



Monticello CUSD #25

Facility Referendum

MARCH 20, 2018

RECOMMENDATIONS AND SCHOOL BOARD FACILITY PLAN

Referendum Question on the Ballot

Shall the Board of Education of Monticello Community Unit School District Number 25, Piatt, DeWitt and Champaign Counties, Illinois, improve the sites of, build and equip additions to and alter, repair and equip the Washington Elementary and Monticello High School Buildings, demolish the Old Washington School Building and issue bonds of said School District to the amount of \$29,800,000 for the purpose of paying the costs thereof?

CFAC Recommendations and Board Proposal

- ▶ CFAC Four Key Objectives that Must be Included in any new plan – June 2017
- ▶ School Board Key Objectives of the District Facilities Plan
- ▶ Proposed School Board Solutions to address the Community Facilities Committee key Objectives and Plan Recommendations
- ▶ Proposed School Board Solutions to meet the Key Objectives of the District Facilities Plan
- ▶ Proposed School Board Solutions with expected Pricing

CFAC Four Key Objectives that Must be Included in any new plan – June 2017

- ▶ Location: While there may be advantages to relocation, the high school campus should remain where it is, with no purchase of new land for a building project.
- ▶ Remodel: This referendum should be more of a remodel rather than all new construction. A remodel will address the current facility needs and any new/re-model building structures should be well constructed (i.e. masonry) with efficiency in mind, look practical and compliment the look of existing structures.
- ▶ “Something for All”: This referendum should include solutions to needs assessed in both our elementary and high school areas. Arts, Academics and Athletics will all be given consideration. All student special needs will be taken into consideration when creating the facilities plan.
- ▶ Cost: Dollars used should be reasonable so that taxpayers can see the value that they are getting for their investment in the schools and community.

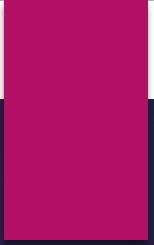
School Board Key Objectives of the District Facilities Plan

School Board District Facilities Goals:

- ▶ Create a comprehensive facilities solution for the whole district
- ▶ Updated facilities should produce operational savings and increase educational efficiencies through the use of 21st century features and technologies

Key Objectives:

- ▶ Provide safe and secure facilities that will produce favorable conditions to foster an enriching educational environment (Safety / Security / Air-Conditioning)
- ▶ Provide High School students with modern science labs and technically advance learning environments (Science Labs/Technology)
- ▶ Provide a Gymnasium, adequately sized, to host all needed PE, activities, arts and athletic functions (Multi-Purpose Gym)
- ▶ Consolidate space/facilities to meet current and future student needs (fewer elementary schools/ HS classrooms in the HS)



Proposed School Board Solution to address the Community Facilities Committee Key Objectives and Plan Recommendations

LOCATION * REMODEL * SOMETHING FOR EVERYONE * COST

CFAC - Location

Location: While there may be advantages to relocation, the high school campus should remain where it is, with no purchase of new land for a building project.

- ▶ No new land purchases
- ▶ Any new additions / classrooms / Gymnasium will be within and/or attached to existing structures of the current High School or Washington Elementary
- ▶ Existing sports facilities and fields will continue to be used
- ▶ High School stays where it was originally built in 1923

CFAC – Remodel / Renovation

Remodel: This referendum should be more of a remodel rather than all new construction. A remodel will address the current facility needs and any new/re-model building structures should be well constructed (i.e. masonry) with efficiency in mind, look practical and compliment the look of existing structures.

- ▶ High School New Additions and Classroom Renovations
- ▶ Washington Elementary Classroom Renovations
- ▶ Washington Elementary and High School Music/Media/Arts/Athletics Renovations

High School: New, Remodel, and Renovation

\$14,450,000*

High School New Additions: \$3,875,000

- ▶ New classrooms (8 – 10) attached to the North/East corner of existing High School. New construction – Needed space, modern facilities, construction will not interfere with existing used space during the school year.
- ▶ New High School Entry with Offices Renovations – Addresses Safety concerns with monitoring / directing flow of visitors; needed administrative space

High School Classroom Renovations: \$8,575,000

- ▶ Air Condition learning, teaching, administrative and congregational areas.
- ▶ Renovation of existing classrooms: infrastructure, wall relocation, expanding existing space, modern finishes and needed technology
- ▶ Renovation of old “Pit Gym” to New Science Labs w/ Classrooms: infrastructure, wall relocation, expanding existing space, modern finishes and needed technology

High School Music/Media/Arts/Athletics Renovations: \$2,000,000

- ▶ Renovation of Auditorium – update flooring and seating, new finishes and improve sound acoustics and quality
- ▶ Renovating locker rooms – updated plumbing, infrastructure, fixtures and updated toilet/bathing/dressing areas
- ▶ Renovations and Updates to the Media Center, Art Rooms, Technology Centers and common student gathering spaces

* includes contingency (15%) and soft costs (15%)

Washington School: New, Remodel, and Renovation

\$15,350,000*

Washington Elementary New Classroom Additions: \$4,425,000

- ▶ New classrooms (12 - 14) attached to the West / South of the existing Washington Elementary school. New construction – Needed space, modern facilities, construction will not interfere with existing used space during the school year.

Washington Elementary Classroom Renovations: \$2,825,000

- ▶ Renovation of existing classrooms: infrastructure, modern finishes and needed technology
- ▶ Air Condition learning, teaching, administrative and congregational areas.

