REFERENDUM OVERSIGHT COMMITTEE
March 2, 2020
Agenda

➢ Approval of Minutes from December 2nd Meeting
➢ Bond Sale Results
➢ IPA Options Update
➢ Naming Rights
➢ Summer 2020 Moves
➢ All Projects
  ○ Budgets
  ○ Progress Review
➢ Project Specific Review
➢ Financial Update
  ○ Overall Spend
# Bond Sale Yield Exceeds Expectations

<table>
<thead>
<tr>
<th>ITEM / METRIC</th>
<th>Parameter / Pronouncement</th>
<th>Post-Sale</th>
<th>Pre-Sale</th>
<th>Previous</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1/15/2020</td>
<td>1/11/2020</td>
<td>11/15/2019</td>
</tr>
<tr>
<td>All-In True Interest Cost (TIC)</td>
<td>2.611%</td>
<td>2.774%</td>
<td></td>
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<tr>
<td>Par Amount (Incl. Refunding)</td>
<td>$80,377,603.60</td>
<td>$80,425,095.45</td>
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<tr>
<td>Bond Proceeds (Incl. Refunding)</td>
<td>$101,536,165.95</td>
<td>100,175,362.10</td>
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<tr>
<td>Total Interest (Incl. Refunding)</td>
<td>$36,914,011.11</td>
<td>36,723,189.59</td>
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<tr>
<td>Net Interest (Incl. Refunding)</td>
<td>$15,988,277.30</td>
<td>17,205,860.47</td>
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<tr>
<td>Max. Annual Debt Service (Incl. Refunding)</td>
<td>17,407,750.00</td>
<td>17,409,750.00</td>
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<tr>
<td>Avg. Annual Debt Service (Incl. Refunding)</td>
<td>9,046,919.89</td>
<td>9,055,951.32</td>
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<tr>
<td>Years to Maturity (Incl. Refunding)</td>
<td>&lt;= 20 Yrs collectively</td>
<td>15</td>
<td>15</td>
<td>15</td>
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<tr>
<td>B&amp;I Tax Rate (ALL Tax Debt) (per $100 EAV)</td>
<td>&lt;= $0.7500</td>
<td>$0.7328</td>
<td>$0.7328</td>
<td>$0.7500</td>
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<tr>
<td>TOTAL Project Proceeds</td>
<td></td>
<td>$93,555,859.00</td>
<td>$92,196,035.00</td>
<td>$90,600,000.00</td>
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<td>Project Proceeds @ PAR</td>
<td>$73,397,604.00</td>
<td>73,395,095.00</td>
<td>73,400,000.00</td>
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<tr>
<td>Project Proceeds @ Re-Offering Premium</td>
<td>Between $7M - 21M</td>
<td>18,800,940.00</td>
<td>17,200,000.00</td>
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<tr>
<td>DIFF POST- Over/(Under) PRE-SALE</td>
<td>20,158,256.00</td>
<td>1,359,824.00</td>
<td>2,955,859.00</td>
<td></td>
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</tbody>
</table>
# Capital Project/Improvement Plan (CPP-CIP)

## Project Summary

### Series 2017

- **Bonds - Proceeds**: $110,000,000
- **Total**: $110,000,000

### Series 2020

- **Bonds - Proceeds**: $73,397,604
- **2020 Re-offering Premium**: $20,158,256
- **Total**: $93,555,860

### 2020 Re-offering Premium

- **Fund 6X Interest Income Thru 06-30-20**: $5,614,907
- **Total**: $5,614,907

### Operating Reserve Set Aside Per Bond Resolution

- **Property Acreage**: $5,000,000
- **Total**: $5,000,000

### Credit/Glarson Refunding Reserve

- **Series 2019 Refunding Reserve**: $4,196,988
- **Series 2019 Refunding Reserve**: $5,900,000
- **Series 2019 Refunding Reserve**: $3,588,000
- **Total**: $13,584,988

