



PRELIMINARY SCOPE OF WORK

Champaign Unit School District #4
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Project:	Preliminary Scope of Work for High School Facilities
Project No.:	-
By:	AV
Date:	02.01.16
Re:	Central High School Centennial High School
Distribution:	file

STATISTICS	ENROLLMENT (2015-16)	Stories	Years of Construction	SQUARE FEET	SITE ACRES
Central High School	1220	3 plus basement	1935, 1956, 1998	205,276	5.9
Centennial High School	1422	2 plus basement and penthouse	1963, 1967	202,577	23.3
Centennial Portable* (2 classrooms)			2014	1,776	

Numbers are from September 30, 2015 Fall Housing Report and do not include students at alternative placement sites. Student enrollment numbers can fluctuate on a daily basis.

*The District is considering the need for one (1) additional portable at Centennial and one (1) at Central for the 2016-17 school year. Each portable provides two (2) classrooms.



GENERAL SYSTEMS COMMENTS AND NEEDS TO CONSIDER	CENTRAL HIGH SCHOOL	CENTENNIAL HIGH SCHOOL
SITE DEVELOPMENT		
Utilities		
<ul style="list-style-type: none"> New fire service at unsprinkled buildings and/or additions will likely be needed New construction will need to be fire sprinkled 	<p>The 1998 addition is fully sprinkled. There are some local sprinklers in select areas (under stairs, in a storage room, conference room, vestibule and electrical room).</p>	<p>Building is not sprinkled</p>
<ul style="list-style-type: none"> Increase sanitary service size for additions as needed 	To be determined	To be determined
<ul style="list-style-type: none"> Existing gas service improvements may be needed for addition/renovation work 	Has gas service currently but needs to be upgraded	Has gas service currently. Ameren changed the meter in 2012-13. It is sized for the water heater, boiler and kitchen equipment at the building now. Upgrades will be needed.
BUILDING ENVELOPE IMPROVEMENTS		
Doors and Windows		
<ul style="list-style-type: none"> Replace exterior windows with new aluminum windows 		
<ul style="list-style-type: none"> New window treatments 		
<ul style="list-style-type: none"> Replace exterior doors, frames and hardware (hollow metal at service areas, aluminum storefront at entries) 		
<ul style="list-style-type: none"> Replace exterior door lock cores with new 39AD security keyway cores 	Needs to be upgraded	Needs to be upgraded



GENERAL SYSTEMS COMMENTS AND NEEDS TO CONSIDER	CENTRAL HIGH SCHOOL	CENTENNIAL HIGH SCHOOL
Concrete and Masonry		
<ul style="list-style-type: none"> Masonry repairs as needed (tuckpointing, cleaning, sealing) 		
<ul style="list-style-type: none"> Moisture sealing at foundation walls as needed 	Needs to be reviewed	
Exterior Walls		
<ul style="list-style-type: none"> Air infiltration sealing (foam insulation) 		
<ul style="list-style-type: none"> Soffit and fascia repairs 		
<ul style="list-style-type: none"> Downspout drainage improvements 		
Drainage improvements		
<ul style="list-style-type: none"> At existing perimeter foundation drain tiles if needed 	There are various drainage issues around the whole building that need to be reviewed.	Few known issues, if any
Roofing restoration	Roof installation dates range from 1980-2010. The oldest roof areas are small canopy areas. Most of the roof areas date to 2000, 2003, 2004, 2006 and 2010. There are no roof overflow drains on the 1998 addition.	Roof installation dates range from 2000-2009. The age of the penthouse roof is unknown. The pool roof is from 2000. The 2009 roof areas include the gym and locker rooms. Most of the other roof areas date to 2004. There are no roof overflow drains.



GENERAL SYSTEMS COMMENTS AND NEEDS TO CONSIDER	CENTRAL HIGH SCHOOL	CENTENNIAL HIGH SCHOOL
Doors and Hardware		
<ul style="list-style-type: none"> Full interior door and hardware replacement 	Many door frames are wood. Plan on door frame replacement throughout.	Reuse existing hollow metal door frames if possible
Electrical		
<ul style="list-style-type: none"> New lighting with occupancy sensors throughout and daylighting controls 	2012 lighting retrofit T12 to T8 lamps throughout. No occupancy sensors in classrooms. Gym lighting retrofit done.	2009-10+/- classroom and office/corridor lighting retrofit completed T12 to T8 lamps. Occupancy sensors in classrooms. Gym lighting T5 retrofit done.
<ul style="list-style-type: none"> Increased power and data throughout 		
<ul style="list-style-type: none"> Separate circuits for netbook charging carts 		
<ul style="list-style-type: none"> Replace outdated building switchgear 	There are 2 main distribution panels to the building feeding 120/208 volt. 277/480 volt service is recommended for a building of this size. Parts no longer available and needs to be upgraded.	There is 1 main distribution panel to the building. The panel does not have ground fault protection. The service is 277/480 volt. Parts no longer available and needs to be upgraded.
<ul style="list-style-type: none"> Provide additional exterior GFI electrical outlets 		



