



Illini
West
High
School
District #307

Referendum
Information

January 2020

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Referendum Information

Facts

Vote is March 17, 2020

Simple Majority

Referendum Information

Facts

**(Face of Ballot)
OFFICIAL BALLOT**

PROPOSITION TO ISSUE \$17,000,000 SCHOOL BUILDING BONDS

**(INSTRUCTIONS TO VOTERS: Mark a cross
(X) in the space opposite the word
indicating the way you desire to vote.)**

Shall the Board of Education of Illini West High School District Number 307, Hancock, Henderson and McDonough Counties, Illinois, build and equip a new high school building and improve the site thereof, on a site owned by the District located at the northeast corner of the intersection between Illinois Highway 94 and County Road 2600 North in Durham Township of Hancock County, Illinois, and issue bonds of said School District to the amount of \$17,000,000 for the purpose of paying the costs thereof?

Yes

No

Referendum Information

Facts

When Illini West HSD #307 first came into existence, the Board of Education made an ongoing commitment to provide the students of Illini West with their own campus.

The total cost of the project at stated location is approximately \$32,626,000.
(Breakdown of costs slide to follow.)

The State of Illinois is currently discussing rules for the Capital Development Funds.

(No bonds would be issued until State Funds are available, no tax increase until bonds would be issued.)

Illini West High School District would have 5 years to issue bonds from referendum passing.

Referendum Information

Location

2615 N State Hwy 94

54.19 Acres

Purchased for \$13,000/acre

Spring 2017

Auction

Used Building Funds

General State Aid

No Infrastructure on Site



Referendum Information

Estimated Cost Breakdown

Klingner & Associates, PC; Opinion of Probable Costs

Estimated Building Construction Costs

Building Areas Except Gym and Ag Shop	\$17,451,420
Gymnasium	\$3,335,400
Ag Shop	\$1,200,000
Greenhouse	\$128,000
Bus Barn	\$660,000
Total	\$22,774,916

Estimated Site Development Costs

Site Development (Except Athletic Facilities)	\$5,366,084
Athletic Facilities	\$2,585,000
Total	\$7,951,084

Estimated Consulting Fees (Architectural, Testing, Soils Testing)

\$1,900,000

Estimated Total

\$32,626,000

Referendum Information

Cost Difference – Location (County vs City Location)

Klingner & Associates, PC; Opinion of Probable Costs

Estimated Building Construction Costs	
On Site Sanitary Treatment Facility Allowance	\$300,000
Electric Allowance including off-site infrastructure	\$350,000
Natural Gas Extension Allowance	\$200,000
Ground Storage Tank w/ Fire Protection Pump	\$400,000
Total	\$1,250,000
Annual Maintenance Cost for Rural Site – Sanitary Treatment Facility	\$30,000 / yr

Referendum Information

Cost Difference - Transportation

Preliminary Estimate of Increase Transportation Costs		
2018/2019 School Year	Regular Transportation Cost	\$244,971
	Number of Routes	5
	Average Costs per Route	\$48,994
2019/2020	Reduced to 4 Routes	\$195,977
New Building on Hwy.94	Possibly 3 additional routes (currently CESD transports IW students)	\$146,982.60
	Less Transportation Payment to CESD	\$35,000
	Possible New Transportation Cost	\$111,983
Estimated 2019/2020 Transportation Costs	Transportation Costs	\$195,977
Possible Total Transportation Cost	New Facility Costs	\$307,959
New transportation costs are estimates. There are a number of factors that may change estimates such as:		
	Student Population and where they live	
	Agreements with Elementary Districts	
	Fuel Costs	
	Lease Cost	
	Collective Bargaining Agreement	
	Number of after school shuttles needed	

Referendum Information

Estimated Tax Bill Example

Estimated Tax Bill Example	Example
<i>Bottom Right Corner of Tax Bill</i>	
Net Taxable Value	\$22,337
<i>Estimated Additional Tax from Bond</i>	X 0.0085
<i>Estimated Total Tax Increase</i>	= \$189.86

