

# “The Plan” Update: June 19, 2018

A FRAMEWORK FOR THE FUTURE OF THE FACILITIES OF  
CRETE-MONEE SCHOOL DISTRICT 201-U

# Agenda/Goals

- An update on the facilities construction projects
  - Dave Patton, Healy Bender Architects
- An update on the financing for “The Plan”
- Recommended next steps
- Receive consensus from the Board of Education to begin working on the implementation of “The Plan”

# The Development Team

- Ron Patton, Interim Superintendent (leadership & program input)
- District Leadership Team
  - Assistant Superintendents
  - Directors
- Healy Bender Architects (design and cost estimates)
- Pepper Construction (cost estimates)
- PMA Securities Inc. (financial options)

# The Plan (educational facilities)

1. Demolish the 6<sup>th</sup> Grade Center and build a new Pre-K – 2<sup>nd</sup> Grade Learning Center at the current site of the 6<sup>th</sup> grade center. (**\$46.6 million**)
2. Expand Monee Elementary School to become a 3<sup>rd</sup> Grade – 5<sup>th</sup> Grade Learning Center. (**\$17.6 million**)
3. Expand the middle school to include additional classrooms. (**\$6.6 million**)
4. Option #1 (**\$84.5 million**):
  - Renovate the current ELC to house the Alternative School and Administrative Offices, Technology, Building & Grounds (**\$13.7 million**)
5. Option #2 (**\$93.4 million**):
  - Renovate the current ELC to house a Therapeutic Center for all grade levels. (**\$10 million**)
  - Demolish the Dome and build a new Administrative Building with a Professional Development/Board of Education Meeting Room (**\$12.6 million**)



# The Plan (high school athletic facilities)

\$23.5 million

1. Demolish the current football stadium and build a new multi-purpose stadium for football, soccer and track and field with a new practice field.
2. Build a new baseball field.
3. Build a new softball field.
4. Build new tennis courts and renovate the current tennis courts.
5. Build a junior varsity softball field at the site of the current baseball field.
6. Renovate the current baseball field a junior varsity baseball field.

# Meetings with Community Leaders

1. Mike Einhorn, Mayor, Village of Crete
2. Jim Popp, Mayor, Village of Monee
3. Vivian Covington, Mayor, Village of University Park
4. John Ostenburg, Mayor, Village of Park Forest

# The Construction & Renovation of the District's Facilities – Healy Bender Architects

**Dave Patton**

Vice-President

Principal

Managing Director

# Crete-Monee School District 201-U

Grade Center Organization  
Presentation to the Board of Education

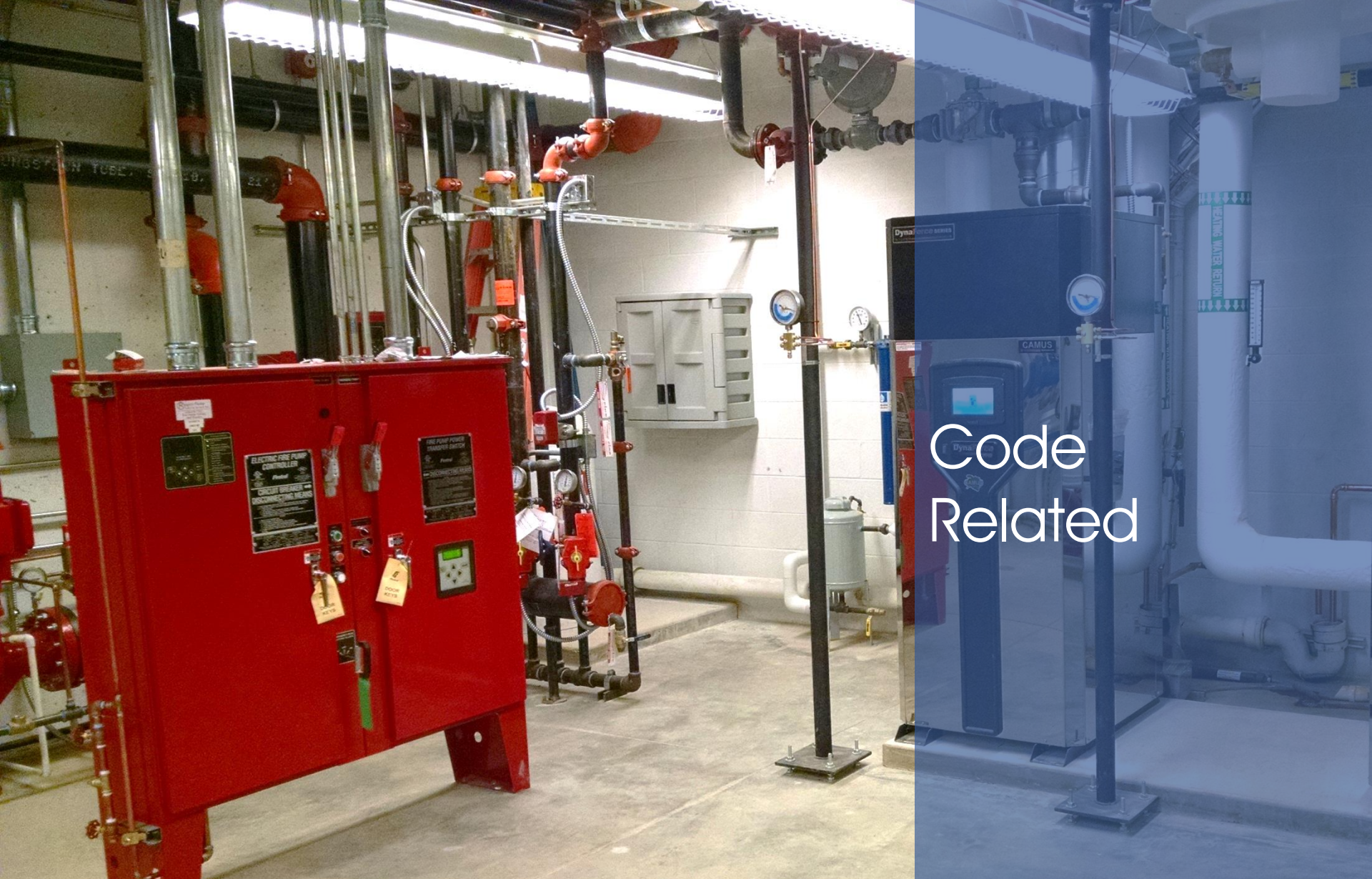
June 19, 2018

HEALY  
BENDER



Identify the good and bad





Code  
Related

# Life Safety Surveys

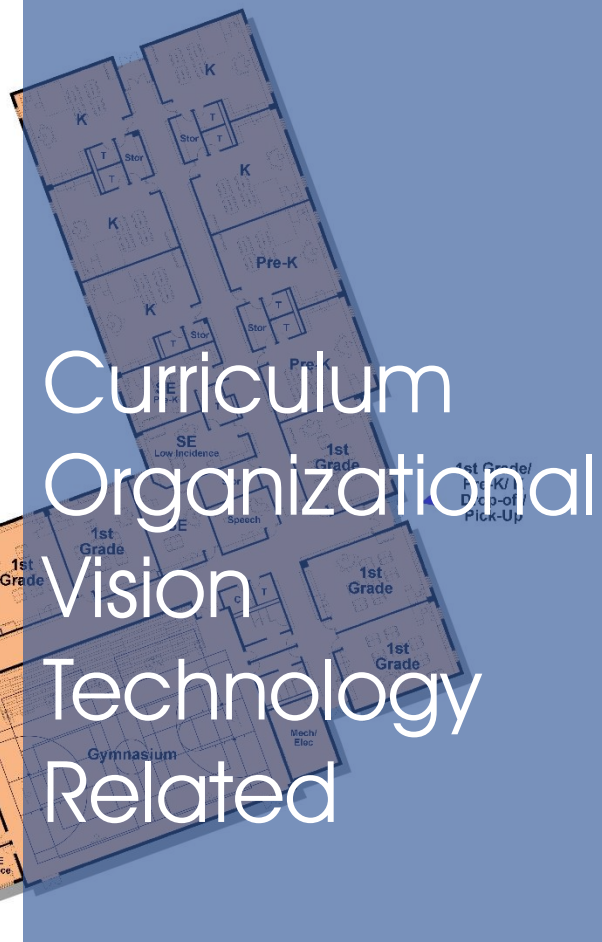




Maintenance  
Related

# Physical Facility Assessments





# Educational Adequacy

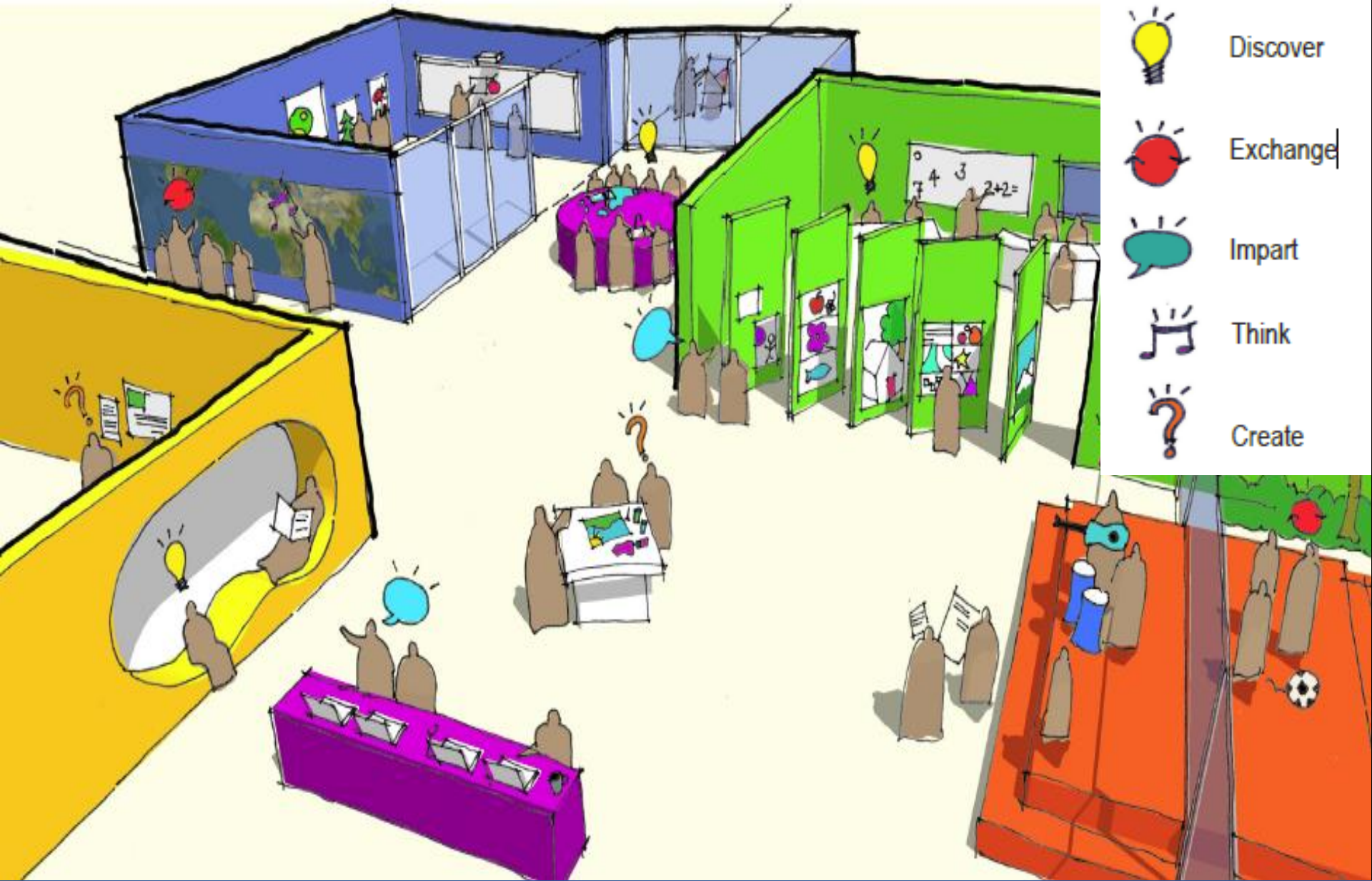







# Future Ready Learning

Collaborative  
Student-Centered  
Differentiated  
Multiple Settings  
Project Based  
Technology Focused  
STEM / STEAM  
Maker Spaces  
Flipped Classroom

