9,780	5,000	(1,790)		1,490	500				
36	LOCKERS	0	0	0	0	0	0	0		25,020	25,020				
37	FIRE EXTINGUISHERS	0	0	1,350	1,703	900	1,371	825		450	360				
38	TOILET ACCESSORIES	0	0	6,930	13,124	2,720	7,950	11,424	Better details provided	3,480	7,670				

SD VS DD COMPARISON

PROJECT: HALLSVILLE S.D.		19-Apr-19 11:52 AM													
LOCATION: HALLSVILLE, MO		25,622		14,311		14,193		11,197		11,429		1,485		1,485	
		sf	sf	sf	sf	sf	sf								
BID		COST OPINION COMPARISON													
ITEM	BID ITEM DESCRIPTION	SITE SD 1-21-2019	SITE DD 3-25-2019	GYM SD 1-21-2019	GYM DD 3-25-2019	2ND GRADE SD 1-21-2019	2ND GRADE DD 3-25-2019	DIFFERENCE	COMMENTS	ALT. #01 LOCKER ROOM SD 1-21-2019	ALT. #01 LOCKER ROOM DD 3/25/2019				
39	GYM EQUIPMENT	0	0	75,500	95,080	0	0	19,580	Added baseball tunnel and increased wall padding.	0	0				
40	WINDOW TREATMENTS	0	0	0	0	2,560	0	(2,560)	Window treatments to be provided by Owner	0	0				
41	PRE-ENGINEERED METAL BUILDING	0	0	608,013	606,320	0	0	(1,693)		0	0				
42	GYM RETRACTABLE BLEACHERS	0	0	122,000	87,975	0	0	(34,025)	Market pricing from Heartland Seating	0	0				
43	FIRE SPRINKLER	0	0	45,795	45,418	42,294	43,430	759	Market pricing From Ozark and Mainline	4,752	5,643				
44	PLUMBING	0	0	81,100	66,450	77,350	51,300	(40,700)	Market pricing From Questec	52,050	37,100				
45	HVAC	0	0	314,842	233,976	280,476	350,000	(11,342)	Marked pricing From Questec and Hulett	32,670	15,869				
46	ELECTRICAL	0	0	350,487	258,829	232,617	214,865	(109,410)	Market pricing From Meyer Electric. eliminated generator, added inverters, added expanded fire alarm	28,586	25,988				
SUBTOTAL DIRECT COST		35,000	139,876	2,943,473	3,014,991	2,148,971	2,256,373	283,795	Over - (Under)	386,132	351,363				
		SITE SD 1-21-2019	SITE DD 3-25-2019	GYM SD 1-21-2019	GYM DD 3-25-2019	2ND GRADE SD 1-21-2019	2ND GRADE DD 3-25-2019	DIFFERENCE		LOCKER ROOM SD 1-21-2019	LOCKER ROOM DD 3/25/2019				

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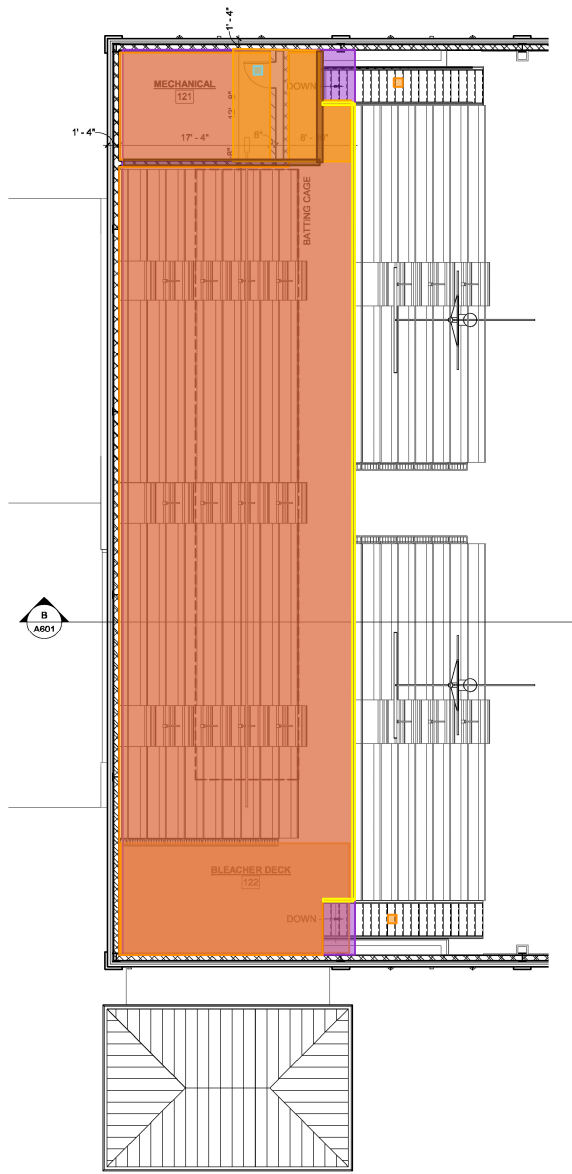
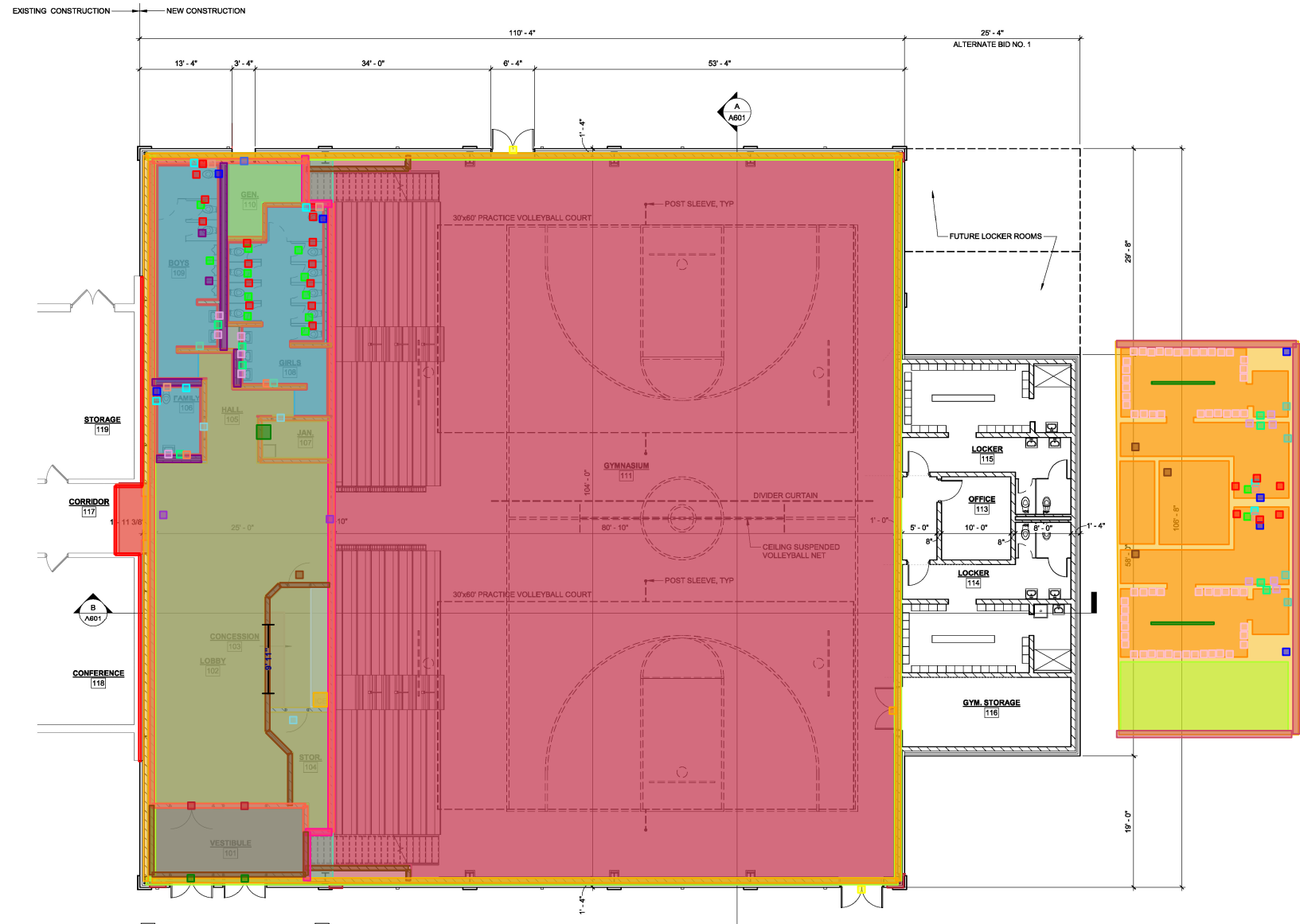
REVISION HISTORY	DESCRIPTION	DATE	APPR
1	ISSUED FOR	03/04/2019	
2	DESIGN DEVELOPMENT		
3	PRELIMINARY NOT FOR CONSTRUCTION		

ISSUED FOR: 03/04/2019
 DESIGN DEVELOPMENT
 PRELIMINARY NOT FOR CONSTRUCTION

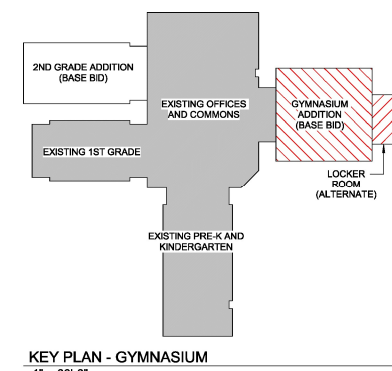
PRIMARY SCHOOL ADDITIONS
 HALLSVILLE R-IV SCHOOL DISTRICT
 421 EAST HIGHWAY 124
 HALLSVILLE, MO 65255

Non-Reduced Sheet Size 30" x 42"
 Full size sheet has been prepared using standard scales. Reduced sheet sizes may contain unbalanced scales.

DESIGNED	17-5823	DRAWN	17-5823
FIELD		FIELD BOOK	
CHECKED		CHECK DATE	
CHECKER		SHEET TITLE	
FLOOR PLANS - GYMNASIUM			
PROJECT NO. 17-5823			
DRAWING ISSUED DATE: 03/04/19			
SHEET			
A102			



BLEACHER DECK FLOOR PLAN
 SCALE: 1/8" = 1'-0"



KEY PLAN - GYMNASIUM
 1" = 80'-0"

- 7 - Ext. Expansion Joint - 77 LF
- 13 - Solid Surface Top @ Concession - 73 SF
- 15 - Gym Addition SF - 11,419 SF
- 16 - Locker Room SF - 1,485 SF
- 17 - Walk-off Mat - 197 SF
- 18 - Ceramic Tile - 662 SF
- 20 - Sealed Concrete - 325 SF
- 21 - Wood Gym Floor - 8,395 SF
- 23 - ACT Ceilings in Gym Lobby Areas - 50 SF
- 25 - Structural 8" CMU - 27' Tall - 426 LF
- 26 - Structural 8" CMU - 13' Tall - 148 LF
- 31 - 12" Mechanical CMU Wall (4" cavity 4") - 46 LF
- 35 - High Bay Gym Walls 29' - 426 LF
- 36 - Locker Walls - 107 LF
- 37 - Mezzanine Structural Wall - 112 LF
- 38 - 6" Int. CMU Walls - 84 LF
- 40 - Locker Room Bench - 18 LF
- 41 - 10' WALL TILE - 247 LF
- 44 - Standard - 13 EA
- 45 - ADA Accessible - 4 EA
- 46 - Urinal Screen - 2 EA
- 47 - Ext. HM Insul. Dbl Door w/ HM Frame - 2 EA
- 48 - Int. WD Door w/ HM Frame - 4 EA
- 49 - Ext. HM Insul. Door w/ HM Frame - 1 EA
- 51 - Int. HM Door w/ HM Frame - 4 EA
- 52 - Ext. Alum. Storefront Dbl Doors - 2 EA
- 53 - Int. Alum. Storefront Dbl Doors - 2 EA
- 54 - Int. HM Dbl Door w/ HM Frame - 1 EA
- 55 - Locker Room Lockers - 62 EA
- 57 - Mezzanine Structural Steel SF - 481 SF
- 58 - Gym Mezzanine SF - 2,774 SF
- 63 - VCT - 5,017 SF
- 65 - Hollow Core Planks w/ 4' Topping Slab - 2,768 SF
- 71 - ICC 500 Storm Shelter Rated CMU Wall 13' - 246 LF
- 73 - FEMA Rated Double Door w Frame - 2 EA
- 75 - Ice Maker - 1 EA
- 76 - Mop rack - 1 EA
- 77 - Metal and Glass Handrail @ Mezzanine - 99 LF
- 78 - Toilet Paper Holder - 18 EA
- 79 - 42" Grab Bars - 5 EA
- 80 - 36" Grab Bars - 5 EA
- 81 - 18" Grab Bars - 5 EA
- 82 - Paper Towel Dispenser - 6 EA
- 83 - Soap Disp. - 8 EA
- 84 - Metal Pan Stairs - 2 EA
- 85 - 18" x 36" Mirror - 12 EA
- 87 - Sanitary Napkin Disp - 2 EA
- 88 - ADA Shower Seat - 2 EA
- 89 - Baby Change Station - 1 EA

2/20/2019 8:51:59 AM
 C:\Users\michael.klinger\Documents\17-5823_Hallsville_School_District_Additions_DD_Mike.dwg

The contract shall not be used for any purpose or project for which it was not intended. Klinger & Associates, P.C. and its employees shall be held liable for the design and construction of all structures, equipment, facilities, items and systems including attorney fees and costs arising out of such claims. In the event of any dispute, arbitration shall be the sole method of dispute resolution. This contract is subject to the terms and conditions of the contract, which are incorporated herein by reference.

REVISION HISTORY

NO.	DESCRIPTION	DATE	APPR.
1			

ISSUED FOR: 03/04/2019
 DESIGN DEVELOPMENT

PRELIMINARY
 NOT FOR CONSTRUCTION

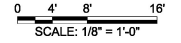
PRIMARY SCHOOL ADDITIONS
 HALLSVILLE R-IV SCHOOL DISTRICT
 421 EAST HIGHWAY 124
 HALLSVILLE, MO 65255

Non-Reduced Sheet Size 30" x 42"
 Full sheet sizes have been prepared using standard scales. Reduced sheet sizes may not conform to standard scales.

