



High School Facility Improvements Construction Documents December 22nd, 2022



Park Rapids Additions and Renovations
PARK RAPIDS PUBLIC SCHOOLS

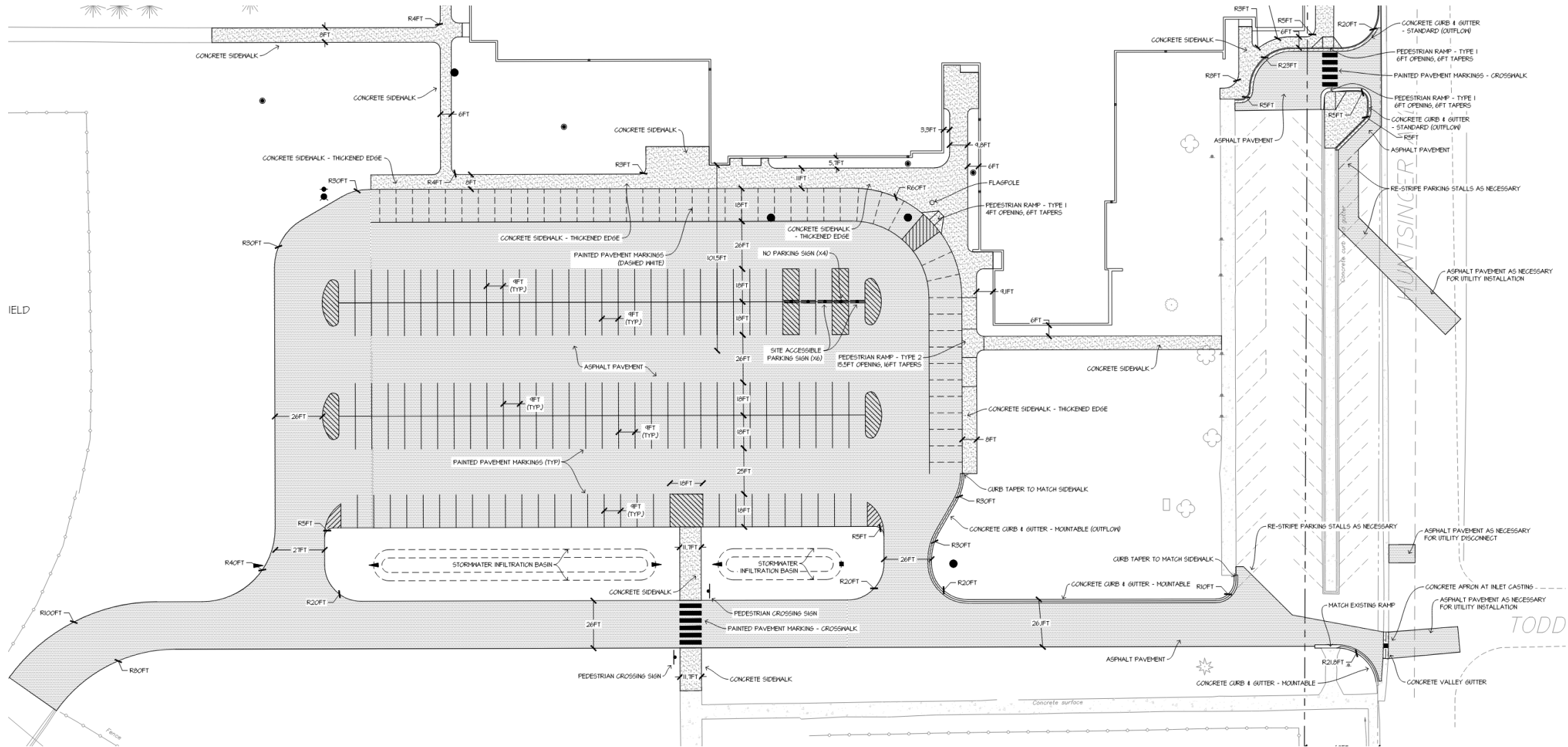
High School Facility Improvements



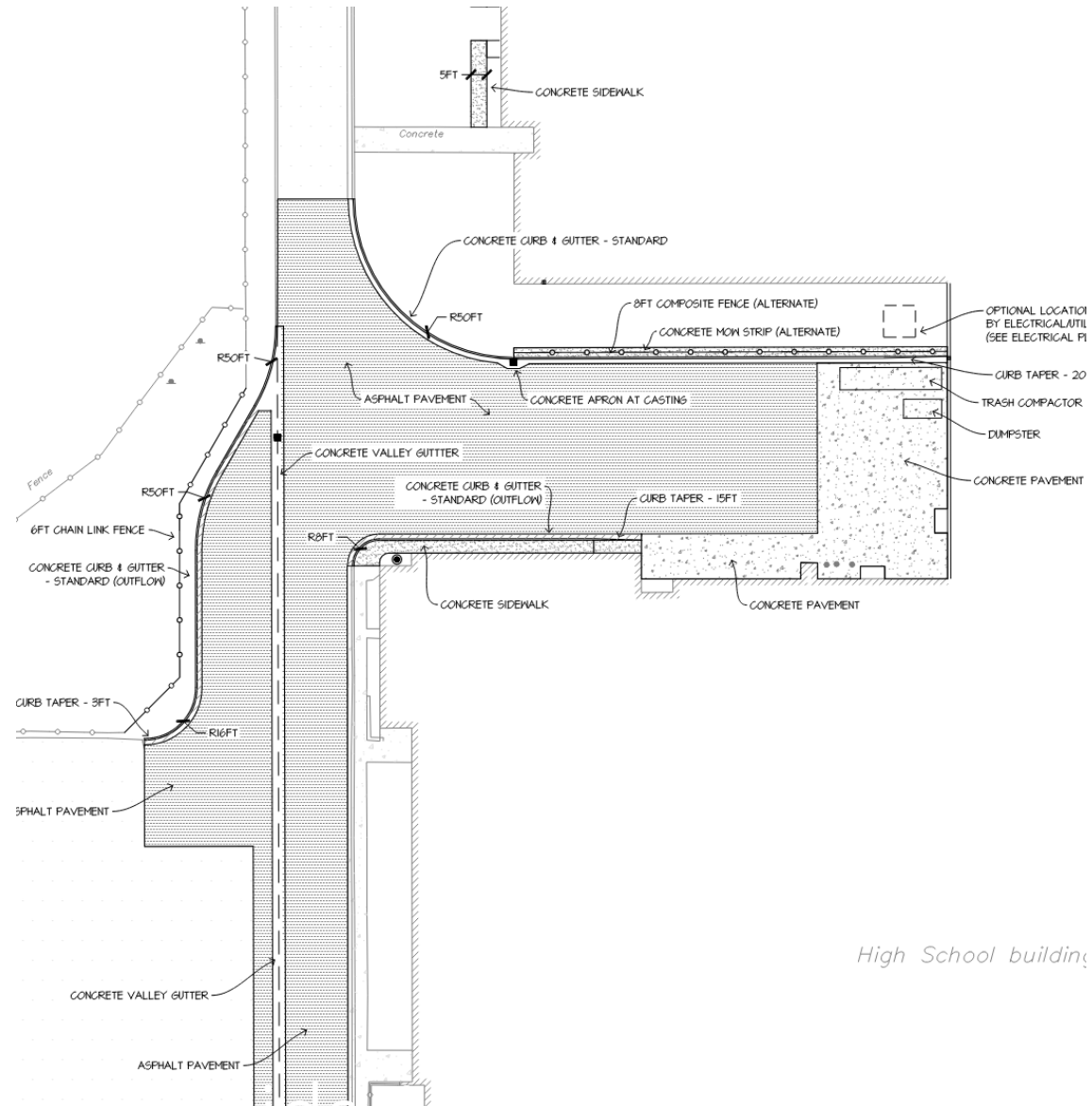
- We'll Review the Following:
 - ✓ Plan Review
 - ✓ High School Phasing / Schedule / Site Logistics
 - ✓ Work Scopes
 - ✓ Alternate Schedule
 - ✓ Construction Estimate