# Educational Adequacy





-  Discover
-  Exchange
-  Impart
-  Think
-  Create

# Educational Adequacy



# Review of Existing Building Conditions

# Balmoral Elementary School

Original 1960  
Additions 1967, 1970,  
1998  
Avg. Age = 49.7 years

Total Area = 62,970 sf  
Enrollment = 470  
Area/Student = 134 sf

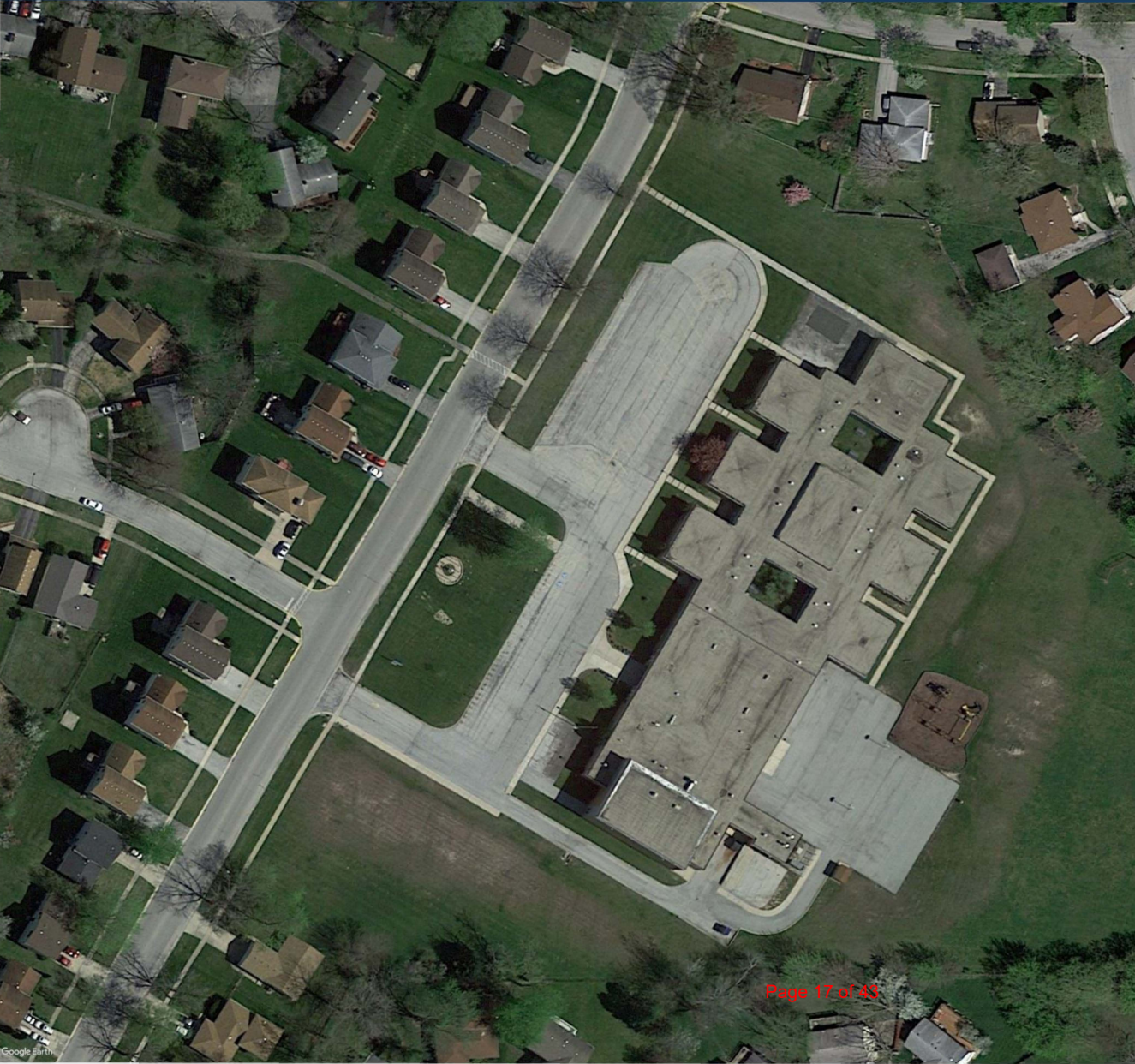
2019  
LS = \$0.2 M  
PF = \$8.6 M  
EA = \$0

20-Year Costs (est.)  
LS = \$2.0 M  
PF = \$6.4 M  
EA = \$???





# Coretta Scott King Magnet School



Original 1971  
Addition 1973  
Avg. Age = 47.7 years

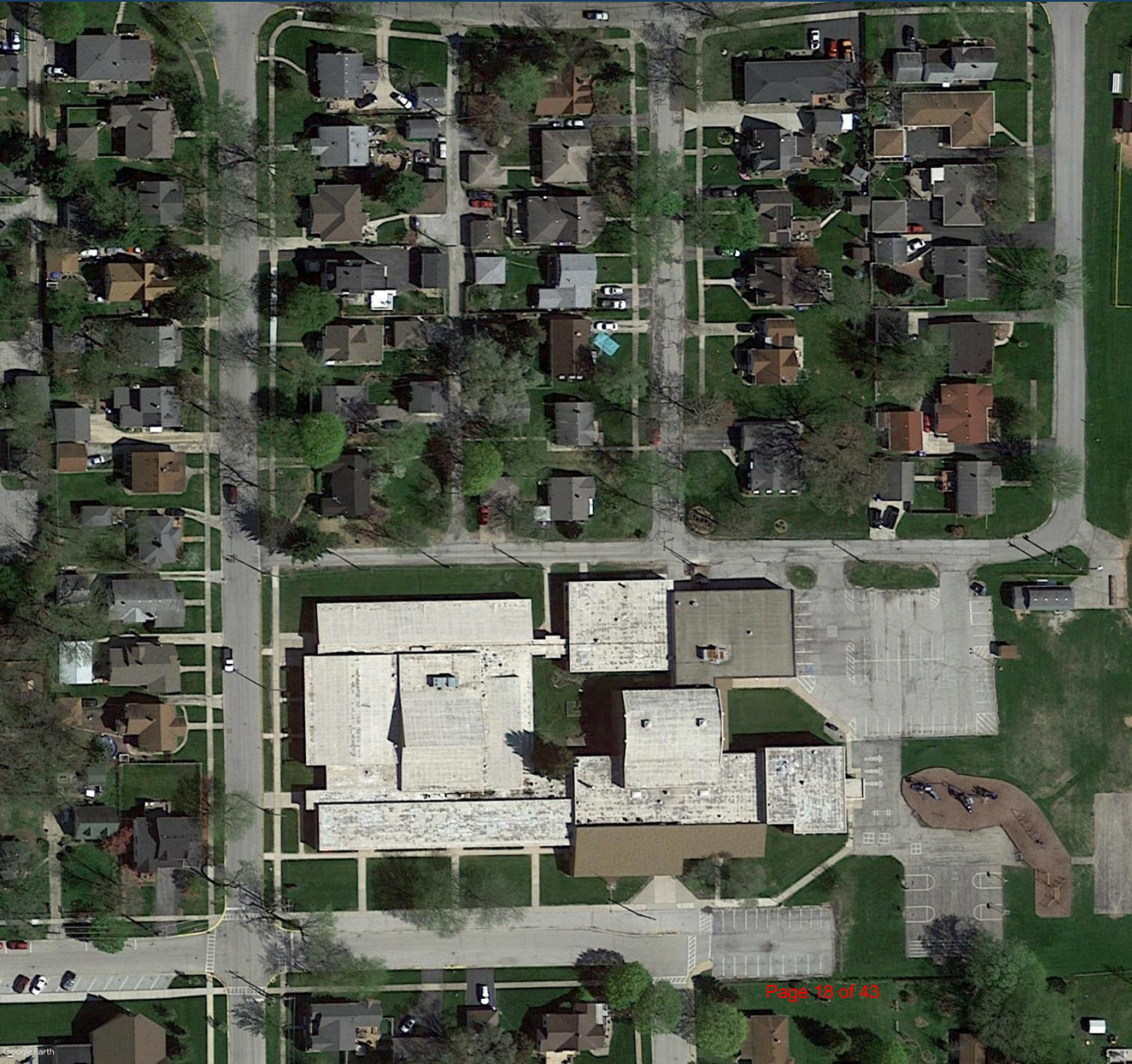
Total Area = 63,130 sf  
Enrollment = 287  
Area/Student = 220 sf

2019  
LS = \$1.2 M  
PF = \$6.2 M  
EA = \$0

20-Year Costs (est.)  
LS = \$2.0 M  
PF = \$6.0 M  
EA = \$???



