



URBANA SCHOOL DISTRICT #116

PROJECT UPDATE

THOMAS PAINE ELEMENTARY SCHOOL

EXPANSION/RENOVATION



ISAKSEN GLERUM WACHTER . LLC

114 WEST MAIN STREET T / 217 328 1391
URBANA, ILLINOIS 61801 F / 217 328 1401



February 18, 2020

Existing Thomas Paine Elementary - Aerial



ISAKSEN GLERUM WACHTER . LLC
114 WEST MAIN STREET T / 217 328 1391
URBANA, ILLINOIS 61801 F / 217 328 1401



February 18, 2020

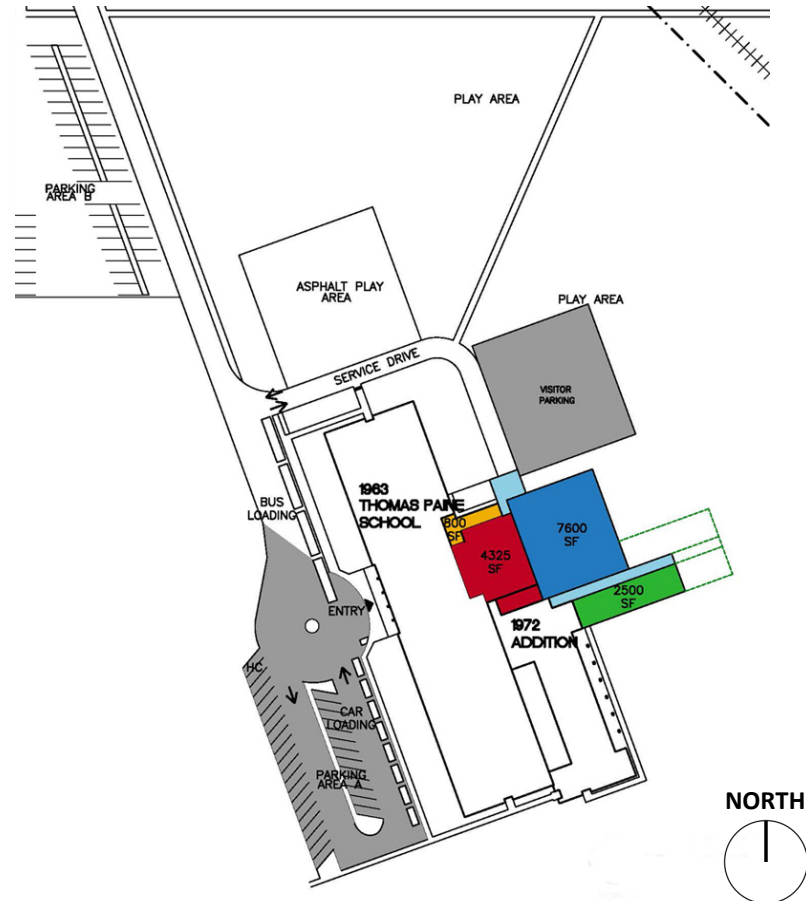
Early Project Planning - 2009

PRELIMINARY PROGRAM

- In 2009, an initial Thomas Paine meeting took place.
- The District's initiative to add quality gym/stage, multi-purpose/dining room and fine arts classrooms was discussed
- Also discussed were other site and building deficiencies that needed correction as part of a larger project.
- The info gathered served as a basis for an early concept plan and cost estimate.

SYMBOL LEGEND

- PROPOSED GYMNASIUM EXPANSION
- PROPOSED MULTI-PURPOSE REMODEL
- PROPOSED CLASSROOM (FINE ARTS) EXPANSION
- PROPOSED KITCHEN EXPANSION/REMODEL
- PROPOSED CIRCULATION EXPANSION
- PROPOSED PARKING EXPANSION
- PROPOSED FUTURE CLASSROOM EXPANSION