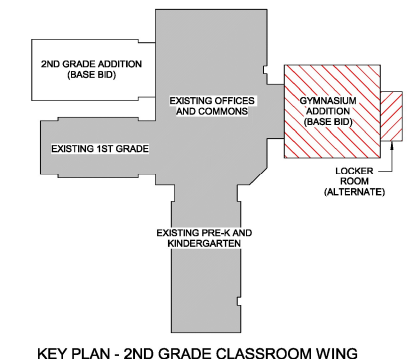
DESIGNED	DRAWN
FIELD	FIELD BOOK
CHECKED	CHECK DATE
Checker	
SHEET TITLE	
FLOOR PLAN - 2ND GRADE CLASSROOM WING	
PROJECT NO. 17-5623	
DRAWING ISSUED DATE: 03/04/19	
SHEET	
A103	



FLOOR PLAN - 2ND GRADE CLASSROOM WING



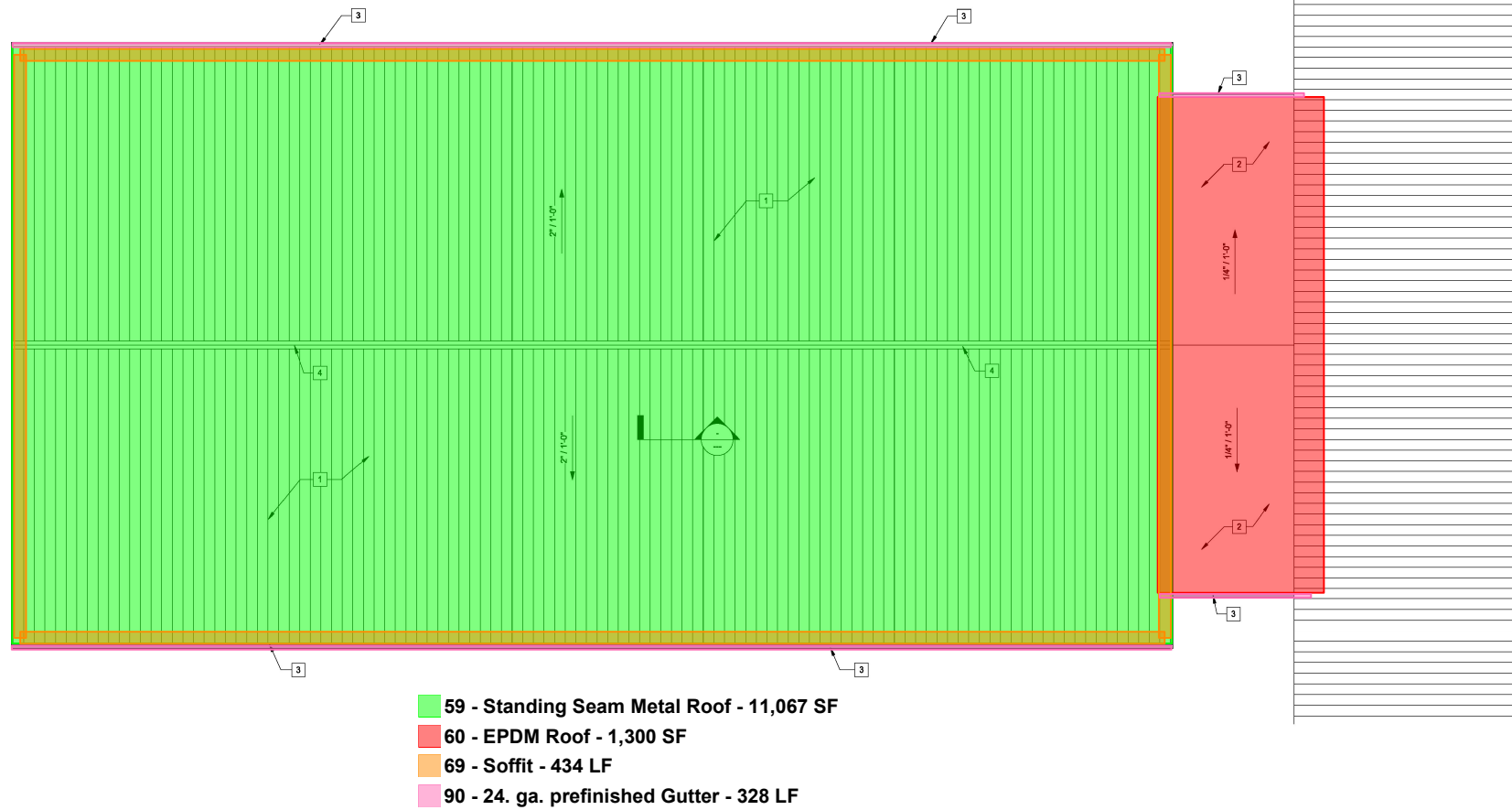
- | | | |
|---|--|---|
| 18 - Ceramic Tile - 451 SF | 63 - VCT - 9,849 SF | 85 - 18" x 36" Mirror - 4 EA |
| 27 - Int. BSB 13' partition 6" Stud - 502 LF | 66 - 14" Parapet Cap - 42 LF | 87 - Sanitary Napkin Disp - 1 EA |
| 31 - 12" Mechanical CMU Wall (4" cavity 4") - 25 LF | 67 - Ext. BS structural partition 13' Tall - 404 LF | 174 - Mech. Furred BS 13' partition 4" Stud - 24 LF |
| 38 - 6" Int. CMU Walls - 12 LF | 70 - Roof Expansion Joint - 70 LF | |
| 41 - 10' WALL TILE - 150 LF | 71 - ICC 500 Storm Shelter Rated CMU Wall 13' - 625 LF | |
| 43 - Fixtures - 21 EA | 74 - ACT Ceilings in 2nd Grade Wing - 10,340 SF | |
| 44 - Standard - 5 EA | 76 - Mop rack - 1 EA | |
| 45 - ADA Accessible - 2 EA | 78 - Toilet Paper Holder - 7 EA | |
| 46 - Urinal Screen - 2 EA | 79 - 42" Grab Bars - 2 EA | |
| 48 - Int. WD Door w/ HM Frame - 16 EA | 80 - 36" Grab Bars - 2 EA | |
| 52 - Ext. Alum. Storefront Dbl Doors - 3 EA | 81 - 18" Grab Bars - 2 EA | |
| 60 - EPDM Roof - 1,289 SF | 82 - Paper Towel Dispenser - 8 EA | |
| 62 - 2nd Grade Addition SF - 11,429 SF | 83 - Soap Disp. - 8 EA | |



KEY PLAN - 2ND GRADE CLASSROOM WING

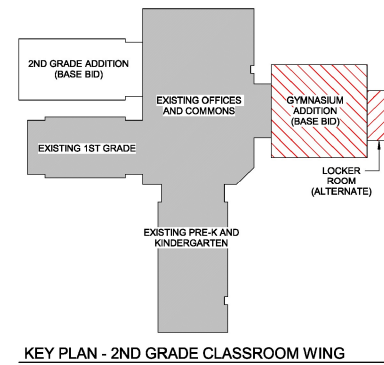
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MATERIALS LEGEND - KEYED ON ROOF PLAN	
MARK	MATERIAL
1	ROOF SYSTEM: 24 GA STANDING SEAM METAL ROOF SYSTEM OVER 6" THICK NAIL-BASE INSULATION PANELS OVER METAL ROOF DECK
2	60 MIL. TPO MEMBRANE FULLY ADHERED OVER TAPERED POLYISO. INSULATION FULLY ADHERED OVER CONCRETE DECK
3	24 GA. PREFINISHED GALV. MANUFACTURED GUTTER
4	24 GA. PREFIN. GALV. METAL RIDGE FLASHING



- 59 - Standing Seam Metal Roof - 11,067 SF
- 60 - EPDM Roof - 1,300 SF
- 69 - Soffit - 434 LF
- 90 - 24. ga. prefinished Gutter - 328 LF

ROOF PLAN - 2ND GRADE CLASSROOM WING
 0 4' 8' 16'
 SCALE: 1/8" = 1'-0"



KEY PLAN - 2ND GRADE CLASSROOM WING

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REVISION HISTORY

NO.	DESCRIPTION	DATE	APPR.

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PRELIMINARY
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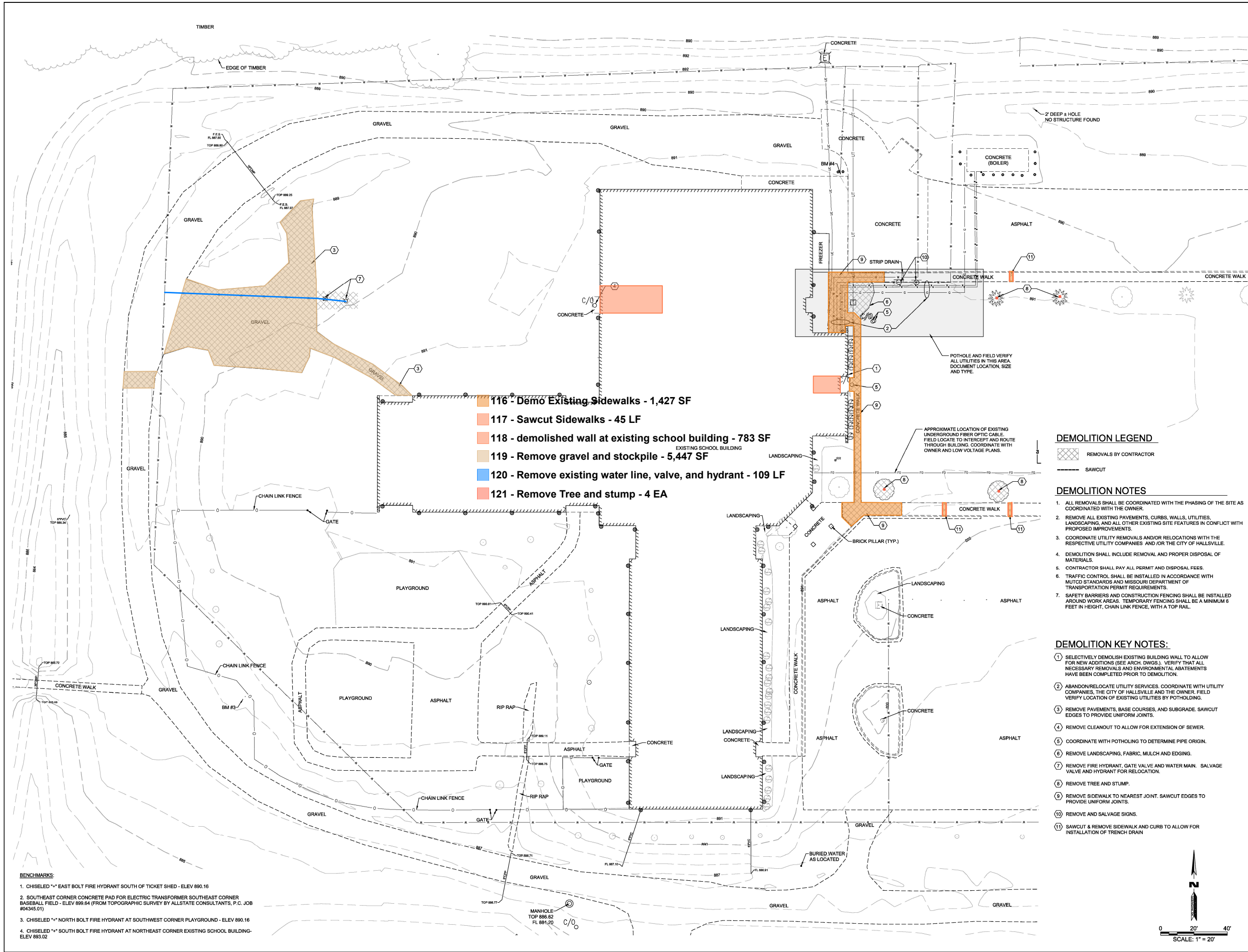
PRIMARY SCHOOL ADDITIONS
 HALLSVILLE R-IV SCHOOL DISTRICT
 421 EAST HIGHWAY 124
 HALLSVILLE, MO 65255

Non-Reduced Sheet Size 30" x 42"
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DESIGNED Dresinger	DRAWN Kaufner
FIELD FIELD BOOK	CHECK DATE
CHECKED Checker	CHECK DATE

SHEET TITLE
ROOF PLAN - 2ND GRADE CLASSROOM WING

PROJECT NO.
17-5923
 DRAWING ISSUED DATE:
03/04/19
 SHEET
A402



- 116 - Demo Existing Sidewalks - 1,427 SF
- 117 - Sawcut Sidewalks - 45 LF
- 118 - demolished wall at existing school building - 783 SF
- 119 - Remove gravel and stockpile - 5,447 SF
- 120 - Remove existing water line, valve, and hydrant - 109 LF
- 121 - Remove Tree and stump - 4 EA

DEMOLITION LEGEND

- REMOVALS BY CONTRACTOR
- SAWCUT

DEMOLITION NOTES

1. ALL REMOVALS SHALL BE COORDINATED WITH THE PHASING OF THE SITE AS COORDINATED WITH THE OWNER.
2. REMOVE ALL EXISTING PAVEMENTS, CURBS, WALLS, UTILITIES, LANDSCAPING, AND ALL OTHER EXISTING SITE FEATURES IN CONFLICT WITH PROPOSED IMPROVEMENTS.
3. COORDINATE UTILITY REMOVALS AND/OR RELOCATIONS WITH THE RESPECTIVE UTILITY COMPANIES AND/OR THE CITY OF HALLSVILLE.
4. DEMOLITION SHALL INCLUDE REMOVAL AND PROPER DISPOSAL OF MATERIALS.
5. CONTRACTOR SHALL PAY ALL PERMIT AND DISPOSAL FEES.
6. TRAFFIC CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH MUTCD STANDARDS AND MISSOURI DEPARTMENT OF TRANSPORTATION PERMIT REQUIREMENTS.
7. SAFETY BARRIERS AND CONSTRUCTION FENCING SHALL BE INSTALLED AROUND WORK AREAS. TEMPORARY FENCING SHALL BE A MINIMUM 6 FEET IN HEIGHT, CHAIN LINK FENCE, WITH A TOP RAIL.