# Crete Elementary School



Original 1928  
Additions 1938, 1946,  
1949, 1950, 1970,  
1977, 1982  
Avg. Age = 64.0 years

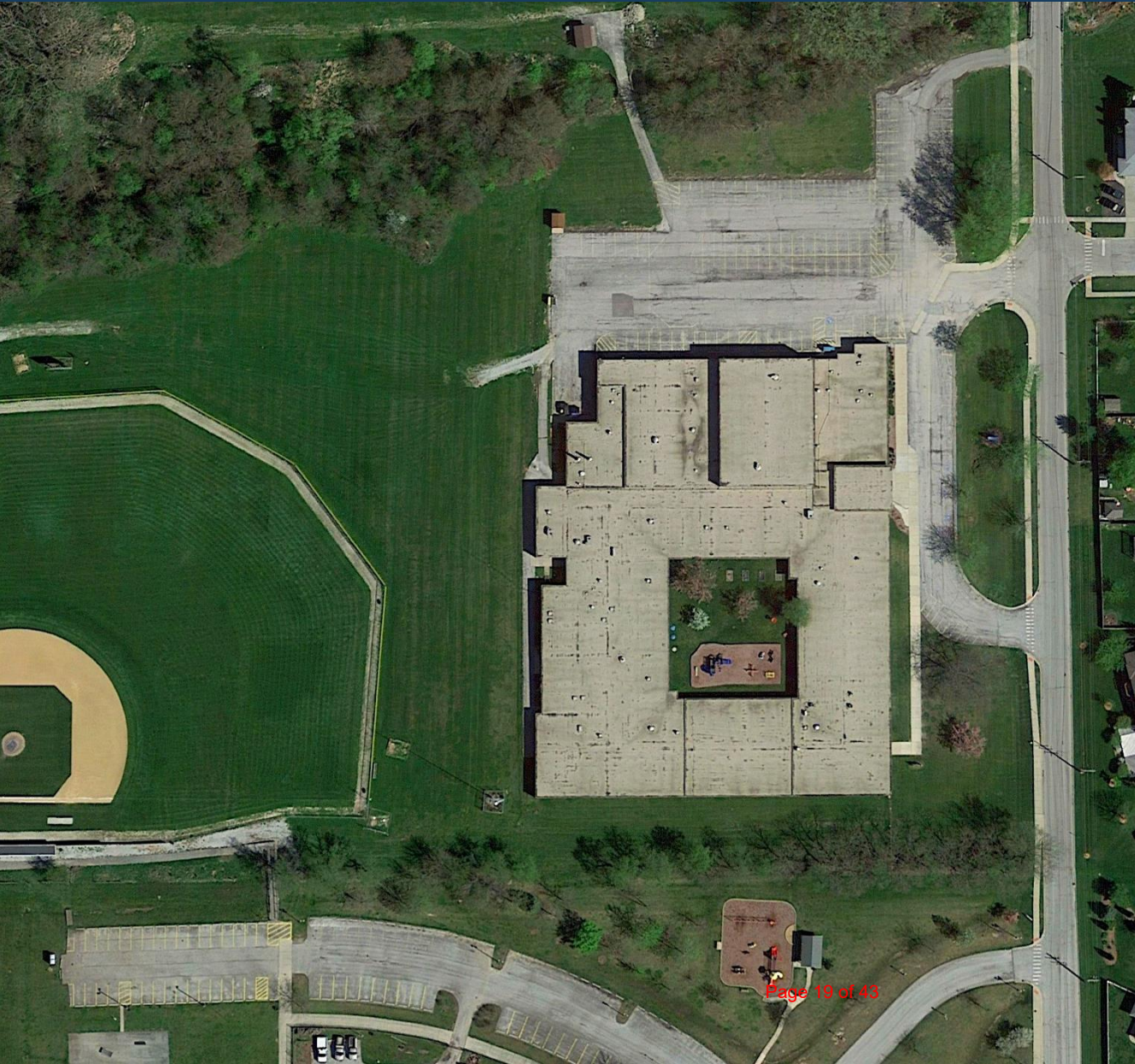
Total Area = 83,390 sf  
Enrollment = 386  
Area/Student = 216 sf

2019  
LS = \$4.0 M  
PF = \$8.1 M  
EA = \$0

20-Year Costs (est.)  
LS = \$2.6 M  
PF = \$7.9 M  
EA = \$???



# Early Learning Center



**Original 1963**  
**Additions 1974, 1982**  
**Avg. Age = 54.9 years**

**Total Area = 78,540 sf**  
**Enrollment = 170**  
**Area/Student = 231 sf**

**2019**  
**LS = \$2.6 M**  
**PF = \$5.4 M**  
**EA = \$0**

**20-Year Costs (est.)**  
**LS = \$2.5 M**  
**PF = \$7.6 M**  
**EA = \$???**



# Monee Education Center



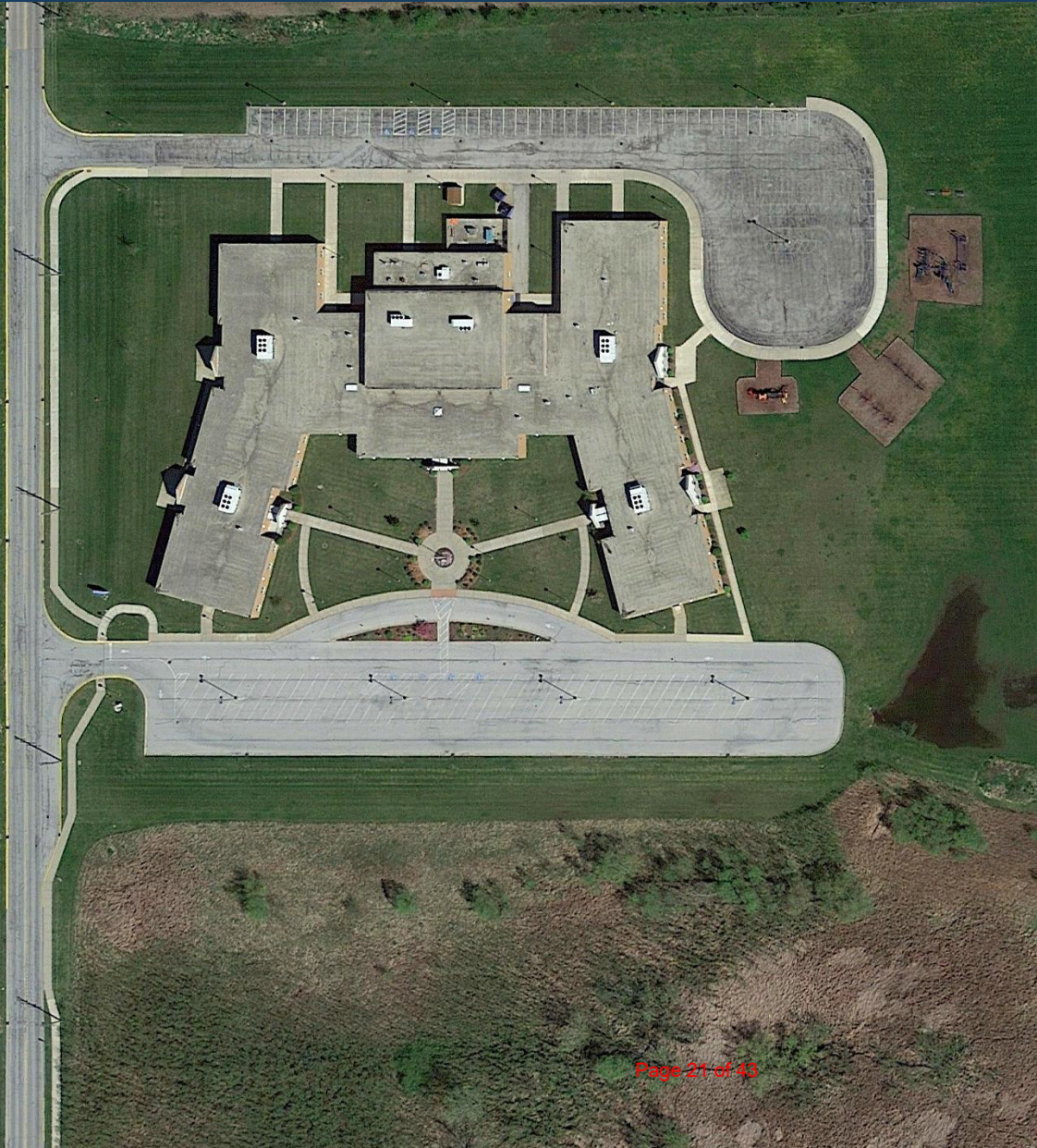
**Original 1950**  
**Additions 1954, 1958,**  
**1970**  
**Avg. Age = 64.0 years**  
**Total Area = 25,510 sf**  
**Enrollment = 29**  
**Area/Student = 880 sf**

**2019**  
**LS = \$0.6 M**  
**PF = \$2.9 M**  
**EA = \$0**

**20-Year Costs (est.)**  
**LS = \$0.8 M**  
**PF = \$2.2 M**  
**EA = \$???**



# Monee Elementary



**Original 2006**  
**Additions N/A**  
**Avg. Age = 13.0 years**

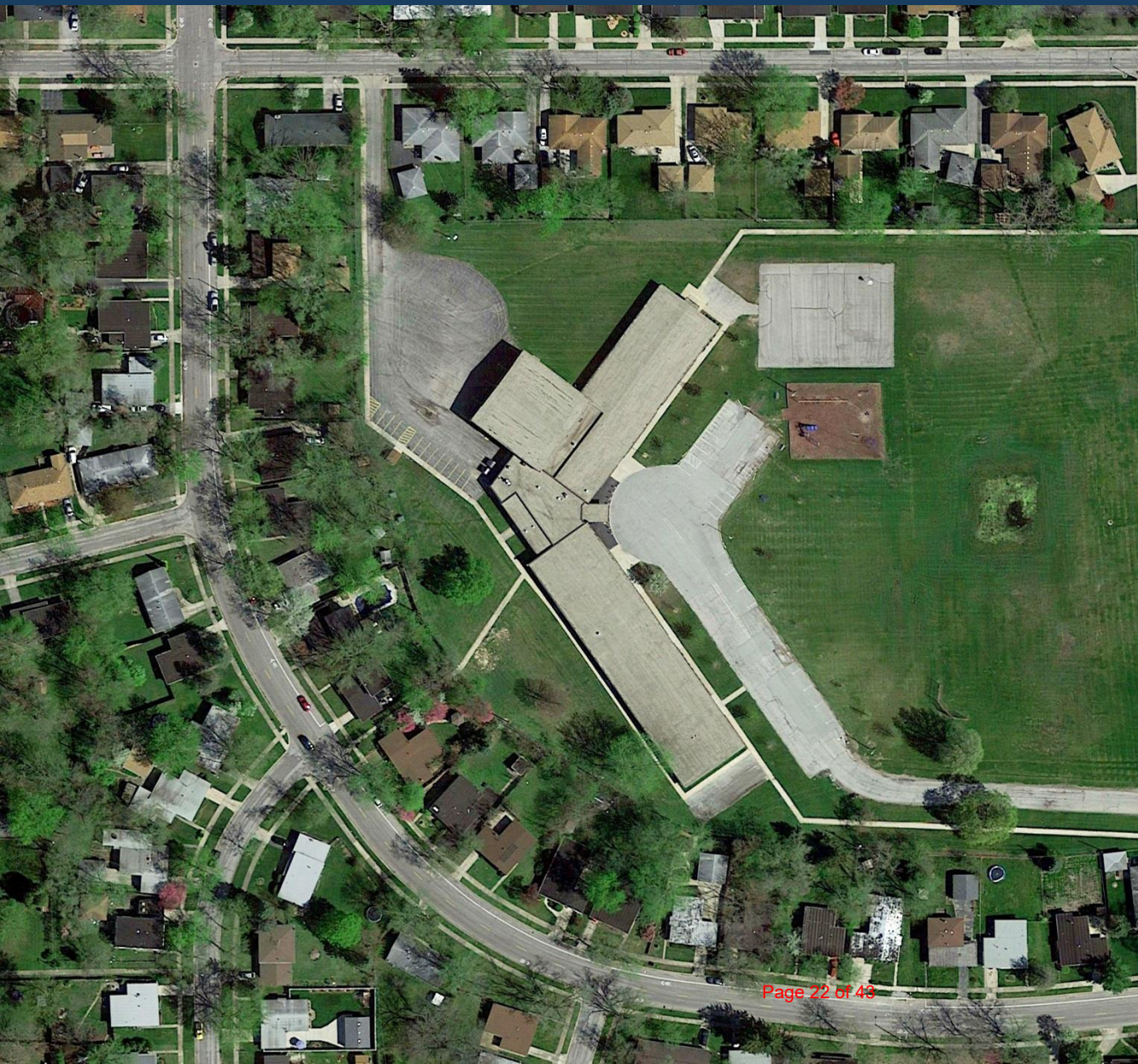
**Total Area = 63,740 sf**  
**Enrollment = 493**  
**Area/Student = 129 sf**

**2019**  
**LS = \$6k**  
**PF = \$50k**  
**EA = \$0**

**20-Year Costs (est.)**  
**LSS = \$1.0 M**  
**PFA = \$4.7 M**  
**EAA = \$???**



# Talala Elementary School



Original 1960  
Addition 1967  
Avg. Age = 58.5 years

Total Area = 40,700 sf  
Enrollment = 320  
Area/Student = 127 sf

2019  
LS = \$1.4 M  
PF = \$4.9 M  
EA = \$0

20-Year Costs (est.)  
LS = \$1.3 M  
PF = \$3.7 M  
EA = \$???