Referendum Information

Estimated Tax Bill Example

Estimated Tax Increase			
Residential Property Value	Property - Net Taxable Value	Estimated Tax Increase from Bond	Estimated Tax Increase
\$30,000	\$10,000	\$0.0085	\$85
\$45,000	\$15,000	\$0.0085	\$128
\$60,000	\$20,000	\$0.0085	\$170
\$75,000	\$25,000	\$0.0085	\$213
\$90,000	\$30,000	\$0.0085	\$255
\$105,000	\$35,000	\$0.0085	\$298
\$120,000	\$40,000	\$0.0085	\$340

The Net Taxable Value is the Equalized Assessed Value (EAV) minus any exemptions that you may have. The EAV is 1/3 of the value of your residential property.

Referendum Information

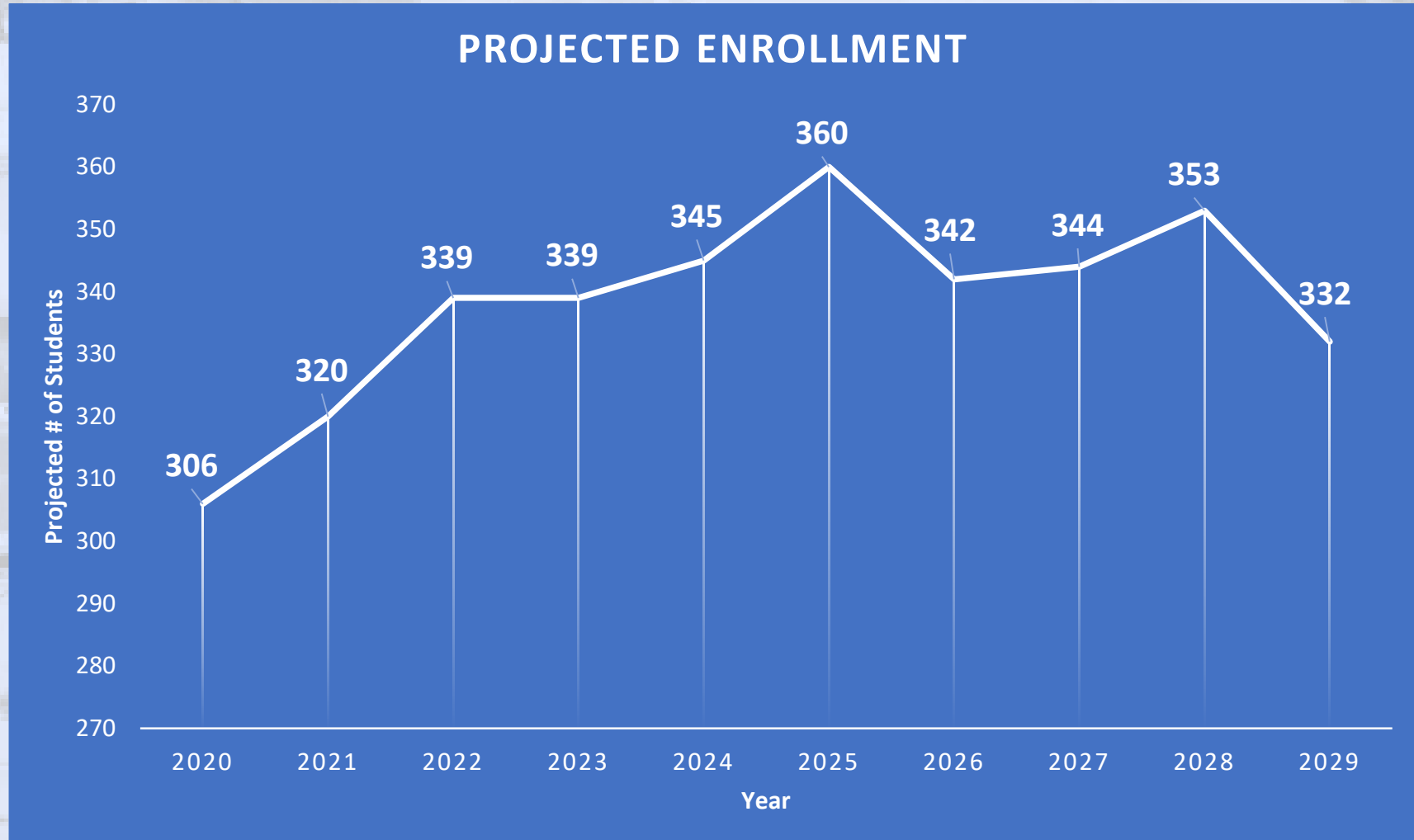
Current Enrollment Estimates

Bond Amount	Dallas City	LaHarpe	Carthage	Illini West	Total	Class of
K	14	25	40		79	2032
1	20	20	51		91	2031
2	25	16	43		84	2030
3	14	22	42		78	2029
4	23	23	54		100	2028
5	15	26	41		82	2027
6	20	16	46		82	2026
7	22	23	51		96	2025
8	18	22	45		85	2024
9				76		2023
10				82		2022
11				77		2021
12				71		2020

Year	Projected Total Enrollment
2020	306
2021	320
2022	339
2023	339
2024	345
2025	360
2026	342
2027	344
2028	353
2029	332

Referendum Information

Current Enrollment Estimates



Current Facility

Russell Report - Current Facility Cost Estimated

Location	Estimated Costs
Entrance/Exit Upgrades	\$300,000
West Wing Renovations	\$2,829,000
East Wing Renovations	\$1,197,500