Park Rapids Additions and Renovations

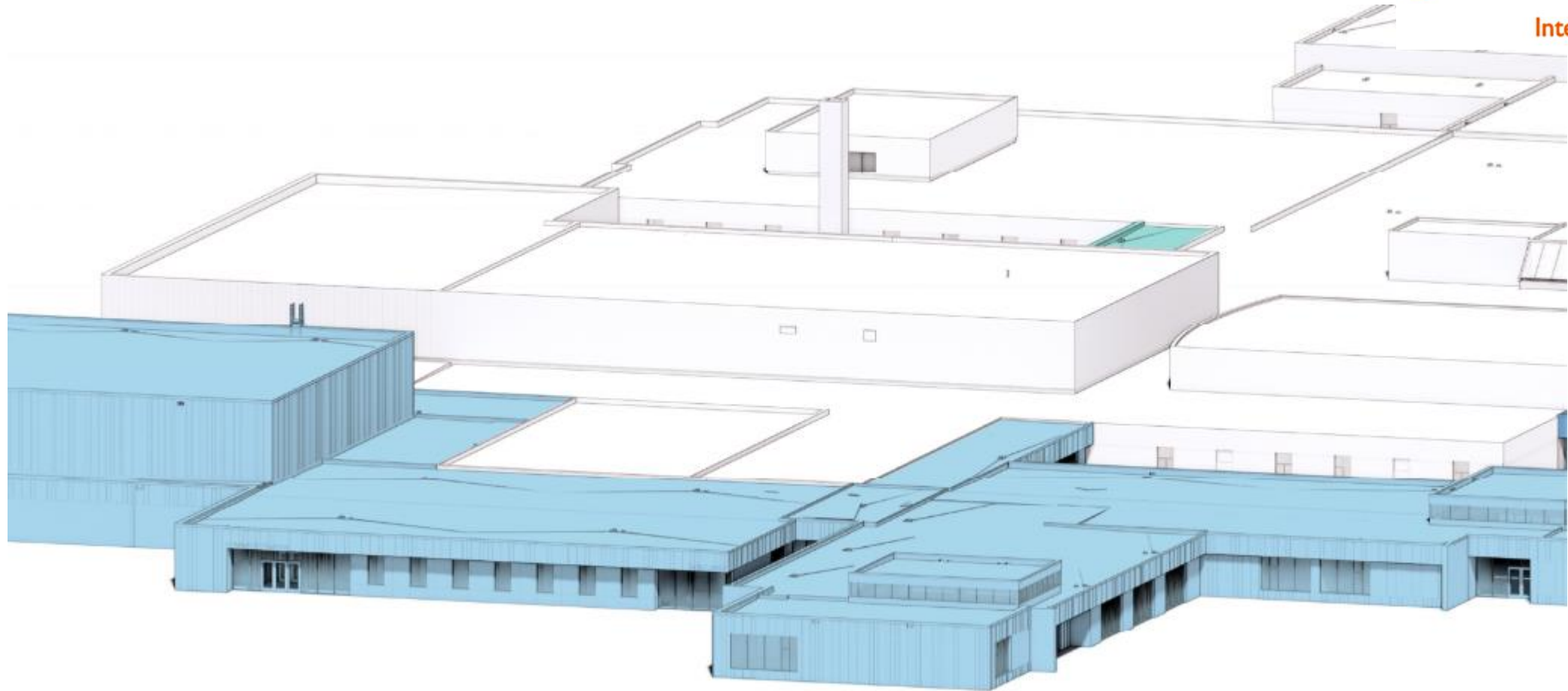
High School Facility Improvements – Site Plan



