REFERENDUM OVERSIGHT COMMITTEE

December 3, 2018

Champaign 4 UNIT SCHOOL DISTRICT

AGENDA

- All Projects
  - Budgets
  - Progress Review
- Active Projects
  - Design/Construction Updates
  - Spending Updates
- Financial Update
- Intergovernmental Agreement
- Planned Development Applications

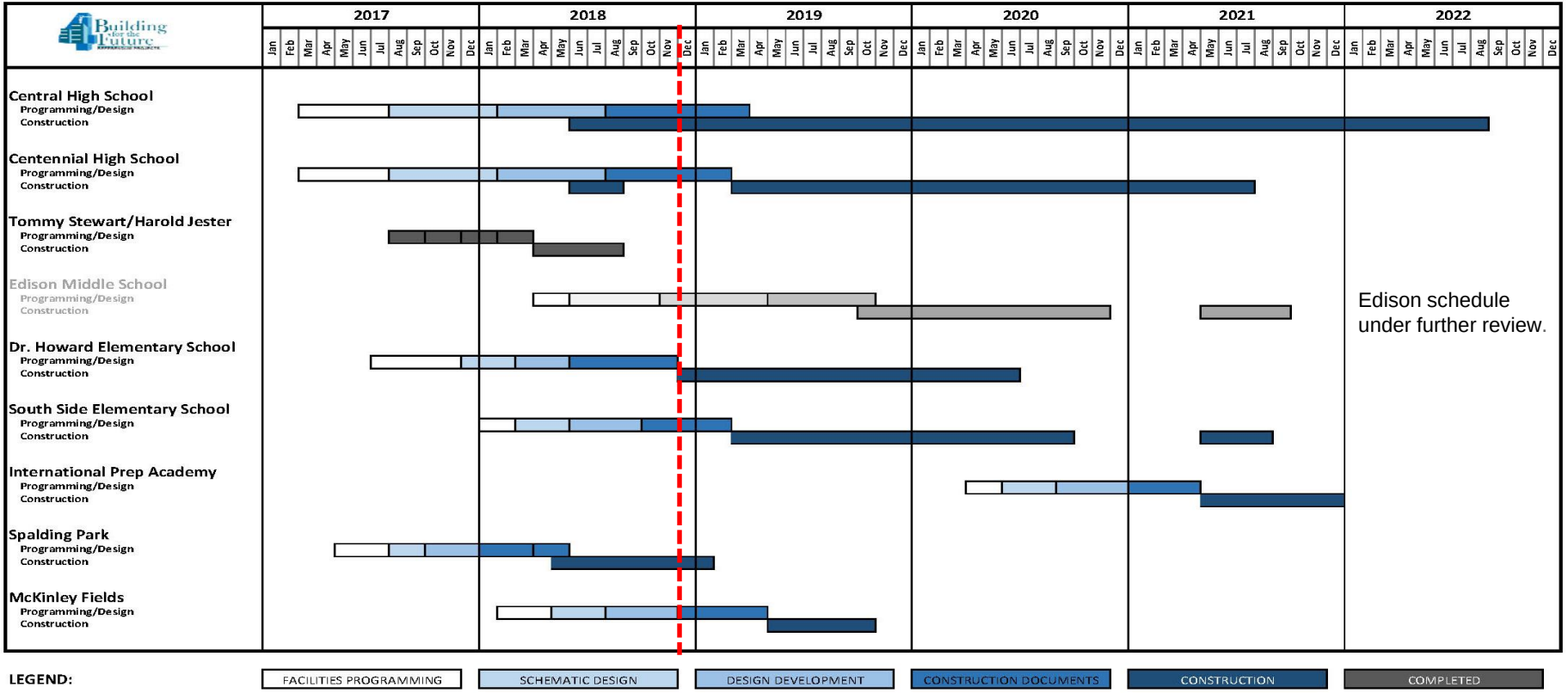
PROJECTS/BUDGETS

	REFERENDUM	CURRENT	
• Central High School	- $ 87.1M	- $ 87.1M	
• Centennial High School	- $ 63.3M	- $ 63.3M	
• Edison Middle School	- $ 15.0M	- $ 15.0M	
• Dr. Howard Elementary	- $ 16.1M	- $ 18.1M	Dr. Howard budget increase to allow for full 3-strand, K-5 facility, and unsuitable soils.
• South Side Elementary	- $ 11.1M	- $ 11.1M	
• International Prep Academy	- $ 6.0M	- $ 6.0M	
• Spalding Park Fields	- $ 3.6M	- $ 3.9M	Spalding budget increase to allow for full Unit 4 bid scope.
• McKinley Fields	- $ 6.2M	- $ 6.6M	McKinley budget increase to include sports field lighting in base bid.
	$208.4M	**$211.1M**	Includes revenue from bond proceeds, District reserves, and other available capital improvement funding sources as needed.

PERKINS+WILL igw ARCHITECTURE O'SHEA BUILDERS

December 3, 2018

PROGRESS



PERKINS+WILL igw ARCHITECTURE O'SHEA BUILDERS

December 3, 2018

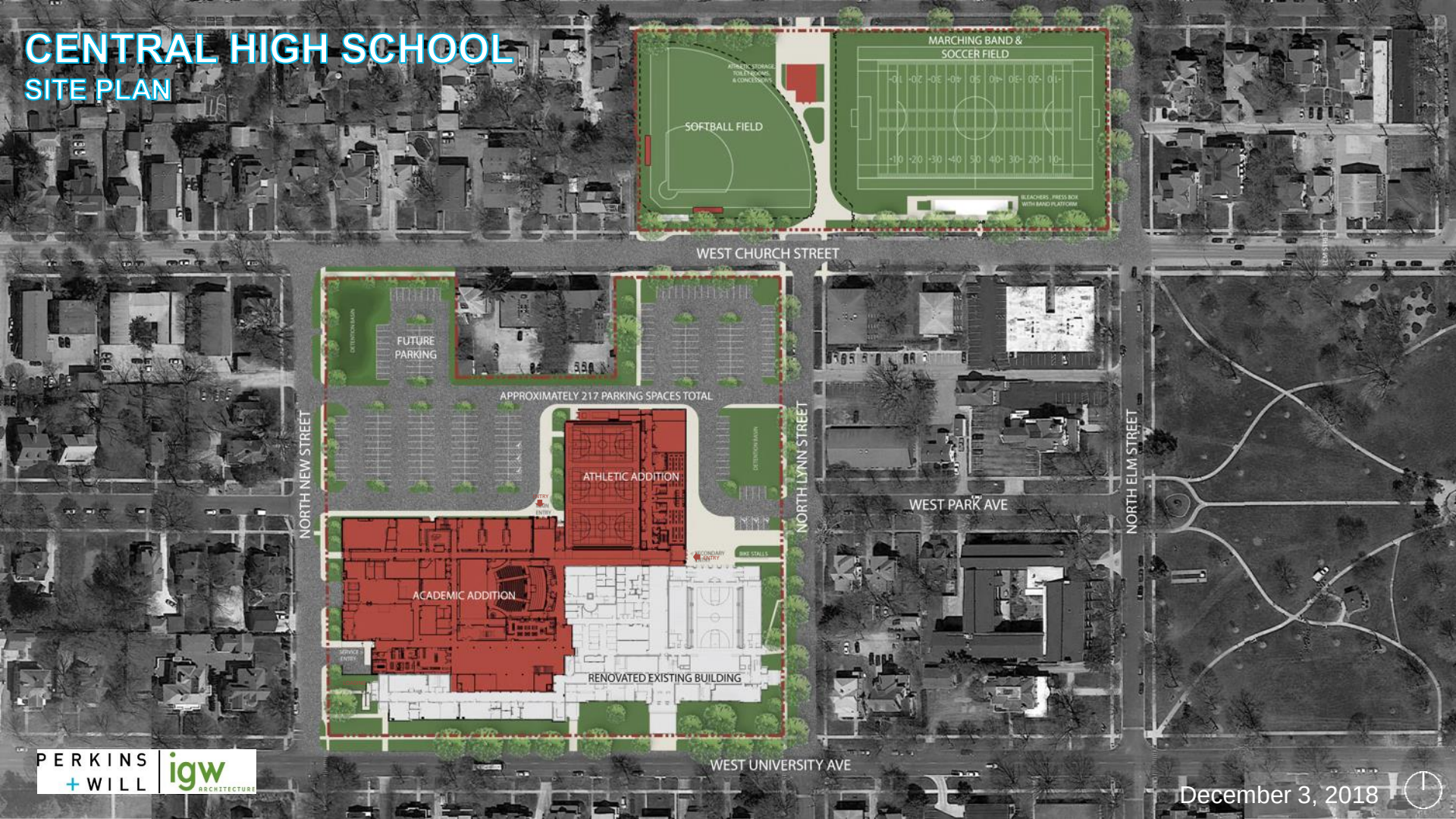
ACTIVE PROJECTS IN BLACK

Projects	Current Phase of Work	Project Budget	Current Estimated Cost
Central High School	Constr. Docs & Construction	$87,100,000	$87,000,000 CD Estimate
Centennial High School	Constr. Docs & Construction	$63,300,000	$63,300,000 CD Estimate
Tommy Stewart Field	Complete	Included Above	Included Above
Edison Middle School	Start To Be Determined	$15,000,000	$15,000,000 Referendum Budget
Dr. Howard Elementary	Constr. Docs & Construction	$18,105,000	$18,105,000 Bidding
South Side Elementary	Construction Documents	$11,100,000	$11,100,000 CD Estimate
International Prep Academy	April 2020 Start	$ 6,000,000	$ 6,000,000 Referendum Budget
Spalding Park Fields	Construction	$ 3,854,055	$ 3,854,055 Construction
McKinley Field	Design Development	$ 6,600,000	$ 6,600,000 DD Estimate