# Crete-Monee Middle School



**Original 1974  
Additions 1998, 2005,  
2016**

**Avg. Age = 19.4 years**

**Total Area = 145,000 sf  
Enrollment = 1,103  
Area/Student = 131 sf**

**2019**

**LS = \$0.1 M**

**PF = \$3.2 M**

**EA = \$0**

**20-Year Costs (est.)**

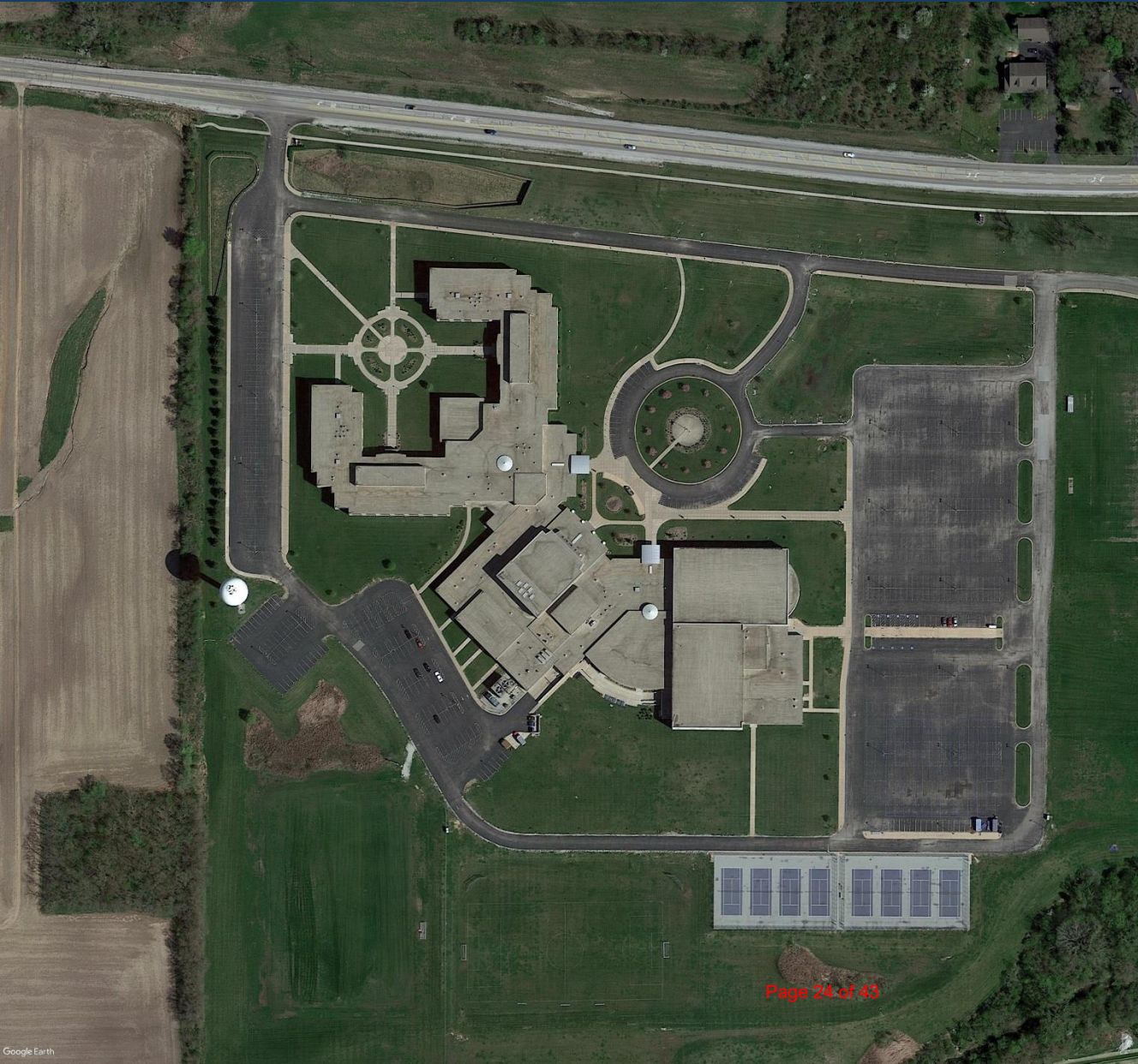
**LS = \$2.8 M**

**PF = \$9.3 M**

**EA = \$???**



# Crete-Monee High School



Original 2007  
Additions N/A  
Avg. Age = 12.0 years

Total Area = 326,000 sf  
Enrollment = 1,652  
Area/Student = 197 sf

2019  
LS = \$30k  
PF = \$150k  
EA = \$0

20-Year Costs (est.)  
LS = \$3.3 M  
PF = \$20.4 M  
EA = \$???



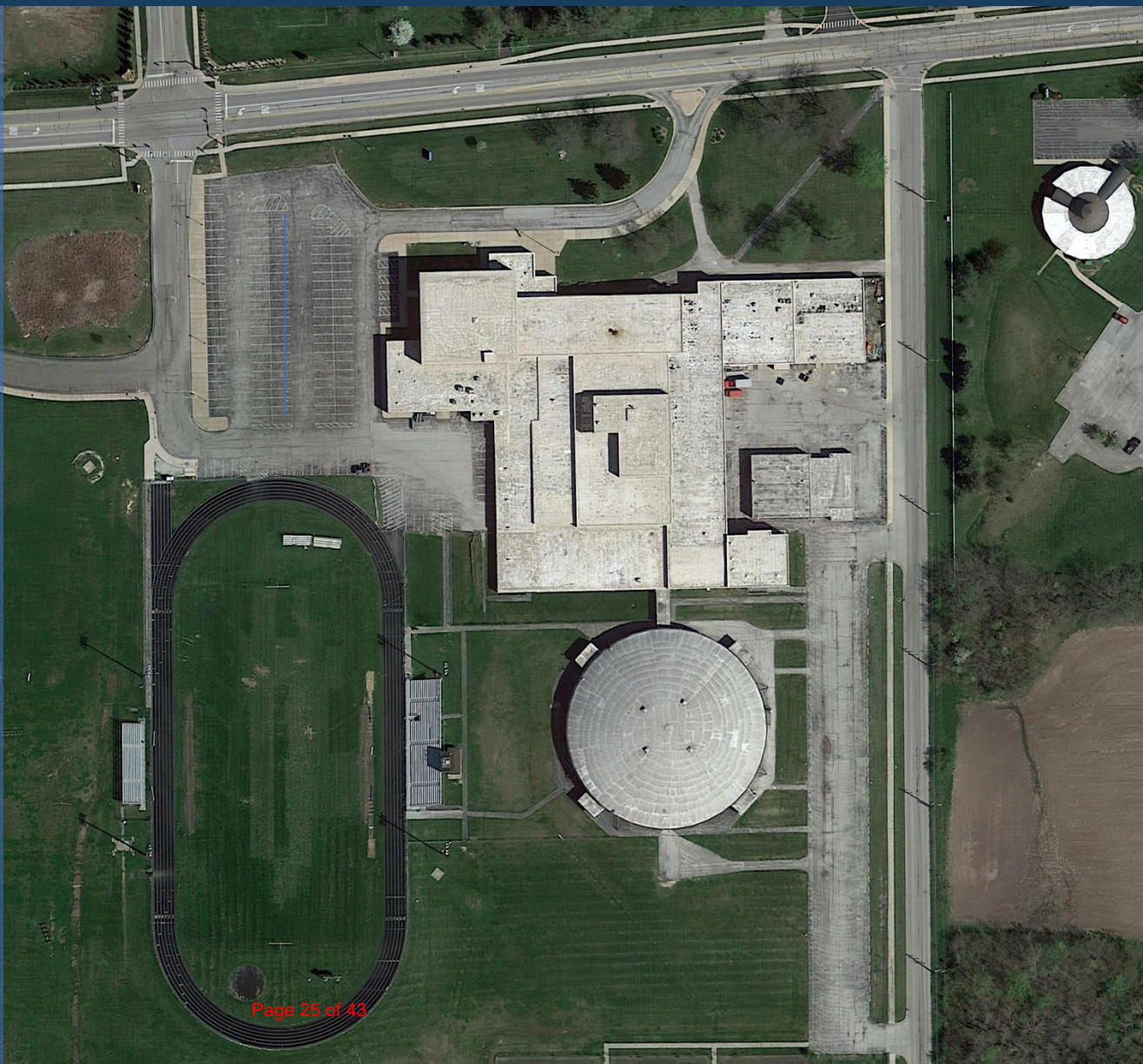
# Sixth Grade Center

Original 1953  
Additions 1956, 1961,  
1965, 1968, 1974, 1985,  
1986  
Avg. Age = 53.0 years

