



PRELIMINARY SCOPE OF WORK

Champaign Unit School District #4
 Service Center
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Project:	Preliminary Scope of Work for Middle School Facilities
Project No.:	-
By:	AV
Date:	02.04.16
Re:	Edison Middle School Jefferson Middle School Franklin Middle School
Distribution:	file

STATISTICS	ENROLLMENT (2015-16)	Stories	Years of Construction	SQUARE FEET	SITE ACRES
Edison Middle School	655	3 plus basement and attic	1914, 1933, 1956	112,376	2.5
Jefferson Middle School	703	1 story	1960, 1969	80,680	20
<ul style="list-style-type: none"> Jefferson Portables (2 portables x 2 classrooms each = 4 total classrooms) 			1995	1,536 each = 3,072	
Franklin Middle School	643	2 stories plus basement	1953, 1966	79,390	9

COST INFORMATION

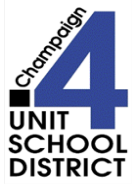
- Costs have not been explored for renovation/addition or new construction scenarios at the middle school level.



GENERAL SYSTEMS COMMENTS AND NEEDS TO CONSIDER	EDISON MIDDLE SCHOOL	JEFFERSON MIDDLE SCHOOL	FRANKLIN MIDDLE 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 	Building is not sprinkled	Building is not sprinkled	Building is not sprinkled except for a limited number of heads in some storage rooms.
<ul style="list-style-type: none"> Increase sanitary service size for additions as needed 			
<ul style="list-style-type: none"> Existing gas service improvements may be needed 	Has gas service currently	Has gas service currently for kitchen and water heater.	Has gas service currently. Service is oversized as boilers were removed with the geothermal project.
BUILDING ENVELOPE IMPROVEMENTS			
Doors and Windows			
<ul style="list-style-type: none"> Replace exterior windows with new aluminum windows 	The 2013 HLS Survey identified various window areas needing replacement. A 2015 estimate to replace 10 of the cafeteria windows was \$52,000. Replacing the covered, ramped cafeteria access another \$85,000.	Windows replaced in 2012 as a part of the geothermal project.	Windows replaced in 2012 as a part of the geothermal project.



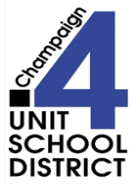
GENERAL SYSTEMS COMMENTS AND NEEDS TO CONSIDER	EDISON MIDDLE SCHOOL	JEFFERSON MIDDLE SCHOOL	FRANKLIN MIDDLE SCHOOL
<ul style="list-style-type: none"> New window treatments 	Need to be replaced with windows	New window treatments in 2012 as a part of the geothermal project.	New window treatments in 2012 as a part of the geothermal project.
<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	Done
Concrete and Masonry			
<ul style="list-style-type: none"> Masonry repairs as needed (tuckpointing, cleaning, sealing) 			
<ul style="list-style-type: none"> Retaining wall repairs as needed 			
<ul style="list-style-type: none"> Moisture sealing at foundation walls as needed 			
Exterior Walls			
<ul style="list-style-type: none"> Air infiltration sealing (foam insulation) 			
<ul style="list-style-type: none"> Soffit and fascia repairs 			N/A
<ul style="list-style-type: none"> Downspout drainage improvements 	Needs to be replaced		Needs to be replaced
Drainage improvements			
<ul style="list-style-type: none"> At existing perimeter foundation drain tiles if needed 			
Roofing restoration	All roof areas date to 1995 except for the original building and its covered light wells that date to 2008.	All roof areas date to 1999	All roof areas date to 2000
Doors and Hardware			
<ul style="list-style-type: none"> Full interior door and hardware replacement 	Plan on door frame replacement throughout.	Reuse existing hollow metal door frames if possible	Many door frames are wood. Plan on door frame replacement throughout.



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Electrical			
<ul style="list-style-type: none"> New lighting with occupancy sensors throughout and daylighting controls 	2012 lighting retrofit T12 to T8 in classroom and office/corridors. Occupancy sensors in classrooms. Manual and occupancy sensors in offices. Gym is T5 high bay fluorescent. Occupancy sensors in gym.	2012 lighting retrofit T12 to T8 in classroom and office/corridors. Occupancy sensors in classrooms and offices. Gym lighting T5 retrofit. Occupancy sensors in gym.	2012 lighting retrofit T12 to T8 in classroom and office/corridors. Occupancy sensors in classrooms and offices. Gym lighting T5 retrofit. Occupancy sensors in gym.
<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 	Needs to be replaced. The main distribution panel dates to 1956 and is 120/208 volt. The bus duct is labeled for 277/480 volts.	Replaced with the 2012 geothermal project	Replaced with the 2012 geothermal project
<ul style="list-style-type: none"> Provide additional exterior GFI electrical outlets 			
<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 			



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<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 	Scheduled to be replaced summer 2016 as a Heath/Life Safety project	Scheduled to be replaced summer 2018 as a Heath/Life Safety project	Scheduled to be replaced summer 2017 as a Heath/Life Safety project
Mechanical			
<ul style="list-style-type: none"> New air conditioning to eliminate window A/C units (geothermal or other appropriate system) 	Window A/C units installed in 2012. (Note window A/C units generally require replacement every 15+/- years.) The auditorium uses 3 blower coils for cooling. There are a few split systems in offices and SPED.	In 2012, a geothermal system was installed to air condition the entire building.	In 2012, a geothermal system was installed to air condition the entire building.
<ul style="list-style-type: none"> Heat Distribution 	Black steel piping dates back to 1914 and needs to be replaced. This is an ongoing maintenance issue.	Geothermal 2012	Geothermal 2012



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<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>Partial upgrade to DDC controls as a part of the 2012 window A/C project. Exhaust fans and classroom unit ventilators are still pneumatically controlled.</p>	<p>Upgraded as a part of the 2012 geothermal project.</p>	<p>Upgraded as a part of the 2012 geothermal project.</p>
<ul style="list-style-type: none"> Replace water heater 	<p>Domestic water system is old and needs to be replaced. There is a 2nd electric unit that formerly served Home Ec, which is now a SPED room.</p>	<p>Domestic water heater installed in 2010.</p>	<p>Two new domestic on demand water heaters installed in 2014. Kitchen water heater is old and needs to be replaced.</p>
<ul style="list-style-type: none"> Add carbon monoxide detectors (new 2016 State requirement) where required 			
TECHNOLOGY AND COMMUNICATIONS			
New voice and data cabling throughout	Needs to be upgraded	Installed 2014 for phones	Needs to be upgraded
New intercom paging and clock system throughout	Old paging system and clocks	Phones tied into old paging system. New clocks installed in 2011-12.	Old paging system and clocks



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New VoIP (voice over internet protocol) Toshiba phone system throughout	Current system is old Panasonic system. System is not networked. Phones in offices and select areas only.	New VoIP Toshiba phone system installed in 2014. All classrooms have phones. No work to paging or clock systems. Phones tied into old paging system.	Current system is old Panasonic system. System is not networked. Phones in offices and select areas only.
New card access key fob system throughout	Has old Corby fobs	Has old Corby fobs	Done
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			
New security cameras	There are cameras in select corridors, the cafeteria and an exterior camera north of the boiler room.	New cameras were installed in 2013-14.	There are cameras in select corridors, the cafeteria and gym.
Additional servers for IDF room(s) in addition for network			
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 			



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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. 			