Cafeteria	\$257,500
Kitchen	\$315,000
Gymnasium	\$609,500
Stage/Music Area	\$695,700
Locker Rooms	\$350,500

Design, Construction Admin Soft Costs
Owner FFE Costs

\$4,179,300

Location	Estimated Costs
Main Corridor	\$833,000
Tech Shop	\$842,900
Boiler Room	\$4,293,700
Building Tunnel System	\$215,000
West Portable Classrooms	\$2,025,600
North Portable Classrooms	\$2,025,600
Building Exterior	\$1,330,000
Asbestos Removal	\$400,000

Estimated Total

\$22,701,000

Current Facility

Main Entrance

Facility Photos/Information



- Exterior Doors
 - External Camera
 - Automatic Door Locks
- Interior Doors
 - No Containment System
- Russell Recommendation:
 - Install Higher Security Controlled System

Current Facility

West Wing
Classrooms

Facility Photos/Information



- Roof Support Wood Beams
 - Added due to cracking
- Wood Paneling/Not Fire rated walls down hallway
- Active Fire Alarm System
 - No Sprinklers
- Russell Recommendation:
 - Possible Roof Replacement – Structural Engineer?
 - Hallway Renovation for Fire Code

Current Facility

Facility Photos/Information

East Wing
Classrooms/Transit
to North Portables



- Wood Doors and Paneling
 - Not fire rated
- Active Fire Alarm System
 - No Sprinklers
- Russell Recommendation:
 - Renovate hallway to code
 - Aluminum outside doors with automated locking