Total Area = 150,930 sf  
Enrollment = 0  
Area/Student = N/A

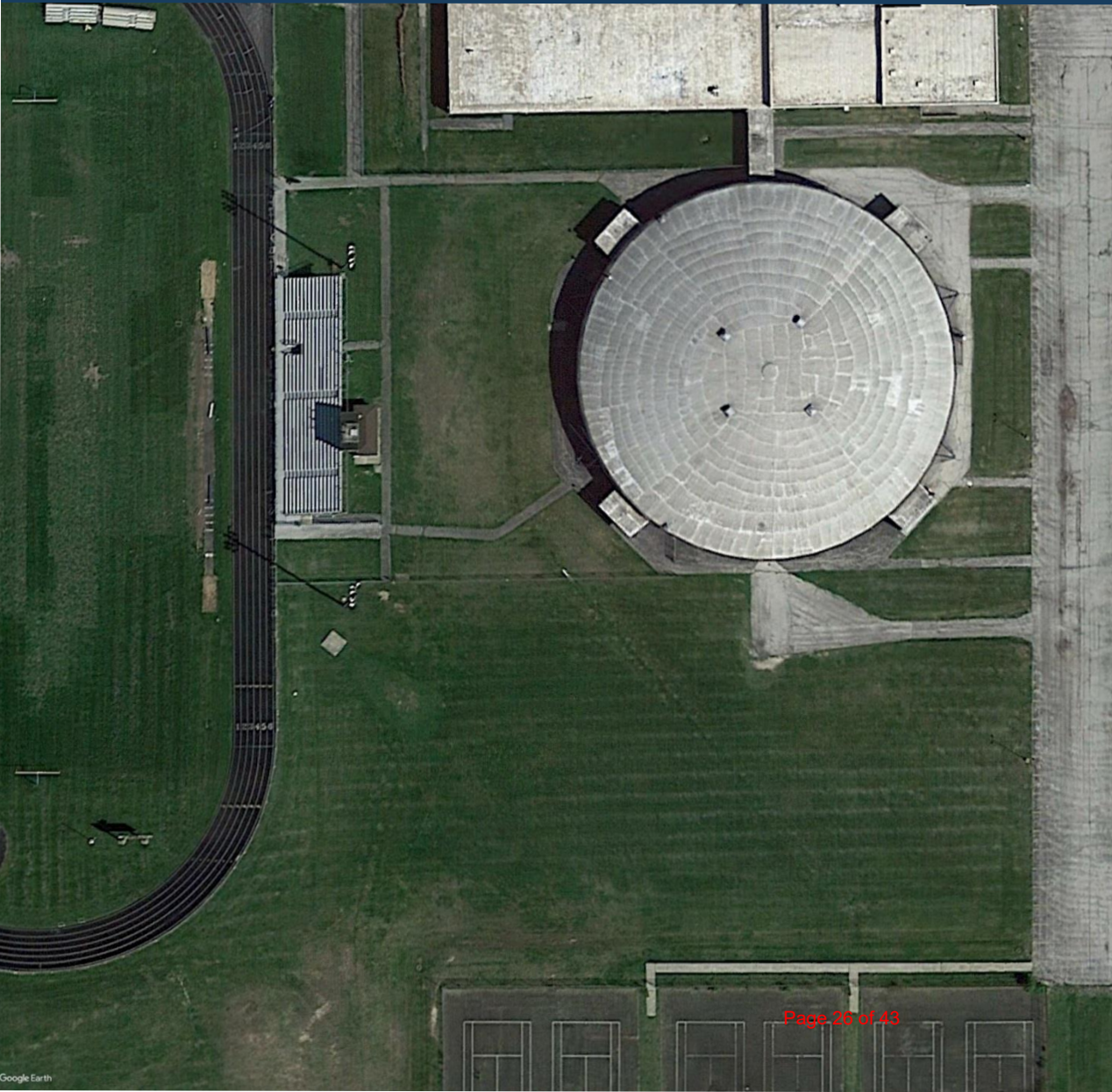
2019  
LS = \$3.0 M  
PF = \$29.2 M  
EA = \$0

20-Year Costs (est.)  
LSS = \$4.7 M  
PFA = \$10.6 M  
EAA = \$???





# Warrior Dome



**Original 1966**  
**Additions N/A**  
**Avg. Age = 53.0 years**

**Total Area = 44,220 sf**  
**Enrollment = 0**  
**Area/Student = N/A**

**2019**  
**LS = \$0 (incl. in 6GC)**  
**PF = \$9.3 M**  
**EA = \$0**

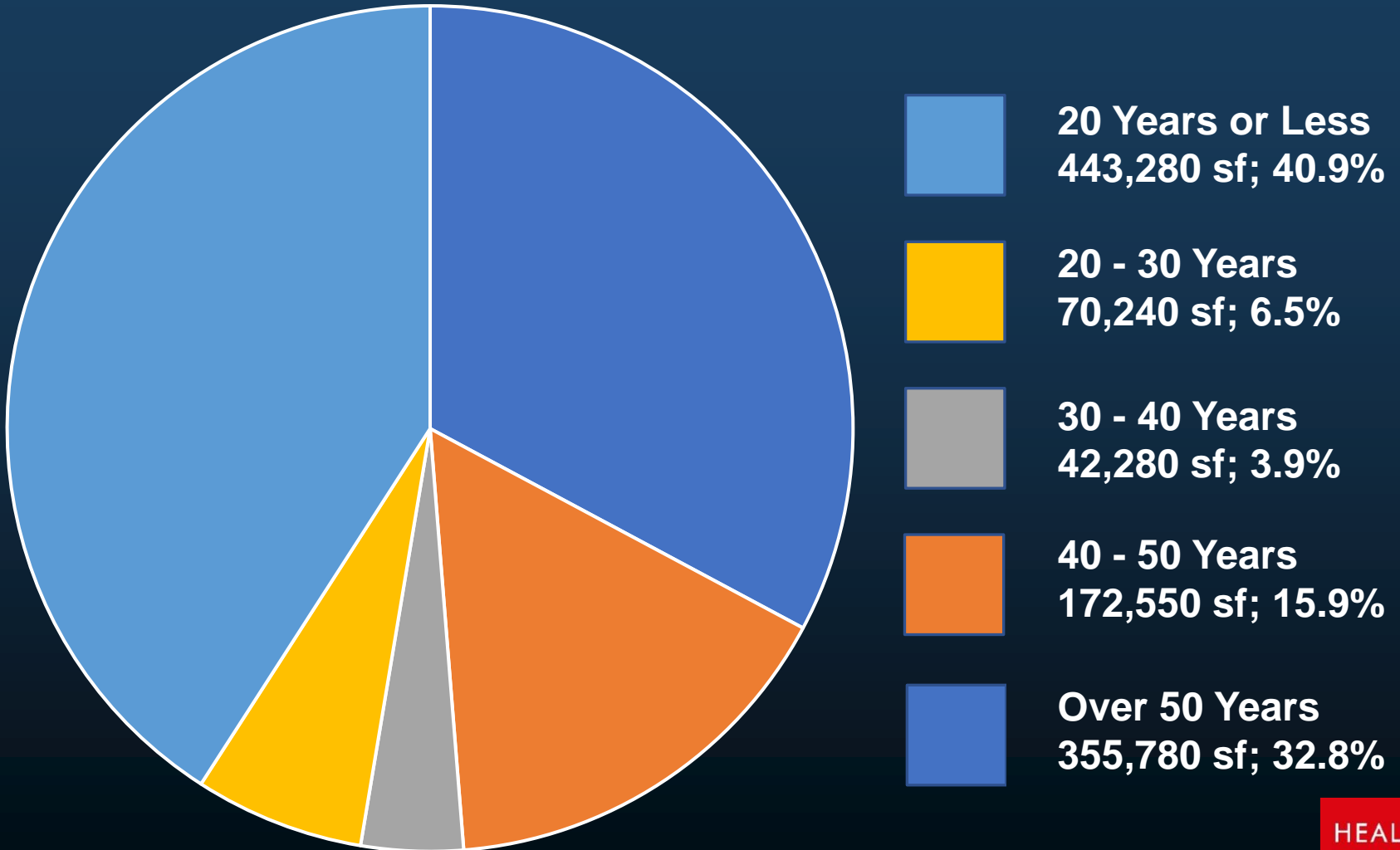
**20-Year Costs (est.)**  
**LSS = \$1.0 M**  
**PFA = \$3.5 M**  
**EAA = \$???**

Crete-Monee School District 201-U Facility Estimates

Facility	Original Construction Date	Average Age	Square Footage	Student Enrollment	2019 Costs				20-Year Cost Estimate				Total Capital Expenditure
					Life Safety	Preventative Maintenance	Educational Adequacy	2019 Costs Total	Life Safety	Preventative Maintenance	Educational Adequacy		
Balmoral Elementary School	1960	49.70	62,970	470	\$ 200,000.00	\$ 8,600,000.00	\$ -	\$ 8,800,000.00	\$ 2,000,000.00	\$ 6,400,000.00	\$ -	\$ 8,400,000.00	\$ 17,200,000.00
Coretta Scott King Magnet School	1971	47.70	63,130	287	\$ 1,200,000.00	\$ 6,200,000.00	\$ -	\$ 7,400,000.00	\$ 2,000,000.00	\$ 6,000,000.00	\$ -	\$ 8,000,000.00	\$ 15,400,000.00
Crete Elementary School	1928	64.00	83,390	386	\$ 4,000,000.00	\$ 8,100,000.00	\$ -	\$ 12,100,000.00	\$ 2,600,000.00	\$ 7,900,000.00	\$ -	\$ 10,500,000.00	\$ 22,600,000.00
Early Learning Center	1963	54.90	78,540	170	\$ 2,600,000.00	\$ 5,400,000.00	\$ -	\$ 8,000,000.00	\$ 2,500,000.00	\$ 7,600,000.00	\$ -	\$ 10,100,000.00	\$ 18,100,000.00
Monee Education Center	1950	64.00	25,510	29	\$ 600,000.00	\$ 2,900,000.00	\$ -	\$ 3,500,000.00	\$ 800,000.00	\$ 2,200,000.00	\$ -	\$ 3,000,000.00	\$ 6,500,000.00
Monee Elementary School	2006	13.00	63,740	493	\$ 6,000.00	\$ 50,000.00	\$ -	\$ 56,000.00	\$ 1,000,000.00	\$ 4,700,000.00	\$ -	\$ 5,700,000.00	\$ 5,756,000.00
Talala Elementary School	1960	58.50	40,700	320	\$ 1,400,000.00	\$ 4,900,000.00	\$ -	\$ 6,300,000.00	\$ 1,300,000.00	\$ 3,700,000.00	\$ -	\$ 5,000,000.00	\$ 11,300,000.00
Crete-Monee Middle School	1974	19.40	145,000	1103	\$ 100,000.00	\$ 3,200,000.00	\$ -	\$ 3,300,000.00	\$ 2,800,000.00	\$ 9,300,000.00	\$ -	\$ 12,100,000.00	\$ 15,400,000.00
Crete-Monee High School	2007	12.00	326,000	1652	\$ 30,000.00	\$ 150,000.00	\$ -	\$ 180,000.00	\$ 3,300,000.00	\$ 20,400,000.00	\$ -	\$ 23,700,000.00	\$ 23,880,000.00
Sub-Total #1:					\$ 10,136,000.00	\$ 39,500,000.00	\$ -	\$ 49,636,000.00	\$ 18,300,000.00	\$ 68,200,000.00	\$ -	\$ 86,500,000.00	\$ 136,136,000.00
Sixth Grade Center	1953	53.00	150,930	0	\$ 3,000,000.00	\$ 29,200,000.00	\$ -	\$ 32,200,000.00	\$ 4,700,000.00	\$ 10,600,000.00	\$ -	\$ 15,300,000.00	\$ 47,500,000.00
Warrior Dome	1966	53.00	44,220	0	\$ -	\$ 9,300,000.00	\$ -	\$ 9,300,000.00	\$ 1,000,000.00	\$ 3,500,000.00	\$ -	\$ 4,500,000.00	\$ 13,800,000.00
Sub-Total #2:					\$ 3,000,000.00	\$ 38,500,000.00	\$ -	\$ 41,500,000.00	\$ 5,700,000.00	\$ 14,100,000.00	\$ -	\$ 19,800,000.00	\$ 61,300,000.00
Totals:					\$ 13,136,000.00	\$ 78,000,000.00	\$ -	\$ 91,136,000.00	\$ 24,000,000.00	\$ 82,300,000.00	\$ -	\$ 106,300,000.00	\$ 197,436,000.00