CENTRAL HIGH SCHOOL

CENTRAL HIGH SCHOOL

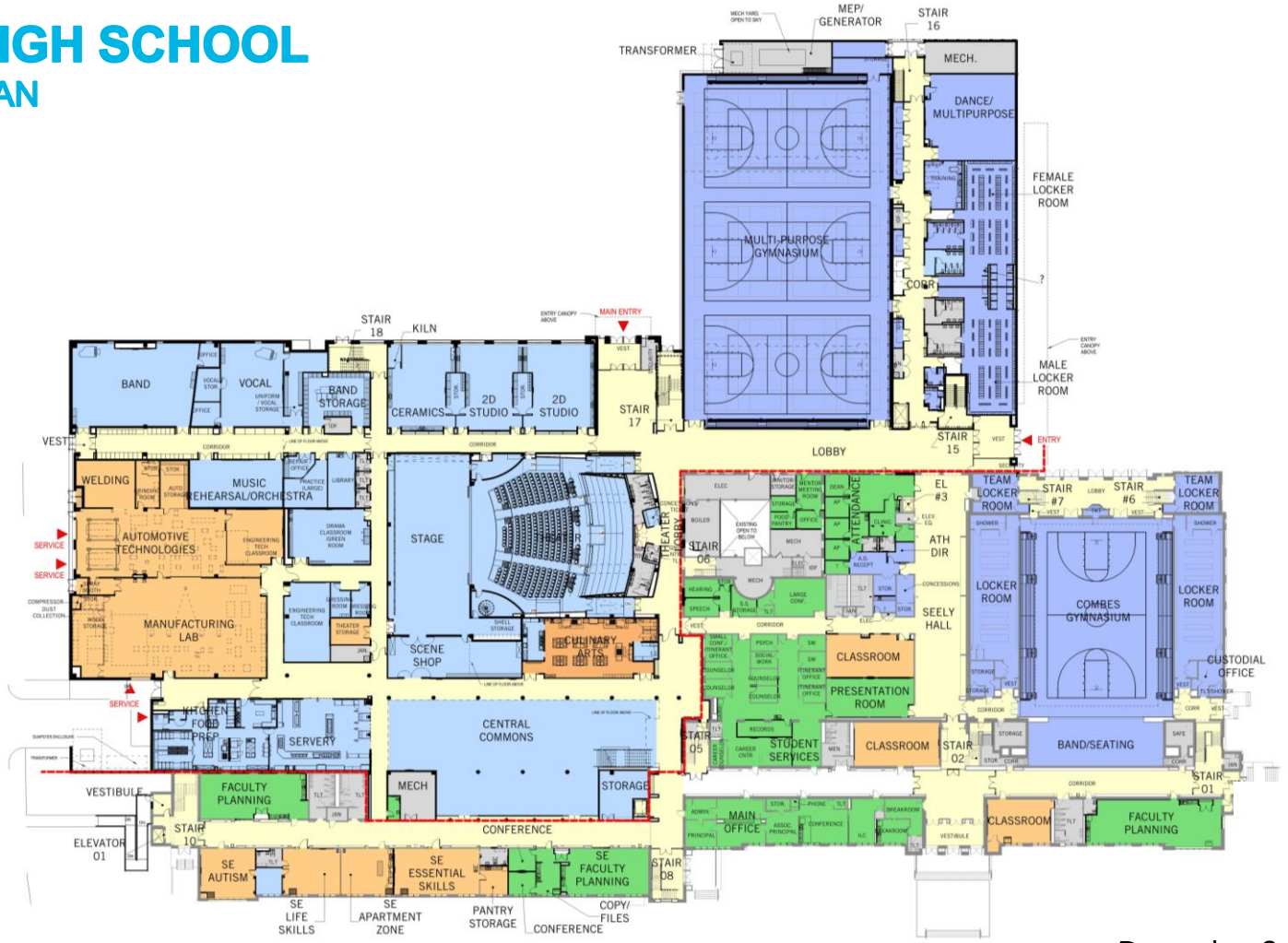
SITE PLAN



PERKINS + WILL | igw ARCHITECTURE

December 3, 2018

CENTRAL HIGH SCHOOL
FIRST FLOOR PLAN



PERKINS + WILL | igw ARCHITECTURE

December 3, 2018

CENTRAL HIGH SCHOOL

VIEW FROM NORTHWEST



PERKINS + WILL | igw ARCHITECTURE

December 3, 2018

CENTRAL HIGH SCHOOL
UPCOMING DESIGN/CONSTRUCTION ACTIVITIES

- DESIGN
  - Continue Construction Documents
  - Issue Documents for Bid: February 2019
  - Future Bid Documents for North Fields and FF&E
- CONSTRUCTION
  - Phase 1 Demo: Complete
    (201 & 203 N. Lynn St., 606 W. Park Ave. and 603 & 607 W. Church St.)
  - Phase 2 Demo: November 2018 – February 2019
    (500, 615 & 619 W. Church St., 206 N. New St. and 308 N. Lynn St.)
  - Phase 2 Utility Relocations: January – April 2019
  - Additions/Renovations Start: April 2019

