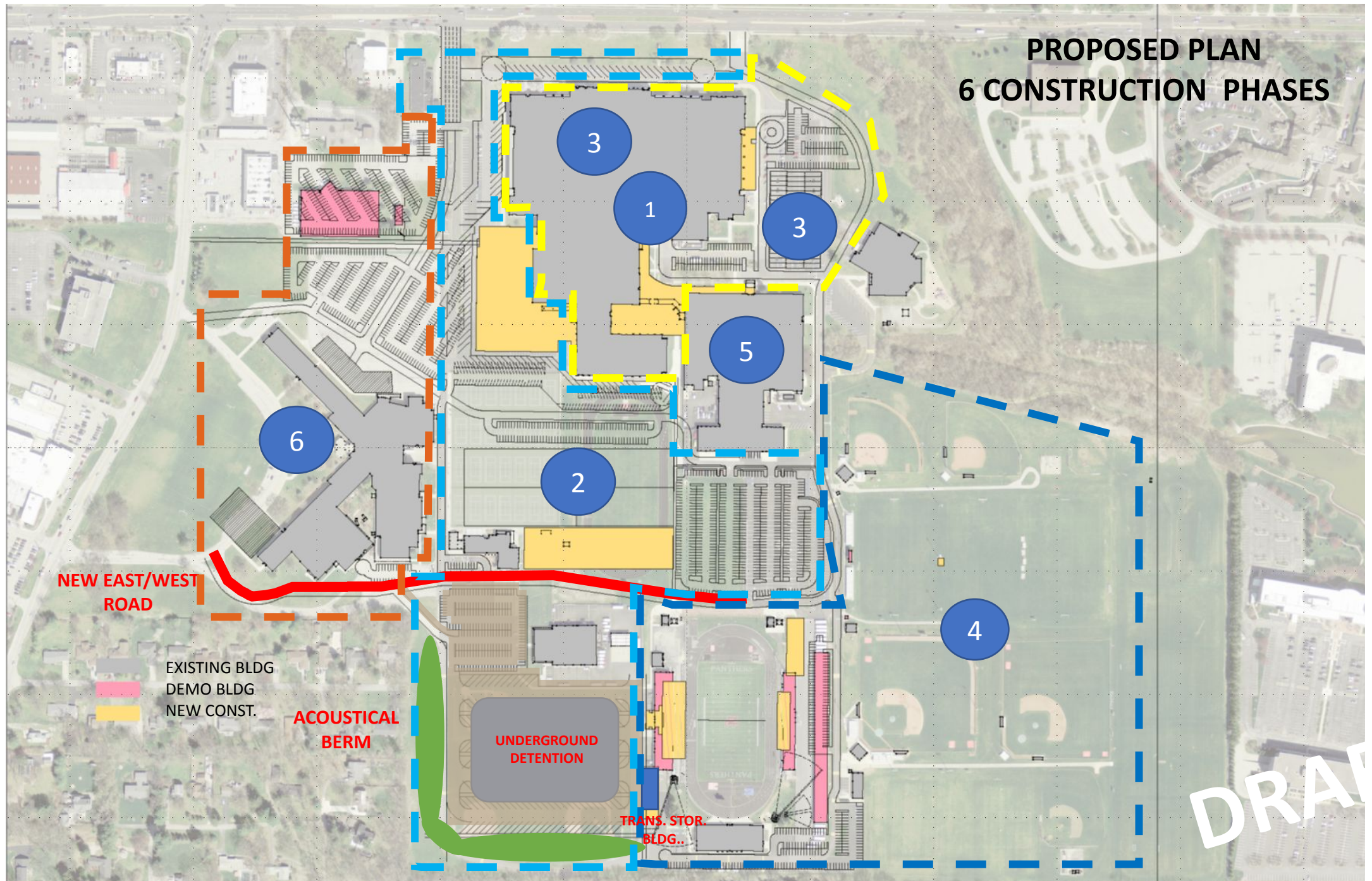


Central Campus Project Review School Board Meeting 10-19-2022