Current Facility

Cafeteria

Facility Photos/Information

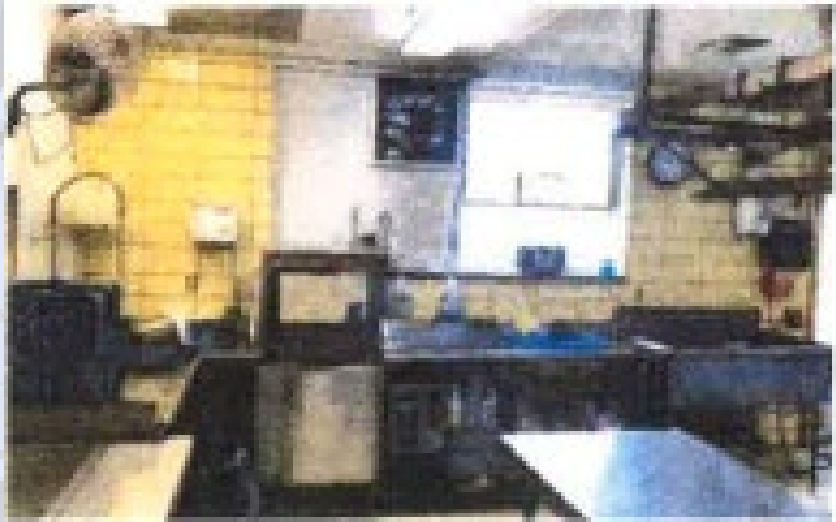


- Aluminum doors to east – unlocked during day
- Wood paneling not fire rated
- Open to hallway
- Active Fire Alarm System
 - No Sprinklers
- Russell Recommendation:
 - Renovate paneling to code
 - Aluminum doors to corridor for security
 - ADA Accessibility
 - New finishes for all renovations

Current Facility

Kitchen

Facility Photos/Information



- Assumed to be antiquated equipment, exhaust hood and fire suppression
- Russell Recommendation:
 - Remove fixed kitchen systems
 - Install code rated hood, make up air, fire suppression
 - Replace existing equipment

Current Facility

Gymnasium

Facility Photos/Information



- Assumed to be antiquated equipment including bleachers
- Wood paneling not fire rated
- Fire alarm system in place, no sprinklers
- Russell Recommendation:
 - Replace bleachers
 - Replace door systems with fire rated
 - New finishes for all renovations

Current Facility

Stage/Music Room

Facility Photos/Information

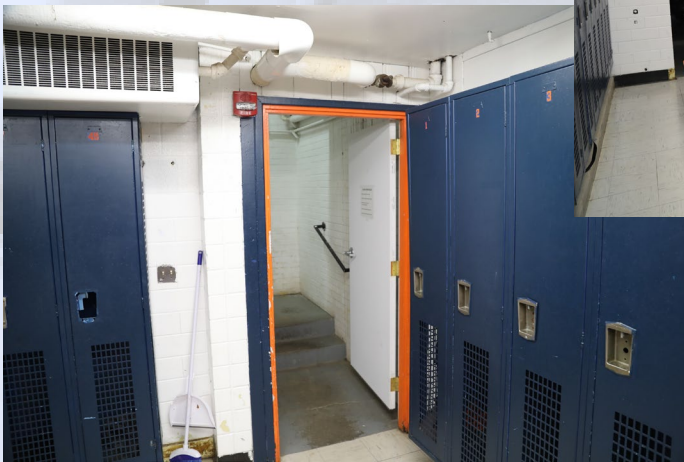
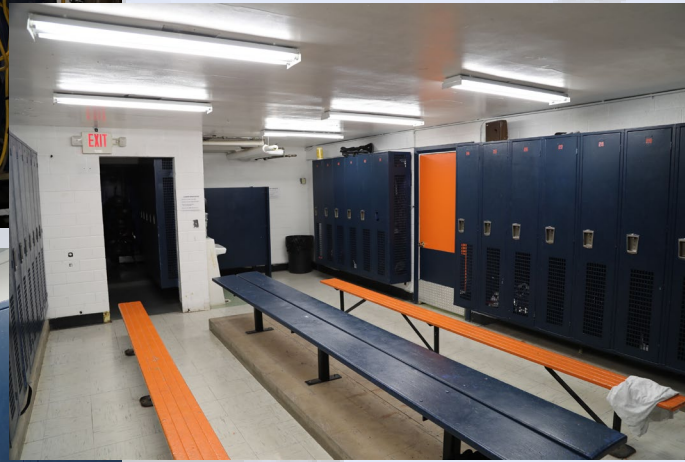
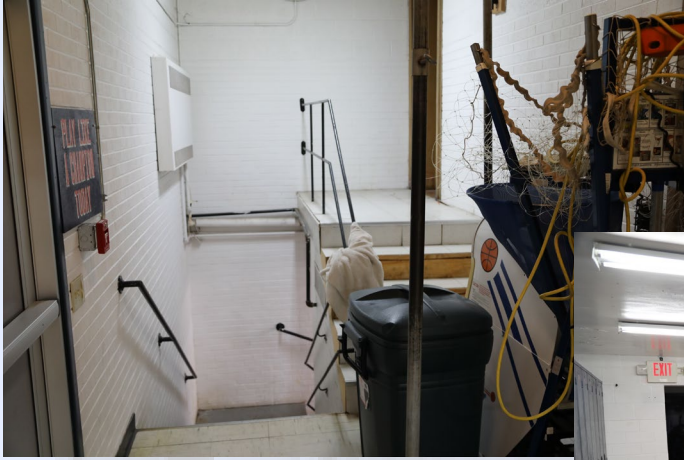