Central High School

CONSTRUCTION PROGRESS PHOTO – PHASE 1 DEMO, VIEW TO NORTHWEST



PERKINS + WILL | igw ARCHITECTURE | O'SHEA BUILDERS

December 3, 2018

Central High School

CONSTRUCTION PROGRESS PHOTO – PHASE 1 DEMO, VIEW TO SOUTHWEST



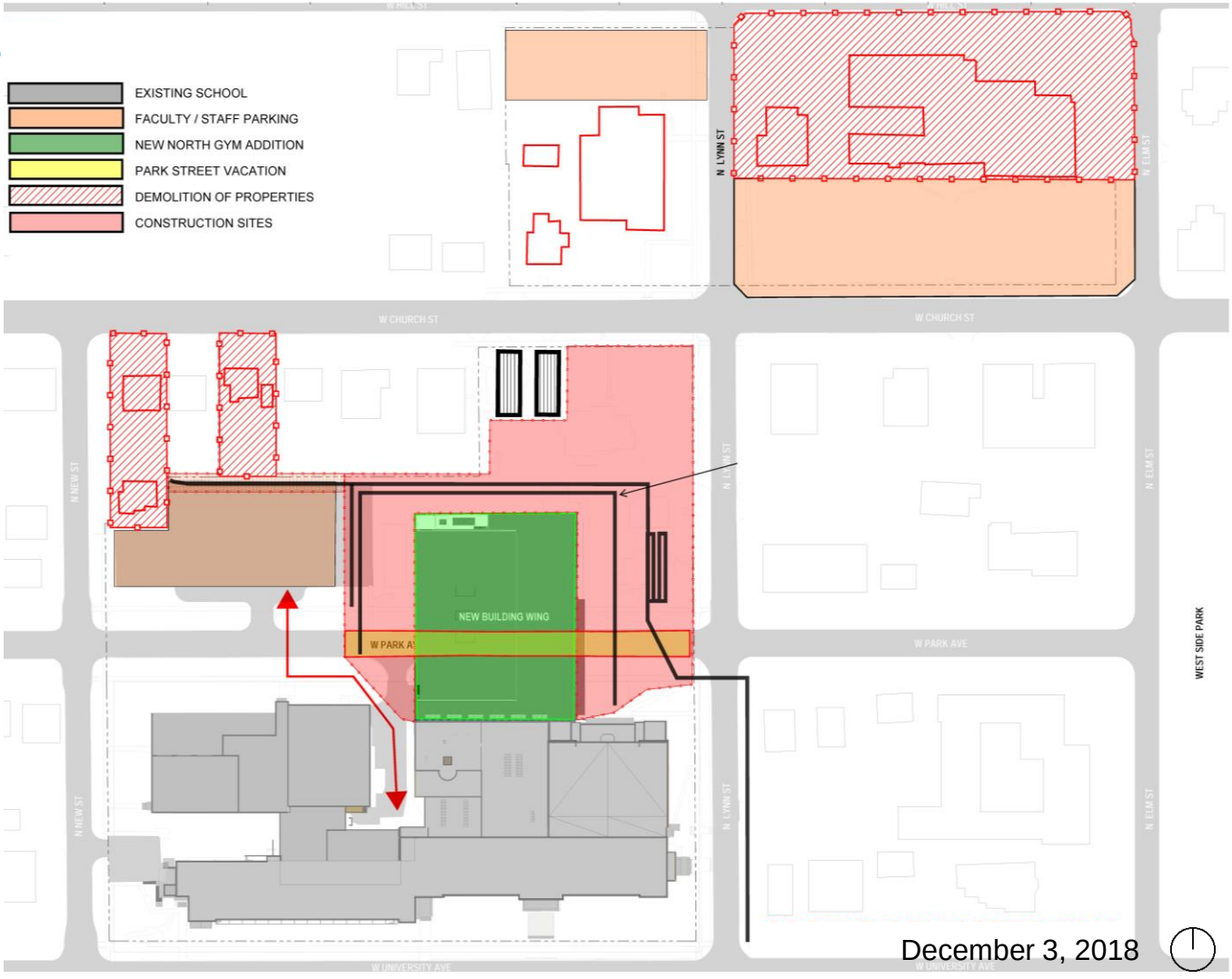
PERKINS + WILL | igw ARCHITECTURE

O'SHEA BUILDERS

December 3, 2018

CENTRAL HIGH SCHOOL PHASING PLAN

SPRING SEMESTER 2019

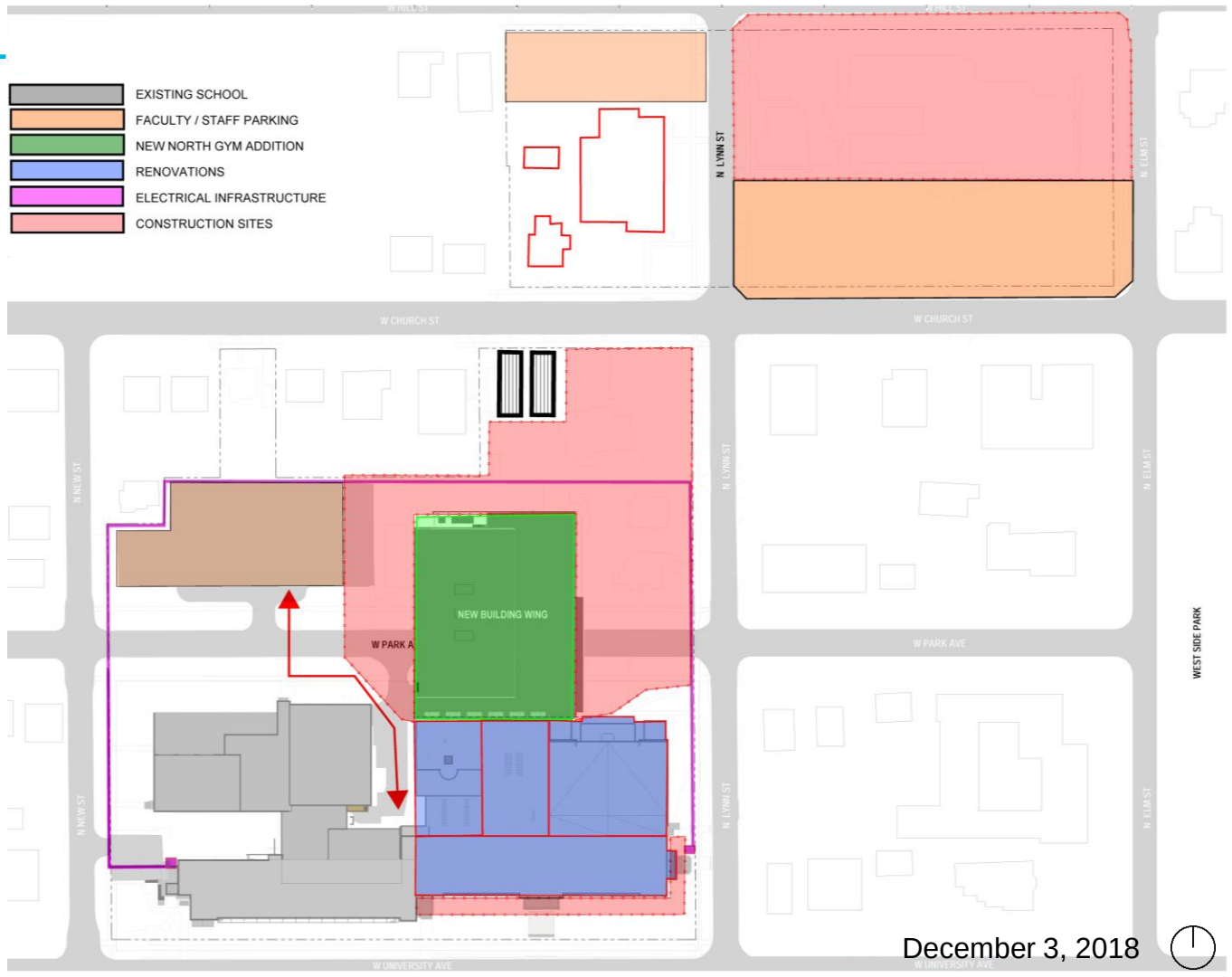


O'SHEA BUILDERS

December 3, 2018

CENTRAL HIGH SCHOOL PHASING PLAN

SUMMER 2019

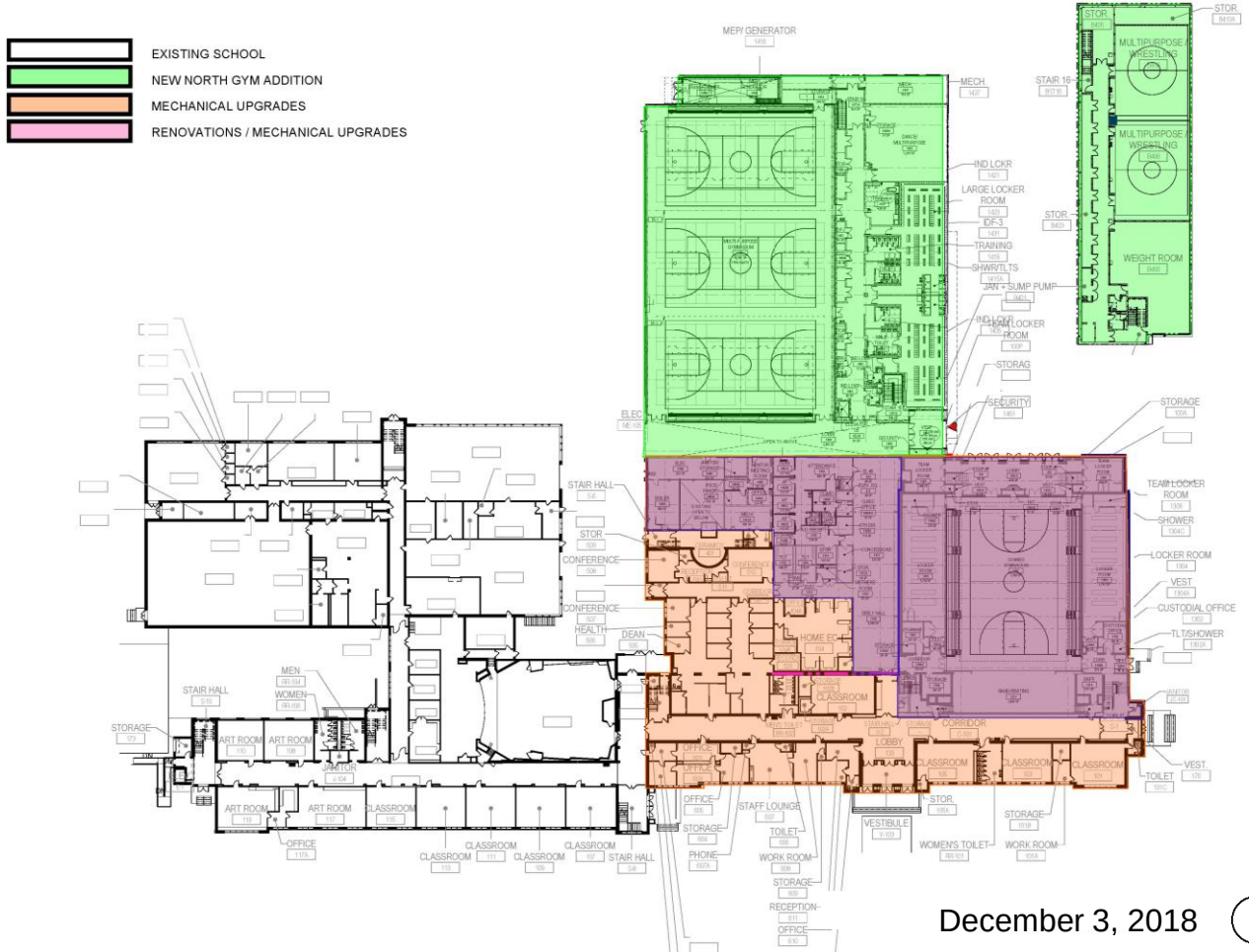


O'SHEA BUILDERS

December 3, 2018

CENTRAL HIGH SCHOOL PHASING PLAN

SUMMER 2019



December 3, 2018

CENTRAL HIGH SCHOOL

PROJECT SPENDING UPDATE

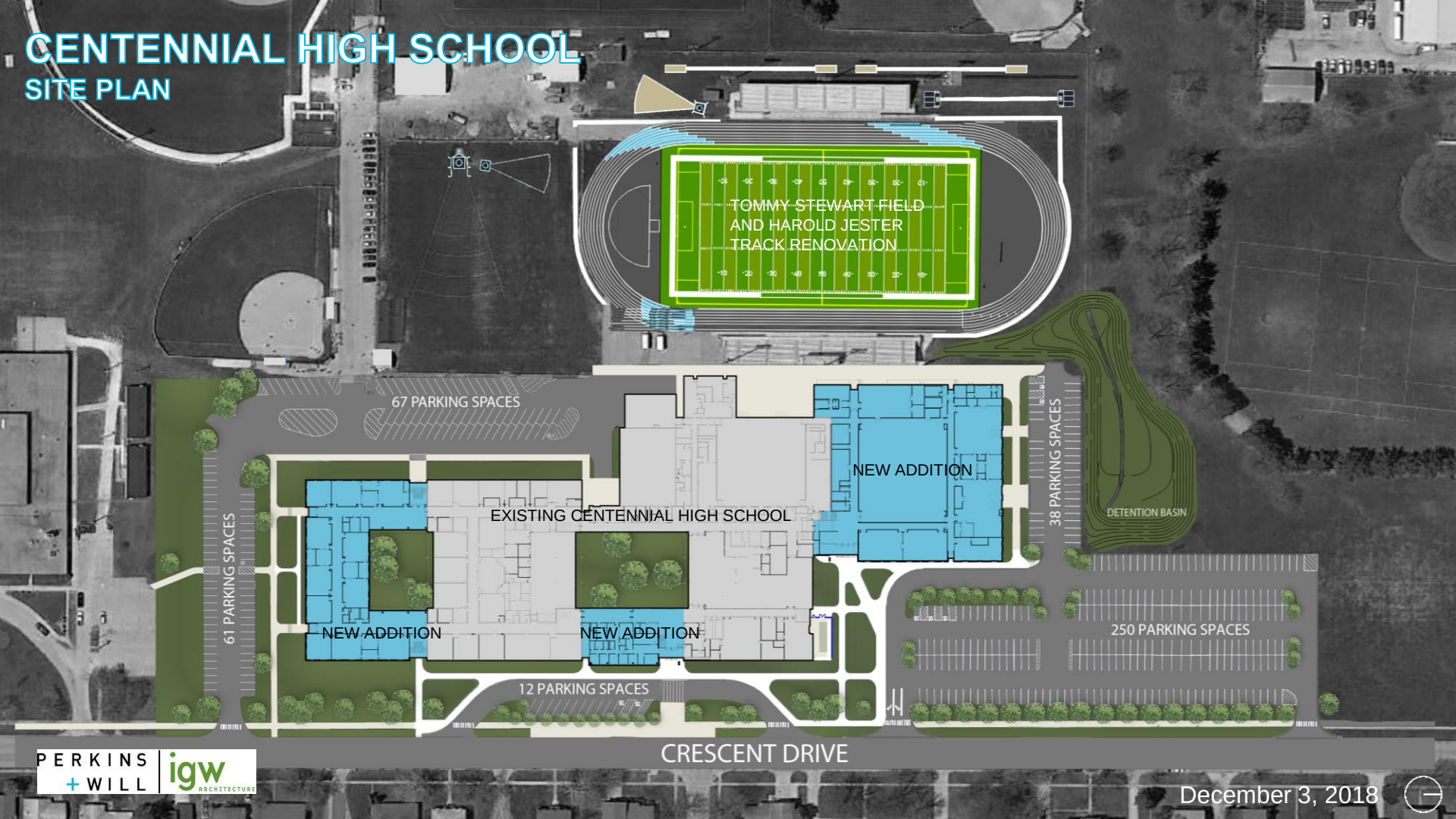


PRINCIPAL EXPENSES:

- Property Acquisitions
- Professional Services (Architectural/Engineering)
- Construction Costs