PROPOSED PLAN 6 CONSTRUCTION PHASES



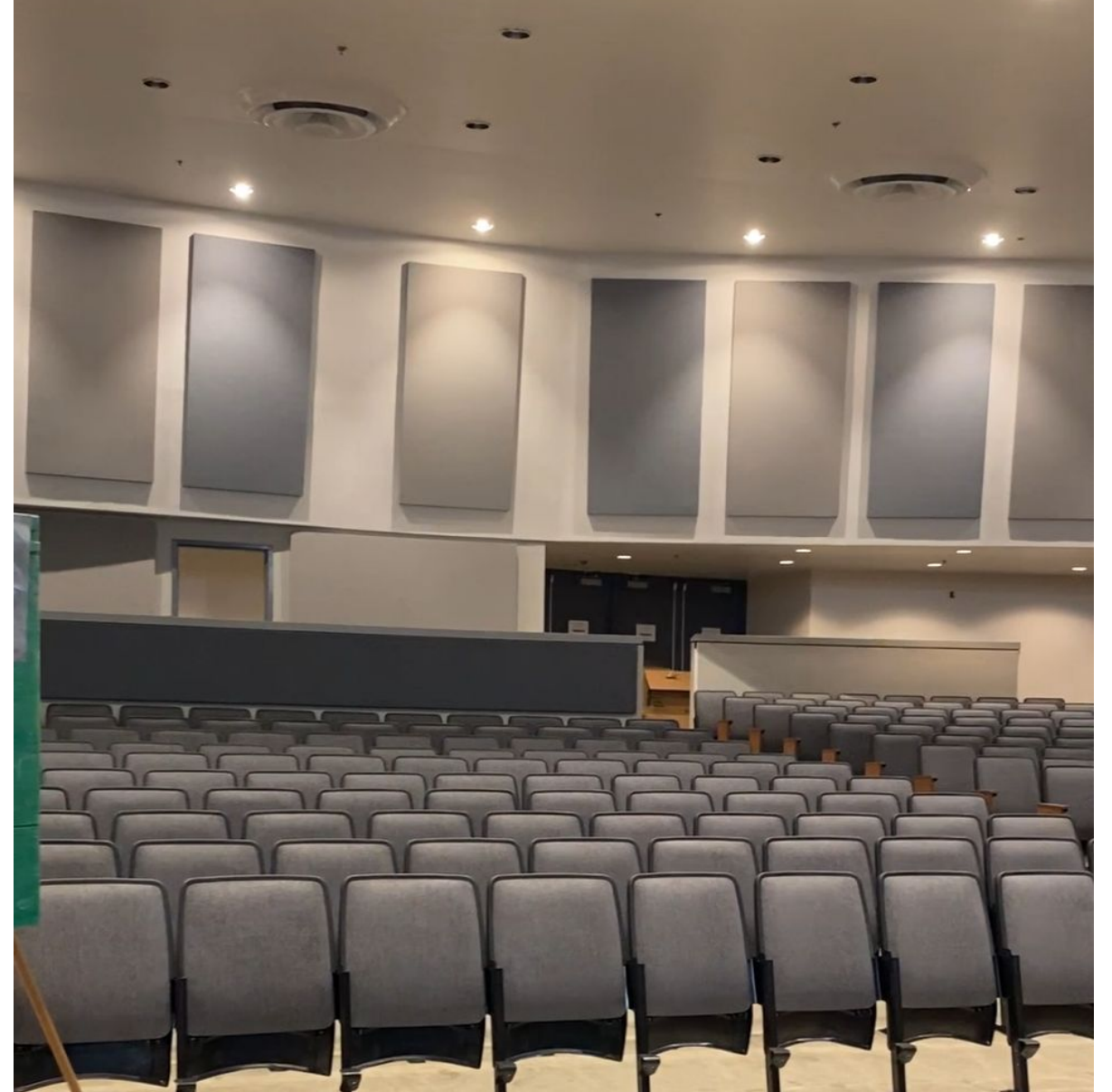
Construction Phase Summary and Status Update