# Existing School Facilities Ages and Areas

**\*\*AVERAGE AGE = 35.8 YEARS**



# Q&A

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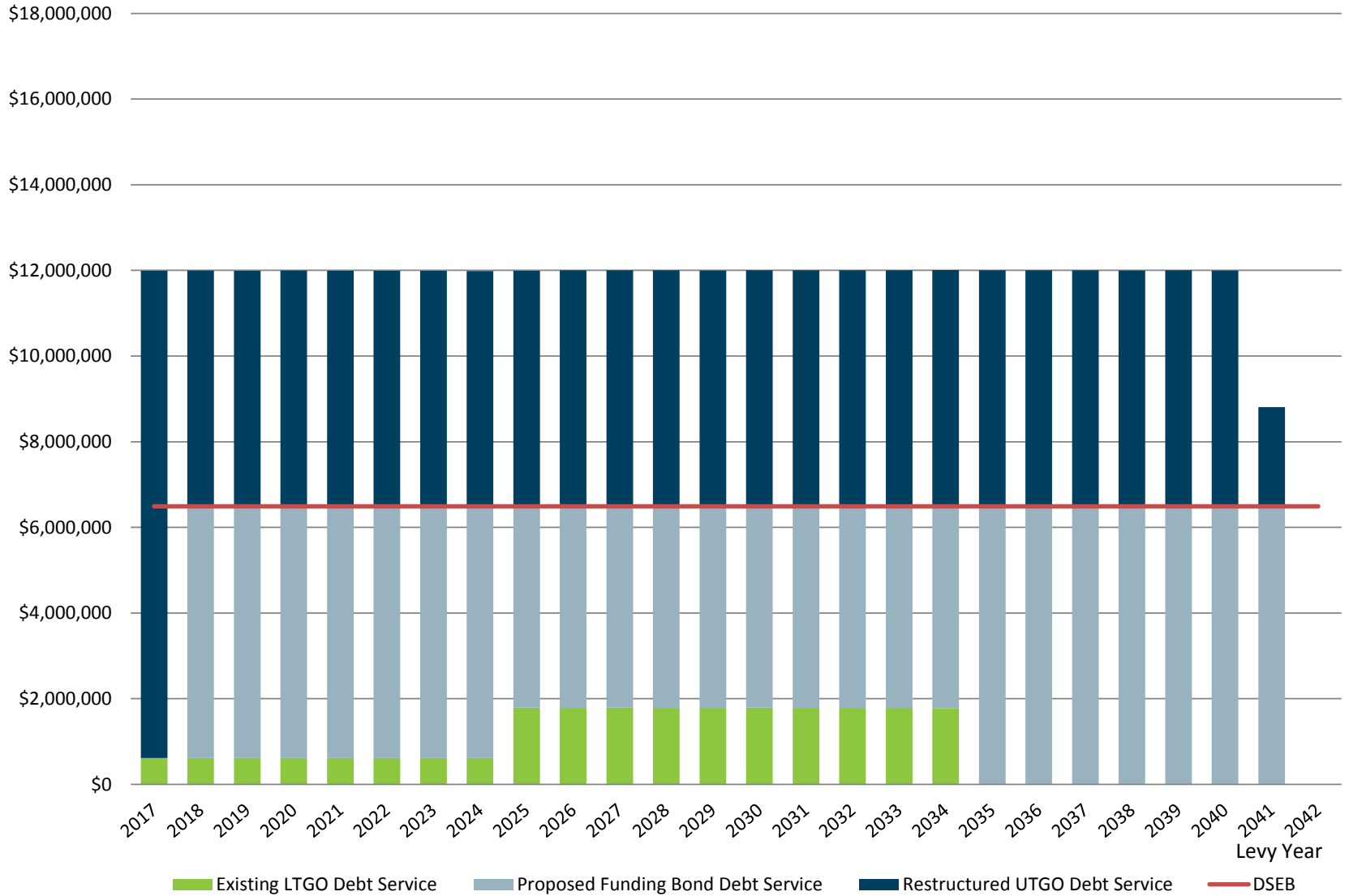


## CRETE-MONEE CUSD 201-U

# Overview of Financing Option and Timelines

ANDREW KIM  
DIRECTOR, PUBLIC FINANCE  
PMA SECURITIES, INC.

JEN CURRIER  
VICE PRESIDENT  
PMA SECURITIES, INC.





### Non-Referendum Debt Service / DSEB

### Referendum Bonds Debt Service

Ley	Fiscal Year	Series 2016C GO Limited Tax School Bonds,	Non-Referendum Debt Service / DSEB				Non-Referendum Debt Service			Referendum Bonds Debt Service			PROPOSED Taxable Restructuring Bonds, Series 2019 (2)	PROPOSED Taxable Restructuring Bonds, Series 2023 (2)	PROPOSED Exempt Restructuring Bonds, Series 2025 (1)	Total Obligation Bonds Debt	Service Level		
			PROPOSED Funding Bonds Limited (Jan 2019) (1)	PROPOSED Funding Bonds Limited (Jan 2020) (1)	PROPOSED Funding Bonds Limited (July 2021) (1)	PROPOSED Funding Bonds Limited (July 2022) (1)	Total	Base	Margin	Series 2004 CAB School Bonds	Series 2005 CAB School Bonds	Series 2006 CAB School Bonds						Series 2007 School Building Bonds	GO Refunding School Bonds, Series 2016B
		\$14,405,000									\$1,100,000	\$11,580,000	\$27.4 Million	\$24 Million	\$6.5 Million Tax				
2016	2018	\$ 613,200	\$ -	\$ -	\$ -	\$ -	\$ 613,200	\$ 6,490,000	\$ 5,876,800	\$ 9,460,000	\$ -	\$ 730,000	\$ 214,594	\$ 579,000	\$ -	\$ -	\$ -	\$ 10,983,594	\$ 11,596,794
2017	2019	613,200	-	-	-	-	613,200	6,490,000	5,876,800	9,980,000	-	820,000	-	579,000	-	-	-	11,379,000	11,992,200
2018	2020	613,200	5,878,005	-	-	-	6,491,205	6,490,000	(1,205)	2,770,000	-	920,000	-	579,000	1,234,384	-	-	5,503,384	11,993,384
2019	2021	613,200	5,137,350	735,152	-	-	6,485,702	6,490,000	4,298	2,455,000	-	1,235,000	-	579,000	1,237,823	-	-	5,506,823	11,992,525
2020	2022	613,200	4,636,675	1,237,200	-	-	6,487,075	6,490,000	2,925	2,190,000	-	1,500,000	-	579,000	1,237,823	-	-	5,506,823	11,993,898
2021	2023	613,200	3,707,425	1,214,700	950,400	-	6,485,725	6,490,000	4,275	2,065,000	-	1,625,000	-	579,000	1,237,823	-	-	5,506,823	11,992,548
2022	2024	613,200	3,529,625	1,192,200	633,600	520,988	6,489,613	6,490,000	388	930,000	-	1,800,000	-	579,000	1,237,823	951,969	-	5,498,791	11,988,404
2023	2025	613,200	3,726,100	1,169,700	633,600	347,325	6,489,925	6,490,000	75	-	-	2,540,000	-	579,000	1,237,823	1,142,363	-	5,499,185	11,989,110
2024	2026	613,200	3,745,200	1,147,200	633,600	347,325	6,486,525	6,490,000	3,475	-	255,000	1,235,000	-	1,629,000	1,237,823	1,142,363	-	5,499,185	11,985,710
2025	2027	1,788,200	2,594,350	1,124,700	633,600	347,325	6,488,175	6,490,000	1,825	-	-	-	-	2,764,250	1,237,823	1,142,363	355,850	5,500,285	11,988,460
2026	2028	1,784,450	2,620,975	1,102,200	633,600	347,325	6,488,550	6,490,000	1,450	-	-	-	-	1,050,000	2,962,823	1,142,363	355,850	5,511,035	11,999,585
2027	2029	1,787,950	2,637,725	1,079,700	633,600	347,325	6,486,300	6,490,000	3,700	-	-	-	-	-	4,016,235	1,142,363	355,850	5,514,448	12,000,748
2028	2030	1,783,200	2,670,075	1,052,200	633,600	347,325	6,486,400	6,490,000	3,600	-	-	-	-	-	4,016,535	1,142,363	355,850	5,514,748	12,001,148
2029	2031	1,784,000	2,696,925	1,024,700	633,600	347,325	6,486,550	6,490,000	3,450	-	-	-	-	-	4,013,825	1,142,363	355,850	5,512,038	11,998,588
2030	2032	1,787,600	2,723,275	997,200	633,600	347,325	6,489,000	6,490,000	1,000	-	-	-	-	-	4,012,645	1,142,363	355,850	5,510,858	11,999,858
2031	2033	1,783,800	2,753,850	969,700	633,600	347,325	6,488,275	6,490,000	1,725	-	-	-	-	-	4,017,295	1,142,363	355,850	5,515,508	12,003,783
2032	2034	1,782,800	2,783,100	942,200	633,600	347,325	6,489,025	6,490,000	975	-	-	-	-	-	4,016,815	1,142,363	355,850	5,515,028	12,004,053
2033	2035	1,784,400	2,805,750	914,700	633,600	347,325	6,485,775	6,490,000	4,225	-	-	-	-	-	4,015,670	1,142,363	355,850	5,513,883	11,999,658
2034	2036	1,778,400	2,841,800	887,200	633,600	347,325	6,488,325	6,490,000	1,675	-	-	-	-	-	3,054,920	2,107,363	355,850	5,518,133	12,006,458
2035	2037	-	4,645,150	859,700	633,600	347,325	6,485,775	6,490,000	4,225	-	-	-	-	-	-	5,158,938	355,850	5,514,788	12,000,563
2036	2038	-	4,673,175	832,200	633,600	347,325	6,486,300	6,490,000	3,700	-	-	-	-	-	-	5,157,178	355,850	5,513,028	11,999,328
2037	2039	-	4,847,725	659,700	633,600	347,325	6,488,350	6,490,000	1,650	-	-	-	-	-	-	5,157,663	355,850	5,513,513	12,001,863
2038	2040	-	-	5,470,175	668,600	347,325	6,486,100	6,490,000	3,900	-	-	-	-	-	-	5,156,525	355,850	5,512,375	11,998,475
2039	2041	-	-	-	6,141,675	347,325	6,489,000	6,490,000	1,000	-	-	-	-	-	-	5,158,085	355,850	5,513,935	12,002,935
2040	2042	-	-	-	6,139,313	347,325	6,486,638	6,490,000	3,363	-	-	-	-	-	-	886,405	4,625,850	5,512,255	11,998,893
2041	2043	-	-	-	-	6,488,663	6,488,663	6,490,000	1,338	-	-	-	-	-	-	-	2,321,000	2,321,000	8,809,663
2042	2044	-	-	-	-	-	-	6,490,000	6,490,000	-	-	-	-	-	-	-	-	-	-
<b>Total DS From</b>																			
<b>Current FY:</b>		<b>\$23,363,600</b>	<b>\$ 71,654,255</b>	<b>\$ 24,612,427</b>	<b>\$ 24,037,588</b>	<b>\$ 13,261,500</b>	<b>\$156,929,369</b>			<b>\$ 29,850,000</b>	<b>\$ 255,000</b>	<b>\$12,405,000</b>	<b>\$ 214,594</b>	<b>\$ 10,075,250</b>	<b>\$ 44,025,904</b>	<b>\$ 42,300,111</b>	<b>\$ 12,284,600</b>	<b>\$151,410,459</b>	<b>\$ 308,338,624</b>

(1) Rates based upon the "AAA" MMD index for March 23, 2018 and recent bond sales which PMA believes to be accurate and reliable plus 0.50%.