### Add'l O&M Tax for Windsor P&L + Fees

- **Total**: $2,120,000

### Total

- **Grand Total**: $289,706,128

### Budgeted (Source) 2016 Referendum Projects

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Central</td>
<td>$96,313,000</td>
</tr>
<tr>
<td>Central ++</td>
<td>$3,046,013</td>
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<tr>
<td>Centennial</td>
<td>$71,493,000</td>
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<tr>
<td>Centennial ++</td>
<td>$2,692,099</td>
</tr>
<tr>
<td>Dr. Howard</td>
<td>$17,805,000</td>
</tr>
<tr>
<td>Edison</td>
<td>$25,098,090</td>
</tr>
<tr>
<td>South Side</td>
<td>$12,397,014</td>
</tr>
<tr>
<td>IPA</td>
<td>$6,000,000</td>
</tr>
<tr>
<td>IPA++</td>
<td>$3,899,242</td>
</tr>
<tr>
<td>McKinley</td>
<td>$6,886,000</td>
</tr>
<tr>
<td>Spalding</td>
<td>$3,075,034</td>
</tr>
</tbody>
</table>

### Referendum Projects

- **Total**: $245,610,257

### Cost of Issuance

- **Total**: $1,018,000

### ADDL Seats Growth

- **Total**: $1,000,000

### FM Assist

- **Total**: $1,000,000

### Windsor

- **Total**: $2,411,100

### SYR Capit IMPRV PLAN

- **Total**: $9,288,498

### SYR Health-Life-Safety

- **Total**: $1,843,465

### Contingency

- **Total**: $10,171,042

### Grand Total

- **Total**: $270,324,362

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This table provides a detailed breakdown of the capital project/Improvement plan, including budgeted sources, referendum projects, cost of issuance, and additional details related to the plan's financing and distribution.
## Capital Project/Improvement Plan (CPP-CIP)

<table>
<thead>
<tr>
<th>USE OF FUNDS</th>
<th>Budget (Use)</th>
<th>2016 Referendum Projects</th>
<th>2017 Re-offering</th>
<th>2018 Re-offering</th>
<th>2019 Re-offering</th>
<th>2020 Re-offering</th>
<th>Fund 6X Interest Income Thru 06-30-20</th>
<th>Operating Reserve Allocated to Property Acqst'n</th>
<th>Credit / Operating Reserve Allocated to Bond Resolution</th>
<th>2019 Refunding</th>
<th>2019 Refunding</th>
<th>Add'l Residual CSFTax (2yrs)</th>
<th>Add'l CSFTax (2yrs)</th>
<th>CPPRTax $ Above Historica</th>
<th>Re-allocation O&amp;M Tax</th>
<th>Add'l Expenditures for Windsor P&amp;I + Fees</th>
<th>PROJECTED ACTUAL</th>
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<tr>
<td><strong>Central</strong></td>
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<td>$3,588,000</td>
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<td>$750,000</td>
<td>$1,843,456</td>
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<tr>
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<td>$310,127</td>
<td>$310,127</td>
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<td>$3,588,000</td>
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<td>$750,000</td>
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<tr>
<td><strong>Centennial</strong></td>
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<td>$7,277,076</td>
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<td>$750,000</td>
<td>$1,843,456</td>
<td>$21,200,000</td>
<td>$289,706,128</td>
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<tr>
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<td>$750,000</td>
<td>$1,843,456</td>
<td>$21,200,000</td>
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<tr>
<td><strong>Dr. Howard</strong></td>
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<td>$7,974,219</td>
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<td>$5,320,805</td>
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<tr>
<td><strong>Edison</strong></td>
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<td>$750,000</td>
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<tr>
<td><strong>South Side</strong></td>
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<td>$750,000</td>
<td>$1,843,456</td>
<td>$21,200,000</td>
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<tr>
<td><strong>IPA</strong></td>
<td>$6,000,000</td>
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<td>$7,190,000</td>
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<td><strong>OTHER</strong></td>
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<tr>
<td><strong>Mclain</strong></td>
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<td>$699,872</td>
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<td>$3,588,000</td>
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<tr>
<td><strong>Spalding</strong></td>
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<td>$896,895</td>
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<td><strong>ITF Projects</strong></td>
<td>$245,610,257</td>
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<td>$750,000</td>
<td>$1,843,456</td>
<td>$21,200,000</td>
<td>$289,706,128</td>
</tr>
</tbody>
</table>