  - Utility Enabling (Summer 2018)
  - Phase I Demolition
- Utility Fees & Relocations
- Hazardous Materials Abatement
- Programming & Development
- Pre-Construction Management
- Site Surveys
- Soil Testing

CENTENNIAL HIGH SCHOOL

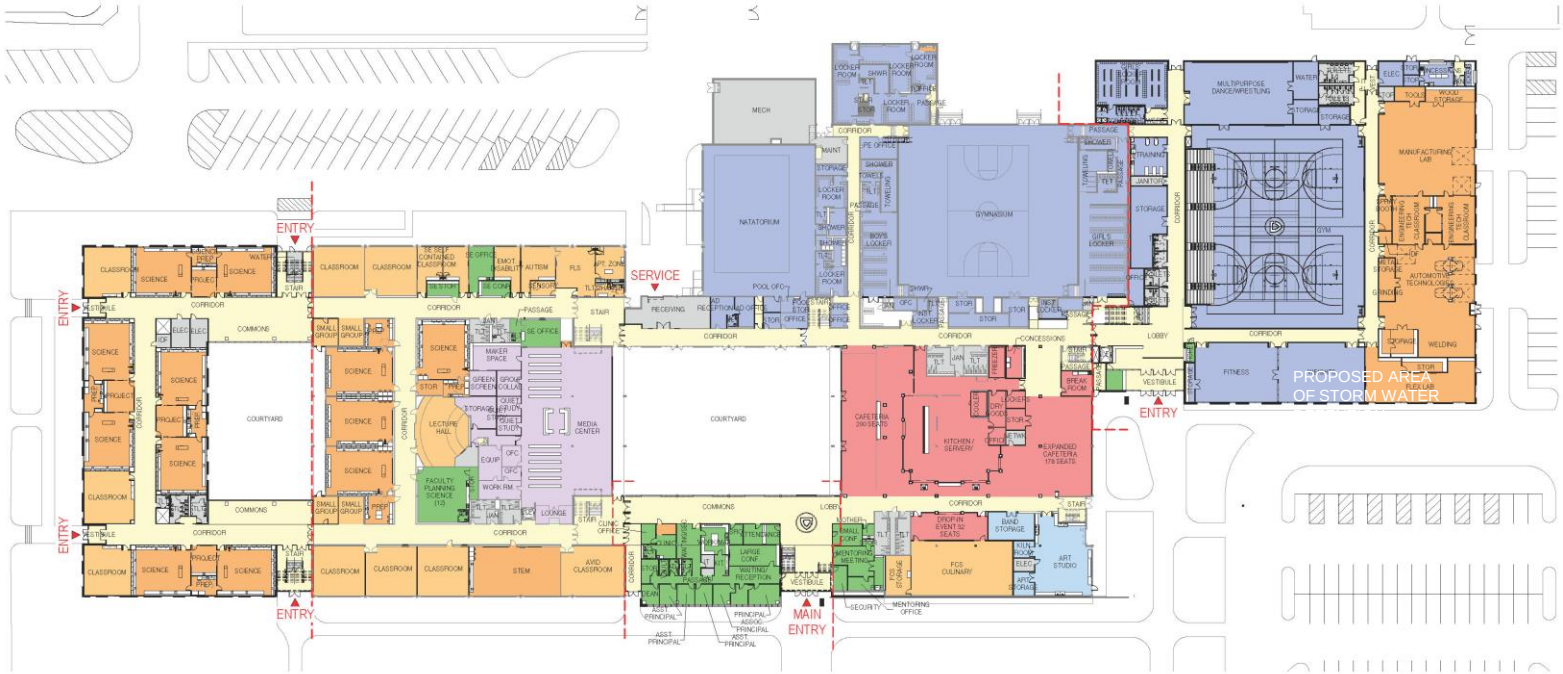
CENTENNIAL HIGH SCHOOL
SITE PLAN



PERKINS + WILL | igw ARCHITECTURE

December 3, 2018

CENTENNIAL HIGH SCHOOL
FIRST FLOOR PLAN



PERKINS + WILL | igw ARCHITECTURE

December 3, 2018

CENTENNIAL HIGH SCHOOL

VIEW FROM NORTHEAST



PERKINS + WILL | igw ARCHITECTURE

December 3, 2018

CENTENNIAL HIGH SCHOOL
UPCOMING DESIGN/CONSTRUCTION ACTIVITIES

- DESIGN
  - Continue Construction Documents
  - Issue Documents for Bid January 2019
  - Future Bid Documents for FF&E
- CONSTRUCTION
  - Detention Basin: September – November 2018 (North of Tommy Stewart Field)
  - Additions/Renovations Start: March 2019