ISAKSEN GLERUM WACHTER . LLC
114 WEST MAIN STREET T / 217 328 1391
URBANA, ILLINOIS 61801 F / 217 328 1401

igw
ARCHITECTURE

February 18, 2020



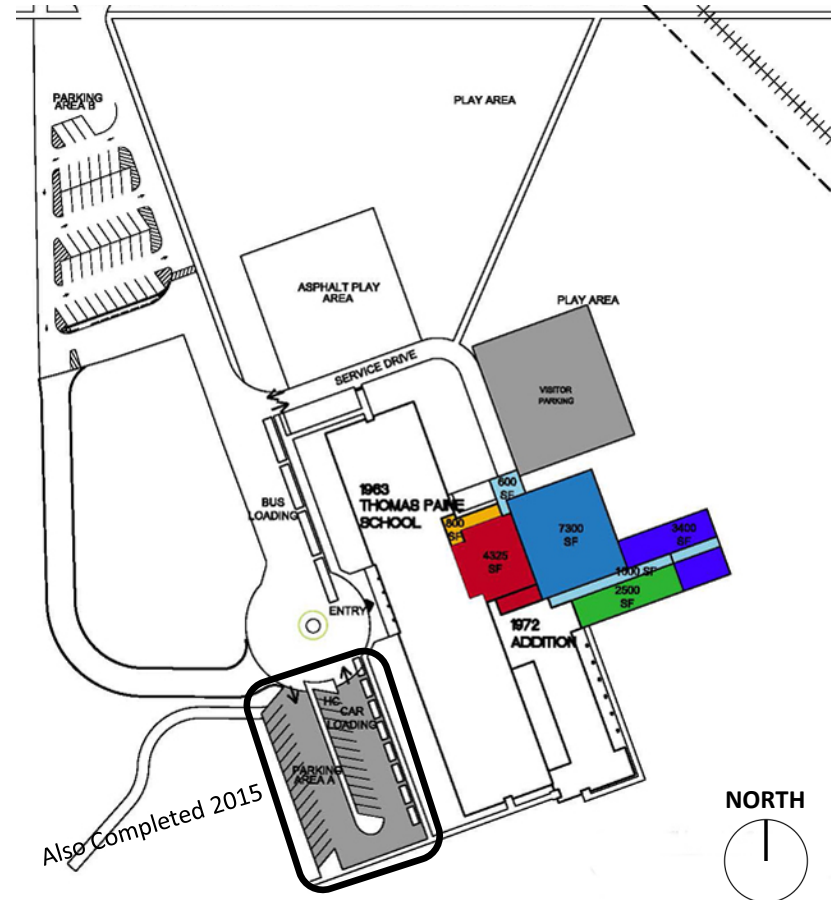
Early Project Planning - 2016 Update

SYMBOL LEGEND

- PROPOSED GYMNASIUM EXPANSION
- PROPOSED MULTI-PURPOSE REMODEL
- PROPOSED CLASSROOM (FINE ARTS) EXPANSION
- PROPOSED KITCHEN EXPANSION/REMODEL
- PROPOSED CIRCULATION EXPANSION
- PROPOSED PARKING EXPANSION
- PROPOSED CLASSROOM EXPANSION

UPDATED PRELIM PROGRAM

- In 2016, the District sought Qualified School Construction Bonds for the Yankee Ridge and Thomas Paine projects.
- The preliminary program, early concept plan and cost estimate were updated for that purpose.
- The update reflected the site access improvements project completed in 2015 (\$290K) and the desire to add additional classrooms to the program.



ISAKSEN GLERUM WACHTER . LLC
114 WEST MAIN STREET T / 217 328 1391
URBANA, ILLINOIS 61801 F / 217 328 1401

igw
ARCHITECTURE

February 18, 2020



Early Project Planning - 2016 Update

UPDATED PROGRAM STATEMENT

- This project involves a **14,800 square foot addition** to the existing school building including a new gymnasium with stage, an expanded and remodeled full-service kitchen, seven new classrooms of which three are dedicated to fine arts along with other needed support space. As part of the project, **the existing 43,000 square foot building will be upgraded** with central air-conditioning, existing windows will be replaced, its original gymnasium will be converted into a multi-purpose/dining room and various other areas will be remodeled to correct functional deficiencies. Life safety work associated with the project includes the abatement of some asbestos-containing materials prior to construction and the replacement of the existing building's roof. **Site improvements** will include additional walks, drives and parking along with required utility and building service upgrades.