**Total Actual**: $24,364,407
Project Options (reviewed at 2/24 Board meeting)

- Option 5: Ideal 4 Strand K-5 (Parity to Garden Hills)
- **Option 7a: NEW Ideal 4 Strand K-5 (Parity to Garden Hills)** Board direction to proceed
- Option 8a: 4-Strand K-8 (Referendum Minimum at Existing)
- Option 8b: 4-Strand K-8 (+ HVAC/Windows)
Option 5: Ideal 4 Strand K-5 (Parity to Garden Hills)

Cost: $20.1M
Option 7a: NEW Ideal 4 Strand K-5 (Parity to Garden Hills) During Phase 1 Construction

Cost: $23.8M-$26.2M
Option 7a: NEW Ideal 4 Strand K-5 (Parity to Garden Hills)
Phase 1 Complete

Cost: $23.8M-$26.2M
Option 7a: NEW Ideal 4 Strand K-5 (Parity to Garden Hills)  
Phase 2 Complete  
Cost: $23.8M-$26.2M
Option 8a: 4 Strand K-8 (Referendum Minimum at Existing)
Cost: $30.5M-$32.5M
Option 8b: 4 Strand K-8 (+HVAC/Windows)
Cost: $33.5M-$35.5M
<table>
<thead>
<tr>
<th>Feature</th>
<th>Option 5</th>
<th>Option 7a</th>
<th>Option 8a</th>
<th>Option 8b</th>
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<tbody>
<tr>
<td>Cost</td>
<td>$20.1M</td>
<td>$23.8M-$26.2M</td>
<td>$30.5M-32.5M</td>
<td>$33.5M-35.5M</td>
</tr>
<tr>
<td>10,000 SF Add. Gym/Library</td>
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<td>Admin/Secure Entry</td>
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<td>Kitchen/Dining Reno</td>
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<td>Enhanced Car Drop</td>
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<tr>
<td>HVAC/Windows</td>
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<td>Facelift</td>
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<td>Roof Restoration</td>
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<tr>
<td>Addition for Parity</td>
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<tr>
<td>Enhanced Bus Drive</td>
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<td>Tornado Shelter</td>
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<td>✔</td>
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<tr>
<td>5000 SF Gym</td>
<td>✔</td>
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<tr>
<td>8000+ SF Gym</td>
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<tr>
<td>New Facility</td>
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<tr>
<td>6-8 Addition</td>
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<tr>
<td>Total Cost K-8</td>
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<td>$39.4M-43.4M</td>
<td>$35.5M-37.5M</td>
<td>$35.5M-37.5M</td>
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</tbody>
</table>
Spent to Date:

Int. Prep Academy
Executive Summary
Updated: 2/14/2020

Total Budget:
$6,000,000

Champaign Unit Four School District
Building Projects

Expenditures by Category

- Site Preparation: 26.5% ($16,964)
- Professional Fees: 73.5% ($47,106)

Budget and Estimates

- Budget
- Estimates
- Contracts+Estimates

Referendum

Spent: $64,070

Remaining: $5,935,930
Naming Rights

➢ Review District policy 450.02/R Naming of Facilities: [https://boardpolicyonline.com/?b=champaign](https://boardpolicyonline.com/?b=champaign)

➢ ROC has scope to vet naming nominations for projects

➢ One informal nomination has been received for Centennial gym
Summer 2020 Moves

❖ Central
❖ Centennial
❖ Edison
❖ Dr. Howard
❖ South Side
### Projects/Budgets

<table>
<thead>
<tr>
<th>School</th>
<th>Referendum</th>
<th>Increase</th>
<th>Current</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central High School</td>
<td>$87.1M</td>
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</tr>
<tr>
<td>Centennial High School</td>
<td>$63.3M</td>
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<tr>
<td>Edison Middle School</td>
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<td>$10.1M</td>
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<tr>
<td>Dr. Howard Elementary</td>
<td>$16.1M</td>
<td>$1.5M</td>
<td>$17.6M*</td>
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<tr>
<td>South Side Elementary</td>
<td>$11.1M</td>
<td>$1.3M</td>
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<tr>
<td>International Prep Academy</td>
<td>$6.0M</td>
<td>$-</td>
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<td>Spalding Park Fields</td>
<td>$3.6M</td>
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<td>McKinley Fields</td>
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<td><strong>Total</strong></td>
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<td><strong>$37.2M</strong></td>
<td><strong>$245.6M</strong></td>
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*Dr. Howard budget transfer to McKinley