High School Facility Improvements – Site Plan

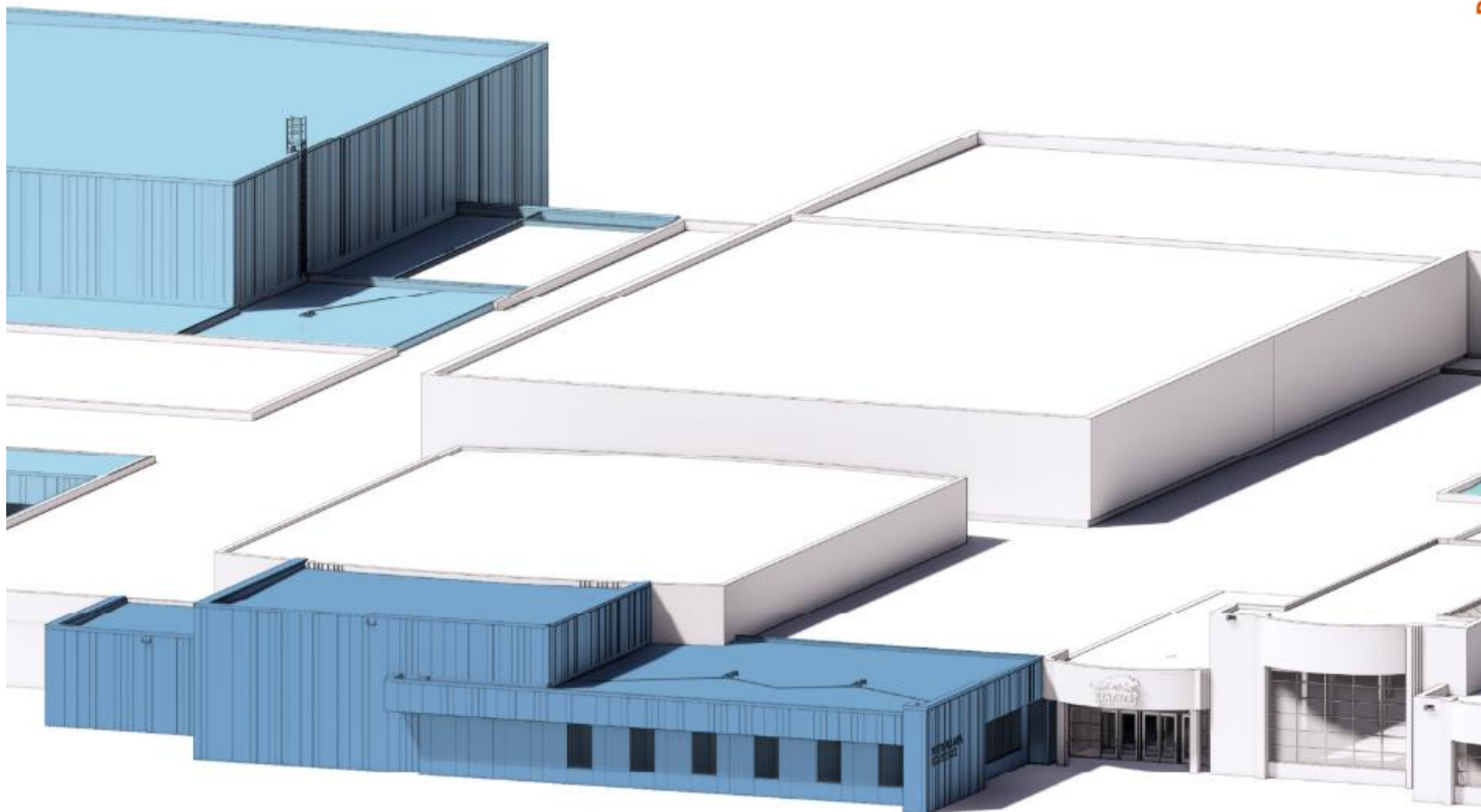


High School Facility Improvements



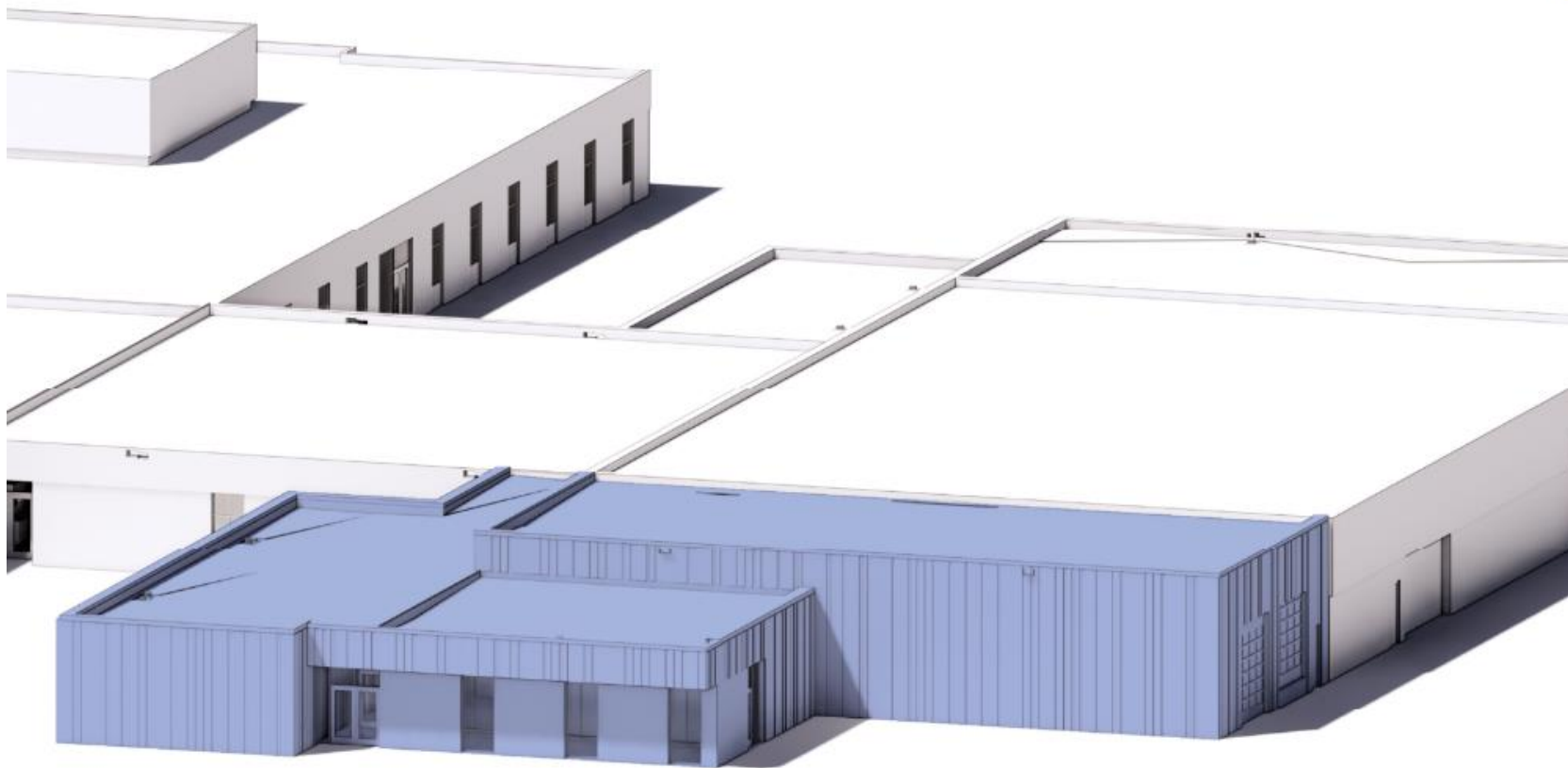
Park Rapids Additions and Renovations

High School Facility Improvements



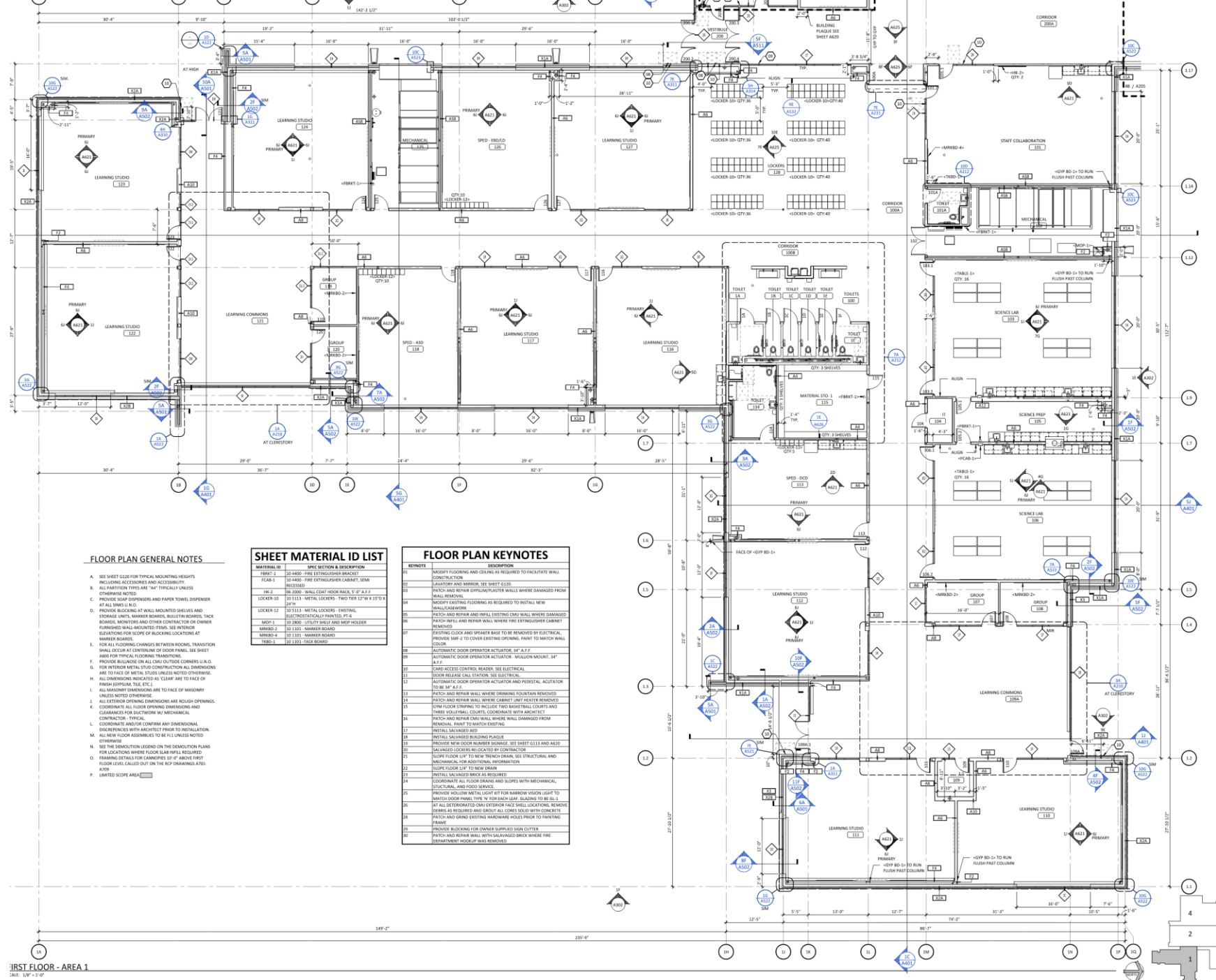
Park Rapids Additions and Renovations

High School Facility Improvements



Park Rapids Additions and Renovations

7th and 8th Grade Wing



FLOOR PLAN GENERAL NOTES

- A. SEE SHEET G102 FOR TYPICAL MOUNTING HEIGHTS INCLUDING ACCESSORIES AND ACCESSIBILITY.
- B. ALL PARTITION TYPES ARE "A1" TYPICAL UNLESS OTHERWISE NOTED.
- C. PROVIDE SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS (S.D.).
- D. PROVIDE BLOCKING AT WALL MOUNTED SHELVES AND STORAGE UNITS, MIRROR BOARDS, BUILT-IN BOARDS, SINK BOARDS, MONITORS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL MOUNTED ITEMS. SEE INTERIOR ELEVATIONS FOR SCOPE OF BLOCKING LOCATIONS AT MIRROR BOARDS.
- E. FOR ALL FLOORING CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR FRAME. SEE SHEET A802 FOR TYPICAL FLOORING TRANSITIONS.
- F. PROVIDE BULBOUTS ON ALL CORNER OUTSIDE CORNERS (L.S.D.) FOR INTERIOR METAL STUD CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.
- G. ALL DIMENSIONS INDICATED AS "CLEAR" ARE TO FACE OF HIGH SPRING, TILE, ETC.
- H. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
- I. ALL EXTERIOR OPENING DIMENSIONS ARE TO FACE OF OPENING.
- J. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR STRUCTURE W/ MECHANICAL CONTRACTOR - TYPICAL.
- K. COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.
- L. ALL NEW FLOOR ASSEMBLIES TO BE FULL UNLESS NOTED OTHERWISE.
- M. SEE THE DEMOLITION LEGEND ON THE DEMOLITION PLANS FOR LOCATIONS WHERE FLOOR SLAB INFILL REQUIRED. FRAMING DETAILS FOR CANOPYS 12" ABOVE FIRST FLOOR LEVELS CALLED OUT ON THE RCP DRAWINGS A701-A709.
- P. LIMITED SCOPE AREA

SHEET MATERIAL ID LIST

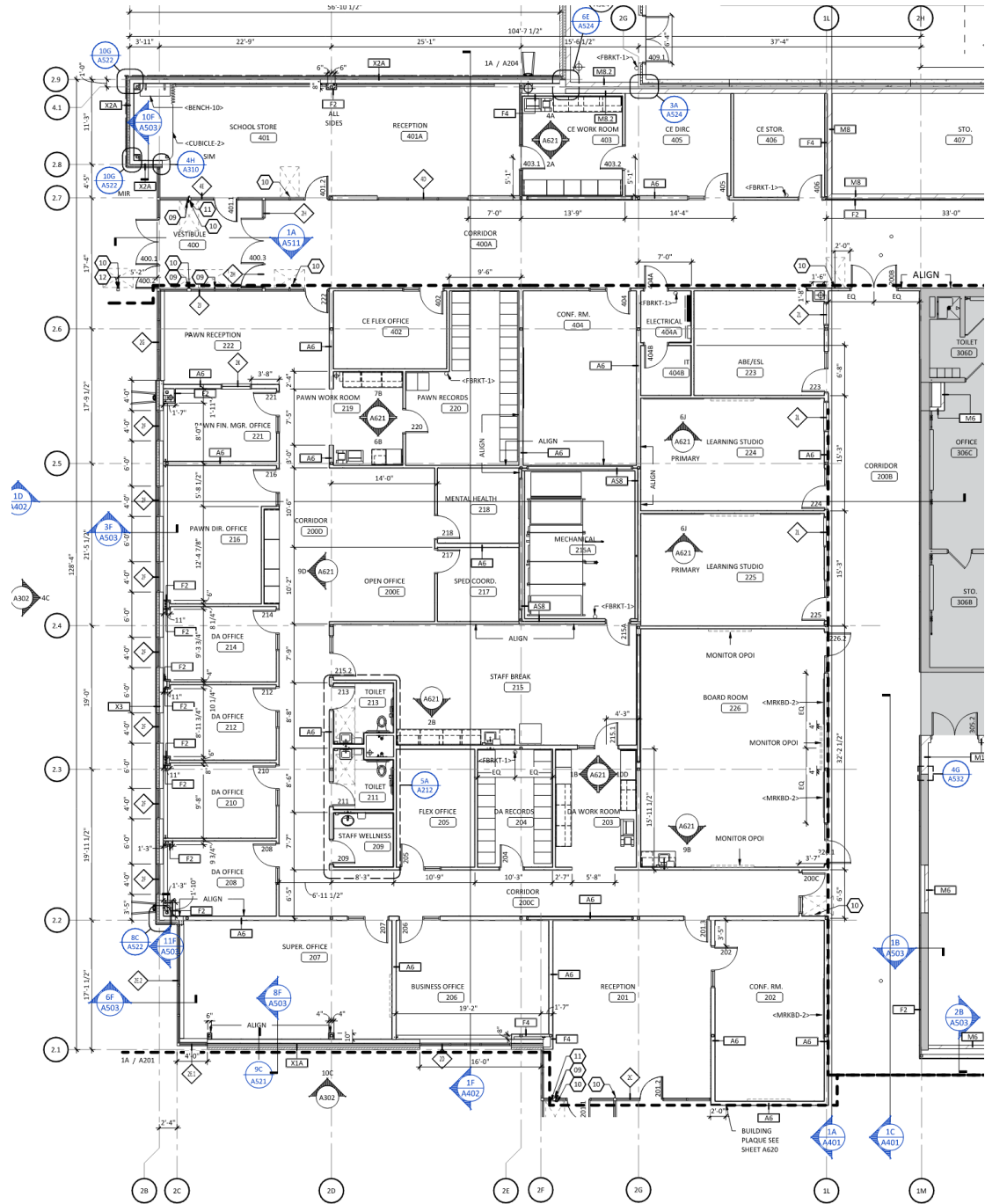
MATERIAL ID	SPEC SECTION & DESCRIPTION
PRMT-1	10 A400 - FIRE EXTINGUISHER BRACKET
FCAB-1	10 A400 - FIRE EXTINGUISHER CABINET, SEMI RECESSED
W6-2	10 A200 - WALL COAT HOOK BRACK, 2" X 4" A.F.F.
LOCKER 10	10 S113 - METAL LOCKERS - TWO TIER 12" W X 15" D X 18" H
LOCKER 12	10 S113 - METAL LOCKERS - EXISTING, ELECTRIFICATION PAINTED, P.F.A.
MOP-1	10 2800 - UTILITY SHELF AND MOP HOLDER
MWBKD-2	10 1201 - MIRROR BOARD
MWBKD-4	10 1201 - MIRROR BOARD
TRBD-5	10 1201 - TRUCK BOARD