Early Project Planning - 2016 Update

UPDATED COST

- The estimated total project budget was increased to **\$8.64M** in January 2016.
- Could be **\$10.6M+/-** now considering cost escalation from 2016 through the mid-point of the proposed TP construction (~Dec. 2021).
- Actual costs will depend on the program needs/scope of work determined during planning and design phases as well as local market conditions at the time of bidding.

Thomas Paine Elementary School Expansion and Renovation Total Project Cost Estimate

File: 15S
Date: January 15, 2016

Existing Building 43,000 Gross Square Feet
Proposed Addition 14,800 Gross Square Feet

Site Development				
Parking, Drives and Walks	1	LS	\$236,100	\$236,100
Playgrounds	1	LS	\$33,730	\$33,730
Utilities, Site Lighting and Stormwater Detention	1	LS	\$391,240	\$391,240
Landscaping	1	LS	\$13,490	\$13,490
<i>Subtotal Site Development</i>				\$674,560
General Work - New Construction				
	Quantity	Unit	Unit Cost	Total
Gymnasium	6,600	GSF	146.90	\$969,530
Classroom	5,500	GSF	124.43	\$684,370
Lobby/Circulation	2,700	GSF	91.53	\$247,140
<i>Subtotal</i>				\$1,901,040
General Work - Renovation				
High level renovation	3,860	GSF	50.84	\$196,240
Low level renovation (for existing bldg AC retrofit)	39,140	GSF	9.40	\$367,940
Misc. Contingency/Allowance (~8%)	1	LS	\$49,060	\$49,060
<i>Subtotal</i>				\$613,240
MEP/FP				
Fire Protection	14,800	GSF	3.98	\$58,870
Plumbing	14,800	GSF	7.96	\$117,740
HVAC - 4- Pipe Fan Coil System	57,800	GSF	35.65	\$2,060,490
HVAC - Demo	43,000	GSF	1.37	\$58,880
Electrical	57,800	GSF	11.20	\$647,580
<i>Subtotal</i>				\$2,943,560
Subtotal Site, General Work and MEP/FP				\$6,132,400
Design Contingency ~2.5%				\$153,310
<i>Subtotal Building Construction</i>				\$6,285,710
Construction Contingency ~7.0%				\$440,000
<i>Total Building Construction</i>				\$6,725,710
Other Project Costs				
Fees, Expenses, FF&E, Bldg Technologies, Etc.	Other Project "Soft" costs ~22.5%			\$1,414,290
<i>Subtotal Project Costs</i>				\$8,140,000
Additional Life Safety Work Items				
Existing Roof Replace & ACM Abate (Incl. Fees/Expenses)	43,000	GSF	NA	\$500,000
Total Project Costs				\$8,640,000

ISAIXEN GLERUM WACHTER . LLC
114 WEST MAIN STREET T / 217 328 1391
URBANA, ILLINOIS 61801 F / 217 328 1401

igw
ARCHITECTURE

February 18, 2020



Project Plan Moving Forward

FUTURE PHASES OF WORK

1. Programming and Concept Planning Phase
BOE review and approval of program, concept and budget
2. Schematic Design Phase
BOE review and approval of design and budget for project to move forward
3. Design Development Phase
BOE update on more detailed design and budget
4. Contract Documents Phase
BOE update on construction drawings, specifications and budget - BOE
5. Bidding and Contract Award
BOE review and approval of bids received and award construction contract
6. Construction Phase
Construction implementation phase(s)

SUMMARY				
Subtotal Instructional Space:	14,579		15,354	
Subtotal Special Instruct/Ed Space:	5,357		5,825	
Subtotal Admin/Staff Support :	2,814		4,275	
Subtotal Core/Common Areas:	7,068		14,018	
Subtotal Bldg. Service/Support	2,197		3,814	
TOTAL NET SQUARE FEET	32,015		43,286	
Building Grossing Factor	1.28		1.4	
TOTAL GROSS SQUARE FEET	41,060		60,600	