- Phase 1 – **UNDER CONTRACT/IN PROGRESS**
 - Central Plant & Auditorium
 - **ANTICIPATED CONSTRUCTION COMPLETION – NOV 2022**
- Phase 2 - **UNDER CONTRACT/IN PROGRESS**
 - Fieldhouse, Transportation Maintenance Building, Transportation Storage Building, Transportation Bus Parking, East/West Road, Student Parking Lot, North Bus Staging, Tennis Courts
 - **ANTICIPATED CONSTRUCTION COMPLETION – JAN 2024**
- Phase 3 – **IN DESIGN/CURRENTLY IN ESTIMATE REVIEW**
 - High School Renovation, East Parking, Parent Drop Off
 - **ANTICIPATED CONST. START DATE - SPRING 2023, COMPLETION – FALL 2026**
- Phase 4 – **IN DESIGN**
 - High School Exterior Athletics
 - **ANTICIPATED CONST. START DATE - SPRING 2023, COMPLETION – SUMMER 2025**
- Phase 5 – **START DESIGN IN 2023**
 - JEL Infrastructure Upgrades
 - **ANTICIPATED CONSTRUCTION COMPLETION – SUMMER 2025**
- Phase 6 – **START DESIGN IN 2023**
 - Operation Service Center Renovations (Existing Northview MS)
 - **ANTICIPATED CONSTRUCTION COMPLETION – FALL 2026**

Phase 1 - **ANTICIPATED COMPLETION – NOVEMBER 2022**

- Central Plant
 - Add chiller
 - Replace boilers
 - Electrical infrastructure upgrades
 - New water softeners
 - New building automation controls
- Auditorium
 - New pit lift
 - New tension grid
 - Replace seating
 - New finishes
 - Upgraded acoustics
 - Upgraded audio visual systems
 - ADA accessibility

UNDER CONTRACT/IN PROGRESS



Phase 2 - **ANTICIPATED COMPLETION – JANUARY 2024**

- Fieldhouse
 - 4 court gym
 - 6 lane running track
 - 4 Multi-purpose rooms
 - Wrestling room/Locker rooms
- East/West Road
 - Complete, opened October 17 (and close south loop road)
 - Improved circulation pathway through center of campus
- Student Parking Lot
 - Anticipated completion: late November
 - Expanded student parking lot
 - Underground water detention



UNDER CONTRACT/IN PROGRESS

Phase 2 (cont.) - **ANTICIPATED COMPLETION – JANUARY 2024**

- Transportation Maintenance Building
 - Lighting replacement
 - New finishes
 - New locker room
 - Upgraded restrooms
 - Upgraded driver lounge
 - Upgraded driver parking lot
 - Complete - moved in October 11
- Transportation Storage Building
 - Storage for Coach buses
 - Operations storage for Facilities
 - Scheduled Completion May/June 2023
- Transportation Bus Parking
 - Consolidated parking for all buses
 - Canopy cover for safe walkways
 - Block heaters for all buses
 - Scheduled completion July 2023



UNDER CONTRACT/IN PROGRESS

Phase 2 (cont.) - **ANTICIPATED COMPLETION – JANUARY 2024**

- North Bus Staging/Parking Lot
 - New bus staging area along north side of the high school
 - Stalls with expanded area for wheelchair lifts
 - Visitor parking lot
 - Complete July 2022
- Tennis Courts
 - 26 - Post tension tennis courts
 - New fencing around tennis courts
 - Spectator area between courts
 - Scheduled Completion: 1st 12 courts- June/July 2023