Approved at February 10th Board Meeting
## Progress

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**Legend:**
- **Facilities Programming**
- **Schematic Design**
- **Design Development**
- **Construction Documents**
- **Construction**
- **Completed**

- **No Summer 2021 work**
- **TBD**

- **Fieldhouse Substantial Completion - Mid-February 2020**
- **Site Work - June 2020**
New Gym/Storm Shelter
Aerial View
New Gym/Storm Shelter
Interior View
Existing Building

New Addition

Skylight Installed
Construction Update

- North gym addition structure and shell is mostly weather-tight and interior mechanical & electrical infrastructure is on-going.
- Some interior prime painting has begun.
- Some site utility work has been completed and preparations have begun for the site grading and paving.
- Preparation for upcoming spring break (mostly hazardous material abatement) and summer break work is underway.
Phasing Plan - Summer 2020

EXISTING SCHOOL
FACULTY / STAFF PARKING
NEW NORTH GYM ADDITION
RENOVATIONS
HVAC UPGRADES
BUILDING ABATEMENT / DEMOLITION
NEW SITE IMPROVEMENTS
CONSTRUCTION SITES
Phasing Plan - Summer 2020
First Floor
Phasing Plan - Summer 2020
Second Floor

Mech upgrades and windows - all levels
Summer 2020 Plans

- The Band/Industrial Tech wing of the existing building will be vacated and prepped for demolition.
- The North Gym/Storm Shelter addition will be completed and ready for school use in the Fall 2020 semester.
- Almost all of the remaining existing building will receive new windows, window treatments, and new HVAC. There are a small number of rooms that will not receive HVAC upgrades.
- Hazardous material abatement will be completed for almost all of the remaining portions of the building.
- Furniture package will start to arrive. Not all of the new furniture will be installed this summer.
- Installation of some Owner provided equipment and furnishings.
Central High School
Executive Summary
Updated: 2/14/2020

Total Budget: $99,360,000

Expenditures by Category
- Hazard Materials: 2.3%
- Site Preparation: 2.7%
- Interiors: 3.2%
- General Trades: 7.1%
- General Require: 8.3%
- Frame/Foundation: 11.6%
- Service Subsys: 20.2%
- Professional Fees: 19.8%
- Prop Acquisition: 18.8%

Budget and Estimates
- Referendum: $87,100,000
- Schematic Design: $86,970,409
- Design Development: $87,145,860
- Construction Documents: $87,101,356
- GMP + Indirect: $99,360,000

Spent to Date: $29,729,756
South Addition - Drywall Install
Construction Update

- North and south additions are mostly weather tight. Interior mechanical and electrical infrastructure work continues.
- Drywall installation is underway in the south addition.
- Interior renovations of the kitchen/cafeteria area are on-going.
- Preparation for upcoming spring break (mostly hazardous material abatement) and summer break work is underway.
Phasing Plan - Summer 2020
Phasing Plan - Summer 2020
First Floor
Phasing Plan - Summer 2020
Second Floor
Summer 2020 Plans

- Most of the project’s sitework will be completed.
- Both the North and South additions will be completed and ready for school use in the Fall 2020 semester.
  - Industrial Technology will be relocated into its new home after it is vacated from Central.
- Significant portions of the existing building renovations will be completed (i.e. new Cafeteria and Kitchen, Band & Choir Areas, some of the classrooms in the South wing).
- Hazardous material abatement will be completed for a significant portion of the existing building.
- Furniture package will start to arrive. Not all of the new furniture will be installed this summer.
- Installation of some Owner provided equipment and furnishings.
Centennial High School
Executive Summary
Updated: 2/14/2020

Total Budget: $74,186,000

Expenditures by Category
- Hazard Materials: 2.4%
- General Trades: 3.1%
- Exteriors: 4.7%
- Specialties: 6.1%
- General Require: 7.3%
- Interiors: 7.4%
- Professional Fees: 18.0%