(2) Rates based upon U.S. Treasury yields for March 23, 2018 and recent bond sales which PMA believes to be accurate and reliable plus 0.50%.

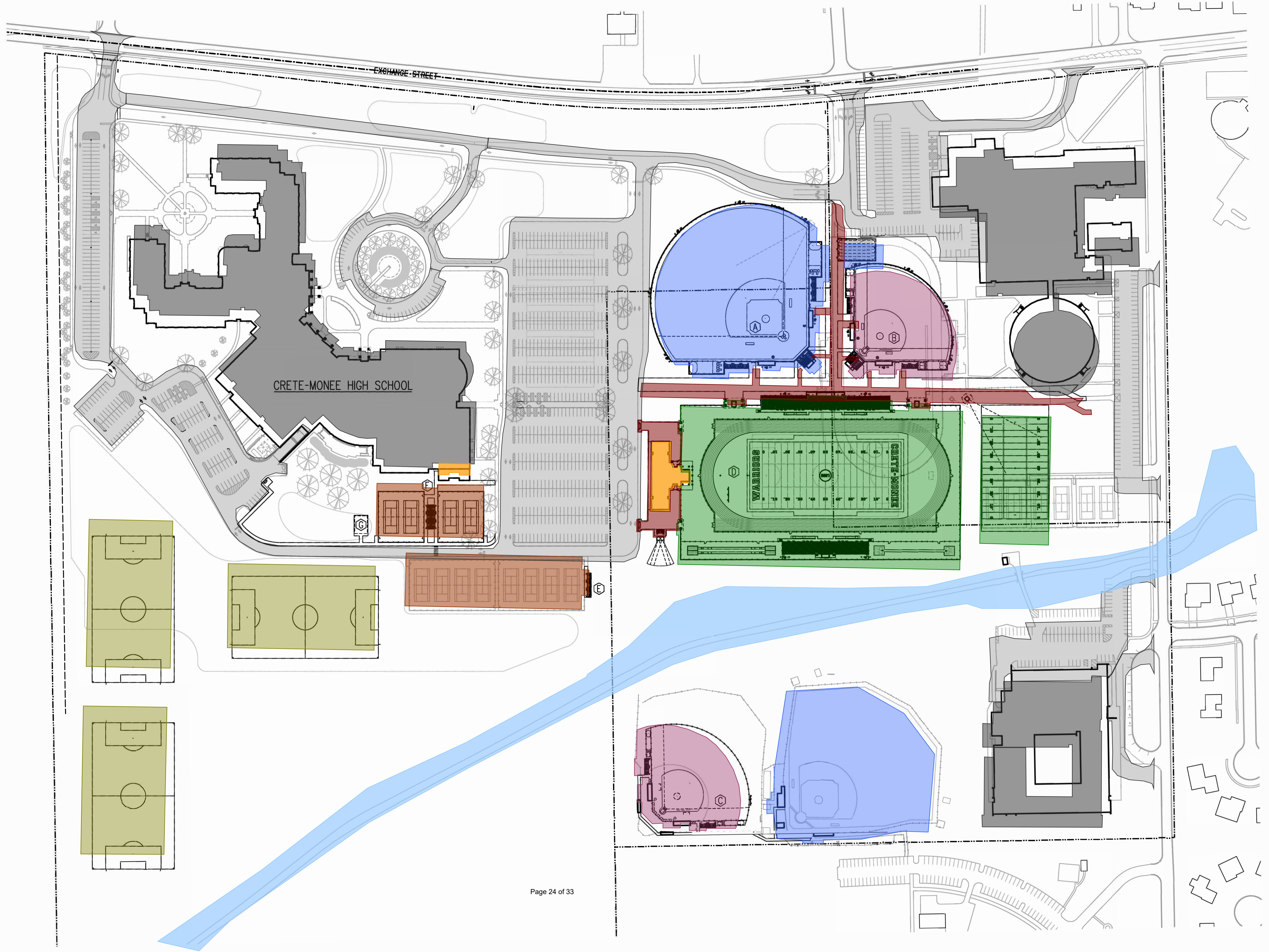
**NOTE: Scenarios where a greater portion of the overall debt is issued in advance of the expenditures of the proceeds will likely result in higher fees earned by the investment manager of the debt proceeds.**

Net Proceeds	47,460,000	15,000,000	12,290,000	6,725,000	<b>81,475,000</b>
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	<b>Total Project Cost</b>	<b>Cash</b>	<u>Estimated Proceeds from Lease/Debt Certificates or Alternate Bonds</u>				<b>Use of Estimated Interest Income</b>	<b>Total Funds</b>
			<b>Fall 2018</b>	<b>Fall 2019</b>	<b>Spring 2021</b>	<b>Spring 2022</b>		
Sixth Grade Demolition.....	\$ 2,011,500	\$ 2,011,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,011,500
Pre-K-2 Learning Center.....	\$ 44,537,100	-	43,397,354	-	-	-	1,139,746	\$ 44,537,100
3-5 Learning Center Addition.....	\$ 17,574,500	-	4,062,646	13,511,854	-	-	-	\$ 17,574,500
Crete-Monee MS Addition.....	\$ 6,621,300	-	-	1,488,146	5,133,154	-	-	\$ 6,621,300
ELC Conversion.....	\$ 13,758,300	-	-	-	7,156,846	6,601,454	-	\$ 13,758,300
<b>Total</b>	<b>\$ 84,502,700</b>	<b>\$ 2,011,500</b>	<b>\$ 47,460,000</b>	<b>\$ 15,000,000</b>	<b>\$ 12,290,000</b>	<b>\$ 6,601,454</b>	<b>\$ 1,139,746</b>	<b>\$ 84,502,700</b>
Estimated Interest Income (1)			\$ 1,139,746	\$ -	\$ -	\$ -		

(1) Investment rates are indicative as of 05/25/18. Investment Rates at the time of execution may vary, based on market conditions at that time.





CRETE-MONEE HIGH SCHOOL

WARRIORS  
CRETE-MONEE

G

E



# Warrior Stadium





## Steps for Successful Building Demolition

May 18, 2018

Following a preliminary listing of steps necessary to complete a building demolition project.

1. Perform a survey of the site
2. Conduct an environmental assessment of the building to identify locations of hazardous materials
3. Notify Department of Public Health, Division of Environmental Health, Asbestos Program that the building is to be demolished and will no longer be used for educational purposes. This allows the abatement work to be performed to NESHAP standards in lieu of IDPH standards
4. Assemble hazardous material abatement documents
5. Perform abatement of hazardous materials
6. Obtain a letter stating the building is clear of hazardous materials
7. Assemble bidding documents showing the extent of the proposed demolition
8. Remove any materials and/or equipment the District want to salvage
9. Conduct a sale of existing furniture, fixtures and equipment to community members
10. Conduct a pre-bid walk through to allow bidders to view the site
11. Coordinate with local fire departments for the use of the building as a training site prior to demolition
12. Notify adjoining property Owners of intent, demolition and excavation
13. Obtain letters of proper disconnection from utility companies
  - a. Water
  - b. Gas
  - c. Sanitary Sewer
  - d. Storm Sewer
  - e. Electric
  - f. Phone
  - g. Cable
  - h. Others
14. Notify the Office of State Fire Marshal of the impending demolition and secure a letter stating there are no hazards at the building. OSFM will review records for underground storage tanks
15. Notify the Village of Crete of the impending demolition. Secure a demolition permit with the Village of Crete if necessary
16. Apply for a demolition permit through the ROE
17. Secure the demolition permit from the ROE **BEFORE** demolition activities can begin on-site
18. Complete building demolition activities
19. Submit a Statement of Completion with the ROE
20. Perform a post-demolition survey of the site



					2018												2019												2020												2021												2022											
					J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
The Plan	Phase	Start	End	Duration (Months)																																																												
<b>Sixth Grade Demolition</b>	SD	6/1/2018	7/1/2018	1																																																												
<b>Approximate Project Cost</b>	DD	7/1/2018	8/1/2018	1																																																												
<b>\$2,000,000</b>	CD	8/1/2018	10/1/2018	2																																																												
	BN	10/1/2018	11/1/2018	1																																																												
	CA	11/1/2018	3/1/2019	4																																																												
<b>PreK-2 Learning Center</b>	SD	6/1/2018	8/1/2018	2																																																												
<b>Approximate Project Cost</b>	DD	8/1/2018	11/1/2018	3																																																												
<b>\$44,600,000</b>	CD	11/1/2018	3/1/2019	4																																																												
	BN	3/1/2019	4/1/2019	1																																																												
	CA	4/1/2019	7/1/2020	15																																																												
	OCC	7/1/2020	8/1/2020	1																																																												
<b>3-5 Learning Center Addition</b>	SD	8/1/2018	10/1/2018	2																																																												
<b>Approximate Project Cost</b>	DD	10/1/2018	1/1/2019	3																																																												
<b>\$17,600,000</b>	CD	1/1/2019	5/1/2019	4																																																												
	BN	5/1/2019	6/1/2019	1																																																												
	CA	6/1/2019	7/1/2020	13																																																												
	OCC	7/1/2020	8/1/2020	1																																																												
<b>Crete-Monee MS Addition</b>	SD	9/1/2019	11/1/2019	2																																																												
<b>Approximate Project Cost</b>	DD	11/1/2019	2/1/2020	3																																																												
<b>\$6,600,000</b>	CD	2/1/2020	6/1/2020	4																																																												
	BN	6/1/2020	7/1/2020	1																																																												
	CA	7/1/2020	7/1/2021	12																																																												
	OCC	7/1/2021	8/1/2021	1																																																												
<b>ELC to District Admin + B&amp;G + Alt Education Center</b>	SD	8/1/2020	10/1/2020	2																																																												
<b>Approximate Project Cost</b>	DD	10/1/2020	12/1/2020	2																																																												
<b>\$13,800,000</b>	CD	12/1/2020	4/1/2021	4																																																												
	BN	4/1/2021	5/1/2021	1																																																												
	CA	5/1/2021	7/1/2022	14																																																												
	OCC	7/1/2022	8/1/2022	1																																																												





# Additional Information



# Outdoor Nature Classroom



How To Cast Plaster Animal Tracks -- An Outdoor Classroom Activity  
[www.untrainedhousewife.com](http://www.untrainedhousewife.com)





Crete-Monee School District 201-U - - Option #1: Alternative School and Administrative Center Together