DEMOLITION KEY NOTES:

- 1 SELECTIVELY DEMOLISH EXISTING BUILDING WALL TO ALLOW FOR NEW ADDITIONS (SEE ARCH. DWGS.). VERIFY THAT ALL NECESSARY REMOVALS AND ENVIRONMENTAL ABATEMENTS HAVE BEEN COMPLETED PRIOR TO DEMOLITION.
- 2 ABANDON/RELOCATE UTILITY SERVICES. COORDINATE WITH UTILITY COMPANIES, THE CITY OF HALLSVILLE AND THE OWNER. FIELD VERIFY LOCATION OF EXISTING UTILITIES BY POT-HOLING.
- 3 REMOVE PAVEMENTS, BASE COURSES, AND SUBGRADE. SAWCUT EDGES TO PROVIDE UNIFORM JOINTS.
- 4 REMOVE CLEANOUT TO ALLOW FOR EXTENSION OF SEWER.
- 5 COORDINATE WITH POT-HOLING TO DETERMINE PIPE ORIGIN.
- 6 REMOVE LANDSCAPING, FABRIC, MULCH AND EDGING.
- 7 REMOVE FIRE HYDRANT, GATE VALVE AND WATER MAIN. SALVAGE VALVE AND HYDRANT FOR RELOCATION.
- 8 REMOVE TREE AND STUMP.
- 9 REMOVE SIDEWALK TO NEAREST JOINT. SAWCUT EDGES TO PROVIDE UNIFORM JOINTS.
- 10 REMOVE AND SALVAGE SIGNS.
- 11 SAWCUT & REMOVE SIDEWALK AND CURB TO ALLOW FOR INSTALLATION OF TRENCH DRAIN

KLINGNER & ASSOCIATES, P.C.
 Engineers • Architects • Surveyors
 Quincy, Illinois
 www.klingner.com
 Glenwood, L. Huntington, IA
 217.223.3670
 Pull, IA, Harmond, MO, Columbia, MO

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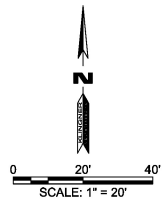
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NO.	DESCRIPTION	DATE

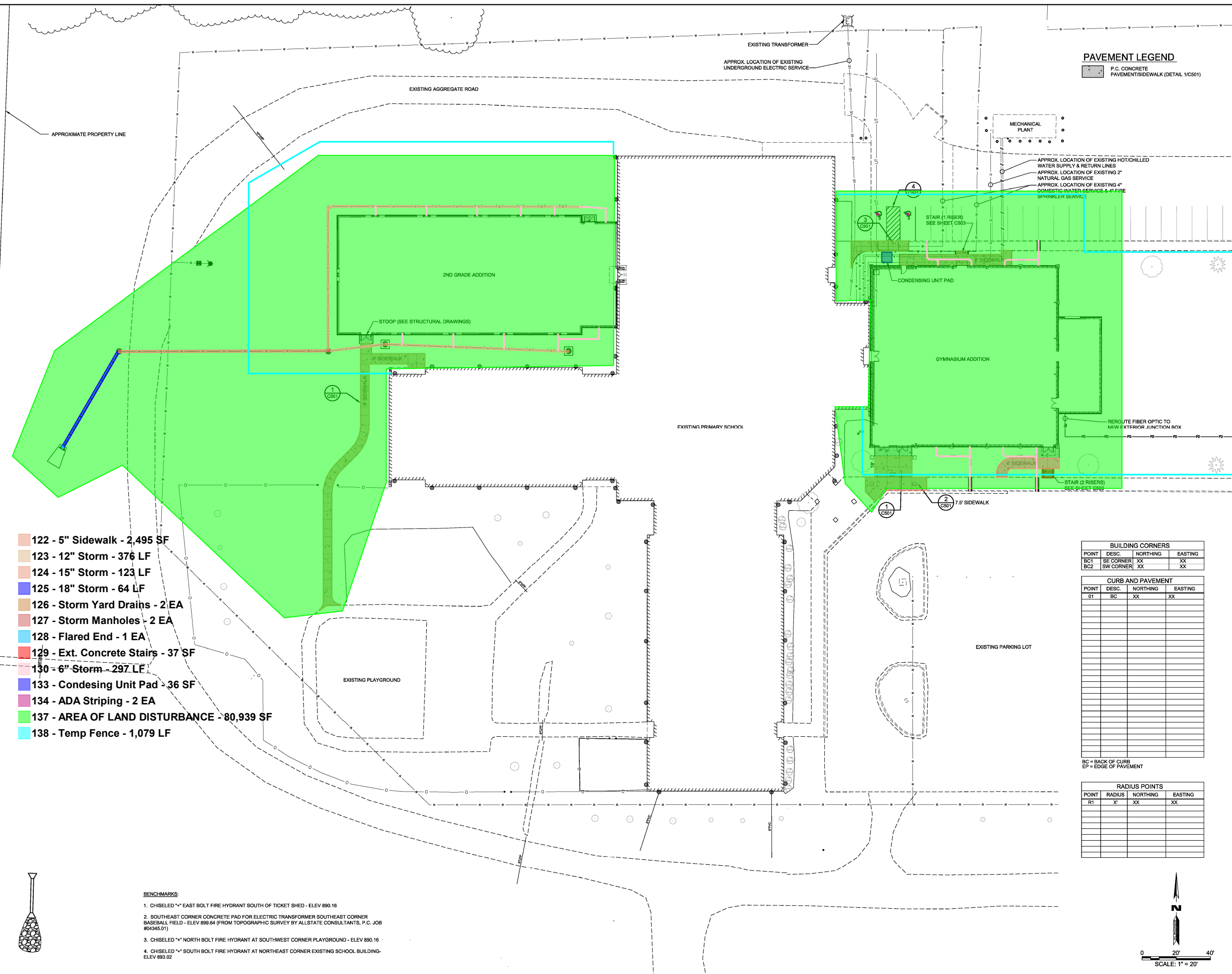
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PRIMARY SCHOOL ADDITIONS
 HALLSVILLE R-IV SCHOOL DISTRICT
 421 EAST HIGHWAY 124
 HALLSVILLE, MO 65255

DESIGNED	DCD	DRAWN	DCD/CWJ
FIELD	RAW/MWJ	FIELD BOOK	H1493
CHECKED		CHECK DATE	
SHEET TITLE			
SITE DEMOLITION PLAN			
PROJECT NO. 17-063			
DRAWING ISSUED DATE: 03/01/2019			
SHEET			
CD101			

- BENCHMARKS:**
1. CHISELED "x" EAST BOLT FIRE HYDRANT SOUTH OF TICKET SHED - ELEV 890.16
 2. SOUTHEAST CORNER CONCRETE PAD FOR ELECTRIC TRANSFORMER SOUTHEAST CORNER BASEBALL FIELD - ELEV 899.64 (FROM TOPOGRAPHIC SURVEY BY ALLSTATE CONSULTANTS, P.C. JOB #04345.01)
 3. CHISELED "x" NORTH BOLT FIRE HYDRANT AT SOUTHWEST CORNER PLAYGROUND - ELEV 890.16
 4. CHISELED "x" SOUTH BOLT FIRE HYDRANT AT NORTHEAST CORNER EXISTING SCHOOL BUILDING - ELEV 893.02





- 122 - 5" Sidewalk - 2,495 SF
- 123 - 12" Storm - 376 LF
- 124 - 15" Storm - 123 LF
- 125 - 18" Storm - 64 LF
- 126 - Storm Yard Drains - 2 EA
- 127 - Storm Manholes - 2 EA
- 128 - Flared End - 1 EA
- 129 - Ext. Concrete Stairs - 37 SF
- 130 - 6" Storm - 297 LF
- 133 - Condensing Unit Pad - 36 SF
- 134 - ADA Striping - 2 EA
- 137 - AREA OF LAND DISTURBANCE - 80,939 SF
- 138 - Temp Fence - 1,079 LF

PAVEMENT LEGEND

[Symbol]	P.C. CONCRETE PAVEMENT/SIDEWALK (DETAIL 1/C501)
----------	---

BUILDING CORNERS

POINT	DESC.	NORTHING	EASTING
BC1	SE CORNER	XX	XX
BC2	SW CORNER	XX	XX

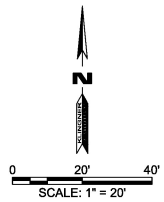
CURB AND PAVEMENT

POINT	DESC.	NORTHING	EASTING
01	BC	XX	XX

RADIUS POINTS

POINT	RADIUS	NORTHING	EASTING
R1	X'	XX	XX

- BENCHMARKS:**
- CHISELED "X" EAST BOLT FIRE HYDRANT SOUTH OF TICKET SHED - ELEV 890.16
 - SOUTHEAST CORNER CONCRETE PAD FOR ELECTRIC TRANSFORMER SOUTHEAST CORNER BASEBALL FIELD - ELEV 899.64 (FROM TOPOGRAPHIC SURVEY BY ALLSTATE CONSULTANTS, P.C. JOB #04345.01)
 - CHISELED "X" NORTH BOLT FIRE HYDRANT AT SOUTHWEST CORNER PLAYGROUND - ELEV 890.16
 - CHISELED "X" SOUTH BOLT FIRE HYDRANT AT NORTHEAST CORNER EXISTING SCHOOL BUILDING - ELEV 893.02



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 Engineers • Architects • Surveyors
 Quincy, Illinois
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 Quincy, IL 62305-3070
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REVISION HISTORY

NO.	DESCRIPTION	DATE	APPR.
1			

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DESIGN DEVELOPMENT

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HALLSVILLE R-IV SCHOOL DISTRICT
421 EAST HIGHWAY 124
HALLSVILLE, MO 65255

Non-Reduced Sheet Size 30" x 42"
 Full size plans have been prepared and stamped. Reduced size plans may not conform to approved codes.

DESIGNED DD	DRAWN DD/DH/DL
FIELD RAW/MWJ	FIELD BOOK H14/S3
CHECKED	CHECK DATE

SHEET TITLE
SITE PLAN

PROJECT NO.
17-5623

DRAWING ISSUED DATE:
03/01/2019

SHEET
C101

- UTILITY NOTES:**
- 1) SEE PLUMBING PLANS FOR SANITARY SEWER LATERAL CONNECTION TO EXISTING SEWER CLEANOUT.
 - 2) SEE PLUMBING PLANS FOR POTABLE WATER SERVICE CONNECTIONS.

EXISTING TRANSFORMER
APPROX. LOCATION OF EXISTING UNDERGROUND ELECTRIC SERVICE

MECHANICAL PLANT

APPROX. LOCATION OF EXISTING HOT/CHILLED WATER SUPPLY & RETURN LINES
APPROX. LOCATION OF EXISTING 2" NATURAL GAS SERVICE
APPROX. LOCATION OF EXISTING 4" DOMESTIC WATER SERVICE & 4" FIRE SPRINKLER SERVICE

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421 EAST HIGHWAY 124
HALLSVILLE, MO 65255

Non-Reduced Sheet Size 30" x 42"

DESIGNED	BCD	DRAWN	BCD/DWL
FIELD	RAW/MWJ	FIELD BOOK	H14/53
CHECKED		CHECK DATE	

SHEET TITLE

SITE UTILITY PLAN

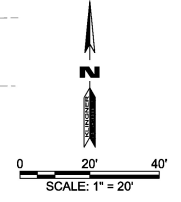
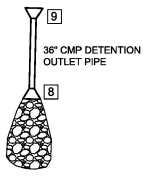
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DRAWING ISSUED DATE: 03/01/2019
SHEET

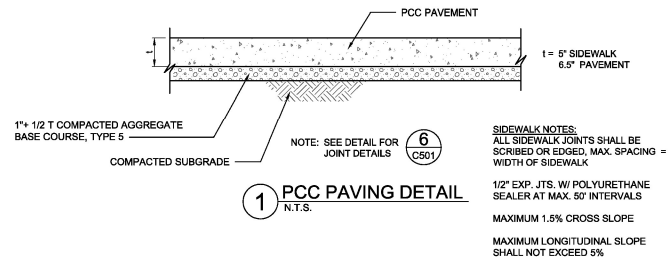
C102

- 123 - 12" Storm - 133 LF
- 127 - Storm Manholes - 2 EA
- 159 - 8" Storm PVC - 241 LF
- 163 - 8" Storm PVC - DELETE - 56 LF

STORM SEWER SCHEDULE				
STRUCTURE NO.	TOP ELEV.	FLOWLINE ELEV.	DESCRIPTION	GRATE TYPE
1	NA	884.00	FLARED END SECTION W/ PIPE ANCHOR DETAIL 8/C502	NA
2	888.30	884.35	STORM MANHOLE DETAIL 3/C502	NEENAH R1772 FRAME & LID
3	890.12	884.75	STORM MANHOLE DETAIL 3/C502	NEENAH R1772 FRAME & LID
4	890.50	885.35	NYLOPLAST DRAIN BASIN 2824AG(24")	NYLOPLAST STANDARD GRATE W/5'X5' CONCRETE PAD
5	890.50	887.50	NYLOPLAST DRAIN BASIN 2824AG(24")	NYLOPLAST STANDARD GRATE W/5'X5' CONCRETE PAD
6	890.50	885.85	CLEANOUT	GENECO
7	891.30	887.35	CLEANOUT	GENECO
8	NA	880.00	FLARED END SECTION	NA
9	NA	880.10	FLARED END SECTION	NA
10	890.87	890.37	TRENCH DRAIN	SEE DETAIL
11	890.70	890.20	TRENCH DRAIN	SEE DETAIL
12	890.75	890.25	TRENCH DRAIN	SEE DETAIL

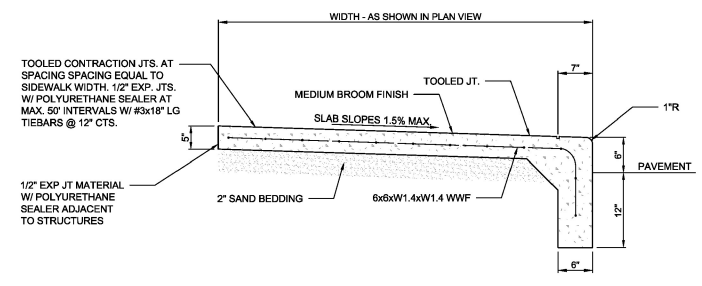
- BENCHMARKS:**
1. CHISELED ** EAST BOLT FIRE HYDRANT SOUTH OF TICKET SHED - ELEV 890.16
 2. SOUTHEAST CORNER CONCRETE PAD FOR ELECTRIC TRANSFORMER SOUTHEAST CORNER BASEBALL FIELD - ELEV 899.64 (FROM TOPOGRAPHIC SURVEY BY ALLSTATE CONSULTANTS, P.C. JOB #04345.01)
 3. CHISELED ** NORTH BOLT FIRE HYDRANT AT SOUTHWEST CORNER PLAYGROUND - ELEV 890.16
 4. CHISELED ** SOUTH BOLT FIRE HYDRANT AT NORTHEAST CORNER EXISTING SCHOOL BUILDING - ELEV 893.02



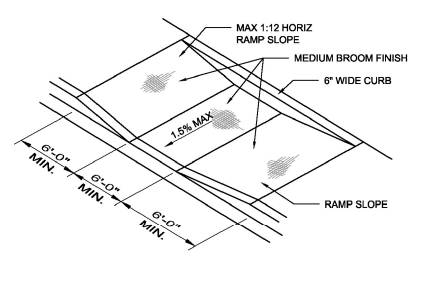


1 PCC PAVING DETAIL
N.T.S.

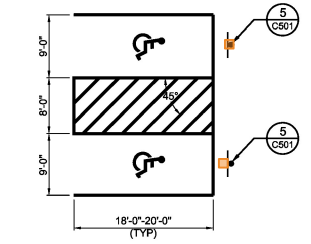
SIDEWALK NOTES:
ALL SIDEWALK JOINTS SHALL BE SCRIBED OR EDGED. MAX. SPACING = WIDTH OF SIDEWALK
1/2" EXP. JTS. W/ POLYURETHANE SEALER AT MAX. 50' INTERVALS
MAXIMUM 1.5% CROSS SLOPE
MAXIMUM LONGITUDINAL SLOPE SHALL NOT EXCEED 5%