FLOOR PLAN KEYNOTES

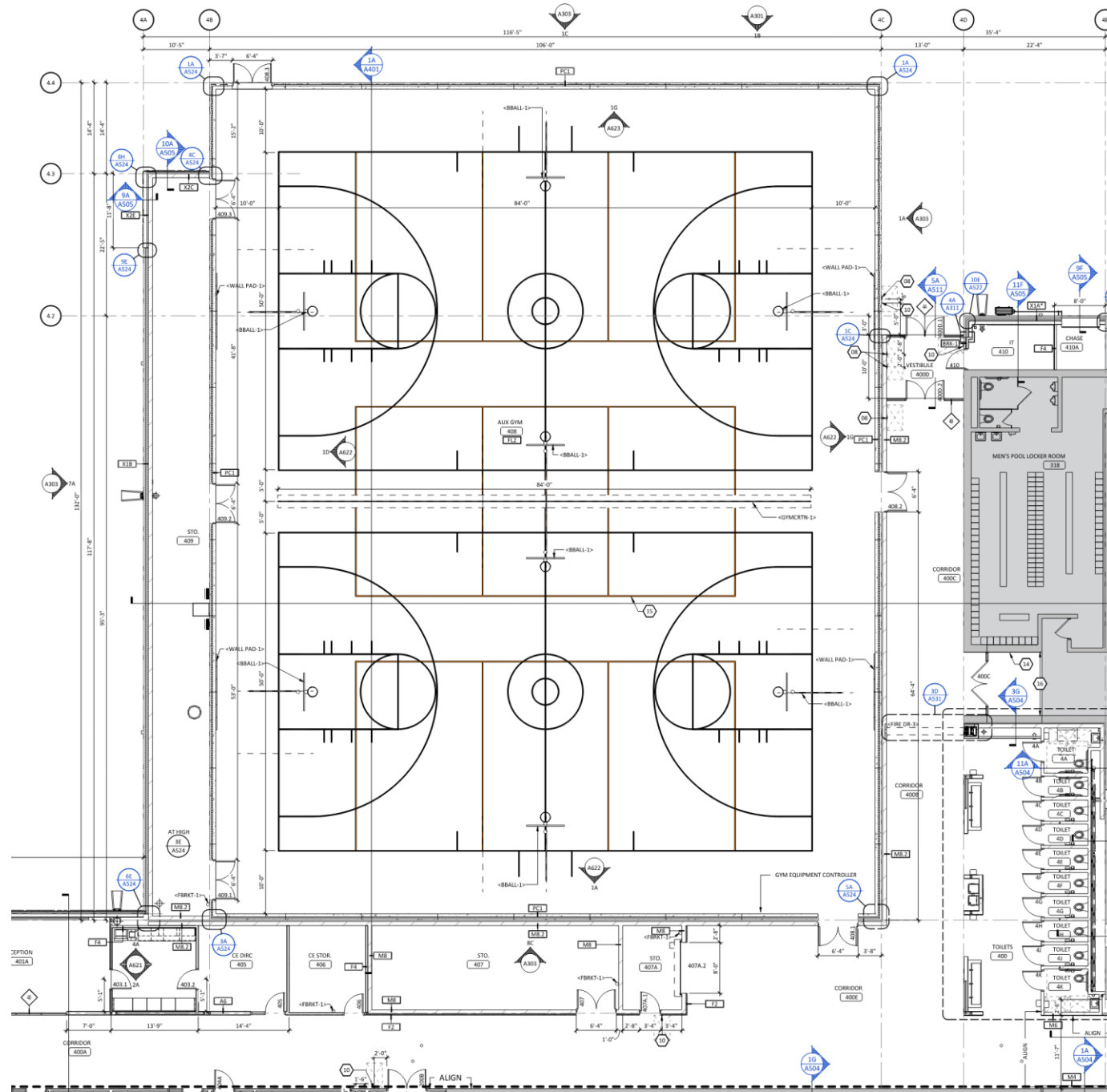
KEYNOTE	DESCRIPTION
K1	REMOVE FLOORING AND CEILING AS REQUIRED TO FACILITATE WALL CONSTRUCTION
K2	LAUNDRY AND MIRROR. SEE SHEET G102.
K3	PATCH AND REPAIR EXISTING PLASTER WALLS WHERE DAMAGED FROM WALL REMOVAL.
K4	REMOVE EXISTING FLOORING AS REQUIRED TO INSTALL NEW WALL-COVERING.
K5	PATCH AND REPAIR WALL AND EXISTING CMU WALL WHERE DAMAGED.
K6	PATCH-AND-REPAIR WALL WHERE FIRE EXTINGUISHER CABINET REMOVED.
K7	EXISTING CLOCK AND SPEAKER BASE TO BE REMOVED BY ELECTRICAL. PROVIDE 1/2" TO COVER EXISTING OPENING. PAINT TO MATCH WALL COLOR.
K8	AUTOMATIC DOOR OPERATOR ACTIVATOR, WALKON MOUNT, 3/4" A.F.F.
K9	AUTOMATIC DOOR OPERATOR ACTIVATOR, WALKON MOUNT, 3/4" A.F.F.
K10	CARD ACCESS CONTROL READER. SEE ELECTRICAL.
K11	DOOR RELEASE CALL STATION. SEE ELECTRICAL.
K12	AUTOMATIC DOOR OPERATOR ACTIVATOR AND POSTAL ACTIVATOR TO BE 3/4" A.F.F.
K13	PATCH-AND-REPAIR WALL WHERE DRINKING FOUNTAIN REMOVED.
K14	PATCH-AND-REPAIR WALL WHERE CABINET UNIT HEATER REMOVED.
K15	2ND FLOOR OPENING TO INCLUDE TWO 8" RIGID WALL COURTS AND THREE 8" RIGID WALL COURTS. COORDINATE WITH ARCHITECT.
K16	PATCH-AND-REPAIR CMU WALL WHERE WALL DAMAGED FROM REMOVAL. PAINT TO MATCH EXISTING.
K17	INSTALL SALVAGED AISD.
K18	INSTALL SALVAGED BUILDING PLASQUE.
K19	PROVIDE NEW DOOR NUMBER SIGNAGE. SEE SHEET G113 AND A820.
K20	SALVAGED LOCKERS LOCATED BY CONTRACTOR.
K21	SLOPE FLOOR 1/4" TO NEW TRASH DRAIN. SEE STRUCTURAL AND MECHANICAL FOR ANTI-FRANSE INFORMATION.
K22	SLOPE FLOOR 1/4" TO NEW DRAIN.
K23	INSTALL SALVAGED BRICK AS REQUIRED.
K24	COORDINATE ALL FLOOR DRAIN AND SLOPES WITH MECHANICAL, STRUCTURAL, AND FOOD SERVICE.
K25	PROVIDE SOLUBLE METAL LIGHT FIX FOR BARRIERS VISION LIGHT TO MATCH DOOR PANEL TYPE "Y" FOR EACH LEAF. GLAZING TO BE SL-3 BY ALL DETECTOR ORAL EXTERIOR FINE MESH LOCATION. REMOVAL DEBRIS AS REQUIRED AND GROUP ALL CORES SOLID WITH CONCRETE.
K26	PATCH-AND-REPAIR EXISTING INTERIORS HOLES PRIOR TO PAINTING FRAME.
K27	PROVIDE BLOCKING FOR OWNER SUPPLIED SIGN CENTER.
K28	PATCH-AND-REPAIR WALL WITH SALVAGED BRICK WHERE FIRE DEPARTMENT HOUPUP WAS REMOVED.