GENERAL SYSTEMS COMMENTS AND NEEDS TO CONSIDER	CENTRAL HIGH SCHOOL	CENTENNIAL HIGH SCHOOL
<ul style="list-style-type: none"> Provide additional exterior hose bibs 		
Plumbing		
<ul style="list-style-type: none"> Existing toilet room improvements – finishes only – does NOT trigger ADA code upgrades (existing fixtures remain, existing water piping remains) 		
<ul style="list-style-type: none"> Existing toilet room upgrades – will trigger ADA code upgrades 		
<ul style="list-style-type: none"> New or renovated SPED toilet room 		
<ul style="list-style-type: none"> New student group toilets adjacent to cafeteria 		
<ul style="list-style-type: none"> New staff toilets 		
<ul style="list-style-type: none"> Replace old drinking fountains with electric water coolers, including ADA fixtures 		
Fire Protection		
<ul style="list-style-type: none"> Fire alarm – complete replacement to fully addressable system 	Replaced in 2015	Replaced in 2012
Mechanical		
<ul style="list-style-type: none"> New air conditioning to eliminate window A/C units (geothermal or other appropriate system) 	Majority of facility has no A/C. There is a VAV/reheat system in the 1998 addition. There is a split DX system in the admin area. A rooftop cooling unit was added in 2011 to air condition the Academy.	The building has A/C. There are 2 chillers in the boiler room with 2 cooling towers on the roof. In 2009-10+/- the cooling towers were changed out. The control unit for both chillers is being upgraded summer 2016, as parts are no longer available. All 18 AHUs are original to the building, rusting out and need to be replaced.



GENERAL SYSTEMS COMMENTS AND NEEDS TO CONSIDER	CENTRAL HIGH SCHOOL	CENTENNIAL HIGH SCHOOL
<ul style="list-style-type: none"> Replace pneumatic controls with DDC controls (direct digital controls) and tie into existing BAS system (building automation system) The District is working on 1 building/year to slowly change these out. Next up are Early Childhood Center, Barkstall and Stratton. 	<p>The controls are pneumatic retrofitted with DDC overlay. A head end controller is needed. Complete replacement of the actuators, valves and valve tops is needed.</p>	<p>The controls are pneumatic retrofitted with DDC overlay. A head end controller was installed in 2008 - 10+/- . Complete replacement of the actuators, valves and valve tops is needed.</p>
<ul style="list-style-type: none"> Replace water heater 	<p>Domestic water heater installed is 30+ years old. There is an abandoned in place 1500 gallon storage tank in the boiler room. There are 3 water heaters for the dishwashers that are 30+ years old.</p>	<p>Domestic water heater installed in 2012. Pool heater installed in 2012. There is an electric booster heater for the dishwasher.</p>
<ul style="list-style-type: none"> Add carbon monoxide detectors (new 2016 State requirement) where required 		
<ul style="list-style-type: none"> Boiler 	<p>The south boiler was retubed in 2010+/-.</p>	
<p>Kitchen upgrades will be needed</p>		<p>Cooking kitchen for the whole district currently at Centennial HS</p>



GENERAL SYSTEMS COMMENTS AND NEEDS TO CONSIDER	CENTRAL HIGH SCHOOL	CENTENNIAL HIGH SCHOOL
TECHNOLOGY AND COMMUNICATIONS		
New voice and data cabling throughout	Needs to be done	Installed 2013
New intercom paging and clock system throughout	Needs to be done	Paging system installed 2013. Clocks were not changed out with new paging system. Clocks still need to be upgraded.
New VoIP (voice over internet protocol) Toshiba phone system throughout	Replaced old Panasonic system in 2015 with VoIP Toshiba phones. Phone system is limited to offices. Classrooms do not have phones.	New VoIP Toshiba phone system installed in 2013. All classrooms have phones.
New card access key fob system throughout	Has new fob system	Has new fob system
Expand wireless system as required		
Install multiple cell repeaters to enable improved cellular coverage within new and existing building areas		
New PoE (power over ethernet) switches as required		
New non PoE (power over ethernet) switches as required		
Expand existing security (burglar alarm) system	Update system	Update system
New security cameras	There are cameras in select corridors, stairs, lobbies and the cafeteria.	There are cameras in select corridors, stairs, lobbies and the cafeteria.
Additional servers for IDF room(s) in addition for network		



GENERAL SYSTEMS COMMENTS AND NEEDS TO CONSIDER	CENTRAL HIGH SCHOOL	CENTENNIAL HIGH SCHOOL
OWNER SOFT COSTS		
Technology Equipment		
<ul style="list-style-type: none"> • New smart boards and projectors in addition 		
<ul style="list-style-type: none"> • New projection screens and projectors in gym and cafeteria 		
<ul style="list-style-type: none"> • New netbook charging carts in addition 		
<ul style="list-style-type: none"> • New netbooks in addition 		
OPERATIONS AND MAINTENANCE COSTS		
Custodial		
<ul style="list-style-type: none"> • Additional custodial staff for expanded building SF. Rule of thumb = 1 custodian per 23,000 SF of space is needed. 		
<ul style="list-style-type: none"> • Additional custodial closets will be needed for expanded facilities 		
<ul style="list-style-type: none"> • Additional cleaning equipment will be needed for expanded facilities 		
Grounds		
<ul style="list-style-type: none"> • Additional grounds staff may be needed for expanded or new building campus. 		
<ul style="list-style-type: none"> • Additional grounds equipment for expanded or new building campus. 		
<ul style="list-style-type: none"> • Additional grounds storage will be needed 		
Maintenance		
<ul style="list-style-type: none"> • Additional maintenance staff (minimum of 2) will be needed for expanded facilities 		