2 SIDEWALK WITH INTEGRAL CURB
N.T.S.

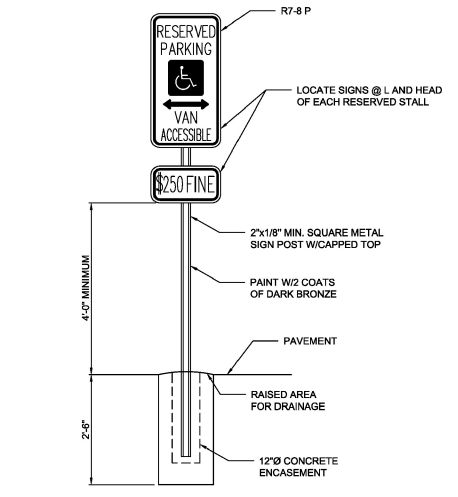


3 CURB RAMP
N.T.S.

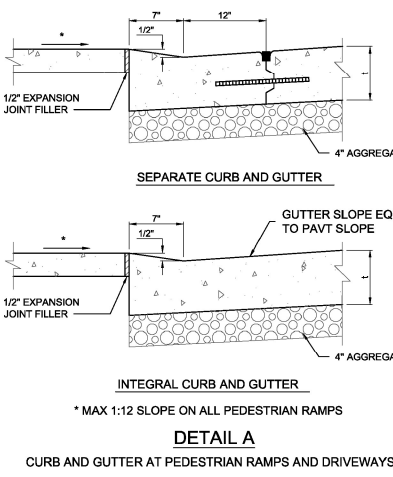
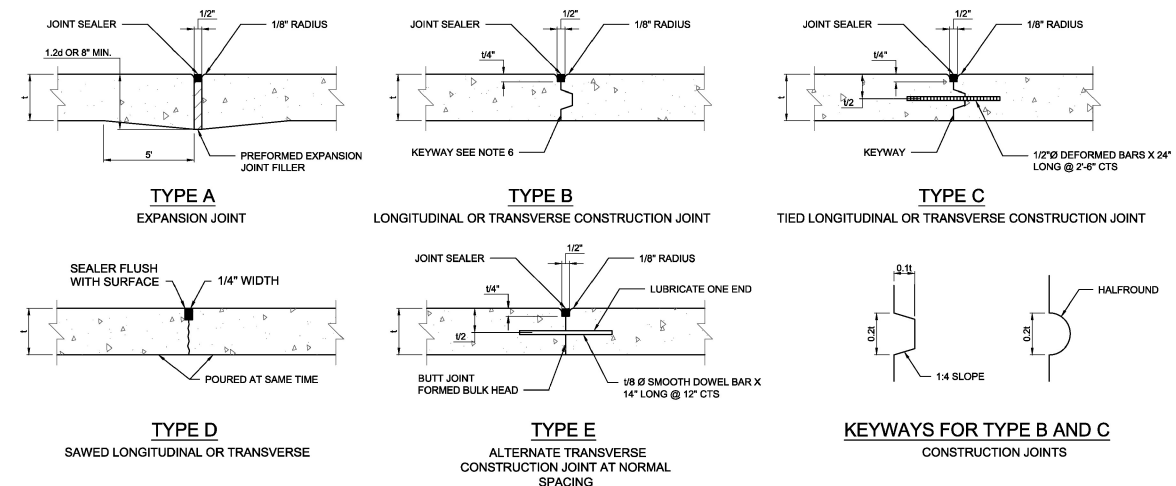


4 ACCESSIBLE STALL DETAILS
N.T.S.

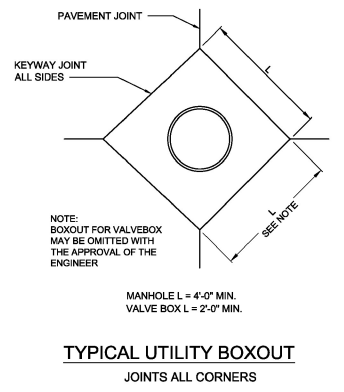
135 - ADA Parking Signs - 2 EA



5 ACCESSIBLE PARKING SIGN
N.T.S.



DETAIL A
CURB AND GUTTER AT PEDESTRIAN RAMPS AND DRIVEWAYS



TYPICAL UTILITY BOXOUT
JOINTS ALL CORNERS

NOTES

- AT INLETS, MANHOLES, OR OTHER STRUCTURES TRANSVERSE JOINTS SHALL BE SHORTENED ONE OR MORE PANELS EITHER SIDE OF THE STRUCTURE TO PERMIT JOINTS TO FALL AT THE CORNERS OF THE BOXOUT. ONE OR BOTH "L" DIMENSIONS OF THE BOX OUT MAY BE ADJUSTED TO PROVIDE FOR INTERSECTION OF LONGITUDINAL JOINTS AT BOX OUT CORNERS.
- ALL TRANSVERSE JOINTS MUST EXTEND THROUGH CURBS AND MUST BE CONTINUOUS ACROSS PAVEMENT, EXCEPT TIED TRANSVERSE CONSTRUCTION JOINTS. EXPANSION JOINTS WILL BE REQUIRED AS SHOWN ON PLANS.
- MAXIMUM TRANSVERSE JOINT SPACING SHALL BE 15 FEET, UNLESS OTHERWISE SPECIFIED.
- PAVEMENT JOINTS SHALL BE SEALED WITH HOT POUR MATERIAL MEETING THE REQUIREMENTS OF SECTION 1057.50 (A.S.T.M. DESIGNATION: D6690, TY II).
- DEFORMED BARS CONFORMING TO THE REQUIREMENTS OF A.A.S.H.T.O., M-31 OR M-53 GRADE 40 SHALL BE USED FOR THE TIE BARS.
- TYPE B JOINTS WHICH ARE TO BE COATED SHALL RECEIVE TWO COATS OF ASPHALTIC EMULSION PRIOR TO PLACEMENT OF THE ADJACENT PAVEMENT.
- TYPE 'D' JOINT MAY BE USED IN LIEU OF TYPE 'B' OR 'C' JOINTS WHEN WHEN SLABS ON BOTH SIDES OF JOINT ARE POURED INTEGRAL.
- SUPPORT PINS FOR THE TIE BARS, WHEN REQUIRED, SHALL BE OF A SIZE AND STRENGTH SUFFICIENT TO FIRMLY HOLD THE BAR IN PLACE.
- THE ALTERNATE CONSTRUCTION OF INTEGRAL OR SEPARATE COMBINATION CURB AND GUTTER IS AT THE CONTRACTORS OPTION.

6 CONCRETE PAVEMENT JOINT DETAILS
N.T.S.

KLINGNER & ASSOCIATES, P.C.
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www.klingner.com
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610 North 24th Street
271.225.3670
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Pella, IA, Hannibal, MO, Columbia, MO

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HALLSVILLE R-IV SCHOOL DISTRICT
421 EAST HIGHWAY 124
HALLSVILLE, MO 65255

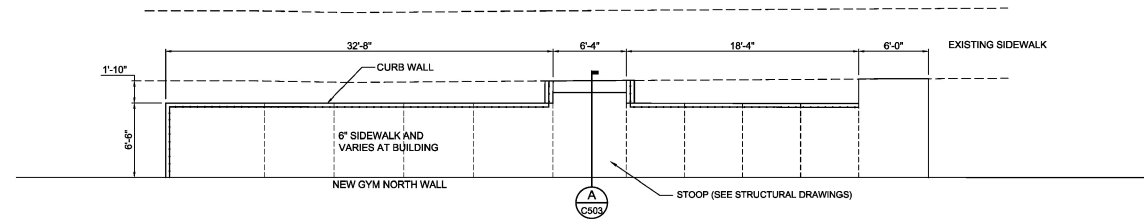
Non-Reduced Sheet Size 30" x 42"

DESIGNED	BCD	DRAWN	BCD/DWL
FIELD	RAWMMWJ	FIELD BOOK	H14/S3
CHECKED		CHECK DATE	

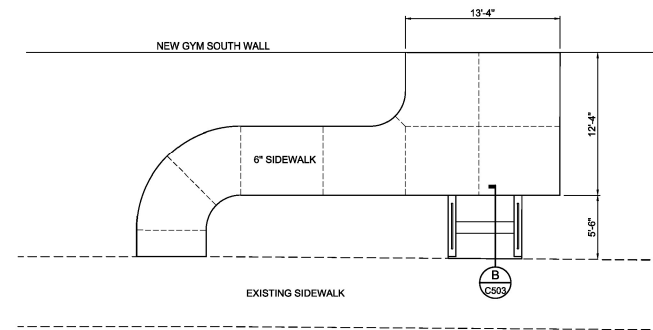
SHEET TITLE

SITE DETAILS

PROJECT NO. 17-5623
DRAWING ISSUED DATE: 03/01/2019
SHEET C501

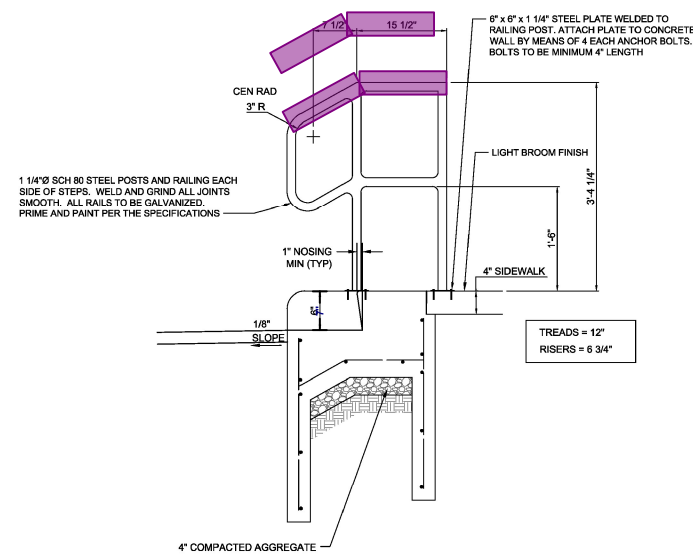


ENLARGED PLAN NORTH GYM ENTRANCE
N.T.S.

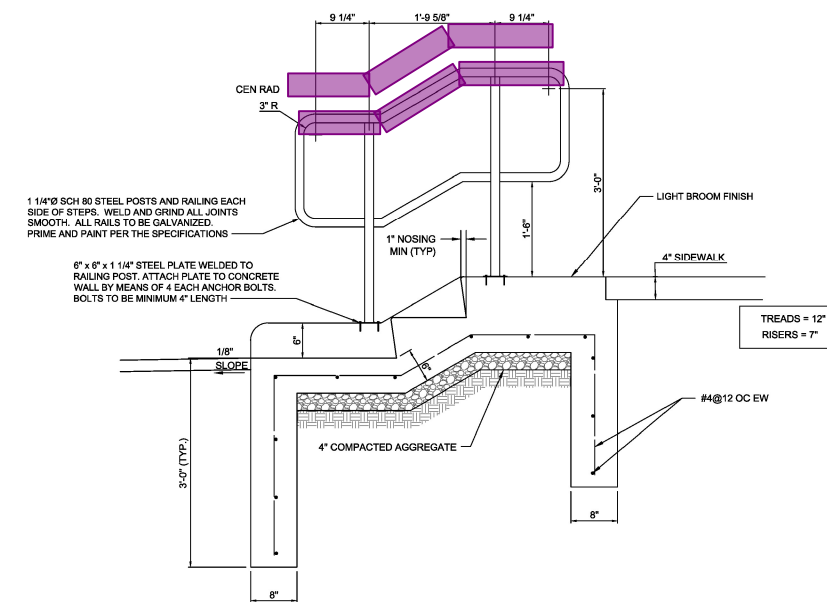


ENLARGED PLAN SOUTHEAST GYM ENTRANCE
N.T.S.

136 - Hand rail at Exterior stairs - 13 LF



STAIR SECTION A
N.T.S.



STAIR SECTION B
N.T.S.

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271.225.3670
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REVISION HISTORY			
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DESIGN DEVELOPMENT

PRELIMINARY
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PRIMARY SCHOOL ADDITIONS
HALLSVILLE R-IV SCHOOL DISTRICT
421 EAST HIGHWAY 124
HALLSVILLE, MO 65255

Non-Reduced Sheet Size 30" x 42"

DESIGNED DCD	DRAWN DCD/DWL
FIELD RAWMMWJ	FIELD BOOK H1453
CHECKED	CHECK DATE

SHEET TITLE
SITE DETAILS

PROJECT NO.
17-5023
DRAWING ISSUED DATE:
03/01/2019

SHEET
C503

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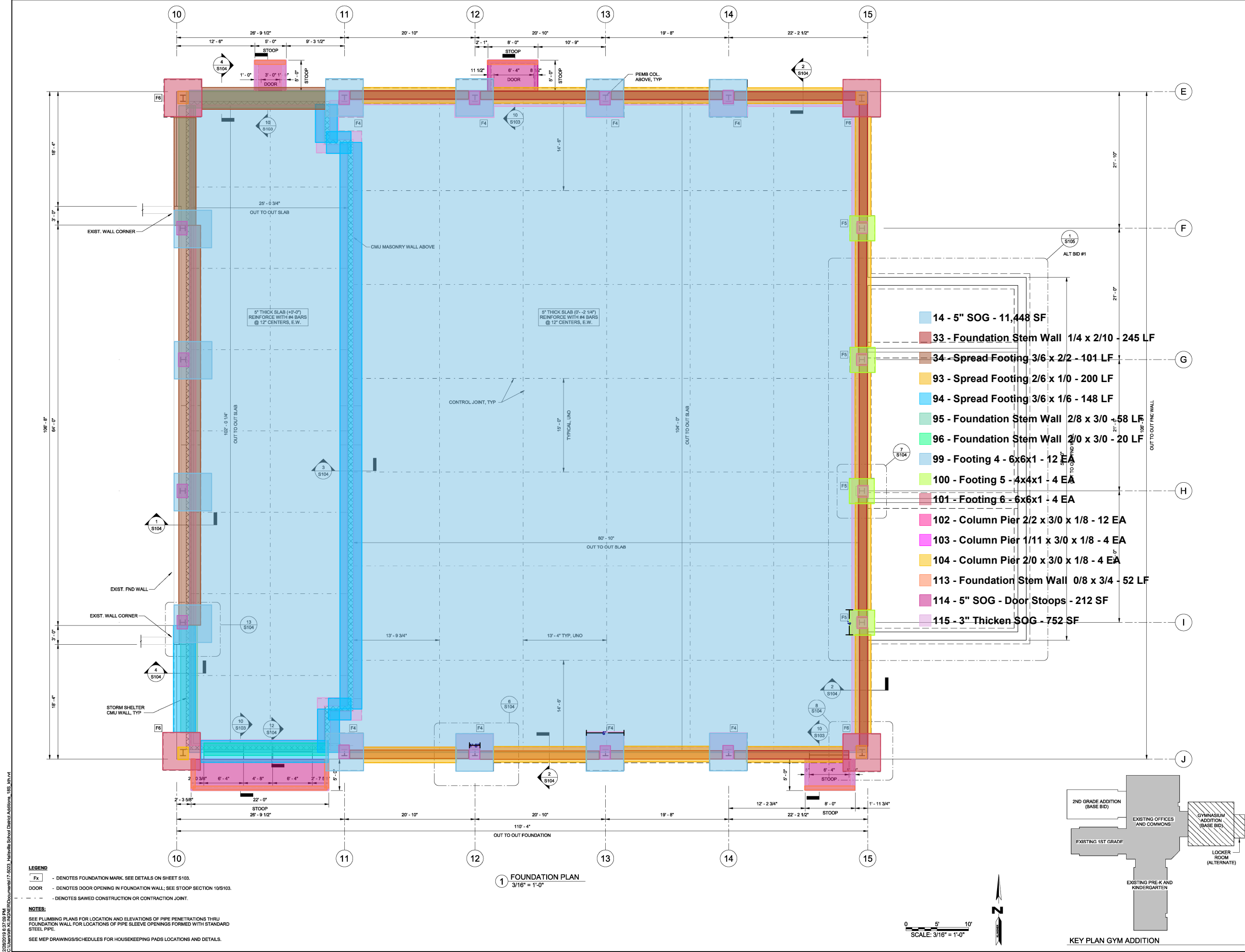
PRIMARY SCHOOL ADDITIONS
 HALLSVILLE R-IV SCHOOL DISTRICT
 421 EAST HIGHWAY 124
 HALLSVILLE, MO 65255

Non-Reduced Sheet Size 30" x 42"
 Full sized sheet shall be prepared using standard scales. Reduced sheet sizes may not contain complete details.