Centennial High School

CONSTRUCTION PROGRESS PHOTO – DETENTION BASIN



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December 3, 2018

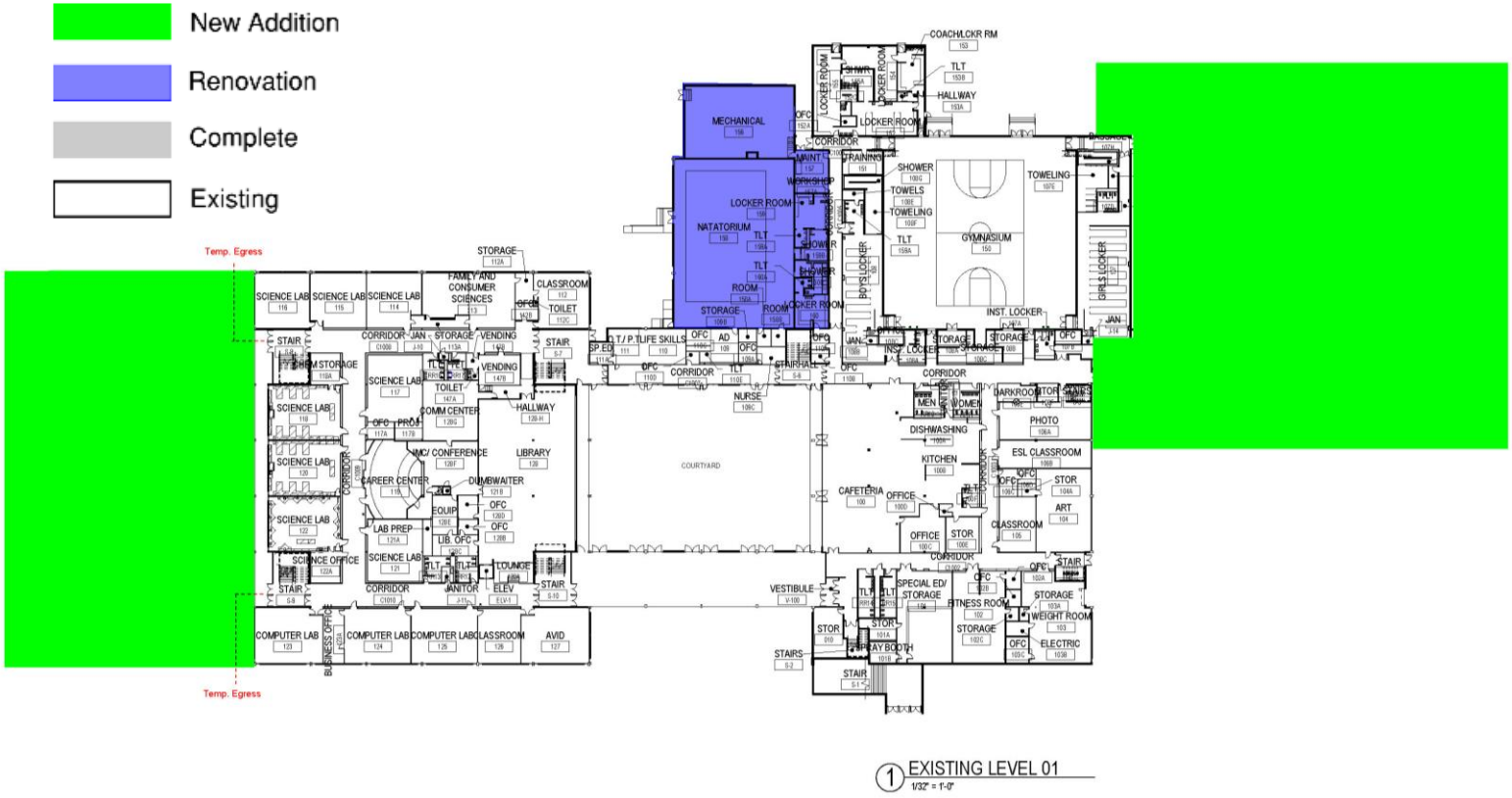
Centennial High School
CONSTRUCTION PROGRESS PHOTO – STOCKPILE FOR FUTURE FILL



PERKINS + WILL | igw ARCHITECTURE | O'SHEA BUILDERS

December 3, 2018

CENTENNIAL HIGH SCHOOL
PHASING PLAN - SPRING SEMESTER 2019



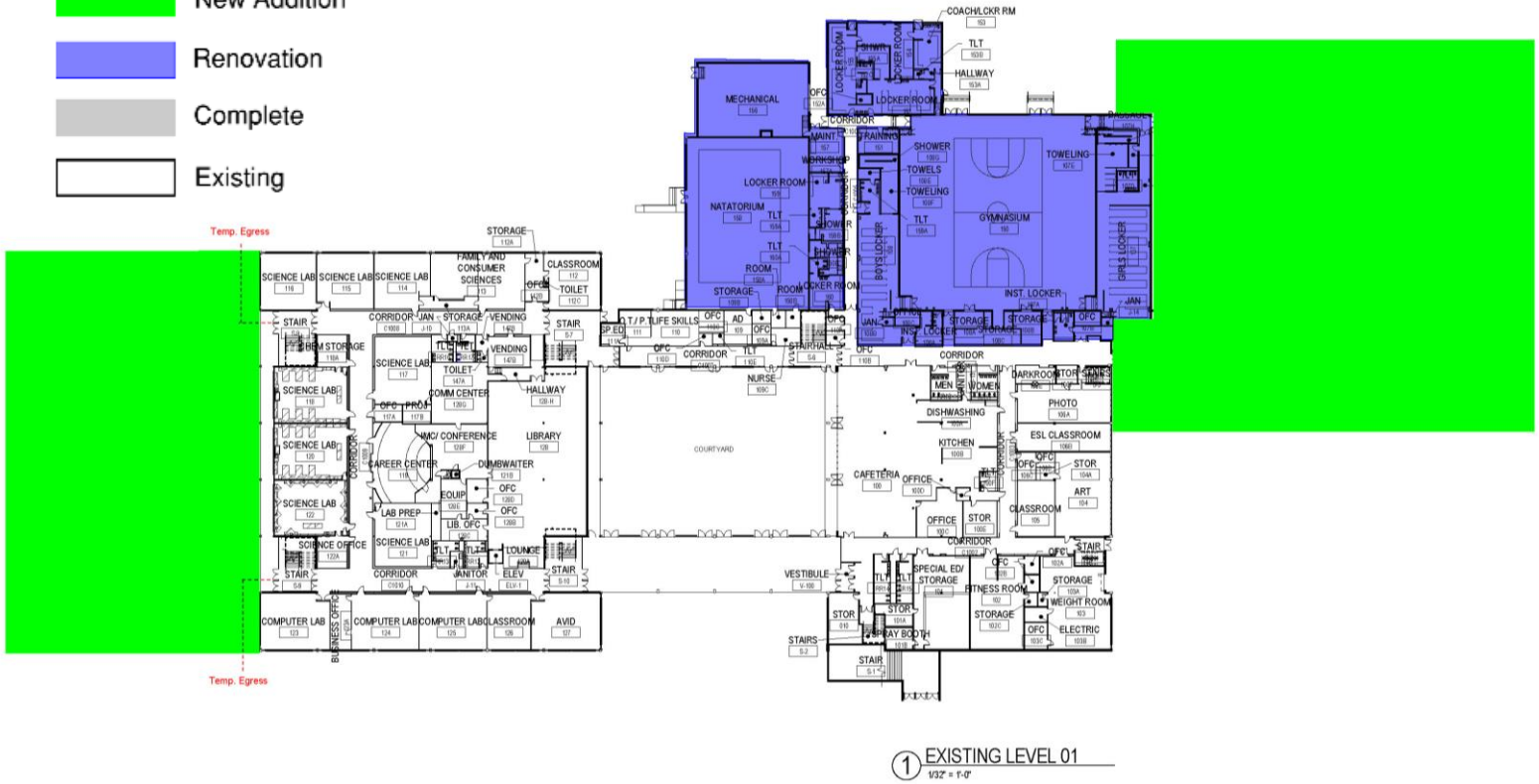
CENTENNIAL HIGH SCHOOL
PHASING PLAN - SUMMER SEMESTER 2019

New Addition

Renovation

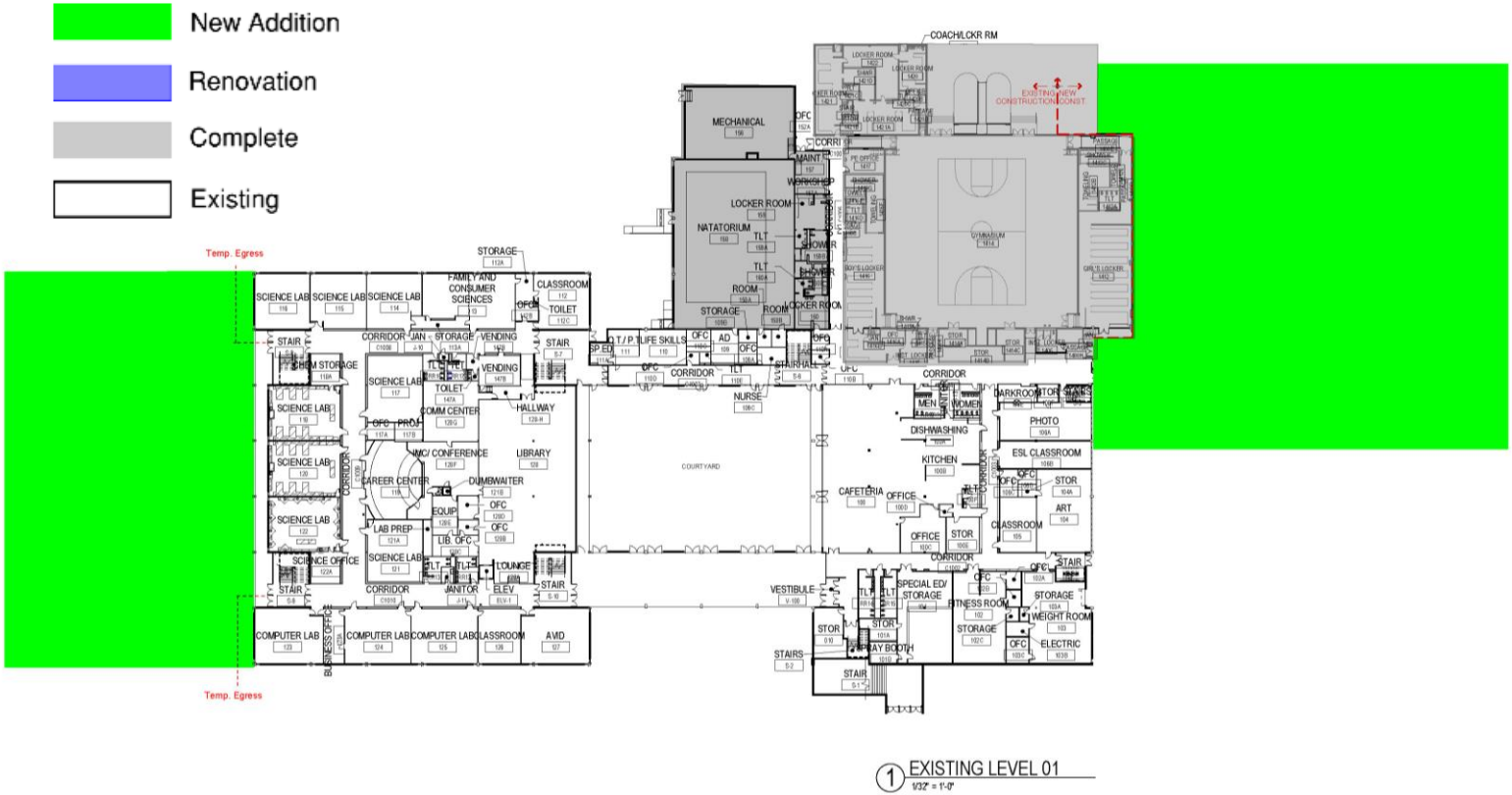
Complete

Existing



1 EXISTING LEVEL 01
1/32" = 1'-0"

CENTENNIAL HIGH SCHOOL
PHASING PLAN - FALL SEMESTER 2019



CENTENNIAL HIGH SCHOOL

PROJECT SPENDING UPDATE



PRINCIPAL EXPENSES:

- Professional Services (Architectural/Engineering)
- Construction Costs
  - Tommy Stewart Field
  - Utility Enabling (Summer 2018)
- Programming & Development
- Pre-Construction Management
- Property Acquisition
- Site Surveys
- Soil Testing

DR. HOWARD ELEMENTARY

DR. HOWARD ELEMENTARY

SITE PLAN



RATIO

December 3, 2018

DR. HOWARD ELEMENTARY

FIRST FLOOR PLAN



RATIO

December 3, 2018

DR. HOWARD ELEMENTARY

CAFETERIA / COMMONS



RATIO

December 3, 2018

DR. HOWARD ELEMENTARY

LIBRARY



RATIO

December 3, 2018

4 CUSD

DR. HOWARD ELEMENTARY
UPCOMING DESIGN/CONSTRUCTION ACTIVITIES

- DESIGN
  - Design is complete and the project is currently out to bid
  - Bid Opening: mid-December 2018
- CONSTRUCTION
  - Existing Building Demolition: September 2018 - January 2019
  - Residential Property Demolition: March 2019
  - New School Construction Starts: March 2019

Dr. Howard Elementary
CONSTRUCTION PROGRESS PHOTO - DEMOLITION



RATIO

December 3, 2018

Dr. Howard Elementary

CONSTRUCTION PROGRESS PHOTO - DEMOLITION



RATIO

December 3, 2018

DR. HOWARD ELEMENTARY

PROJECT SPENDING UPDATE



PRINCIPAL EXPENSES:

- Professional Services (Architectural/Engineering)
- Property Acquisitions
- Hazardous Material Abatement
- Programming & Development
- Utility Fees & Relocations
- Site Surveys
- Soil Testing

SOUTH SIDE ELEMENTARY

SOUTH SIDE ELEMENTARY
SITE PLAN – BASE BID



BLDD ARCHITECTS

December 3, 2018

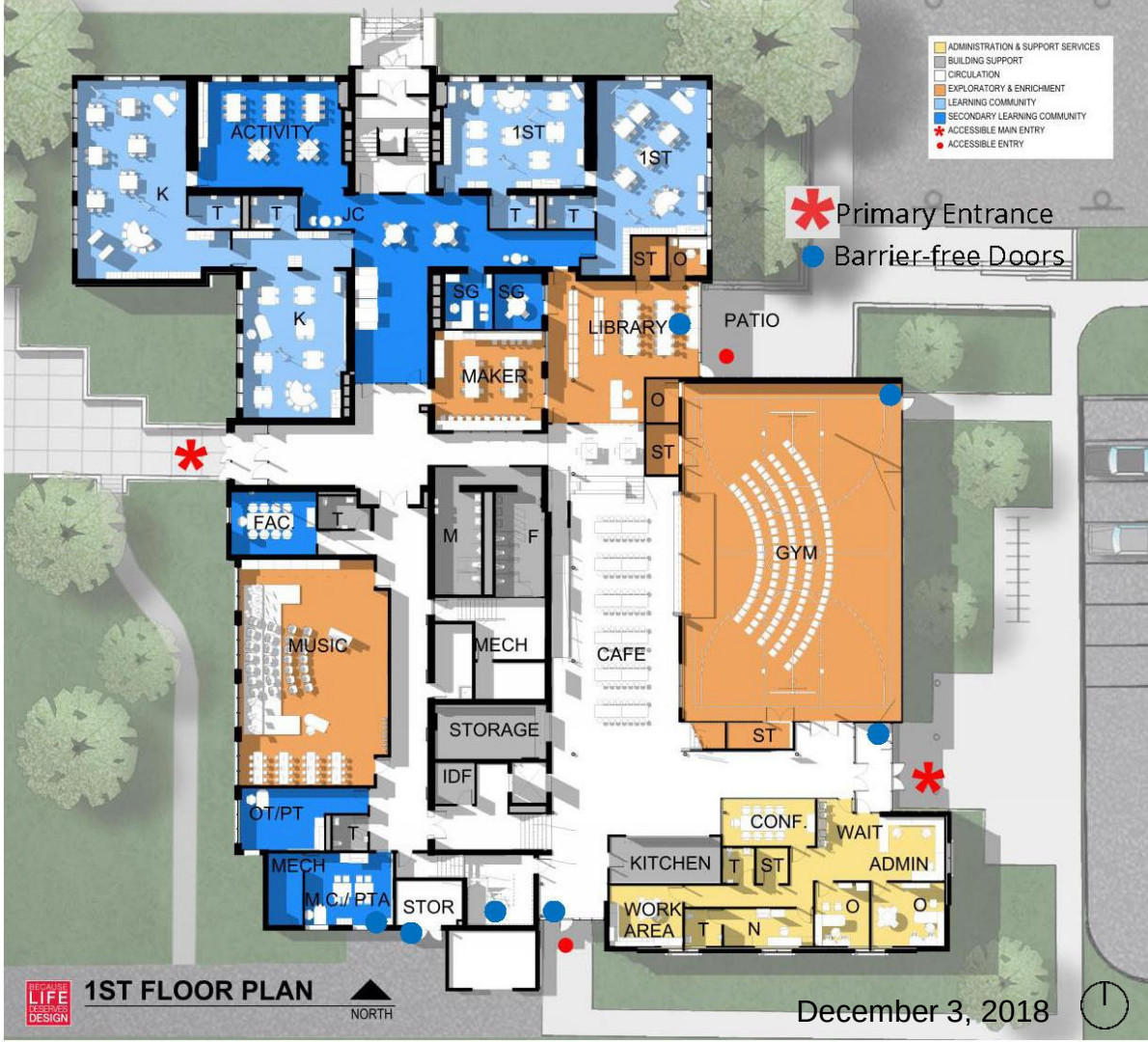
SOUTH SIDE ELEMENTARY
SITE PLAN – ALTERNATE BID