UNDER CONTRACT/IN PROGRESS



Phase 3 - **ANTICIPATED COMPLETION – FALL OF 2026**

- High School Renovations
 - Science Lab Renovations
 - Special Education classroom renovations
 - Classroom department consolidation
 - Kitchen/Cafeteria Upgrades
 - Library renovation
 - Gathering Stair – Connect Library to Café.
 - Main Gym upgrades
 - Auxiliary Gym upgrades
 - Relocated Administration area
 - Student Service suite upgrades
 - Performing Arts additions/renovations
 - New Rehearsal Theater
 - Lighting replacement
 - HVAC upgrades
 - Technology upgrades
- Parent Drop-off/Parking – N/E Corner
 - New, extended parent drop off
 - New visitor parking lot
 - Upgraded student/staff parking lot

SCOPE STILL UNDER REVIEW
VALUE ENGINEERING PROCESS

Current Construction Challenges and Strategies

- Challenges:

- Referendum budgets included inflation contingencies (exceeded historical averages)
- 2021 & 2022 construction inflation has far exceeded historical annual increases by roughly 400%
- Indiana construction costs have exceeded consumer price index (CPI)
- Referendum budget anticipated roughly 18% inflation to date
- Actual construction cost inflation has exceeded 30% for same time period

- Strategies:

- Professional construction estimators providing detailed line-item cost estimates
- Detailed review and confirmation of estimates (scope & cost)
- Confirm commitments to community
- Maximize greatest return of investment for available budgets (value engineering)
- Manage design & bidding process acknowledging potential continued construction inflation
- Continue incremental bidding of project in phases

North Central High School Referendum Scope Summary

PLANNING for
our FUTURE



Edition 10/24/2019

2016 Referendum Scope (in Black)

Construction Timeline: 2021–2025
\$ 34,516,000

Capacity/ Educational Effectiveness

- Reduce size of departmental offices and convert extra space into instructional space (Partial)
- Expansion and relocation of Art and Special Education Classrooms
- Cafeteria and serving line renovations
- Performing arts additions and renovations (Partial)
- Expand student services
- Update Information Center for 21st century learning
- Create second floor informal learning commons
- Update and reconfigure Science Labs (Partial)

Safety, Security, and Code Compliance

- Renovations to create a secure entrance
- Add and improve security cameras
- Intercom system improvements

Healthy Learning Environment

- Replace boilers
- Replace lighting in gyms
- Replace exterior site lighting
- Replace carpeting and wall coverings in corridors (Partial)
- Renovate main Auditorium and stage
- Renovate Performance Classroom
- Furniture upgrades (Partial)

Technology

- Technology improvements for infrastructure, equipment and classroom technology (Partial)

Items in red removed due to construction inflation

North Central High School



North Central High School DRAFT Plan 1/31/2020
(Operations Service Center/Transportation in yellow box)

2020 Proposed Referendum Scope (in Red)

Construction Timeline: TBD
\$ 128,021,000

Capacity/ Educational Effectiveness

- Expand parking
- New West Gym (Supports physical education and health classes, extra/co-curricular activities and after school sports practices and conditioning)
- Relocate Wrestling Room to New West Gym expansion and renovate PE and athletic locker rooms
- Additional instructional casework replacement
- Convert additional departmental offices into instructional space

Safety, Security, and Code Compliance

- Relocate Main Office to monitor visitor and bus entry
- Modify drives to separate cars and buses to improve site safety
- Interior and exterior signage upgrades
- Elevator upgrades
- Improve sightlines/visibility in PE Locker Rooms
- Athletic facilities and site renovations
- Stadium renovations (New running track, home and visitor bleachers and support)

Healthy Learning Environment

- Additional mechanical upgrades
- LED lighting and ceiling replacements
- Additional finish and locker upgrades
- Kitchen upgrades
- Additional furniture replacements

Technology

- Additional equipment (network and security infrastructure)

2016 items in red to be included with 2020 Project Scope