DESIGNED	NRM	DRAWN	NRM
FIELD		FIELD BOOK	
CHECKED	KTH	CHECK DATE	

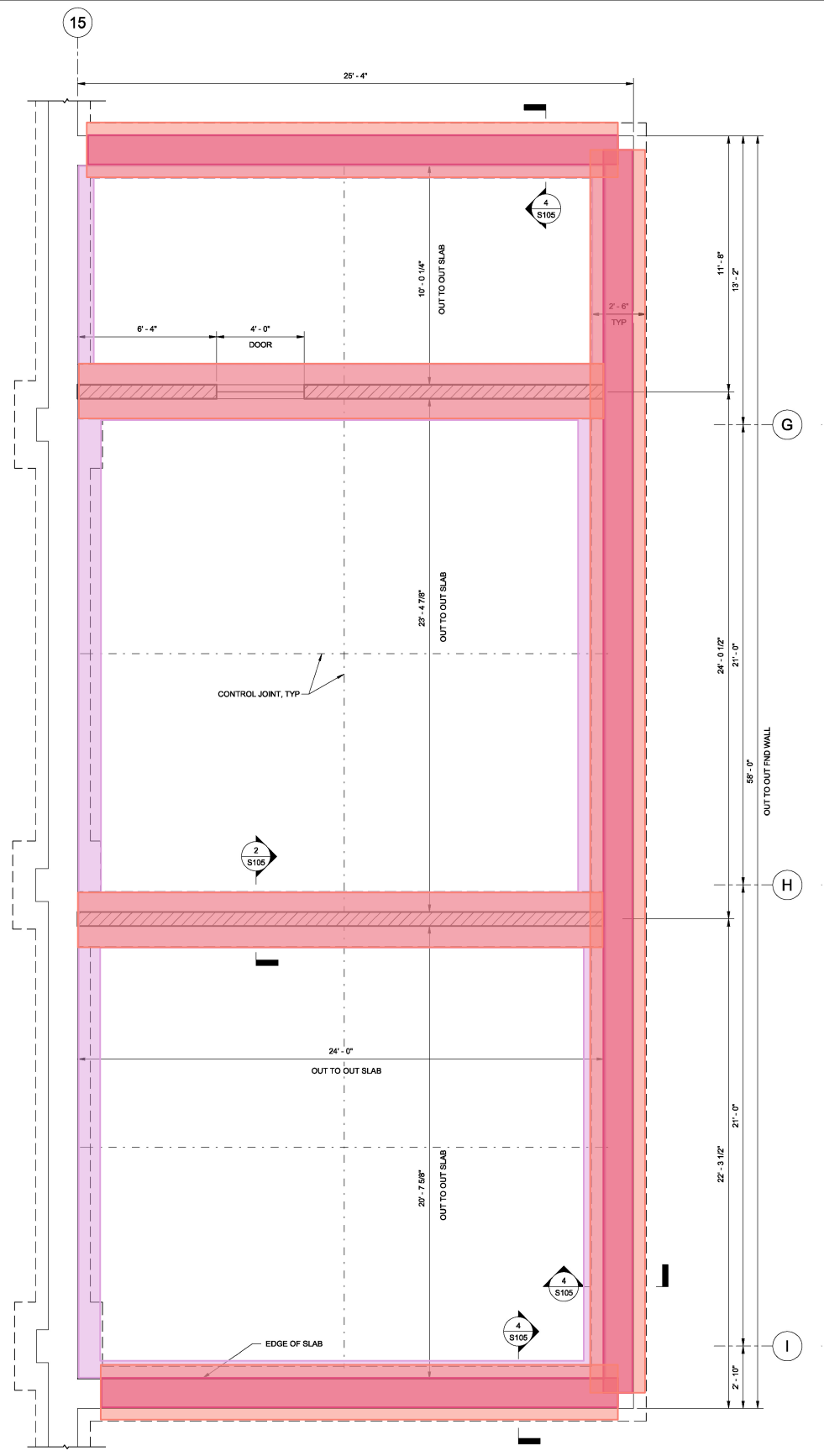
SHEET TITLE
GYMNASIUM FOUNDATION PLAN

PROJECT NO.
 17-5023
 DRAWING ISSUED DATE:
 03/01/2019
 SHEET
S102



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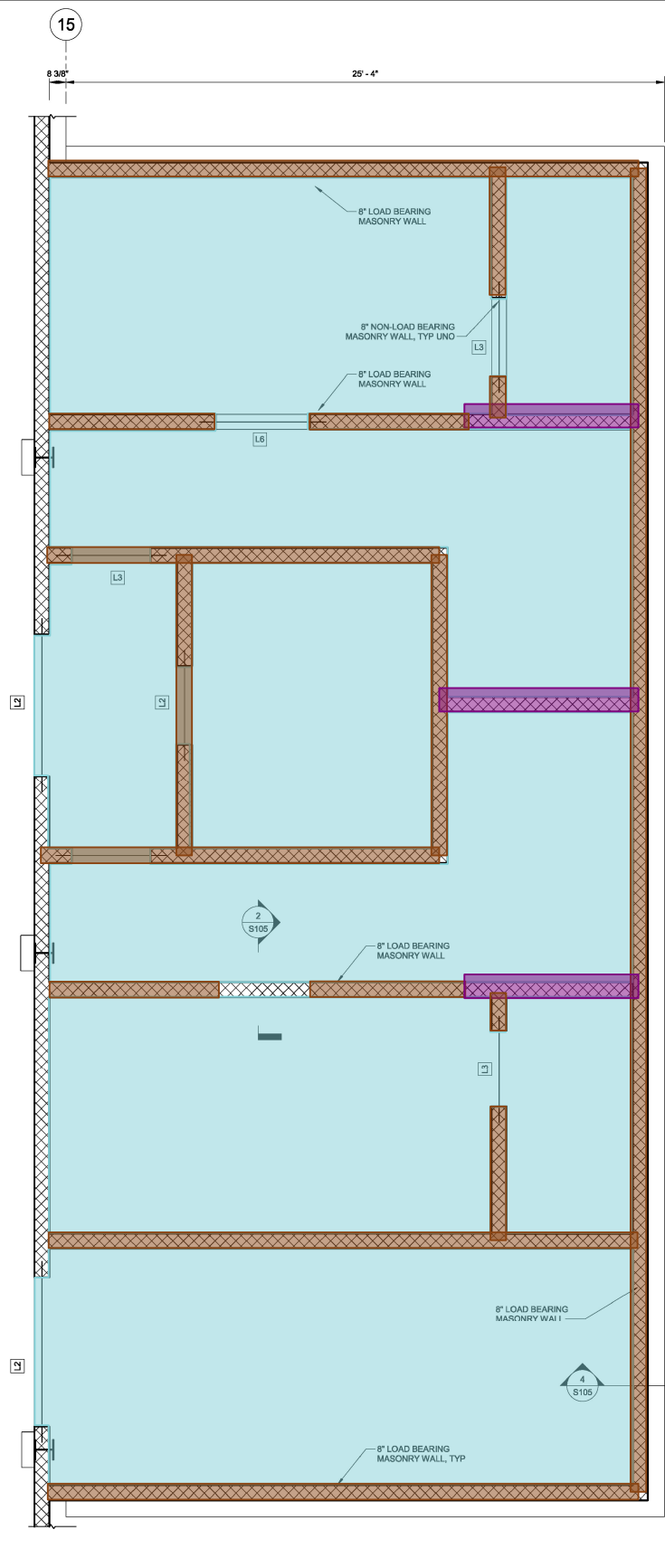
2/20/2019 8:37:11 PM C:\Users\mike\OneDrive\Documents\17-5023_HallsvilleSchool District Additions_185.kbd



1 ALT. BID #1 FOUNDATION PLAN
3/8" = 1'-0"

LEGEND
 Fx - DENOTES FOUNDATION MARK. SEE DETAILS ON SHEET S103.
 DOOR - DENOTES DOOR OPENING IN FOUNDATION WALL. SEE STOOP SECTION 10/S103.
 - - - DENOTES SAWED CONSTRUCTION OR CONTRACTION JOINT.

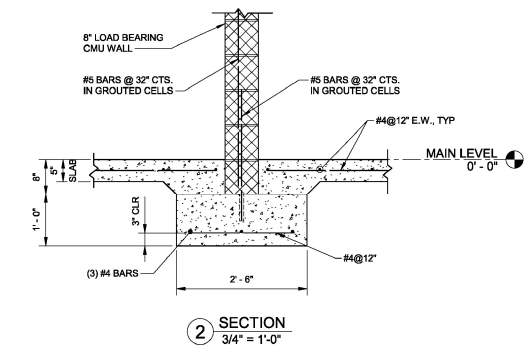
NOTES:
 SEE PLUMBING PLANS FOR LOCATION AND ELEVATIONS OF PIPE PENETRATIONS THRU FOUNDATION WALL FOR LOCATIONS OF PIPE SLEEVE OPENINGS FORMED WITH STANDARD STEEL PIPE.
 SEE MEP DRAWINGS/SCHEDULES FOR HOUSEKEEPING PADS LOCATIONS AND DETAILS.



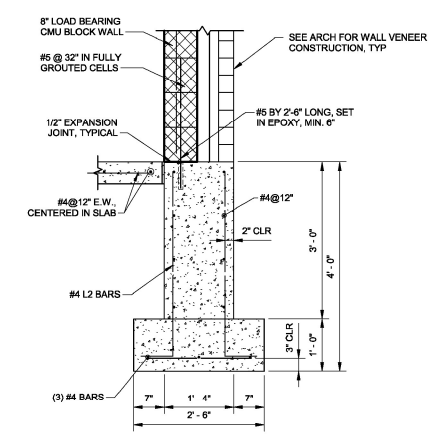
3 ALT. BID #1 MASONRY PLAN
3/8" = 1'-0"

LEGEND
 [Hatched] NON LOAD BEARING
 [Cross-hatched] LOAD BEARING

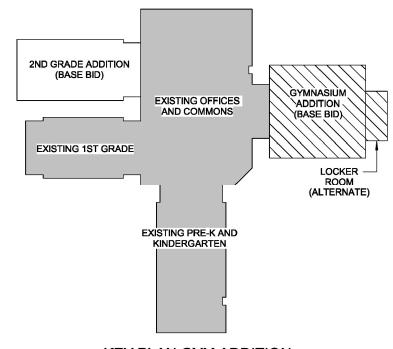
- 26 - Structural 8" CMU - 13' Tall - 232 LF
- 31 - 12" Mechanical CMU Wall (4" cavity 4") - 23 LF
- 105 - Spread Footing 2/6 x 1/0 (Alt #1 Locker Room) - 152 LF
- 106 - Foundation Stem Wall 1/4 x 3/0 (Alt #1 Locker Room) - 104 LF
- 107 - 5" SOG (Alt #1 Locker Room) - 1,283 SF
- 115 - 3" Thicken SOG - 249 SF



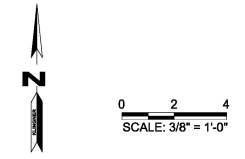
2 SECTION
3/4" = 1'-0"



4 SECTION
3/4" = 1'-0"



KEY PLAN GYM ADDITION



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 Engineers - Architects - Surveyors
 Quincy, Illinois
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 Peoria, IL 61604
 309.673.3670

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NO.	DESCRIPTION	DATE	APPROVED
1	ISSUED FOR DESIGN DEVELOPMENT	03/01/2019	

PRELIMINARY
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PRIMARY SCHOOL ADDITIONS
 HALLSVILLE R-IV SCHOOL DISTRICT
 421 EAST HIGHWAY 124
 HALLSVILLE, MO 65255

DESIGNED	NRM	DRAWN	NRM
FIELD		FIELD BOOK	
CHECKED	KTH	CHECK DATE	
SHEET TITLE			
ALT. BID #1 FOUNDATION PLAN			
PROJECT NO. 17-5023			
DRAWING ISSUED DATE: 03/01/2019			
SHEET			
S105			

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1	ISSUED FOR DESIGN DEVELOPMENT	03/01/2019	
2	PRELIMINARY NOT FOR CONSTRUCTION		

ISSUED FOR: **03/01/2019**
DESIGN DEVELOPMENT

PRELIMINARY NOT FOR CONSTRUCTION

PRIMARY SCHOOL ADDITIONS
HALLSVILLE R-IV SCHOOL DISTRICT
421 EAST HIGHWAY 124
HALLSVILLE, MO 65255

Non-Reduced Sheet Size 30" x 42"
 Full sheet price has been prepared using standard scales. Reduced sheet price may vary and is not guaranteed.

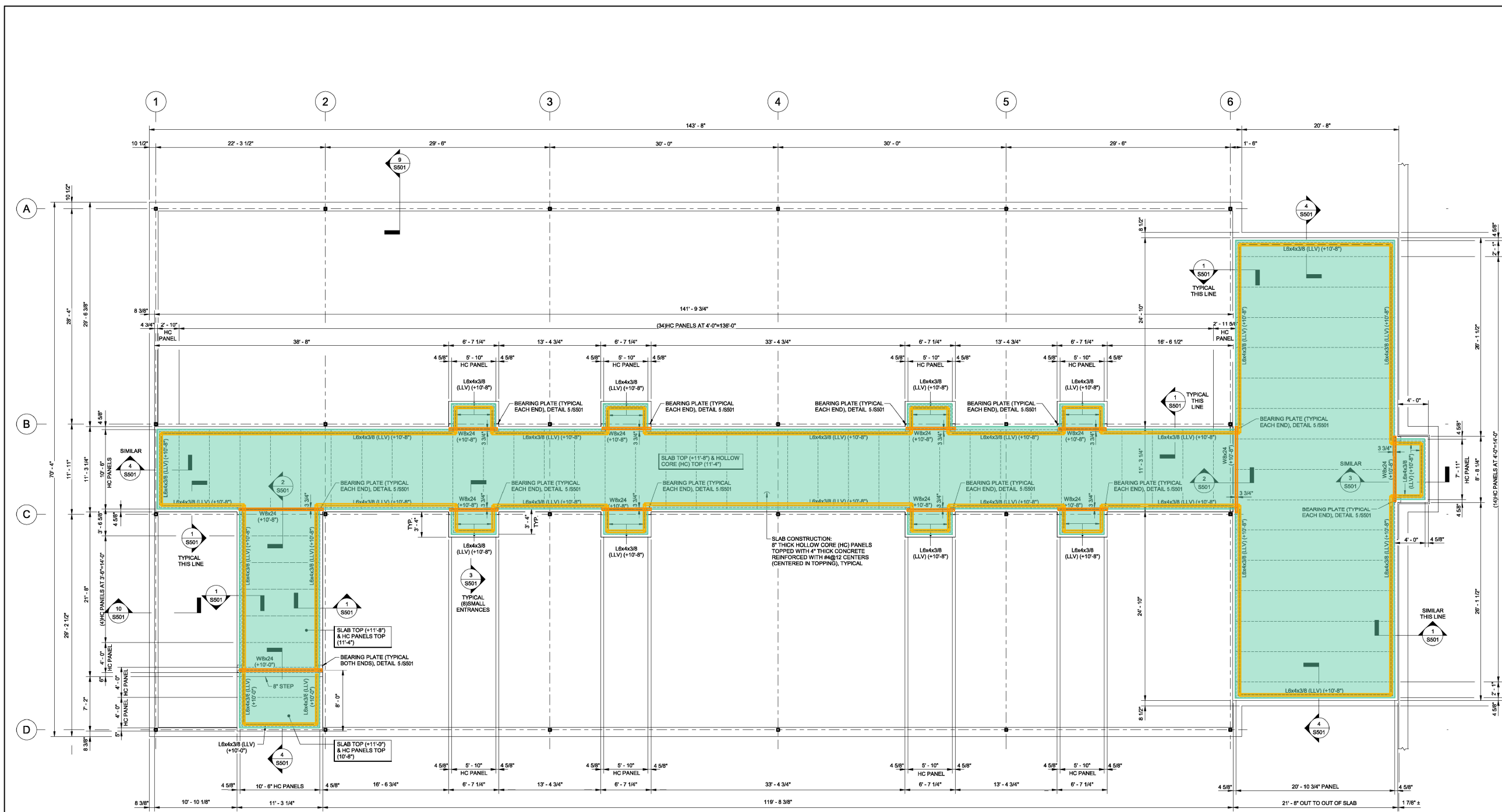
DESIGNED	KTH	DRAWN	SAW
CHECKED	KTH	FIELD BOOK	
CHECKED	KTH	CHECK DATE	

SHEET TITLE
2ND GRADE ADDITION MEZZANINE FRAMING PLAN

PROJECT NO.
 17-5623

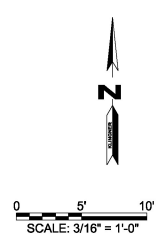
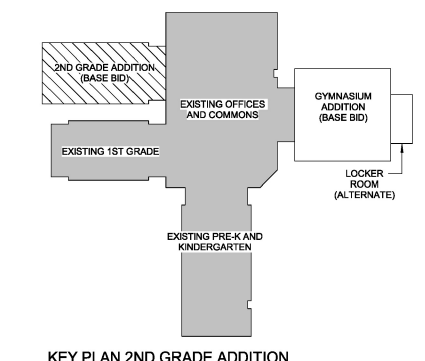
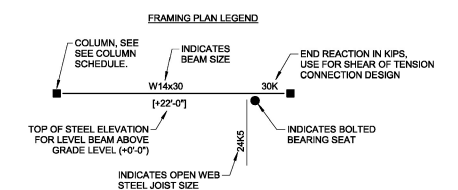
DRAWING ISSUED DATE:
 03/01/2019