BLDD ARCHITECTS

December 3, 2018

SOUTH SIDE ELEMENTARY
FIRST FLOOR PLAN



BLDD ARCHITECTS

SOUTH SIDE ELEMENTARY
VIEW FROM NORTHEAST



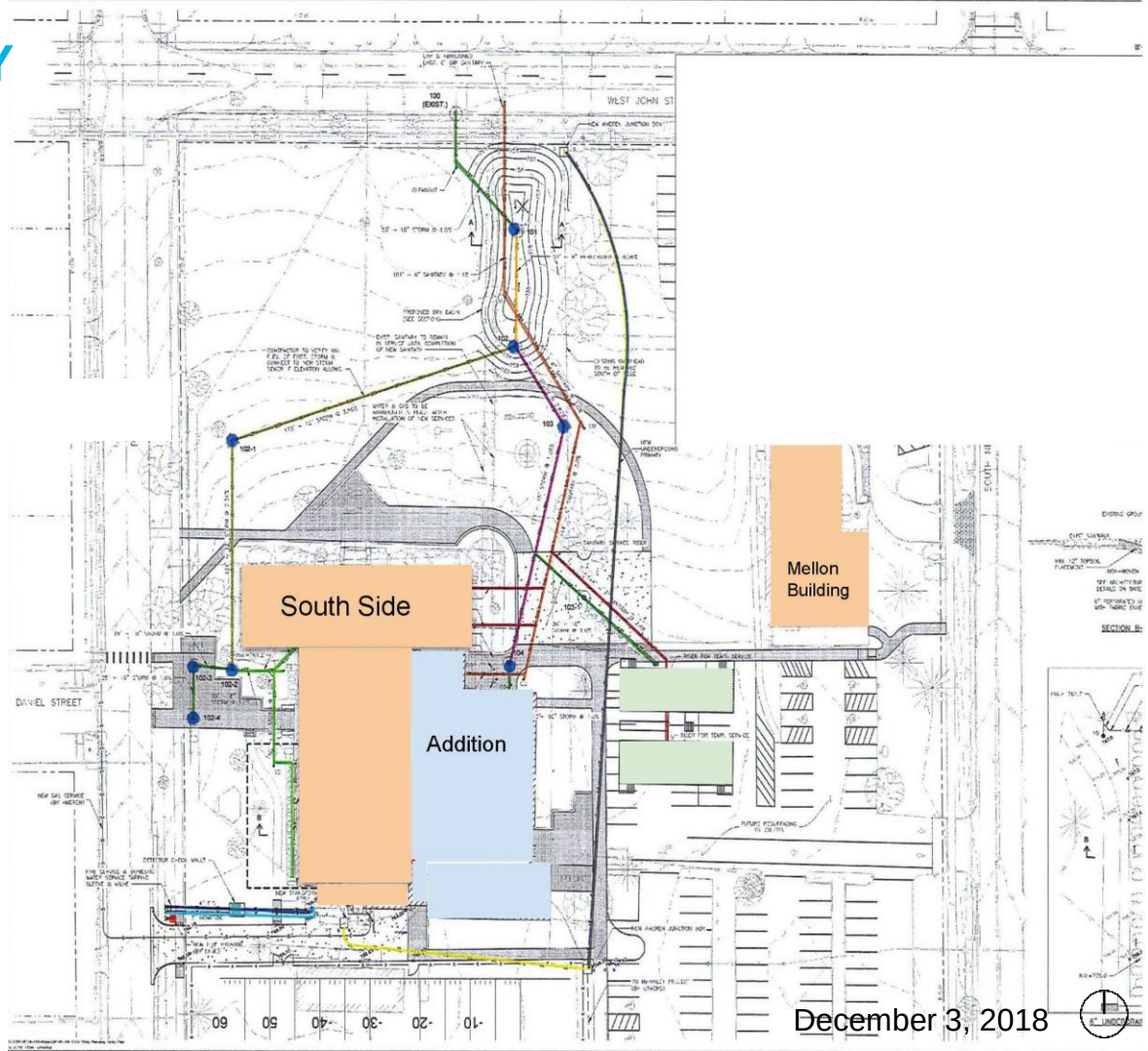
BLDD ARCHITECTS

December 3, 2018

SOUTH SIDE ELEMENTARY
UPCOMING DESIGN/CONSTRUCTION ACTIVITIES

- DESIGN
  - Continue Construction Documents
  - Issue Documents for Bid: December 2018
  - Bid Opening: January 2019
- CONSTRUCTION
  - Early Utility Relocation: Winter 2019
  - Addition/Renovations Start: March 2019

SOUTH SIDE ELEMENTARY
EARLY SITE UTILITY WORK



December 3, 2018

South Side Elementary
CONSTRUCTION PROGRESS PHOTO – CONSTRUCTION FENCING



BLDD ARCHITECTS | BROEREN RUSSO BUILDERS, INC | MCP MIDWEST CONSTRUCTION PROFESSIONALS

December 3, 2018

SOUTH SIDE ELEMENTARY

PROJECT SPENDING UPDATE

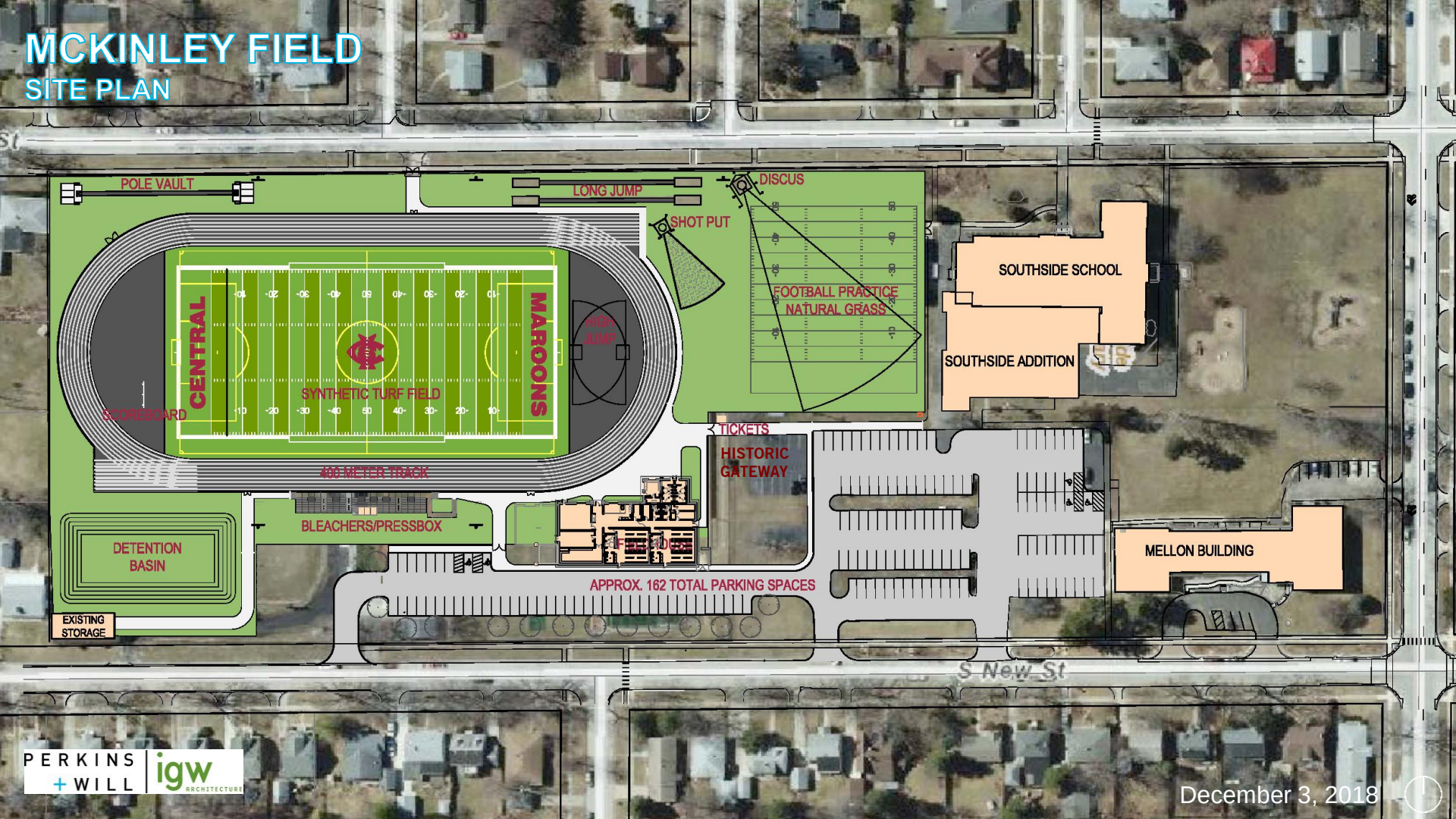


PRINCIPAL EXPENSES:

- Professional Services (Architectural/Engineering)
- Programming & Development
- Pre-Construction Management
- Site Surveys
- Soil Testing
- Utility Fees & Relocations
- Hazardous Materials Abatement