Service Subsys: 25.5%
Frame/Foundation: 20.9%

Budget and Estimates
- Referendum: $63,300,000
- Schematic Design: $63,300,000
- Design Development: $63,300,000
- Construction Documents: $63,300,000
- GMP + Indirect: $74,186,000

Spent to Date: $26,587,734
Overall Plan
Exterior - North Entry
First Floor Classroom
Cafeteria
Commons
Gym Corridor Addition
Gymnasium Addition
Second Floor Classroom

THIS RENDERING IS AN ARTISTIC REPRESENTATION OF THE BUILDING AND DOES NOT INDICATE ACTUAL COLOR, TEXTURE, FURNITURE OR FINISHES.
Schedule Update

- **DESIGN**
  - February 10, 2020 - *Construction Documents Approved*

- **BIDDING**
  - January 2020 - Bid Package 1 - *Good results*
  - January 2020 - Haz Mat Abatement - *Over budget.*
    - March 10 Re-bidding
  - March 10, 2020 - Bid Package 2 - *TBD*

- **CONSTRUCTION**
  - Spring Break - N gym haz mat abatement & electrical site work
  - June 2020 - August 2021 - Overall Project
Summer 2020 Plans

- Remove overhead electrical lines
- Haz mat abatement
- Demo gym and cafeteria
  - Start construction of new gym
- STEM and Strings renovation for new cafeteria
- 3rd floor renovation
Spent to Date:

Edison Middle School
Executive Summary
Updated: 2/14/2020

Total Budget:
$25,098,090

Expenditures by Category

- Site Preparation: 1.8%
- Tech Infrastructure: 2.4%
- Professional Fees: 94.4%

Budget and Estimates

- Referendum: $15,000,000
- Programming: $25,098,090
- Schematic Design: $25,089,992
- Design Development: $25,082,178
- Construction Documents: $25,821,581
DR. HOWARD ELEMENTARY
This temporary wood structure is used for loading and unloading of materials and trash.
Interior Views
Painting
Construction Update

- Exterior curtain wall, doors, and windows nearly complete.
- Continue interior drywall finishes, ceiling systems, and painting.
- Mechanical, electrical, and plumbing infrastructure trim-out will continue.
- Flooring and interior casework to continue.
- Site work preparations.
Summer 2020 Plans

- Furniture procurement
- Purchase of owner furnished equipment
- Playground design and equipment selection
- Continue planning and coordination for Summer 2020 move in
Dr. Howard Elementary
Executive Summary
Updated: 2/14/2020

Total Budget:
$17,605,000

Spent to Date:
$10,531,120

Champaign Unit Four School District
Building Projects

Expenditures by Category

- Site Preparation: 9.0%
- Hazard Materials: 2.6%
- General Require: 3.4%
- Prop Acquisition: 4.6%
- Envelope: 10.5%
- Interiors: 11.2%
- Frame/Foundation: 19.7%
- Professional Fees: 14.5%
- Service Subsys: 22.0%

Budget and Estimates

- Referendum: $16,100,000
- Design Development: $17,800,000
- Construction Documents: $18,105,000
- Bids & Awards: $17,605,000

- Budget
- Estimates
- Contracts+Estimates
SOUTH SIDE
ELEMENTARY
715 SOUTH NEW STREET
Interior Renovations
Interior Renovations
Construction Update

- Finalizing open construction items in Addition
- Spring renovations on-going
  - Continue interior demolition at 1st and 2nd floor
  - Masonry infill and patching
  - Mechanical, electrical, and plumbing infrastructure rough-in
  - Interior wall framing
Phasing Plan - Summer 2020

FIRST FLOOR

SECOND FLOOR

NOTE: Most of the second floor will not be usable due to egress restrictions.
Summer 2020 Plans

- Coordination and logistics for Spring and Summer renovations
- Purchase of owner furnished materials for renovated spaces
- Hazardous material bidding and award for Summer 2020
- Moving, abatement, and construction
- Playground design and equipment selection
New Fieldhouse Interior Views
New Bleachers Installation
Construction Update

- Field house and track available for athletic use
- Ribbon Cutting TBD (April 6 first home track meet?)
- Finalizing open items for field house, track field events, bleachers, and football field
- Parking lot, landscaping, and grass throughout in early Summer/late Spring
- Provide owner furnished materials
FINANCIAL UPDATE