



Illini
West
High
School
District #307

Referendum
Information

January 2020

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Referendum Information

Facts

Vote is March 17, 2020

Simple Majority

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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

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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.)

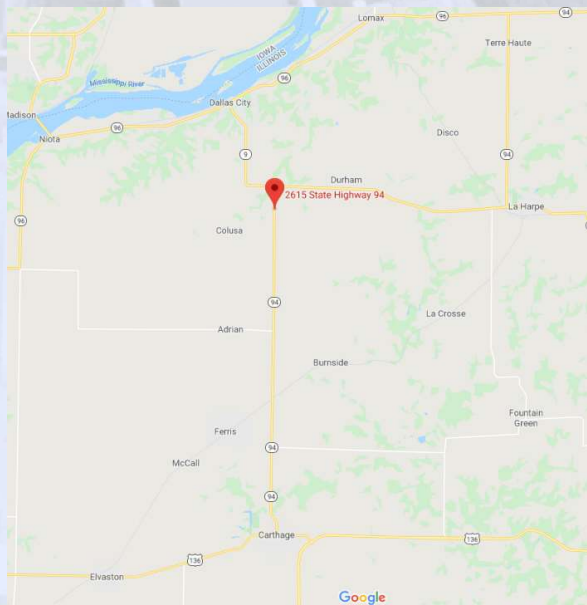
Illini West High School District would have 5 years to issue bonds from referendum passing.

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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



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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

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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

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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	

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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

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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.

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Referendum Information

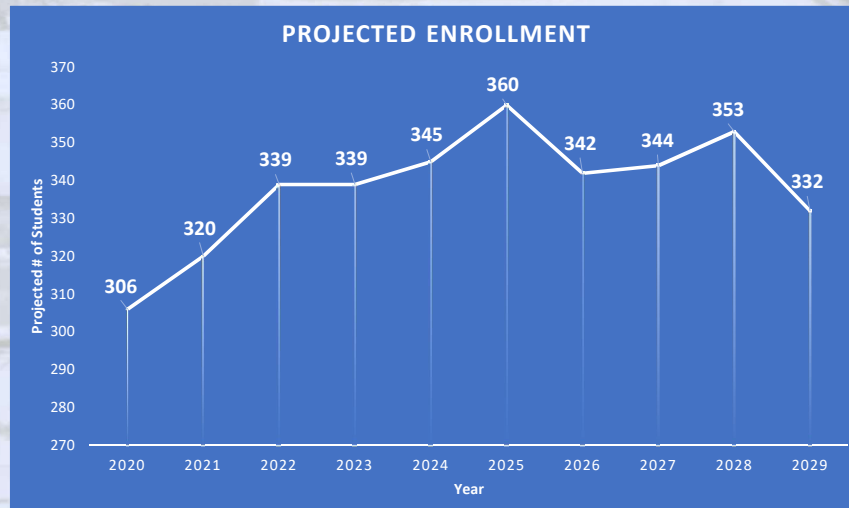
Current Enrollment Estimates

Bond Amount	Dallas City	LaHarpe	Carthage	Illini West	Total	Class of	Year	Projected Total Enrollment
K	14	25	40		79	2032	2020	306
1	20	20	51		91	2031	2021	320
2	25	16	43		84	2030	2022	339
3	14	22	42		78	2029	2023	339
4	23	23	54		100	2028	2024	345
5	15	26	41		82	2027	2025	360
6	20	16	46		82	2026	2026	342
7	22	23	51		96	2025	2027	344
8	18	22	45		85	2024	2028	353
9				76		2023	2029	332
10				82		2022		
11				77		2021		
12				71		2020		