- Not meeting ADA accessibility
 - Does not meet current fire code
 - Fixed lighting antiquated
 - Exposed wood elements not fire rated
-
- Russell Recommendation
 - Install ADA certified means to stage
 - Replace stage lighting and rigging
 - Replace opening curtains
 - Remove all non fire rated wood and replace with fire rated

Current Facility

Locker Rooms

Facility Photos/Information



- No ADA compliance
- Active Fire Alarm System
 - No Sprinklers
- Assumed to be antiquated electrical and plumbing
- Russell Recommendation:
 - Meet ADA compliance
 - 2nd Egress from rooms
 - New finishes to all renovations

Current Facility

Facility Photos/Information

Main Corridor/South
West Wing

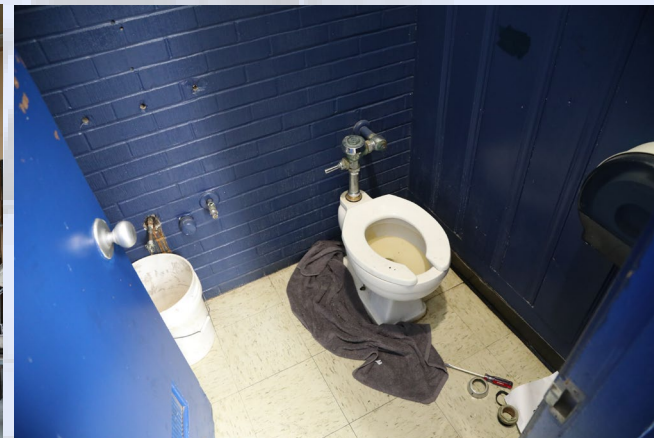


- Wood Doors and Paneling
 - Not fire rated
- Active Fire Alarm System
 - No Sprinklers
- Russell Recommendation:
 - Remove wood paneling and doors, replace with fire rated
 - Structural repairs and reinforcements
 - New finishes for all renovations

Current Facility

Tech Shop Areas

Facility Photos/Information



- Wood paneling not fire rated
- Active Fire Alarm System
 - No Sprinklers
- Plumbing not to code
- Numerous open areas non fire rated sheeting
- Russell Recommendation:
 - Replace all wall and ceiling surfaces
 - Fire rated systems throughout
 - Renovation of bathroom
 - Replace collection systems

Current Facility

Boiler Room/Building Systems

Facility Photos/Information



- Assumed to be antiquated equipment
- Boiler likely past useful life
- Entire HVAC system likely antiquated
- Electrical system past useful life
- Russell Recommendation:
 - Complete removal of all old HVAC and new systems installed
 - Complete removal of old electrical and replacement
 - Upgrade water, fire suppression, gas, electrical