SHEET
S201



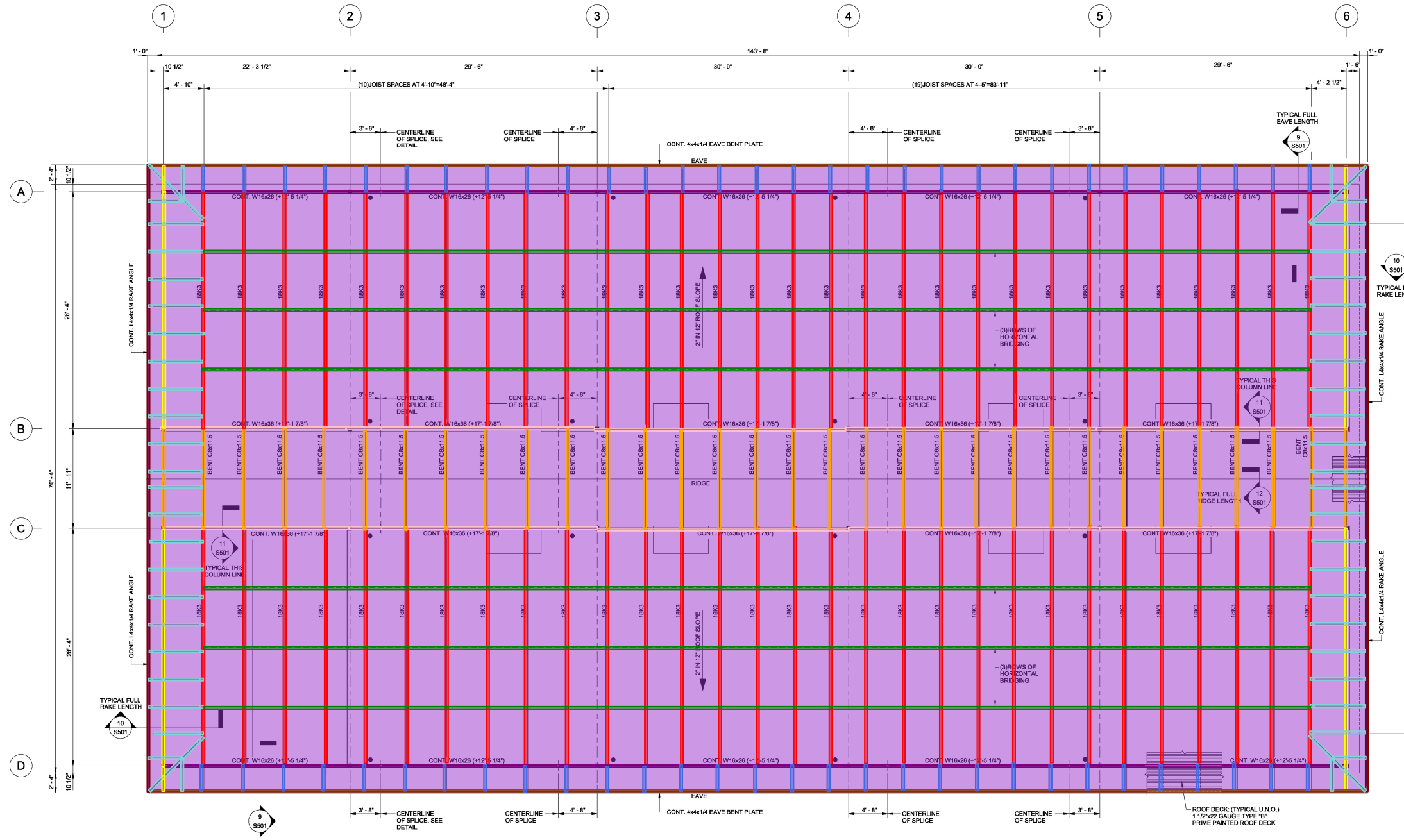
- 65 - Hollow Core Planks w/ 4' Topping Slab - 3,246 SF
- 150 - L6x4x3/8 - 561 LF
- 151 - W8x24 - 93 LF

2ND GRADE ADDITION MEZZANINE LEVEL FRAMING AND SLAB PLAN
 1/316" = 1'-0"



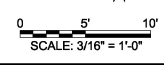
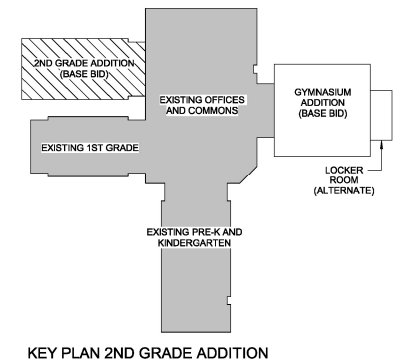
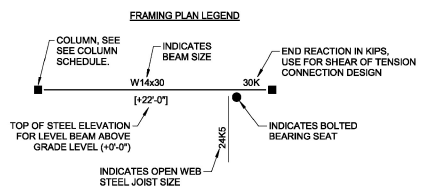
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- 139 - 18K3 Joist - 1,718 LF
- 140 - W16x36 - 283 LF
- 141 - W16x26 - 283 LF
- 142 - W16x26 Rake Beam 2:12 pitch - 127 LF
- 143 - C8x11.5 - Bent - 387 LF
- 144 - L4x4x1/4 Rake angle - 291 LF
- 145 - L4x4x1/4 Rake angle 2:12 pitch - 152 LF
- 146 - Joist extended end - 191 LF
- 147 - Joist extended end - 335 LF
- 148 - Bridging L Angles (Size ???) - 793 LF
- 149 - 1-1/2" Type B Metal Deck - 11,088 SF

**2ND GRADE ADDITION
ROOF FRAMING PLAN**
3/16" = 1'-0"



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616 North 24th Street
217.223.3670
www.klinger.com
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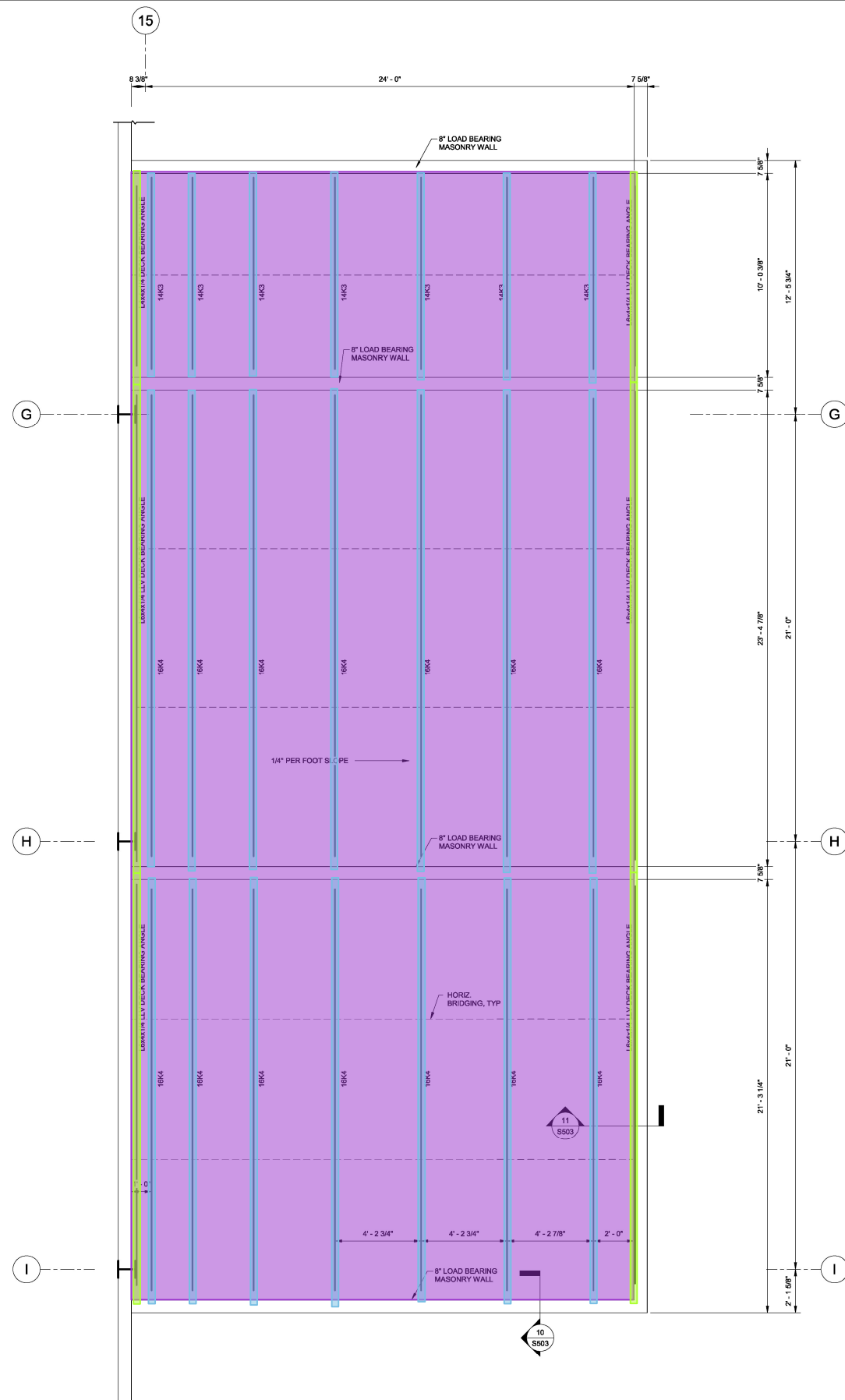
NO.	DESCRIPTION	DATE	APPR.
9	TYPICAL FULL EAVE LENGTH		
10	TYPICAL FULL RAKE LENGTH		
11	TYPICAL THIS COLUMN LINE		
12	TYPICAL FULL RIDGE LENGTH		

ISSUED FOR: 03/01/2019
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PRIMARY SCHOOL ADDITIONS
HALLSVILLE R-IV SCHOOL DISTRICT
421 EAST HIGHWAY 124
HALLSVILLE, MO 65255

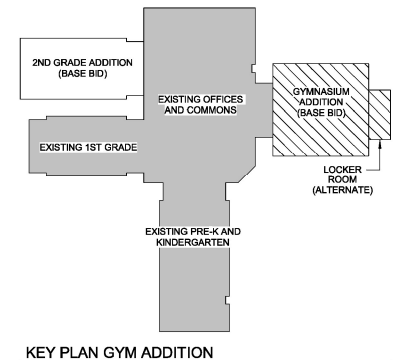
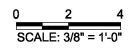
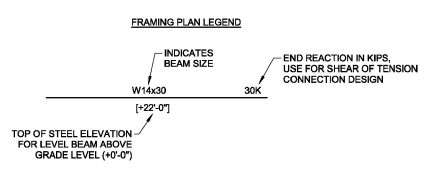
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DESIGNED: KTH	DRAWN: BAW
FIELD: KTH	FIELD BOOK
CHECKED: KTH	CHECK DATE:
SHEET TITLE	
2ND GRADE ADDITION ROOF FRAMING PLAN	
PROJECT NO. 17-8023	DRAWING ISSUED DATE: 03/01/2019
SHEET	
S202	

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- 149 - 1-1/2" Type B Metal Deck - 1,388 SF
- 154 - 16K4 Joist - 388 LF
- 155 - L6x4x1/4 - 111 LF

1 ALT. BID #1 FRAMING PLAN
3/8" = 1'-0"



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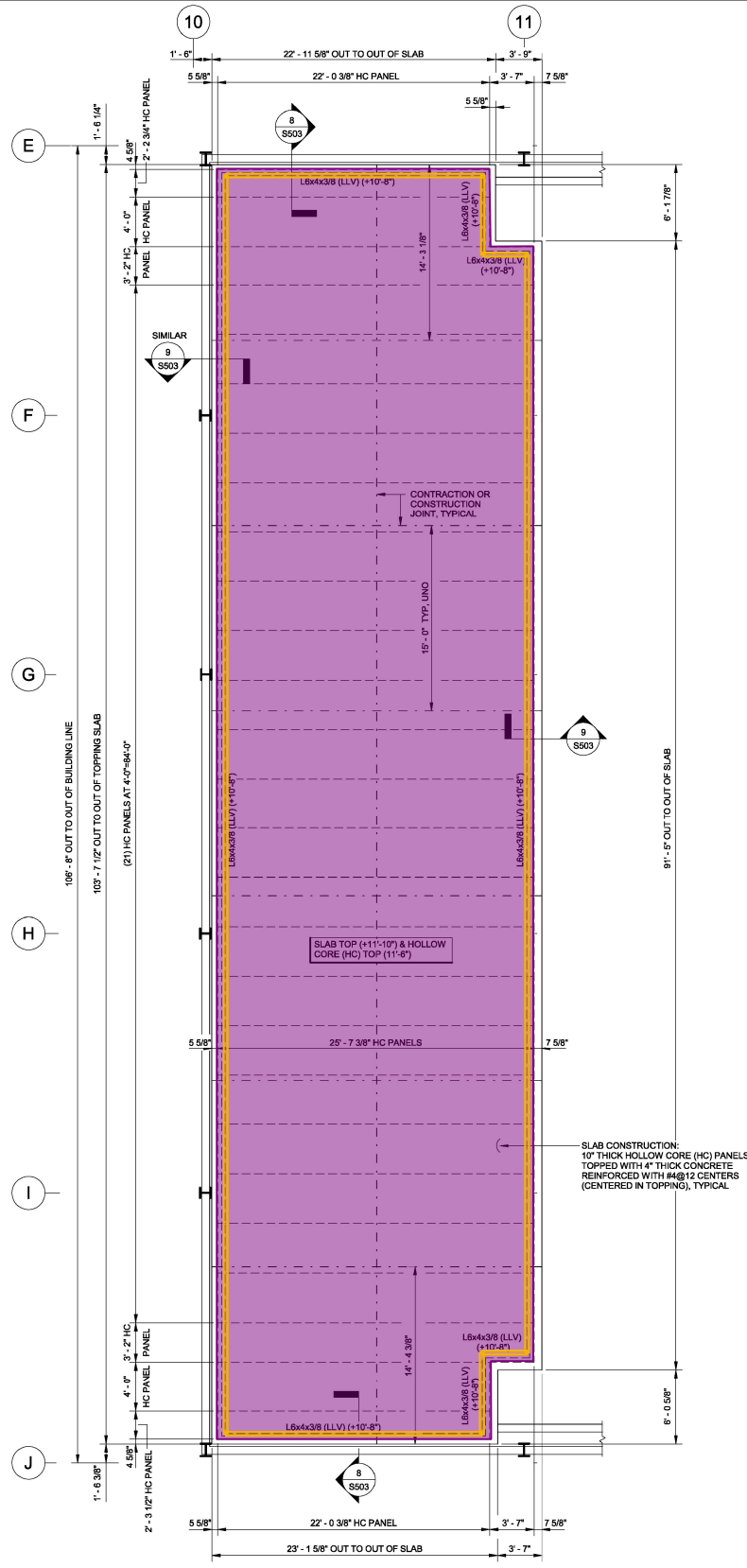
PRELIMINARY
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PRIMARY SCHOOL ADDITIONS
HALLSVILLE R-IV SCHOOL DISTRICT
421 EAST HIGHWAY 124
HALLSVILLE, MO 65255

Non-Reduced Sheet Size 30" x 42"
Full sheet sizes have been prepared using standard scales. Reduced sheet sizes may not contain complete details.