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Referendum Information

Current Enrollment Estimates



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Current Facility

Russell Report - Current Facility Cost Estimated

Location	Estimated Costs	Location	Estimated Costs
Entrance/Exit Upgrades	\$300,000	Main Corridor	\$833,000
West Wing Renovations	\$2,829,000	Tech Shop	\$842,900
East Wing Renovations	\$1,197,500	Boiler Room	\$4,293,700
Cafeteria	\$257,500	Building Tunnel System	\$215,000
Kitchen	\$315,000	West Portable Classrooms	\$2,025,600
Gymnasium	\$609,500	North Portable Classrooms	\$2,025,600
Stage/Music Area	\$695,700	Building Exterior	\$1,330,000
Locker Rooms	\$350,500	Asbestos Removal	\$400,000
Design, Construction Admin Soft Costs Owner FFE Costs		Estimated Total	
\$4,179,300		\$22,701,000	

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Current Facility

Facility Photos/Information

Main Entrance



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

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Current Facility

Facility Photos/Information

West Wing Classrooms



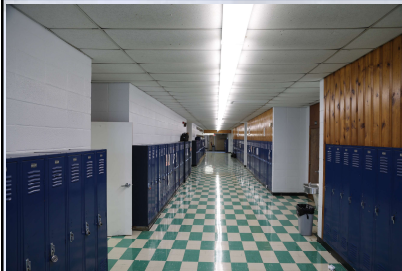
- Roof Support Wood Beams
 - Added due to cracking
- Wood Paneling/Not Fire rated walls down hallway
- Active Fire Alarm System
 - No Sprinklers
- Russell Recommendation:
 - Possible Roof Replacement – Structural Engineer?
 - Hallway Renovation for Fire Code

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Current Facility

Facility Photos/Information

East Wing
Classrooms/Transit
to North Portables



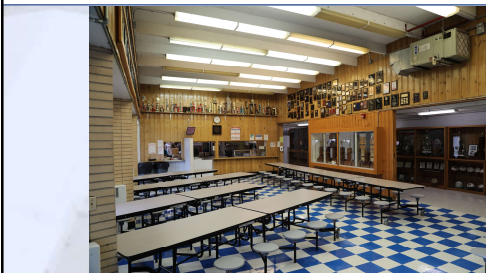
- Wood Doors and Paneling
 - Not fire rated
- Active Fire Alarm System
 - No Sprinklers
- Russell Recommendation:
 - Renovate hallway to code
 - Aluminum outside doors with automated locking

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Current Facility

Facility Photos/Information

Cafeteria



- 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

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Current Facility

Facility Photos/Information

Kitchen



- 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

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Current Facility

Facility Photos/Information

Gymnasium



- 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

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Current Facility

Stage/Music Room

Facility Photos/Information



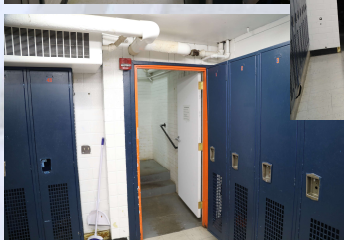
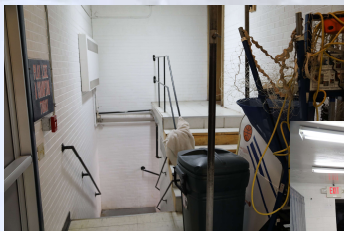
- Not meeting ADA accessibility
- Does not meet current fire code
- Fixed lighting antiquated
- Exposed wood elements not fire rated
- Russell Recommendation
 - Install ADA certified means to stage
 - Replace stage lighting and rigging
 - Replace opening curtains
 - Remove all non fire rated wood and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

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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

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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

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Current Facility

Facility Photos/Information

Tech Shop Areas



- 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

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Current Facility

Facility Photos/Information

Boiler Room/Building Systems



- 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

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Current Facility

Facility Photos/Information

Building Tunnel



- 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

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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

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Current Facility

Facility Photos/Information

North 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

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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>

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Prior Survey Results

Facility Photos/Information

Full Text of Prior Building Survey responses:

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

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Prior Survey Results

Facility Photos/Information

Full Text of Prior Referendum Information:

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