Target GSF for Expanded Facility ←

6 EXTERIOR SUPPORT FACILITIES				
Exterior Facilities		not included in building area		not included in building area
Staff/Parent Parking Lot/Sp. - NW	1	36	36	0
Staff/Parent Parking Lot/Sp. - SW	1	28	28	0
Bicycle Parking Area/Racks	1	12	12	1
Bus Stacking and Drop-Off	0	0	0	0
Parent Stacking and Drop-Off	0	0	0	0
2-5 Playground - East	1	5,400	5,400	1
K-2 Playground - South	1	10,350	10,350	1
Hard Surf. Playground - South	1	9,600	9,600	1
Outdoor Classroom	0	0	0	0
Mechanical Equipment Courtyard	0	0	0	0
Dumpster Enclosure	0	0	0	0
Subtotal Ext. Support Facilities:	0	0	0	0

0 Misses bus and staff traffic.
 0 Underutilized by staff but used by parents for drop-off/pick-up.
 28 Need additional 18 - assume negotiated 15% of total requirement.
 0 Existing accommodates about 3 buses stacked.
 0 Occurs on both Anderson, Mumford and SW lot.
 5,400 Existing to remain unless have to relocate.
 10,350 Existing to remain unless have to relocate.
 9,600 Existing to remain unless have to relocate.
 0 None currently.
 0 As required.
 0 As required.



1. Programming and Concept Planning Phase

PHASE 1 - PROGRAM DEVELOPMENT

Objective: To fully understand existing Thomas Paine operations, facilities and deficiencies and identify current and projected functional space requirements, providing the needs that will require response in the subsequent phase of concept planning.

Tasks:

- Kick-Off Meeting
- Collect/review Owner's Project Information
- Visual Survey/analysis of Existing Site/Bldg.
- Interviews – Functional/Space Needs
- Component Space Program
- Applicable Building Code, Standards Analysis
- Review/Establish Exterior Support Reqts.
- Review/Establish Parking Reqts.
- Project Coordination and Administration Ph. 1

PHASE 2 - CONCEPT PLANNING

Objective: To provide comparative conceptual analyses of expansion and renovation options for improving Thomas Paine Elementary School. Work will include preliminary construction and total project cost estimates as well as an implementation plan for the preferred option.

Tasks:

- Develop/Review Concept Options
- Develop/Review Preferred Concept
- Develop/Review Preliminary Project Budget for Preferred Concept Option
- Develop/Review Preliminary Implementation for Preferred Concept Option
- Prepare and Present Final Documents
- Project Coordination and Administration Ph. 2



Preliminary Project Timeline

Phase of Work	Estimated Duration
PROGRAMMING/CONCEPT PLANNING PHASE	Mar - May 2020, 3 Mos.
DESIGN PHASES	Jun - Dec 2020, 7 Mos.
Schematic Design	2.0 Mos.
Design Development	2.0 Mos.
Construction Documents	3.0 Mos.
ISSUE/RECEIVE BID, CONTRACT AWARD, CONTRACTOR MOBILIZE	Jan - March 2021, 3 Mos.
CONSTRUCTION PHASE*	Apr 2021-Jul 2022, 16 Mos.
2021 Spring/Summer - Utilities, Site Work, Start Addition, Selective Remodeling	4.0 Mos.
2021/2022 School Year - Continue Addn., Site Work, Very Selective Remodeling	10.0 Mos.
2022 Summer - Complete Addition, Site Work, Remodeling by End of July 2022	2.0 Mos.
TOTAL DESIGN AND CONSTRUCTION DURATION	Complete Fall 2022, 29 Mos.

*Note: Construction timeline assumes school occupancy during construction and Owner ACM abatement preceding any construction.



ISAKSEN GLERUM WACHTER . LLC
 114 WEST MAIN STREET T / 217 328 1391
 URBANA, ILLINOIS 61801 F / 217 328 1401



February 18, 2020



URBANA SCHOOL DISTRICT #116 PROJECT UPDATE THOMAS PAINE ELEMENTARY SCHOOL EXPANSION/RENOVATION



ISAKSEN GLERUM WACHTER . LLC

114 WEST MAIN STREET T / 217 328 1391
URBANA, ILLINOIS 61801 F / 217 328 1401



February 18, 2020