Current Facility

Building Tunnel

Facility Photos/Information



- Limited moisture control
- HVAC and mechanical items assumed end of life
- Russell Recommendation:
 - Remove debris, mess from tunnels
 - Install moisture control
 - Install service lighting
 - Secure entrance to tunnels

Current Facility

Facility Photos/Information

West Portable
Classrooms

- Assumed to be past useful life
- Railings, flooring, metal ramp all assumed need to be replaced
- Not at code for temporary building
- Russell Recommendation:
 - Remove portable/temporary structure
 - Build new permanent feature connected to school



Current Facility

North Portable
Classrooms

Facility Photos/Information



- Assumed to be past useful life
- Railings, flooring, metal ramp all assumed need to be replaced
- Not at code for temporary building

- Russell Recommendation:
 - Remove portable/temporary structure
 - Build new permanent feature connected to school

Current Facility

Building Exterior

Facility Photos/Information

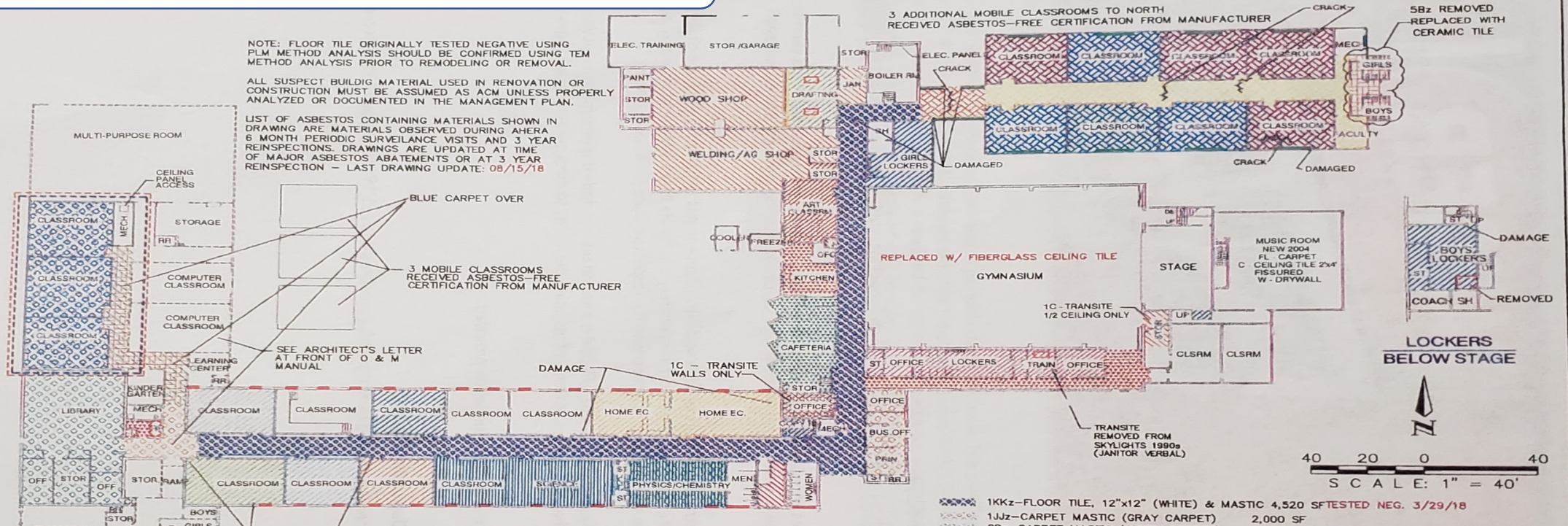


- Soffit is old and needs replaced
 - Water remediation issues
 - Window frames antiquated
 - ADA accessibility issues
-
- Russell Recommendation:
 - New windows
 - Clean, tuck, repair outside veneer
 - Replace pavement
 - Replace sidewalks for ADA code

Current Facility

Asbestos Removal & Abatement

Facility Photos/Information



NOTE: FLOOR TILE ORIGINALLY TESTED NEGATIVE USING PLM METHOD ANALYSIS SHOULD BE CONFIRMED USING TEM METHOD ANALYSIS PRIOR TO REMODELING OR REMOVAL.