DESIGNED	NRM	DRAWN	NRM
FIELD	FIELD BOOK	CHECKED	KTH
SHEET TITLE		SHEET TITLE	
ALT. BID #1 ROOF FRAMING PLAN		PROJECT NO. 17-5023	
DRAWING ISSUED DATE: 03/01/2019		SHEET	
S204			

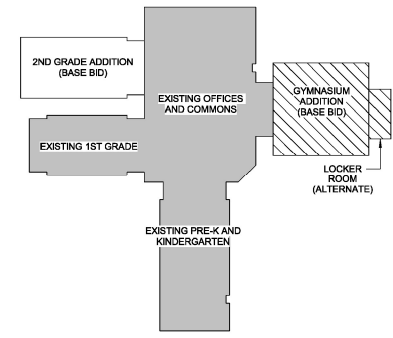
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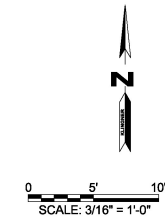
1 GYM MEZZANINE LEVEL FRAMING & SLAB PLAN
3/16" = 1'-0"

56 - 4" SOD - 2,596 SF
 150 - L6x4x3/8 - 253 LF

SLAB CONSTRUCTION:
10" THICK HOLLOW CORE (HC) PANELS
TOPPED WITH 4" THICK CONCRETE
REINFORCED WITH #4@12 CENTERS
(CENTERED IN TOPPING), TYPICAL



KEY PLAN GYM ADDITION



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REVISION HISTORY			
NO.	DESCRIPTION	DATE	APPR.

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PRIMARY SCHOOL ADDITIONS
HALLSVILLE R-IV SCHOOL DISTRICT
421 EAST HIGHWAY 124
HALLSVILLE, MO 65255

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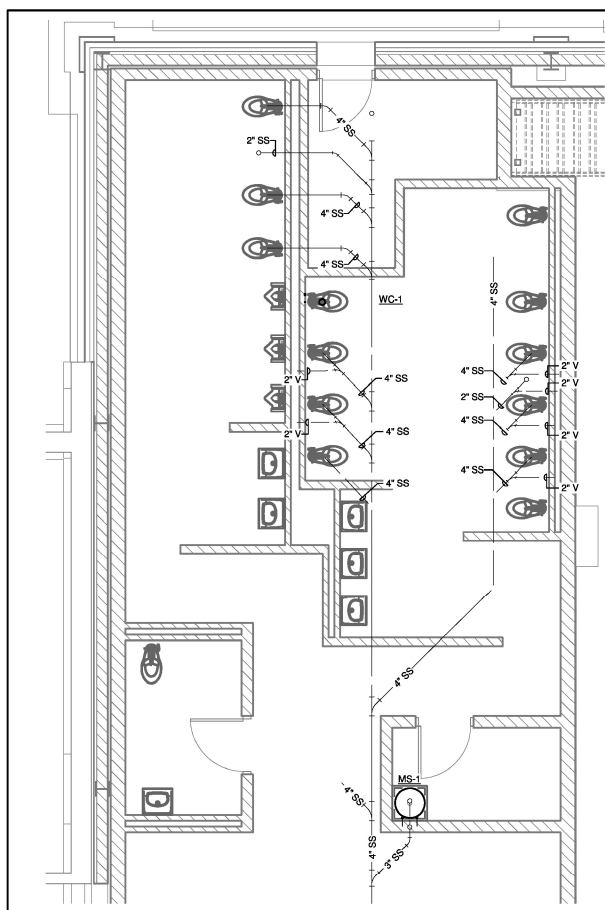
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FIELD: FIELD BOOK	FIELD BOOK
CHECKED: KTH	CHECK DATE:

SHEET TITLE
GYMNASIUM MEZZANINE LEVEL FRAMING & SLAB PLAN

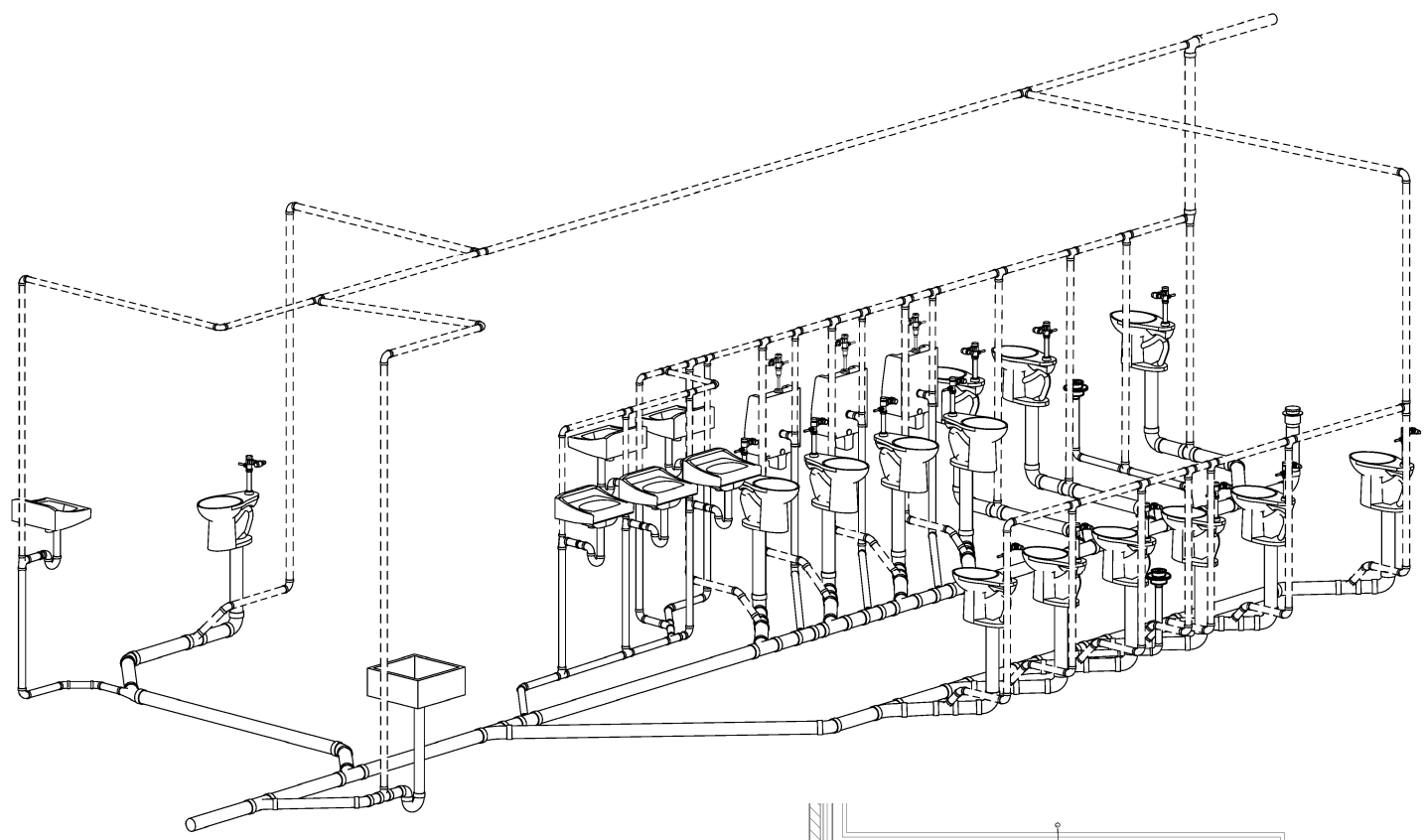
PROJECT NO.
17-5023

DRAWING ISSUED DATE:
03/01/2019

SHEET
S206



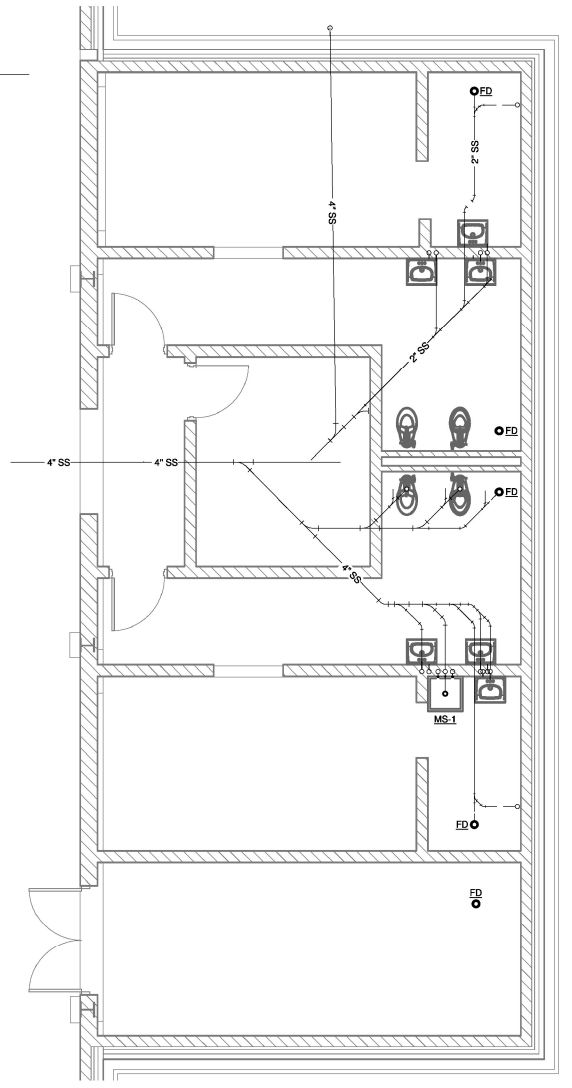
2 ENLARGED BELOW FLOOR PLAN - GYM RESTROOMS
1/4" = 1'-0"



4 WASTE AND VENT 3D VIEW - GYM RESTROOMS



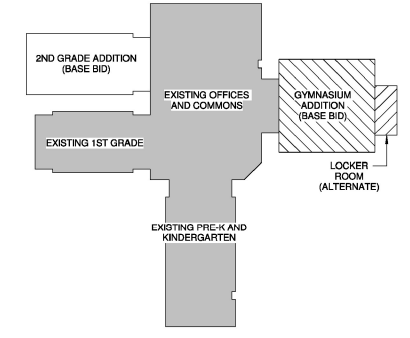
1 BELOW FLOOR PLUMBING PLAN - GYMNASIUM ADDITION
1/8" = 1'-0"



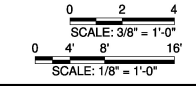
3 ENLARGED BELOW FLOOR PLUMBING PLAN - LOCKER ROOMS - ALTERNATE BID
1/4" = 1'-0"

KEYNOTE LEGEND

VALUE	DESCRIPTION



KEY PLAN - GYMNASIUM ADDITION
1" = 80'-0"



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Engineers - Architects - Surveyors
Columbia, Missouri
807 East Ash Street
Burlington, IA, Paris, IL, Hannibal, MO
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REVISION HISTORY

NO.	DESCRIPTION	DATE	APPR.

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DESIGN DEVELOPMENT

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PRIMARY SCHOOL ADDITIONS
HALLSVILLE R-IV SCHOOL DISTRICT
421 EAST HIGHWAY 124
HALLSVILLE, MO 65255

Non-Reduced Sheet Size 30" x 42"
Full sheet plans have been prepared using standard scales. Reduced sheet sizes may not conform to standard scales.

DESIGNED: ALD	DRAWN: ALD
FIELD: ALD	FIELD BOOK: ALD
CHECKED: JUN	CHECK DATE: 3/01/2019

SHEET TITLE
BELOW FLOOR PLUMBING PLAN - GYMNASIUM ADDITION

PROJECT NO. 17-5923
DRAWING ISSUED DATE: 3/01/2019
SHEET P103

2/20/2019 10:16:44 AM C:\Users\jldavis\Documents\17-5923_HALLSVILLE PRIMARY SCHOOL ADDITION_18MEP_adhweck@klinger.com.dwg

3 Design Development Cost Opinion

Cost Savings & Alternates



Note: All Accepted Cost Saving Ideas will have to be finalized through the completion of the design process and could vary based on actual bids received.