1ST FLOOR - AREA 1
DATE: 1/4/2024

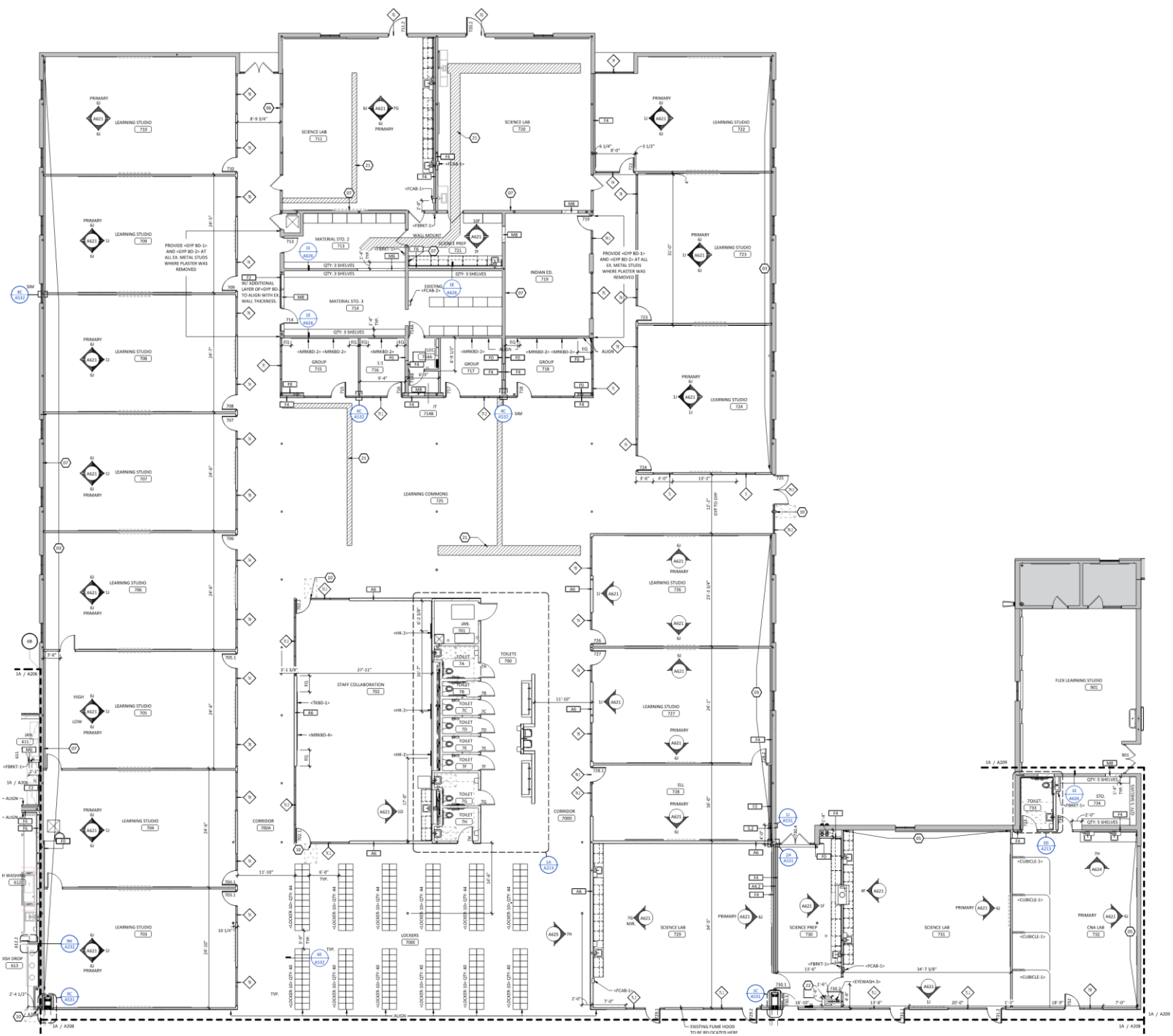
District Office



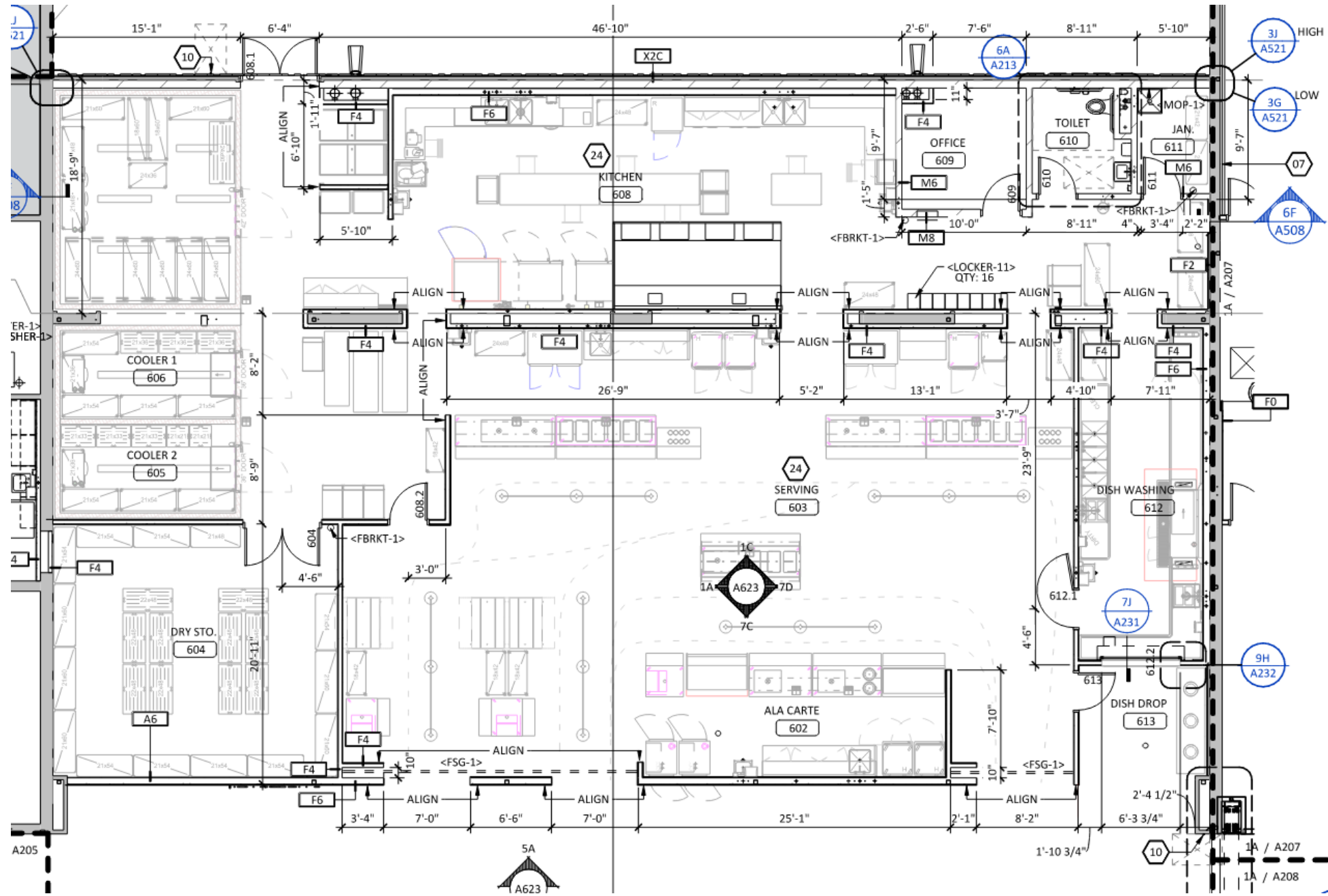
Gym



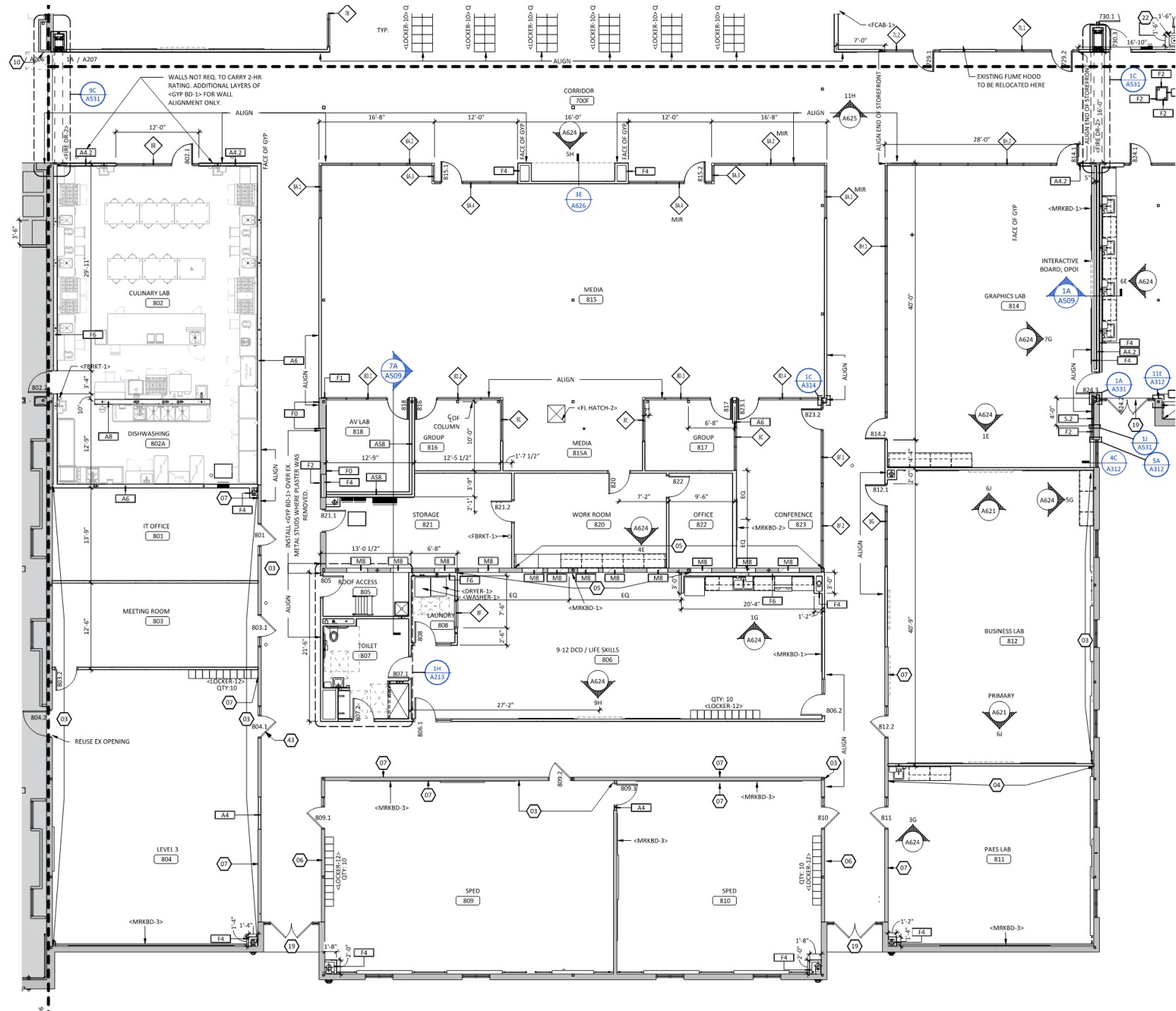
9th through 12th Wing



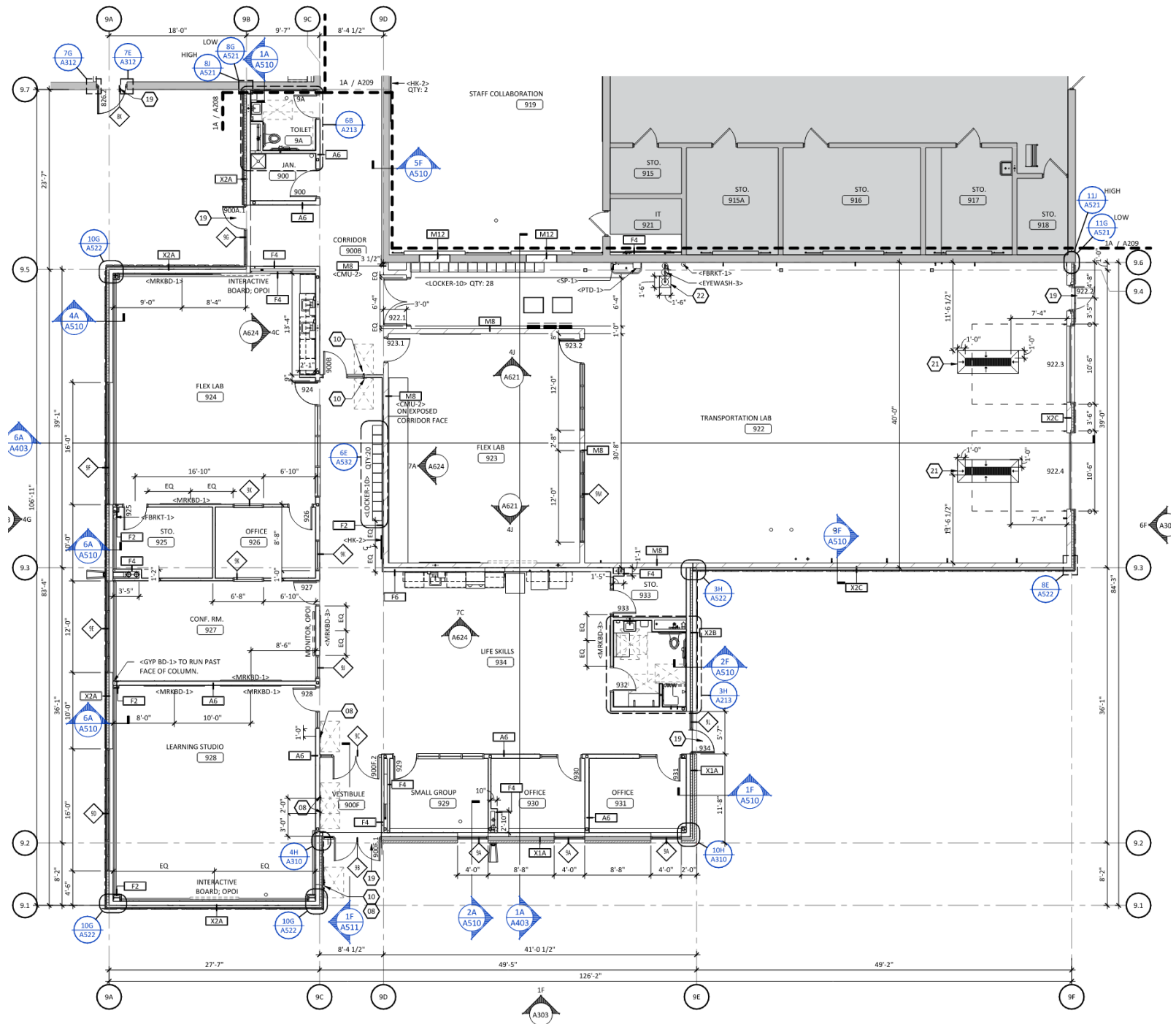