MCKINLEY FIELD

MCKINLEY FIELD
SITE PLAN

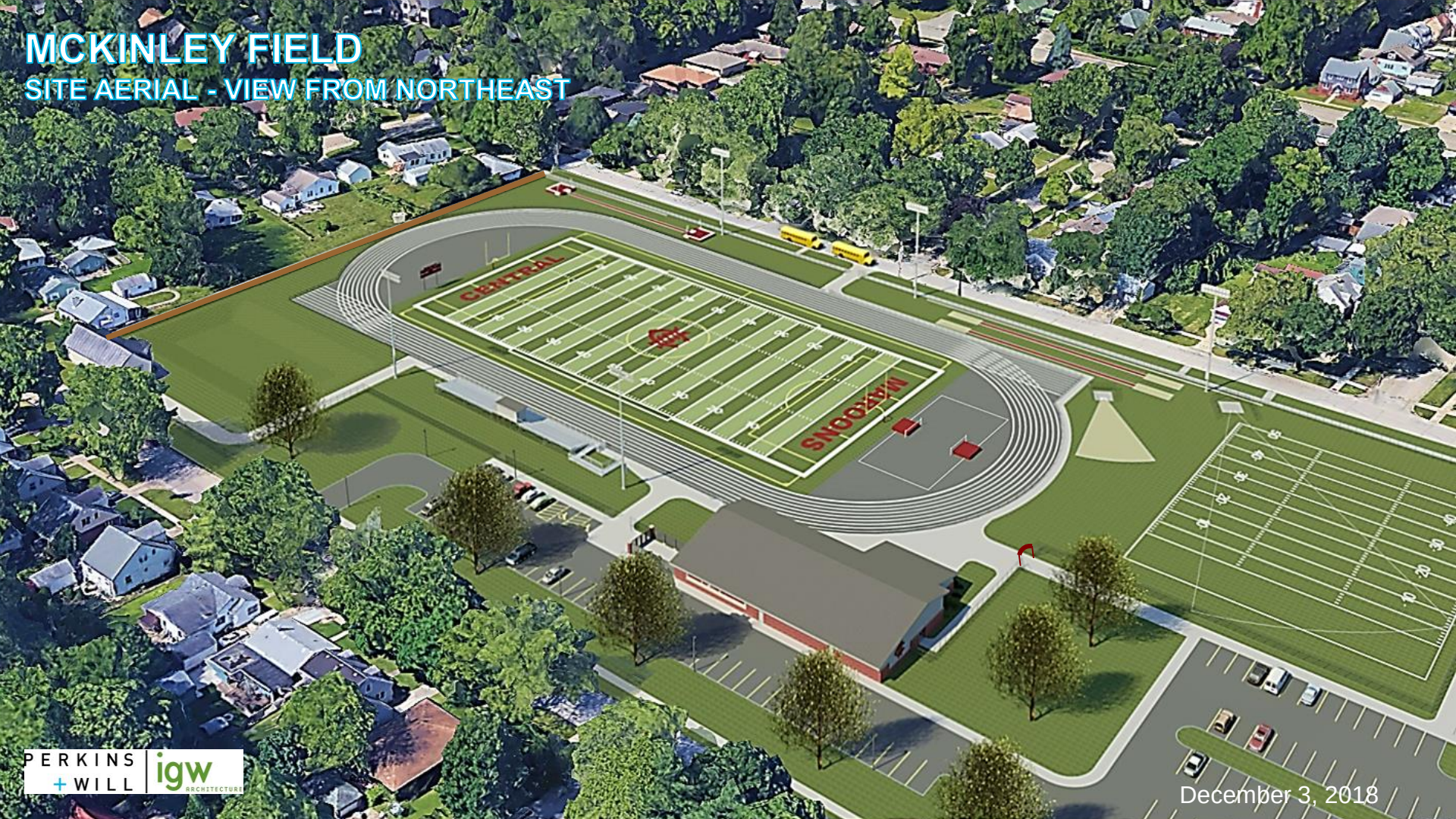


PERKINS + WILL | igw ARCHITECTURE

December 3, 2018

MCKINLEY FIELD

SITE AERIAL - VIEW FROM NORTHEAST

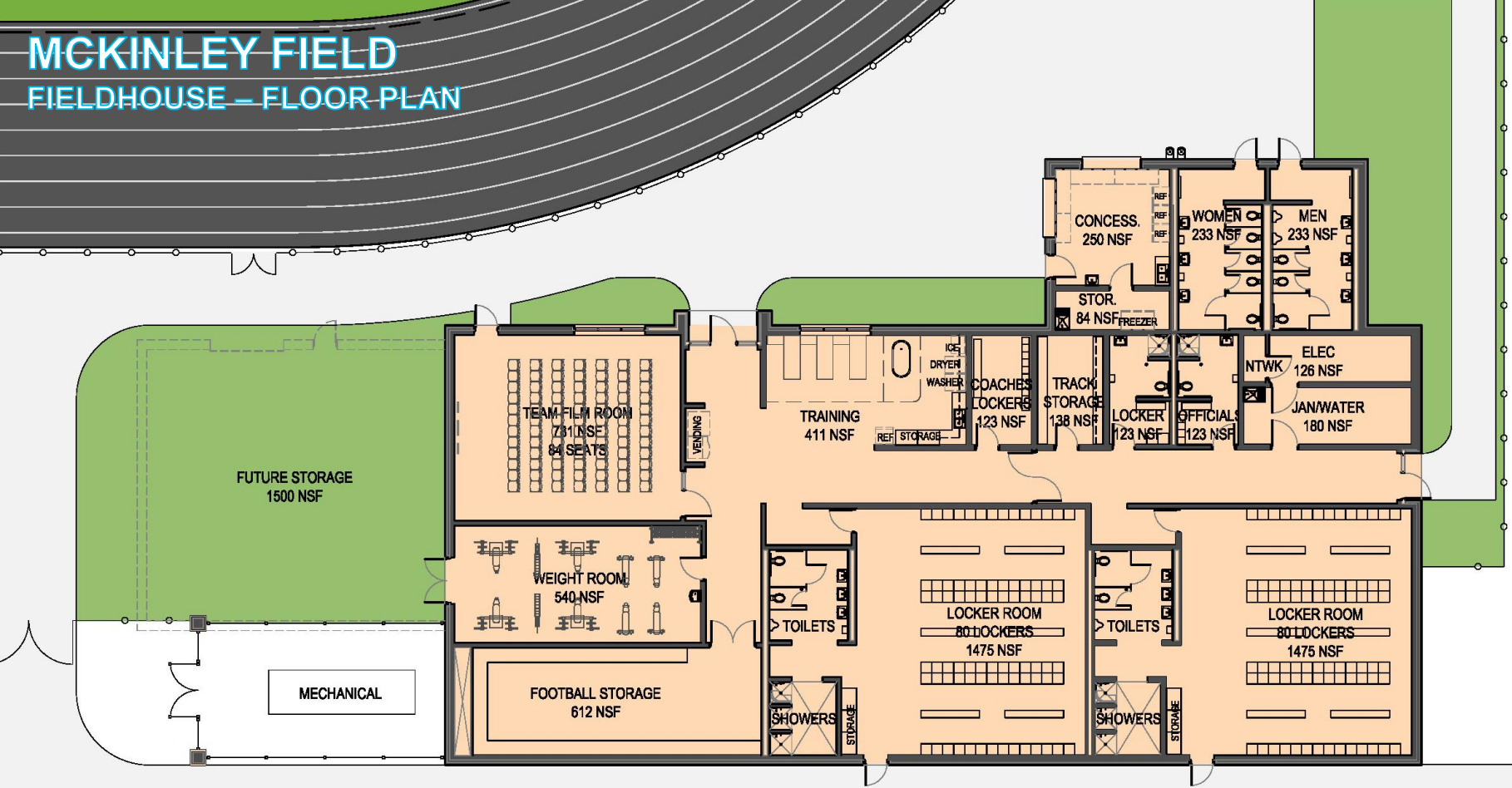


PERKINS + WILL | igw ARCHITECTURE

December 3, 2018

MCKINLEY FIELD

FIELDHOUSE – FLOOR PLAN



MCKINLEY FIELD

FIELDHOUSE - VIEW FROM NORTHWEST



PERKINS + WILL | igw ARCHITECTURE

December 3, 2018

MCKINLEY FIELD
UPCOMING DESIGN/CONSTRUCTION ACTIVITIES

- DESIGN
  - Continue Design Development
  - Construction Documents Start: December 2018
  - Issue Documents for Bid: March 2019
- CONSTRUCTION
  - Site Work and Building Start: May 2019

MCKINLEY FIELD
EXISTING HISTORIC GATEWAY



PERKINS + WILL | igw ARCHITECTURE

December 3, 2018

MCKINLEY FIELD

PROJECT SPENDING UPDATE



PRINCIPAL EXPENSES:

- Professional Services (Architectural/Engineering)
- Programming & Development
- Site Survey
- Environmental Surveys

SPALDING PARK FIELDS

SPALDING PARK FIELDS

SITE PLAN



PERKINS + WILL | igw ARCHITECTURE

December 3, 2018

SPALDING PARK FIELDS
UPCOMING DESIGN/CONSTRUCTION ACTIVITIES

- DESIGN
  - Complete
- CONSTRUCTION
  - Practice Field and Basketball Court: Complete
  - Competition Field Backstop Complete: December 2018
  - Locker/Concession Bldg. Complete: End of December 2018

SPALDING PARK FIELDS

CONSTRUCTION PROGRESS PHOTO – LOCKER ROOMS/CONCESSION BUILDING



PERKINS + WILL | igw ARCHITECTURE | O'SHEA BUILDERS

ber 3, 2018

SPALDING PARK FIELDS
CONSTRUCTION PROGRESS PHOTO – LOCKERS



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December 3, 2018

SPALDING PARK FIELDS

CONSTRUCTION PROGRESS PHOTO – LIGHTING, DUGOUTS, BLEACHERS AND PRESSBOX



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December 6, 2018

SPALDING PARK FIELDS

PROJECT SPENDING UPDATE



PRINCIPAL EXPENSES:

- Direct Construction Costs
  - General Trades (Labor)
  - Electrical
  - Synthetic Turf
  - Site Preparation / Demolition
- Professional Services (Architectural/Engineering)
- Construction Management
- Programming & Development
- Utility Fees & Relocations

FINANCIAL UPDATE

ALL PROJECTS

PROJECT SPENDING UPDATE



PRINCIPAL EXPENSES:

- Professional Services (Architectural/Engineering)
- Property Acquisitions
- Construction (Tommy Stewart, Spalding, Central & Centennial Summer Enabling)
- Programming & Development
- Hazardous Materials Abatement
- Utility Fees & Relocations
- Pre-Construction Management Fees
- Site Surveys

* Totals include IPA and Edison Middle School projects

CITY OF CHAMPAIGN INTERGOVERNMENTAL AGREEMENT

Approved on October 2, 2018

CITY OF CHAMPAIGN PLANNED DEVELOPMENT AGREEMENTS

Projects Submitted for Approval

(Dr. Howard ES, South Side ES, McKinley Field, Central HS & Centennial HS)

CITY OF CHAMPAIGN PLANNED DEVELOPMENT APPLICATIONS

REVIEW AND APPROVAL SCHEDULE

November 2018

SUN	MON	TUE	WED	THU	FRI	SAT
				01	02	03
04	05	06	07 Dr. Howard Planning Commission Meeting	08	09	10
11	12	13	14	15	16	17
18	19	20 Dr. Howard City Council Meeting	21	22	23	24
25	26	27	28	29	30	

December 2018

SUN	MON	TUE	WED	THU	FRI	SAT
						01
02	03	04	05 South Side & McKinley Planning Commission Meeting	06	07	08
09	10	11	12	13	14	15
16	17	18 South Side & McKinley City Council Meeting	19 Central & Centennial Planning Commission Meeting	20	21	22
23	24	25	26	27	28	29

January 2019

SUN	MON	TUE	WED	THU	FRI	SAT
		01	02	03	04	05
06	07	08 Central & Centennial City Council Meeting	09	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Dr. Howard — **Approved**

- November 7th - Planning Commission Meeting
- November 20th - City Council Meeting

South Side & McKinley — **Pending**

- December 5th - Planning Commission Meeting
- December 18th - City Council Meeting

Central & Centennial — **Pending**

- December 19th - Planning Commission Meeting
- January 8th - City Council Meeting

REFERENDUM OVERSIGHT COMMITTEE

December 3, 2018

QUESTIONS

Champaign 4 UNIT SCHOOL DISTRICT