Description	Direct Cost	Total Cost	Date Submitted	Comments	Ball In Court	"A"	"P"	"R"	Proposed Accepted	Pending	Rejected	PROJECT VALUE
									A	P	R	
HALLSVILLE R-IV SCHOOL DISTRICT												\$7,423,128
COST SAVING IDEAS / VALUE ENGINEERING ITEMS												
ARCHITECTURAL COST SAVING IDEAS												
1	Provide Std Metal Railing in lieu of Glass Handrail at Gym Mezzanine	(\$24,750)	(\$26,270)	3/28/2019				A	(\$26,270)	\$0	\$0	(\$26,270)
2	Delete 9 Classroom Windows eight standard and two high impact (Keep half of the windows as shown)	(\$34,850)	(\$41,855)	3/28/2019				P	\$0	(\$41,855)	\$0	\$0
3	Delete two high impact windows at end of 2nd grade corridor	(\$15,360)	(\$18,447)	3/28/2019	Add Alternate			A	(\$18,447)	\$0	\$0	(\$18,447)
4	Delete 15 Windows at Gym (or Provide as an Add Alternate) (Keep half of the windows as shown)	(\$32,143)	(\$38,603)	3/28/2019				A	(\$38,603)	\$0	\$0	(\$38,603)
5	Delete Gym Divider Curtain (or Provide as an Add Alternate)	(\$8,800)	(\$10,569)	3/28/2019	Add Alternate			A	(\$10,569)	\$0	\$0	(\$10,569)
6	Provide Volley Ball Equipment w/inserts in lieu Ceiling Hung	(\$10,400)	(\$12,490)	3/28/2019				R	\$0	\$0	(\$12,490)	\$0
7	Provide Baseball Netting Tunnel as an Add Alternate	(\$10,000)	(\$12,010)	3/28/2019	Add Alternate			A	(\$12,010)	\$0	\$0	(\$12,010)
8	Eliminate Tile at Rest Room Walls at Gym	(\$27,225)	(\$32,697)	3/28/2019				A	(\$32,697)	\$0	\$0	(\$32,697)
9	Eliminate Tile at Rest Room Walls at 2nd Grade Addition	(\$16,489)	(\$19,803)	3/28/2019				A	(\$19,803)	\$0	\$0	(\$19,803)
10	Relocate Safe Room / Reconfigure Location (3 classroom). Includes revised steel structure, low-slope roof, water table, brick & metal panels.	(\$74,760)	(\$89,787)	4/10/2019	Cannot accept with item 11, 16 or 17			R	\$0	\$0	(\$89,787)	\$0
11	Relocate Safe Room / Reconfigure Location (4 classroom). Includes revised steel structure, low-slope roof, water table, brick & metal panels.	(\$23,760)	(\$28,536)	4/5/2019	This solution is more storm shelter SF than required by code.			R	\$0	\$0	(\$28,536)	\$0
12	Score Board Provided and Installed by Other (Donated)	(\$16,000)	(\$19,216)	4/5/2019	Potential Vendor Donation			P	\$0	(\$19,216)	\$0	\$0
13	Provide metal panel siding ILO brick veneer at 2nd grade	(\$26,813)	(\$32,202)	4/5/2019				P	\$0	(\$32,202)	\$0	\$0
14	Provide metal panel siding ILO brick veneer at gym	(\$90,933)	(\$109,211)	4/5/2019				P	\$0	(\$109,211)	\$0	\$0
15	Score Board Provided by Other (Donated) installed by GC	(\$6,000)	(\$7,206)	4/5/2019	Cannot accept with item 12			P	\$0	(\$7,206)	\$0	\$0
STRUCTURE COST SAVING IDEAS												
16	Provide Pre-engineered metal building in lieu of Steel Joist and Steel Framing at 2nd Grade Classroom. Water table, brick & metal panel remain.	(\$66,239)	(\$79,553)	4/5/2019	Cannot accept with item 10, 11 or 17			P	\$0	(\$79,553)	\$0	\$0
17	Provide Cold Form Metal Trusses in lieu of Steel Joist and Steel Framing at 2nd Grade Classroom	(\$37,224)	(\$44,706)	4/5/2019	Cannot accept with item 10, 11 or 16			P	\$0	(\$44,706)	\$0	\$0
18	Provide Slab on Metal Deck w/Joist in lieu Precast Hollowcore Planks - Saves Schedule	(\$6,768)	(\$8,128)	4/5/2019				P	\$0	(\$8,128)	\$0	\$0
CIVIL COST SAVING IDEAS												
19	Remove cost for rock road repair. To be secured and placed by the School District	(\$22,320)	(\$26,806)	4/22/2019				P	\$0	(\$26,806)	\$0	\$0
ELECTRICAL COST SAVING IDEAS												
20	Eliminate Exterior Light Fixtures at Gym	(\$7,200)	(\$8,647)	4/5/2019				A	(\$8,647)	\$0	\$0	(\$8,647)
ALTERNATES												
ALT #1	Locker Room	\$404,556	\$471,783	3/28/2019	Add Alternate				\$0	\$0	\$0	\$0
ALT #2	Concrete Mitigation System - Provide and Add Alternate	\$39,984	\$48,021	3/28/2019	Add Alternate				\$0	\$0	\$0	\$0
ALT #3	Provide Downspout Storm Collection System	\$40,191	\$48,269	3/28/2019	Add Alternate				\$0	\$0	\$0	\$0
ALT #4	Provide Metal Stud w/ Plywood Sheathing Furred North and South Walls at Gym	\$19,009	\$22,830	3/28/2019	Add Alternate				\$0	\$0	\$0	\$0
	Construction schedule reduced 1 month for a total duration of 12 months		(\$38,070)					A	(\$38,070)	\$0	\$0	(\$38,070)
REVISED TOTAL									(\$205,117)	(\$368,883)	(\$130,813)	\$ 7,218,011

4 Design Development Cost Opinion

Clarifications



Hallsville School
DD COST OPINION
CLARIFICATIONS
April 19, 2019

Division 1 – General Requirements

- 1.1 The DD estimate is based on Klingner’s plans issued on 3/4/19. Plans did not include formal specifications.
- 1.2 State or local sales taxes are not included.
- 1.3 We have NOT included Builder’s Risk Insurance. Coverage to be provided for the interest of owner, contractor and all subcontractors of all tiers, and to provide for waiver of subrogation between all insured parties. Any and all deductible amounts for claims submitted under this policy provided by the Owner will also be the financial responsibility of Owner.
- 1.4 Our proposal is based on work being performed 7:30 a.m. to 3:30 p.m., Monday through Friday; weekends and holidays are excluded.
- 1.5 Performance and payment bonds are included.
- 1.6 We have included Subcontractor Default Insurance.
- 1.7 We have included permit costs.
- 1.8 We have included an allowance of \$35,000.00 for material testing only, including soil testing, soil compaction testing, concrete foundation testing, concrete flatwork testing, and steel connection testing.
- 1.9 Special Building Inspection is included but needs further clarification from the Owner/Architect.
- 1.10 We have not included roof inspection and testing.

Division 2 – Site Work

- 2.1 We have included limited asphalt patching and striping for the added handicap parking spaces at the Gym. We also have the accessible parking signs.
- 2.2 We do not have any asphalt work included in the existing roads and parking lots.
- 2.3 We have not included unknown underground conditions in our proposal such as hazardous materials clean up or removal and rock ripping and/or excavation or any unforeseen conditions (such as dewatering, etc.).
- 2.4 We have included 18” of Limestone screening for the building pads only.
- 2.5 We have not included any usage fees for utilities.
- 2.6 We have not included any signalization at entry to site.
- 2.7 We have not included any irrigation.
- 2.8 We have included seed for grass at disturbed areas only around the buildings.
- 2.9 We have not included phone and cable site lines (none shown).
- 2.10 We include furnish and install 500 LF of silt fence and silt protection for (2) inlets.
- 2.11 Pothole to locate existing utilities to be performed and paid for by Owner.
- 2.12 We include sawcut 90 LF of concrete as shown on the site plan.
- 2.13 We include machine demolition and removal of concrete walks.
- 2.14 We include machine break and removal of concrete walk with curb for (3) new downspout trenches.
- 2.15 We include machine clear and removal of (4) trees.
- 2.16 We include machine removal and reinstall (1) fire hydrant and (1) valve.
- 2.17 We include machine strip topsoil at 6”, stockpile, and use for fill.
- 2.18 We include machine site excavation for fill and removal of excess.
- 2.19 We include machine spreads topsoil at 6”.
- 2.20 We include machine finish grade at +/- .1’.
- 2.21 We include 630 LF of 6” SDR-35 PVC Pipe (in place).
- 2.22 We include 180 LF of 12” HDPE Storm Drain Pipe (in place).
- 2.23 We include (1) 12” HDPE Flared End Section (in place).

- 2.24 We include (2) 24" Nyloplast Inlets (in place).
- 2.25 We include (2) 48" Diameter Manholes with Rings & Lids (in place).
- 2.26 We include (2) 6" Cast Iron Clean Out Tops (in place).
- 2.27 We include (20) 6" Gutter Adapters (in place).
- 2.28 Provide and machine place 3" of 1" base rock under concrete walks.
- 2.29 Provide and machine place 1" clean bedding. 23. Machine removal of spoils.
- 2.30 We include gutter collection.

Division 3 – Concrete

- 3.1 Flooring Concrete Mitigation system is not included. Please add \$42,423 if needed.
- 3.2 We have included 3,253 sf of 8" Hollowcore at the 2nd Grade Addition.
- 3.3 We have included 2,588 sf of 10" Hollowcore at the Gym Addition.

Division 4 – Masonry

- 4.1 We have included block, split face block, face brick and masonry as shown on the plans.

Division 5 – Metals

- 5.1 We have included the structural steel frame for the 2nd grade classroom wing.
- 5.2 We have included miscellaneous steel for items not shown.
- 5.3 We have included expansion joints at building connections.

Division 6 – Wood & Plastics

- 6.1 We have standard plastic laminate millwork included at classroom sinks and concession area.
- 6.2 We have a solid surface counter included at the concessions in the Gym.
- 6.3 We have included coat hooks and shelving in the classrooms along the corridor side walls adjacent to the sink.
- 6.4 We did not include any specialized millwork such as cubbies or mailboxes.

Division 7 – Thermal & Moisture Protection

- 7.1 We have included 60 mil TPO membrane adhered over tapered ISO insulation (3.5 start, ¼ slope) fully adhered over concrete deck at connection only. (20 yr. warranty)
- 7.2 We have included a 24 gauge standing seam metal roof.

Division 8 – Doors & Windows

- 8.1 For the Classroom addition we have included standard wood doors and hollow metal frames with basic hardware for openings shown outside the storm shelters.
- 8.2 For the Gym addition we have included standard hollow metal doors and frames with basic hardware for openings shown outside the storm shelters.
- 8.3 We have included FEMA rated ICC 500 doors at the storm shelters as shown on G101.
- 8.4 We have included basic fixed insulated glass windows with 1" Low-E clear insulated glass for the Classroom and Gym addition.
- 8.5 For the Gym entry we have included medium stile aluminum doors with ¼" clear glass and standard panic hardware.

Division 9 – Finishes

- 9.1 We have included ceramic tile flooring for all restrooms. Please see cost savings log for the ceramic tile included for restroom walls.
- 9.2 We have included vinyl tile flooring for all other rooms.

- 9.3 For the Classroom walls (non-corridor) we have included paint on gypsum board.
- 9.4 For all other walls we have included paint on masonry block.

Division 10 – Specialties

- 10.1 We have included standard metal floor mounted toilet partitions.
- 10.2 We have included an allowance of \$10,000.00 for regulatory signage.

Division 11 – Equipment

- 11.1 We have included basketball hoops ceiling hung with glass back boards and breakaway rims.
- 11.2 We have included Gymnasium equipment as shown in the drawings (roll up curtain, volleyball equipment ceiling hung, baseball batting cage tunnel).
- 11.3 We have included two (2) score boards. One (1) small and one (1) large.
- 11.4 We have included wall padding as shown.

Division 12 – Furnishings

- 12.1 We have included bleachers per the latest DD plans layout.
- 12.2 We did not include any window treatments.
- 12.3 We did not include any marker boards, dry erase boards, chalk boards or fabric wrapped panels.
- 12.4 We did not include any screens or projectors.
- 12.5 We did not include a flag pole.
- 12.6 We did not include any exterior furnishings such as benches or trash cans.

Division 13 – Special Construction

- 13.1 We have included a pre-engineered metal building for the gym.
- 13.2 We have included 10LB/SF auxiliary load for the gym equipment.
- 13.3 We have included Standing Seam 24Ga color metal roofing system.
- 13.4 We have included 24 Ga metal wall panels for upper wall above masonry.
- 13.5 We have included 26 Ga Galvalume wall panels on lower walls where masonry is to be applied.
- 13.6 We have included 3'-0" eave and roof extensions with soffit.
- 13.7 We have included the design of the pre-engineered metal buildings to comply with IBC 2015.
- 13.8 We have included all trims, gutters, and accessories as required.
- 13.9 We have included insulation within the exterior walls and roof.

Division 14 – Conveyance

- 14.1 No items noted.

Division 15 – Mechanical

Plumbing

- 15A.1 We have included battery operated flush valves for the restrooms.
- 15A.2 We have included standard lever handle faucet valves for the classroom sinks.
- 15A.3 We have four (4) drinking fountains included. Two (2) in the Gym and two (2) in the classrooms. We have the drinking fountains with bottle fillers included.

HVAC

- 15B.1 We have included storm rated louvers as shown in the louver schedule.
- 15B.2 We have included an allowance of \$22,000 for control wiring.
- 15B.3 We have included air balance.

15B.4 We have not included any access panels since there are lay-in grid ceilings shown.

Fire Protection

- 15C.1 We have included extending the existing Fire Sprinkler system #1 into the new classroom addition.
- 15C.2 The new fire sprinkler riser for the gym addition will consist of a butterfly control valves and tamper switches, main drain/inspector's test, and water flow switch.
- 15C.3 The system(s) shall be designed for a light and ordinary hazard occupancy.
- 15C.4 Schedule 10 steel pipe and schedule 40 steel pipe will be utilized on this project.
- 15C.5 Flexible sprinkler drops will be utilized where feasible. These heads will be installed per UL listing requirements.
- 15C.6 Chrome pendent-type sprinkler heads with chrome semi-recess escutcheons to be used in all areas with drop ceilings and brass upright/pendent-type sprinkler heads to be used in all areas with ceilings exposed to the structure.
- 15C.7 The Fire Protection Drawings request the use of a sidewall sprinkler heads in the mezzanine area above the classroom addition, this is not allowed by installation requirements of sidewall heads. Sidewall heads cannot be pointed up the slope of a building. We would recommend a 1" branch line to run the length of the building at the peak with pendent heads and guards for protection. This would provide as much clearance as possible and still meet NFPA No. 13 installation requirements.
- 15C.8 We have included seismic bracing for the gym area only.
- 15C.9 We have not included a fire pump.

Division 16 – Electrical

- 16.1 Branch power per sheets E101 and E104.
- 16.2 Power feed and final electrical connection to mechanical equipment per sheets P501 and M501.
- 16.3 Electrical panels and distribution per sheets E501.
- 16.4 Tele/data cabling per sheets E103 and E106 including Cat6 cabling, termination, testing, labeling, qty. (3) 48-port patch panels, and qty. (2) 2-post data racks. Wireless access point system has NOT been included. All cabling to be open wired.
- 16.5 Intercept and reroute existing fiber optic cabling to new gym addition per sheets CD101 and C101. Install fiber optic cabling from new gym location to existing IT room.
- 16.6 Rough-in for temperature controls.
- 16.7 Exterior door rough-in for future access control system.
- 16.8 Inverter system to power emergency lights and shelter fan.
- 16.9 We do not have a generator included.
- 16.10 Lighting per sheet E102 and E105; budgetary pricing has been included based on received light fixture cut sheets.
- 16.11 Lighting controls to consist of standard toggle switches in all small rooms, closets and gym with switch-style occupancy sensor being utilized in all classrooms.
- 16.12 Addressable fire alarm system has been included per sheet E201; all cabling to be open-wired.
- 16.13 Boone County electric permit.
- 16.14 We have not included any security system or cameras.
- 16.15 All branch wiring to utilize flexible MC cable with conduit/wire homeruns.
- 16.16 All low-voltage cabling to be open-wired.
- 16.17 We have not included any access panels since there are lay-in grid ceilings shown.