Kitchen




Media / SPED




ALC / Auto Lab



Renovations PH 2 - Media and East Classrooms / Bathrooms:

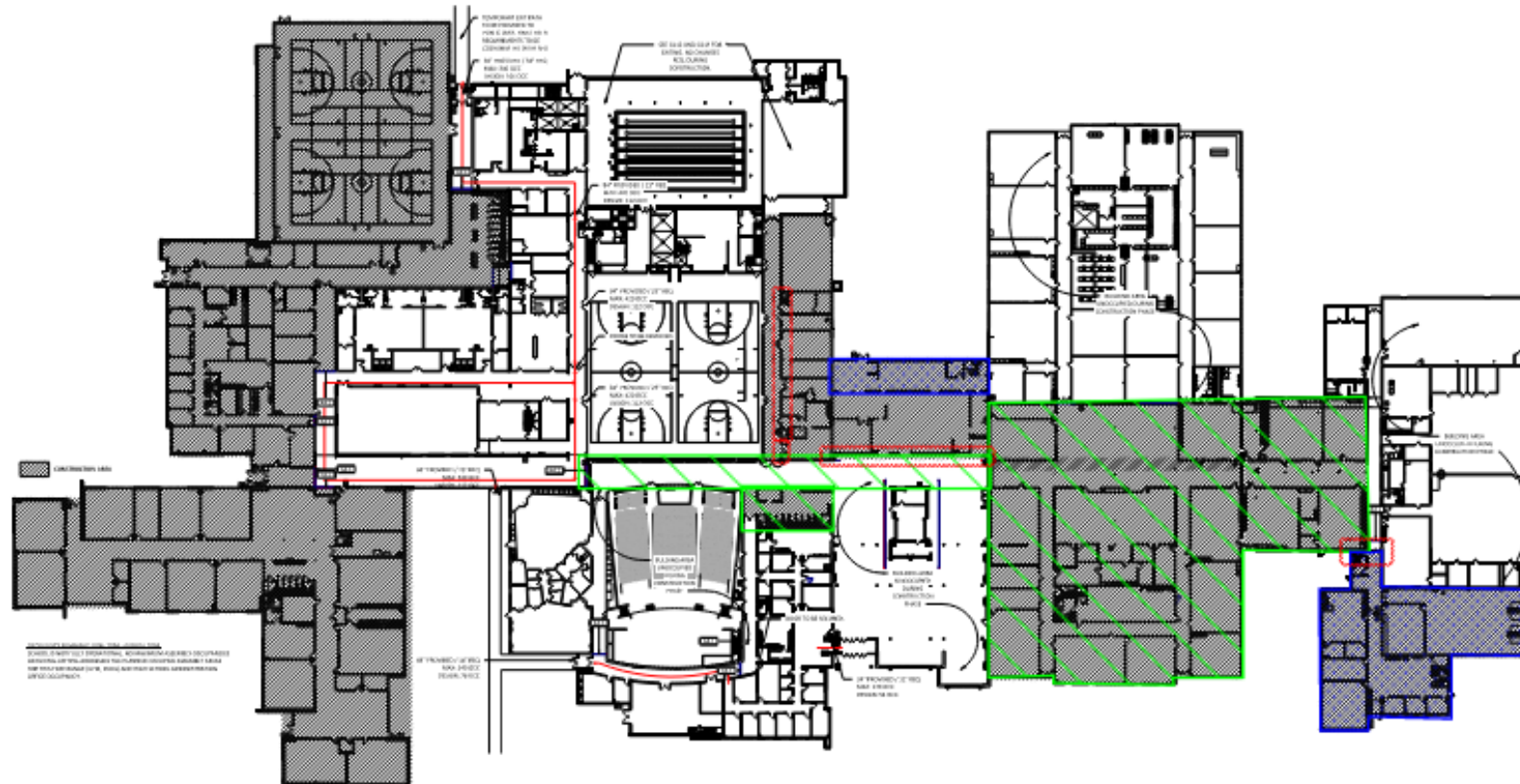
-6/3/24 thru 8/23/24 

New Construction - PH 2 - Kitchen/ALC/Transportation:

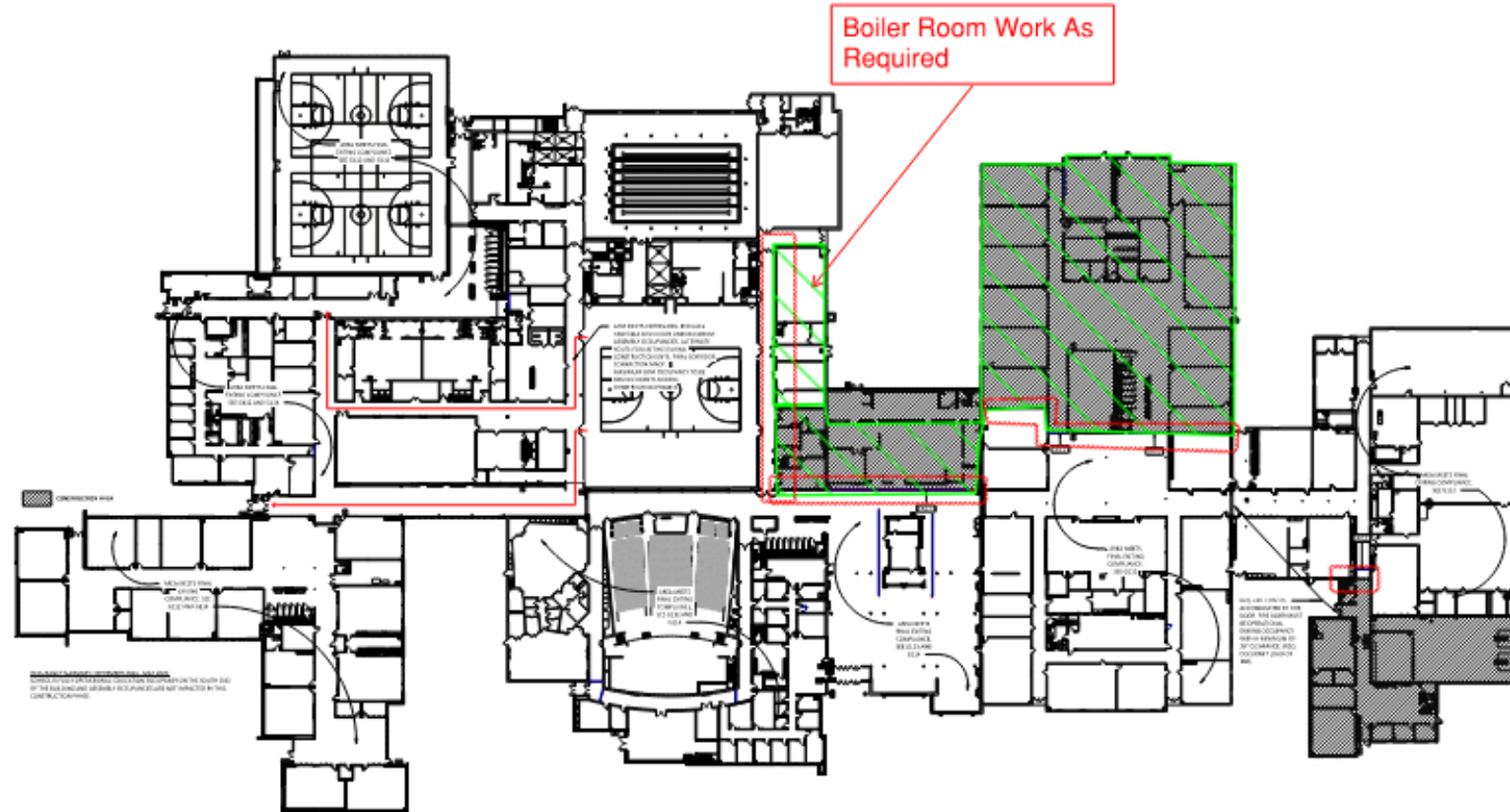
-6/3/24 thru 4/25/25 


Phase 2 Site Improvements:

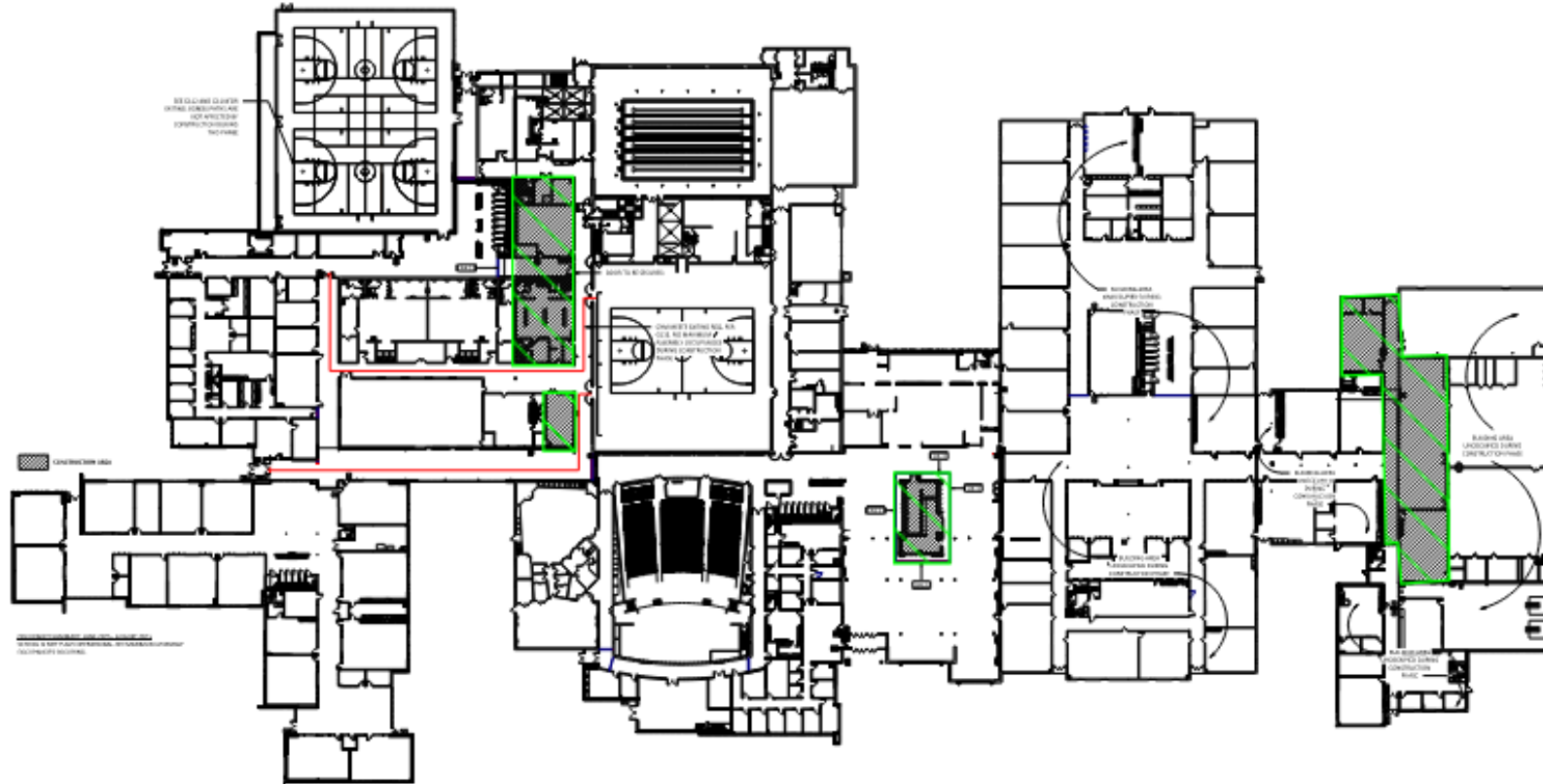
-6/2/25 thru 8/22/25



Renovations - PH 3 - West Classrooms (High School):
-9/16/24 thru 4/4/25
-4/25/25 - Kitchen Turnover Date



Renovations - Concessions / Locker Rooms / CTE:
-6/2/25 thru 8/22/25 

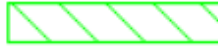


Site Logistics

Temp Fencing (by ICS)