Washington Elementary and High School Multi-Purpose Gymnasium: \$7,700,000

- ▶ Gymnasium: Will be utilized by both the Washington Elementary School and High School to meet the following needs:
 - ▶ Space for Elementary Physical Education , Recess, Assemblies, and Student Activities
 - ▶ Space for High School Sports Practice and Games (Fr, JV, Varsity - Basketball (boys/girls), Volleyball, Baseball, Track)
 - ▶ Space for High School Band and Choral Concerts
- ▶ Locker Rooms: Changing facilities for the new gymnasium with internal and external access to be utilized by multiple sports teams in all seasons
- ▶ Music / Arts staging and structures to improve acoustics and viewing

Demolition of Old Washington: \$400,000

* includes contingency (15%) and soft costs (15%)

CFAC – Something for All

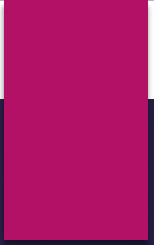
“Something for All”: This referendum should include solutions to needs assessed in both our elementary and high school areas. Arts, Academics and Athletics will all be given consideration. All student special needs will be taken into consideration when creating the facilities plan.

- ▶ Physical Needs: High School and Elementary needs are being met
 - ▶ Air condition spaces in High School and Elementary
 - ▶ New High School and Elementary Classrooms
 - ▶ Renovation of existing spaces in High School and Elementary
 - ▶ New Gymnasium to be used by Elementary for Physical Education and Indoor Recreation
- ▶ Academic Needs: Improving/updating academic learning environments
 - ▶ New Science Labs w/ classrooms
 - ▶ New Classrooms w/ technology
- ▶ Arts and Athletic Needs:
 - ▶ Renovated Auditorium
 - ▶ Additional Gymnasium space
- ▶ Health, Safety and Accessibility Needs
 - ▶ New monitored High School entry
 - ▶ Facilities being brought up to code and accessibility implemented into all new and renovated spaces

CFAC - Cost

Cost: Dollars used should be reasonable so that taxpayers can see the value that they are getting for their investment in the schools and community.

- ▶ The proposed plan is estimated to cost will fall between \$29.8M.
- ▶ This would require a tax rate increase between \$0.26 when including a portion of district dollars from sales tax, TIF, and operational savings.
- ▶ The increased tax paid for the project on a \$100,000 Market Value home would be less than \$6 per month
- ▶ Operations savings with the closing of Lincoln



Proposed School Board Solution to meet the Key Objectives of the District Facilities Plan

MCUSD Board Objective: Safety and Security

Provide safe and secure facilities that will produce favorable conditions to foster an enriching educational environment (Safety / Security / Air-Conditioning)

- ▶ Address all identified safety concerns
- ▶ Installing security cameras and securing entry points
- ▶ Bringing existing structures up to code
- ▶ Air Condition all learning, teaching, administrative and congregational areas in the High School and Washington Elementary

MCUSD Board Objective: Modern Facilities / Technology

Provide High School students with modern science labs and technically advance learning environments (Science Labs/Technology)

▶ High School:

- ▶ Renovation of existing classrooms: infrastructure, wall relocation, expanding existing space, modern finishes and needed technology
- ▶ Renovation of old "Pit Gym" to New Science Labs w/ Classrooms: infrastructure, wall relocation, expanding existing space, modern finishes and needed technology
- ▶ Renovation of Auditorium – update flooring and seating, new finishes and improve sound acoustics and quality
- ▶ Renovating locker rooms – updated plumbing, infrastructure, fixtures and updated toilet/bathing/dressing areas
- ▶ Renovating/New - High School Entry with Offices – Addresses Safety concerns with monitoring / directing flow of visitors; needed administrative space
- ▶ New classrooms (8 – 10) attached to the North/East corner of existing High School. New construction – Needed space, modern facilities, construction will not interfere with existing used space during the school year.

▶ Washington Elementary:

- ▶ Renovation of existing classrooms: infrastructure, modern finishes and needed technology
- ▶ New classrooms (12 - 14) attached to the West / South of the existing Washington Elementary school. New construction – Needed space, modern facilities, construction will not interfere with existing used space during the school year.

MCUSD Board Objective: Gymnasium Space

Provide a Gymnasium, adequately sized, to host all needed arts and athletic functions (Multipurpose Gym / Elementary recreational space)

- ▶ Build a new Gymnasium to meet the following needs:
 - ▶ Seat approximately 1500 spectators (reference: MS Gym = 1800 seats)
 - ▶ Space for Elementary Physical Education
 - ▶ Space for High School Sports Practice and Games (Fr, JV, Varsity - Basketball (boys/girls), Volleyball, Baseball, Track)
 - ▶ Space for High School Band and Choral Concerts
 - ▶ Space for Student Assemblies
 - ▶ Space for Elementary Indoor Recreation (recess)

MCUSD Board Objective: Address Future Needs

- ▶ Consolidate space/facilities to meet current and future student needs (fewer elementary schools/ HS classrooms in the HS)
 - ▶ Operational savings will be realized by closing Lincoln, while increasing the efficiencies of the current facilities
 - ▶ Renovations and new educational spaces will provide students with new learning environment, technologies and skills needed to be competitive and successful with other 21st century students

Proposed School Board Solution with Estimated Pricing

Project Cost Breakout All-in			
HS Classroom/Office Additions		\$3,875,000	
HS Classroom Renovations/AC		\$8,575,000	
HS Arts/Music/Athletics/Media		\$2,000,000	
		\$14,450,000	
WASH Classroom Additions		\$4,425,000	
WASH Classroom Renovations/AC		\$2,825,000	
WASH/HS PE/Locker/Music/Athletics		\$7,700,000	
OLD WASH Demo		\$400,000	
		\$15,350,000	
Project Total		\$29,800,000	
<hr/>			
Classroom Additions / Demo		\$8,775,000	29%
Classroom Renovations/AC		\$11,325,000	38%
Arts/Music/Athletics/Media		\$9,700,000	32%
Project Total		\$29,800,000	