The Plan: Option #1 Preliminary Budget and Schedule - 6.12.2018	Demolition Sixth Grade Center	New Pre-K - 2 Center	Addition 3-5 Center	Addition CM Middle School	Convert ELC Admin Center Alternative School	Total The Plan
<b>Building Construction</b>						
New Building Construction	\$ -	\$ 31,790,000.00	\$ -	\$ -	\$ -	\$ 31,790,000.00
Addition Building Construction	\$ -	\$ -	\$ 12,221,000.00	\$ 4,486,700.00	\$ 3,933,000.00	\$ 20,640,700.00
Renovation Building Construction	\$ -	\$ -	\$ 363,000.00	\$ 249,400.00	\$ 5,082,300.00	\$ 5,694,700.00
Demolition and Asbestos Abatement	\$ 1,509,300.00	\$ -	\$ -	\$ -	\$ -	\$ 1,509,300.00
<b>Sub-Total (Building Construction):</b>	<b>\$ 1,509,300.00</b>	<b>\$ 31,790,000.00</b>	<b>\$ 12,584,000.00</b>	<b>\$ 4,736,100.00</b>	<b>\$ 9,015,300.00</b>	<b>\$ 59,634,700.00</b>
<b>On-Site &amp; Off-Site Work</b>						
Grading, Filling, Fields, Parking and Drives Area, Sidewalks, Site Lighting and Grass Seeding	\$ 150,900.00	\$ 3,179,000.00	\$ 1,258,400.00	\$ 473,600.00	\$ 901,600.00	\$ 5,963,500.00
Storm Water Detention	\$ 30,200.00	\$ 635,800.00	\$ 251,700.00	\$ 94,800.00	\$ 180,400.00	\$ 1,192,900.00
Excavation of Unsuitable Fill Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total (On-Site &amp; Off-Site Work):</b>	<b>\$ 181,100.00</b>	<b>\$ 3,814,800.00</b>	<b>\$ 1,510,100.00</b>	<b>\$ 568,400.00</b>	<b>\$ 1,082,000.00</b>	<b>\$ 7,156,400.00</b>
<b>Total Construction Cost</b>	<b>\$ 1,690,400.00</b>	<b>\$ 35,604,800.00</b>	<b>\$ 14,094,100.00</b>	<b>\$ 5,304,500.00</b>	<b>\$ 10,097,300.00</b>	<b>\$ 66,791,100.00</b>
<b>Equipment</b>						
Furniture, Fixtures, Equipment & Technology	\$ -	\$ 2,167,500.00	\$ 802,500.00	\$ 309,000.00	\$ 1,439,400.00	\$ 4,718,400.00
<b>Sub-Total (FEE &amp; Technology)</b>	<b>\$ -</b>	<b>\$ 2,167,500.00</b>	<b>\$ 802,500.00</b>	<b>\$ 309,000.00</b>	<b>\$ 1,439,400.00</b>	<b>\$ 4,718,400.00</b>
<b>Fees &amp; Services</b>						
Architectural/Engineering Fees & Professional Services	\$ 152,100.00	\$ 3,204,400.00	\$ 1,268,500.00	\$ 477,400.00	\$ 908,800.00	\$ 6,011,200.00
<b>Sub-Total (A/E Fees &amp; Professional Services)</b>	<b>\$ 152,100.00</b>	<b>\$ 3,204,400.00</b>	<b>\$ 1,268,500.00</b>	<b>\$ 477,400.00</b>	<b>\$ 908,800.00</b>	<b>\$ 6,011,200.00</b>
<b>Contingencies</b>						
Design Contingency	\$ 33,800.00	\$ 712,100.00	\$ 281,900.00	\$ 106,100.00	\$ 202,000.00	\$ 1,335,900.00
Bidding Contingency	\$ 84,500.00	\$ 1,780,200.00	\$ 704,700.00	\$ 265,200.00	\$ 504,900.00	\$ 3,339,500.00
Construction Contingency	\$ 50,700.00	\$ 1,068,100.00	\$ 422,800.00	\$ 159,100.00	\$ 605,900.00	\$ 2,306,600.00
<b>Sub-Total (Contingencies)</b>	<b>\$ 169,000.00</b>	<b>\$ 3,560,400.00</b>	<b>\$ 1,409,400.00</b>	<b>\$ 530,400.00</b>	<b>\$ 1,312,800.00</b>	<b>\$ 6,982,000.00</b>
<b>Sub-Total (A/E Fees &amp; Professional Services &amp; Contingencies):</b>	<b>\$ 321,100.00</b>	<b>\$ 6,764,800.00</b>	<b>\$ 2,677,900.00</b>	<b>\$ 1,007,800.00</b>	<b>\$ 2,221,600.00</b>	<b>\$ 12,993,200.00</b>
<b>Total Project Cost:</b>	<b>\$ 2,011,500.00</b>	<b>\$ 44,537,100.00</b>	<b>\$ 17,574,500.00</b>	<b>\$ 6,621,300.00</b>	<b>\$ 13,758,300.00</b>	<b>\$ 84,502,700.00</b>
<b>Assumptions:</b>						
Design Process to Begin	Summer 2018	Fall 2018	Fall 2018	Fall 2019	Fall 2020	
Bidding to Occur	Fall 2018	Winter 2019	Winter 2019	Spring 2020	Spring 2021	
Construction to Begin	Winter 2018/2019	Spring 2019	Spring 2019	Summer 2020	Summer 2021	
Occupancy/Completion	Spring 2019	Fall 2020	Fall 2020	Summer 2021	Summer 2022	



Crete-Monee School District 201-U - - Option #2: Alternative School and Administrative Center Separated

The Plan: Option #2

Preliminary Budget and Schedule - 6.12.2018

	Demolition Sixth Grade Center	New Pre-K - 2 Center	Addition 3-5 Center	Addition CM Middle School	Administration Center (previously The Dome)	Crete-Monee Therapeutic Center (previously ELC)	Total: The Plan
<b>Building Construction</b>							
New Building Construction	\$ -	\$ 31,790,000.00	\$ -	\$ -	\$ 8,270,000.00	\$ -	\$ 40,060,000.00
Addition Building Construction	\$ -	\$ -	\$ 12,221,000.00	\$ 4,486,700.00	\$ -	\$ -	\$ 16,707,700.00
Renovation Building Construction	\$ -	\$ -	\$ 363,000.00	\$ 249,400.00	\$ -	\$ 6,523,100.00	\$ 7,135,500.00
Demolition and Asbestos Abatement	\$ 1,509,300.00	\$ -	\$ -	\$ -	\$ 442,200.00	\$ -	\$ 1,951,500.00
<b>Sub-Total (Building Construction):</b>	<b>\$ 1,509,300.00</b>	<b>\$ 31,790,000.00</b>	<b>\$ 12,584,000.00</b>	<b>\$ 4,736,100.00</b>	<b>\$ 8,712,200.00</b>	<b>\$ 6,523,100.00</b>	<b>\$ 65,854,700.00</b>
<b>On-Site &amp; Off-Site Work</b>							
Grading, Filling, Fields, Parking and Drives Area, Sidewalks, Site Lighting and Grass Seeding	\$ 150,900.00	\$ 3,179,000.00	\$ 1,258,400.00	\$ 473,600.00	\$ 871,200.00	\$ 782,800.00	\$ 6,715,900.00
Storm Water Detention	\$ 30,200.00	\$ 635,800.00	\$ 251,700.00	\$ 94,800.00	\$ 174,200.00	\$ -	\$ 1,186,700.00
Excavation of Unsuitable Fill Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total (On-Site &amp; Off-Site Work):</b>	<b>\$ 181,100.00</b>	<b>\$ 3,814,800.00</b>	<b>\$ 1,510,100.00</b>	<b>\$ 568,400.00</b>	<b>\$ 1,045,400.00</b>	<b>\$ 782,800.00</b>	<b>\$ 7,902,600.00</b>
<b>Total Construction Cost</b>	<b>\$ 1,690,400.00</b>	<b>\$ 35,604,800.00</b>	<b>\$ 14,094,100.00</b>	<b>\$ 5,304,500.00</b>	<b>\$ 9,757,600.00</b>	<b>\$ 7,305,900.00</b>	<b>\$ 73,757,300.00</b>
<b>Equipment</b>							
Furniture, Fixtures, Equipment & Technology	\$ -	\$ 2,167,500.00	\$ 802,500.00	\$ 309,000.00	\$ 682,500.00	\$ 1,176,800.00	\$ 5,138,300.00
<b>Sub-Total (FEE &amp; Technology)</b>	<b>\$ -</b>	<b>\$ 2,167,500.00</b>	<b>\$ 802,500.00</b>	<b>\$ 309,000.00</b>	<b>\$ 682,500.00</b>	<b>\$ 1,176,800.00</b>	<b>\$ 5,138,300.00</b>
<b>Fees &amp; Services</b>							
Architectural/Engineering Fees & Professional Services	\$ 152,100.00	\$ 3,204,400.00	\$ 1,268,500.00	\$ 477,400.00	\$ 878,200.00	\$ 657,500.00	\$ 6,638,100.00
<b>Sub-Total (A/E Fees &amp; Professional Services)</b>	<b>\$ 152,100.00</b>	<b>\$ 3,204,400.00</b>	<b>\$ 1,268,500.00</b>	<b>\$ 477,400.00</b>	<b>\$ 878,200.00</b>	<b>\$ 657,500.00</b>	<b>\$ 6,638,100.00</b>
<b>Contingencies</b>							
Design Contingency	\$ 33,800.00	\$ 712,100.00	\$ 281,900.00	\$ 106,100.00	\$ 195,200.00	\$ 146,100.00	\$ 1,475,200.00
Bidding Contingency	\$ 84,500.00	\$ 1,780,200.00	\$ 704,700.00	\$ 265,200.00	\$ 487,900.00	\$ 365,300.00	\$ 3,687,800.00
Construction Contingency	\$ 50,700.00	\$ 1,068,100.00	\$ 422,800.00	\$ 159,100.00	\$ 585,500.00	\$ 438,400.00	\$ 2,724,600.00
<b>Sub-Total (Contingencies)</b>	<b>\$ 169,000.00</b>	<b>\$ 3,560,400.00</b>	<b>\$ 1,409,400.00</b>	<b>\$ 530,400.00</b>	<b>\$ 1,268,600.00</b>	<b>\$ 949,800.00</b>	<b>\$ 7,887,600.00</b>
<b>Sub-Total (A/E Fees &amp; Professional Services &amp; Contingencies):</b>	<b>\$ 321,100.00</b>	<b>\$ 6,764,800.00</b>	<b>\$ 2,677,900.00</b>	<b>\$ 1,007,800.00</b>	<b>\$ 2,146,800.00</b>	<b>\$ 1,607,300.00</b>	<b>\$ 14,525,700.00</b>
<b>Total Project Cost:</b>	<b>\$ 2,011,500.00</b>	<b>\$ 44,537,100.00</b>	<b>\$ 17,574,500.00</b>	<b>\$ 6,621,300.00</b>	<b>\$ 12,586,900.00</b>	<b>\$ 10,090,000.00</b>	<b>\$ 93,421,300.00</b>
<b>Assumptions:</b>							
Design Process to Begin	Summer 2018	Fall 2018	Fall 2018	Fall 2019	Fall 2020	Fall 2020	
Bidding to Occur	Fall 2018	Winter 2019	Winter 2019	Spring 2020	Winter 2020	Winter 2021	
Construction to Begin	Winter 2018/2019	Spring 2019	Spring 2019	Summer 2021	Spring 2021	Spring 2022	
Occupancy/Completion	Spring 2019	Fall 2020	Fall 2020	Spring 2022	Fall 2022	Fall 2023	

# Next Steps

Consensus from the Board of Education to move forward with “The Plan” (June 12, 2018)

If there is positive consensus:

Create a Core Team to develop a Blueprint for Implementation of “The Plan” (i.e., construction schedule, communication plan, current contents of 6<sup>th</sup> Grade Center, etc.)

Begin the Schematic Design Phase for the demolition of the 6<sup>th</sup> Grade Center (no later than October 2018) and the building of the Pre-K-2<sup>nd</sup> Grade Learning Center (March 2019)

Target the August COTW meeting to share the Blueprint for Implementation with the Board of Education