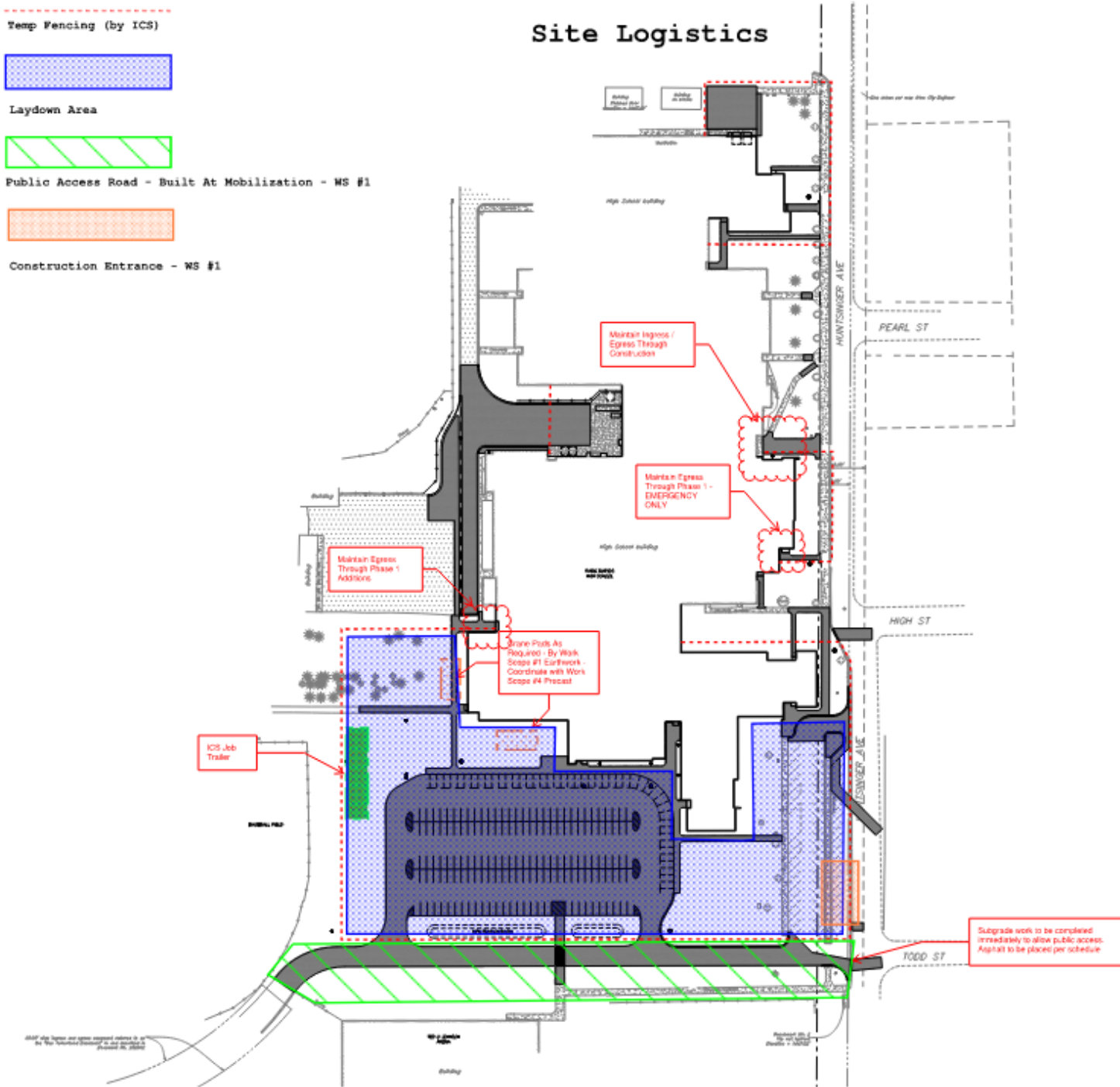
Laydown Area



Public Access Road - Built At Mobilization - WS #1



Construction Entrance - WS #1



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High School Facility Improvements – Work Scopes

1. Work Scope #1 – Earthwork: Building Demo, Grading, Exterior Concrete Asphalt, Parking Lots, Utilities
2. Work Scope #2 – Structural Placed Concrete: All Concrete Within Building Footprint
3. Work Scope #3 – Masonry
4. Work Scope #4 – Precast (Previously Awarded)
5. Work Scope #5 – Steel Supply
6. Work Scope #6 – Steel Installation
7. Work Scope #7 – Roofing and Metal Wall Panels
8. Work Scope #8 – Casework (Furnish Only)
9. Work Scope #9 – General Construction: Selective Demolition, Finish Carpentry, Casework Installation, Doors and Frames, Signage, Toilet Accessories, Lockers, Gym Equipment, Window Treatments
10. Work Scope #10 – Doors, Frames, Hardware (Furnish Only)
11. Work Scope #11 – Steel Studs and Drywall
12. Work Scope #12 – Paint and Wall Coverings
13. Work Scope #13 – Aluminum Doors, Windows and Glazing
14. Work Scope #14 – Tile and Flooring
15. Work Scope #15 – Athletic Sports Flooring
16. Work Scope #16 – Acoustical Ceilings and Acoustical Treatment
17. Work Scope #17 – Food Service (Fixed Equipment)
18. Work Scope #18 – Food Service (Loose Equipment)
19. Work Scope #19 – Fire Suppression
20. Work Scope #20 – Mechanical
21. Work Scope #21 – Electrical
22. Work Scope #22 – Wood Laboratory Casework

High School Facility Improvements – Alternate Schedule



1. Composite Fencing – Base Bid Includes No Fencing – 60K Anticipated Valuation
2. Controls – JCI as Basis of Design – No Cost Associated
3. Roofing – Ballasted Roof as Base Bid, Add to Fully Adhered – 660K Anticipated Valuation
4. Interior Openings – Aluminum Openings as Base Bid – Minimal Cost Anticipated
5. Culinary Equipment – Includes Additional Equipment – 80K Anticipated Valuation
6. Clock/Paging - Visiplex as Basis of Design – No Cost
7. Clock/Paging – Include at Out of Scope Areas – 150K Anticipated Valuation
8. Mezzanine Railing – Base Bid Includes No Railing – 20K Anticipated Valuation
9. MVRA – Concrete Additive to Speed Curing – 35K Anticipated Valuation
10. Concessions – Base Bid Includes Full Renovation – 220K Anticipated Valuation

Park Rapids Additions and Renovations

High School Facility Improvements - Estimate



Owner:	ISD #309 - Park Rapids
Project:	Secondary ADDITIONS
Location:	Park Rapids, MN
Designer:	JLG

Document Date:	12/14/2022
Project Start:	May '23
Project Completion:	August '25

Project Manager:	Justin Maaninga
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AREA: SF	77,750
Area 1	0
Area 2	0
Area 3	0
Area 4	0
Area 5	0
Area 6	0
Area 7	0
Area 8	0
Area 9	0
Area 10	0

Secondary ADDITIONS

Construction Documents


ITEM DESCRIPTION
BUILDING DEMOLITION
BUILDING STRUCTURE
EXTERIOR ENCLOSURE - SHELL
INTERIOR CONSTRUCTION
SPECIALTIES & EQUIPMENT & FURNISHINGS
MECHANICAL
ELECTRICAL
SITE WORK

QTY	UOM	UNIT COST	COST/SF	TOTAL COST
			\$0.00	\$0.00
			\$66.11	\$5,139,746.50
			\$54.74	\$4,256,175.00
			\$39.52	\$3,072,935.00
			\$15.93	\$1,238,400.00
			\$64.82	\$5,040,000.00
			\$30.48	\$2,370,000.00
			\$3.84	\$1,696,469.00
ESTIMATE TOTALS			\$275.45	\$22,813,725.50
CONTRACTOR OVERHEAD AND PROFIT			5.00%	\$1,140,686.28
GRAND TOTAL				\$23,954,411.78

Park Rapids Additions and Renovations

High School Facility Improvements - Estimate



		Document Date: 12/14/2022		AREA: SF 83,000		
		Project Start: May '23		Area 1 0		
Project Completion: August '25		Area 2		Area 3 0		
		Area 4		Area 5 0		
		Area 6		Area 7 0		
		Area 8		Area 9 0		
		Area 10		Area 10 0		
Owner: ISD #309 - Park Rapids Project: Secondary RENOVATIONS Location: Park Rapids, MN Designer: JLG		Project Manager: Justin Maaninga				
<h3>Secondary RENOVATIONS</h3>		<h3>Construction Documents</h3>				
ITEM DESCRIPTION		QTY	UOM	UNIT COST	COST/SF	TOTAL COST
BUILDING DEMOLITION					\$7.61	\$631,242.50
BUILDING STRUCTURE					\$1.43	\$118,700.00
EXTERIOR ENCLOSURE - SHELL					\$13.26	\$1,100,400.00
INTERIOR CONSTRUCTION					\$42.10	\$3,494,130.00
SPECIALTIES & EQUIPMENT & FURNISHINGS					\$3.18	\$263,875.00
MECHANICAL					\$68.73	\$5,705,000.00
ELECTRICAL					\$22.83	\$1,895,000.00
SITE WORK					\$0.00	\$0.00
		ESTIMATE TOTALS			\$159.14	\$13,208,347.50
		CONTRACTOR OVERHEAD AND PROFIT			5.00%	\$660,417.38
		GRAND TOTAL				\$13,868,764.88

Park Rapids Additions and Renovations

High School Facility Improvements



- We Recommend to Approve the High School Facility Improvements, Construction Documents, as Presented With the Authorization to Proceed With the Bidding Process.

Park Rapids Additions and Renovations

Questions?