ALL SUSPECT BUILDING MATERIAL USED IN RENOVATION OR CONSTRUCTION MUST BE ASSUMED AS ACM UNLESS PROPERLY ANALYZED OR DOCUMENTED IN THE MANAGEMENT PLAN.

LIST OF ASBESTOS CONTAINING MATERIALS SHOWN IN DRAWING ARE MATERIALS OBSERVED DURING AHERA 6 MONTH PERIODIC SURVEILLANCE VISITS AND 3 YEAR REINSPECTIONS. DRAWINGS ARE UPDATED AT TIME OF MAJOR ASBESTOS ABATEMENTS OR AT 3 YEAR REINSPECTION - LAST DRAWING UPDATE: 08/15/18

SEE ARCHITECT'S LETTER AT FRONT OF O & M MANUAL

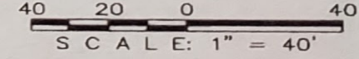
SEE ARCHITECT'S LETTER AT FRONT OF O & M MANUAL

ASBESTOS CONTAINING MATERIAL

"Z" INDICATES ASSUMED ASBESTOS CONTAINING MATERIAL

1C-CEILING & WALL PANELS (TRANSITE)	3,900 SF
1D-CORRUGATED WALL PANELS (TRANSITE)	200 SF
1Gz-FLOOR TILE MASTIC (UNDER 12"x12" PUTTY FLOOR TILE)	1,260 SF
1J-LAB TOP (BLACK)	250 SF
1Nz-SKYLIGHT WELL PANELS (CEMENT ASBESTOS BOARD)	150 SF
1Pz-FLOOR TILE, 9"x9" (RED) (A1Pz-MASTIC)	2,830 SF 930 SF
1Qz-FLOOR TILE, 9"x9" (GREEN) (A1Qz-MASTIC)	2,280 SF 410 SF
1Rz-FLOOR TILE, 9"x9" (DK. GREEN) (A1Rz-MASTIC)	1,600 SF
1Sz-FLOOR TILE, 9"x9" (PUTTY) (A1Sz-MASTIC)	1,600 SF
1Tz-FLOOR TILE, 9"x9" (DK. BROWN) (A1Tz-MASTIC)	840 SF
1Uz-FLOOR TILE, 9"x9" (TAN) (A1Uz-MASTIC)	1,000 SF
1Vz-FLOOR TILE, 9"x9" (BROWN) (A1Vz-MASTIC)	2,140 SF 750 SF
1Wz-FLOOR TILE, 9"x9" (GRAY) (A1Wz-MASTIC)	1,390 SF
1Xz-FLOOR TILE, 9"x9" (DK. BLUE) (A1Xz-MASTIC)	800 SF
1Yz-FLOOR TILE, 9"x9" (LT. GREEN) (A1Yz-MASTIC)	800 SF
1AAz-FLOOR TILE, 9"x9" (YELLOW) (A1AAz-MASTIC)	800 SF
1BBz-FLOOR TILE, 9"x9" (DK. GRAY) (A1BBz-MASTIC)	500 SF
1EEz-FLOOR TILE, 12"x12" (BLUE) (A1EEz-MASTIC)	1,900 SF
1FFz-FLOOR TILE, 12"x12" (TAN) (A1FFz-MASTIC)	50 SF
1HHz-CARPET MASTIC (BROWN CARPET)	300 SF

- 1KKz-FLOOR TILE, 12"x12" (WHITE) & MASTIC 4,520 SF TESTED NEG. 3/29/18
- 1JJz-CARPET MASTIC (GRAY CARPET) 2,000 SF
- 2Dz-CARPET MASTIC (GREEN CARPET) 2,000 SF
- 4Dz-FLOOR TILE MASTIC (UNDER 12"x12" PUTTY FLOOR TILE) 1,300 SF
- 4Fz-FLOOR TILE MASTIC (UNDER 12"x12" GREEN FLOOR TILE) 250 SF
- 4Gz-FLOOR TILE MASTIC (UNDER 12"x12" LT GREEN FLOOR TILE) 250 SF
- 4Hz-GYPSUM BOARD & JOINT COMPOUND 450 SF
- 4iz-FLOOR TILE, 9"x9" (TAN) (A4iz-MASTIC) 2,400 SF
- 4Jz-FLOOR TILE, 9"x9" (BROWN) (A4Jz-MASTIC) 2,400 SF
- 4Lz-FLOOR TILE, 9"x9" (WHITE & GREEN, MIXED) (A4Lz-MASTIC) 950 SF
- 4Mz-CEMENT ASBESTOS BOARD (TRANSITE) 10 SF
- 5Az-FLOOR TILE, 12"x12" (GRAY) (A5Az-MASTIC) 2,000 SF
- 5Cz-CARPET MASTIC (GREEN CARPET) 1,400 SF
- 5Bz-FLOOR TILE, 12"x12" (BEIGE) (A5Bz-MASTIC) (~~5Bz~~ REPLACED WITH CERAMIC TILE) ~~2,000 SF~~
- 5Dz-GYPSUM BOARD & JOINT COMPOUND 4,250 SF
- 5Ez-FLOOR BASE (DK. BROWN) 3" HIGH (A5Ez-MASTIC) 200 LF
- 5Fz-SPRAYED-ON TEXTURED CEILING 1,500 SF
- 5Gz-CEILING TILES, 2'x4' (FISSURED) 900 SF
- 121712-D - WINDOW CAULKING 29 WINDOWS
- 2016A - 12"x12" FLOOR TILE (WHITE W/ TAN & GRAY) & MASTIC (2016B) 1,210 SF
- 2016C - 12"x12" FLOOR TILE (WHITE W/ BLACK & GRAY) & MASTIC (2016D) 2,370 SF
- 2016E - 12"x12" FLOOR TILE (YELLOW/TAN) & MASTIC (2016F) 50 SF
- 2016G - 12"x12" FLOOR TILE (BLUE & WHITE) & MASTIC (2016H) 1,090 SF (2016A-2016H ALL ASSUMED)



LOCKERS BELOW STAGE

KLINGSTUBBINS

Engineers / Architects

818 North 14th Street
 Des Moines, IA 50319
 Phone: 515.281.2400
 Fax: 515.281.2404
 www.klingstubbins.com

DESIGNED	DRAWN	CHECKED	DATE	REVISION	DESCRIPTION	DATE

PROJECT NO: FILE NO. SCALE FULL SCALE DRAWING IS 11' x 17'

04-000011 13B-RP8 1"-40'

CARTHAGE PRELIMINARY & HIGH SCHOOL BUILDING

600 MILLER STREET

CARTHAGE SCHOOL DISTRICT #338

CARTHAGE, ILLINOIS

SHEET NO.

Current Facility

Facility Photos/Information

Full Text of Russell Report can be found at the location below:

<https://illiniwest.socs.net/vnews/display.v/ART/5e18c2bc78422>

Prior Survey Results

Facility Photos/Information

Full Text of Prior Building Survey responses:

<https://illiniwest.socs.net/vnews/display.v/ART/5e18c2bc78422>

Prior Survey Results

Facility Photos/Information

Full Text of Prior Referendum Information:

<https://illiniwest.socs.net/vnews/display.v/ART/5e18c2bc78422>