

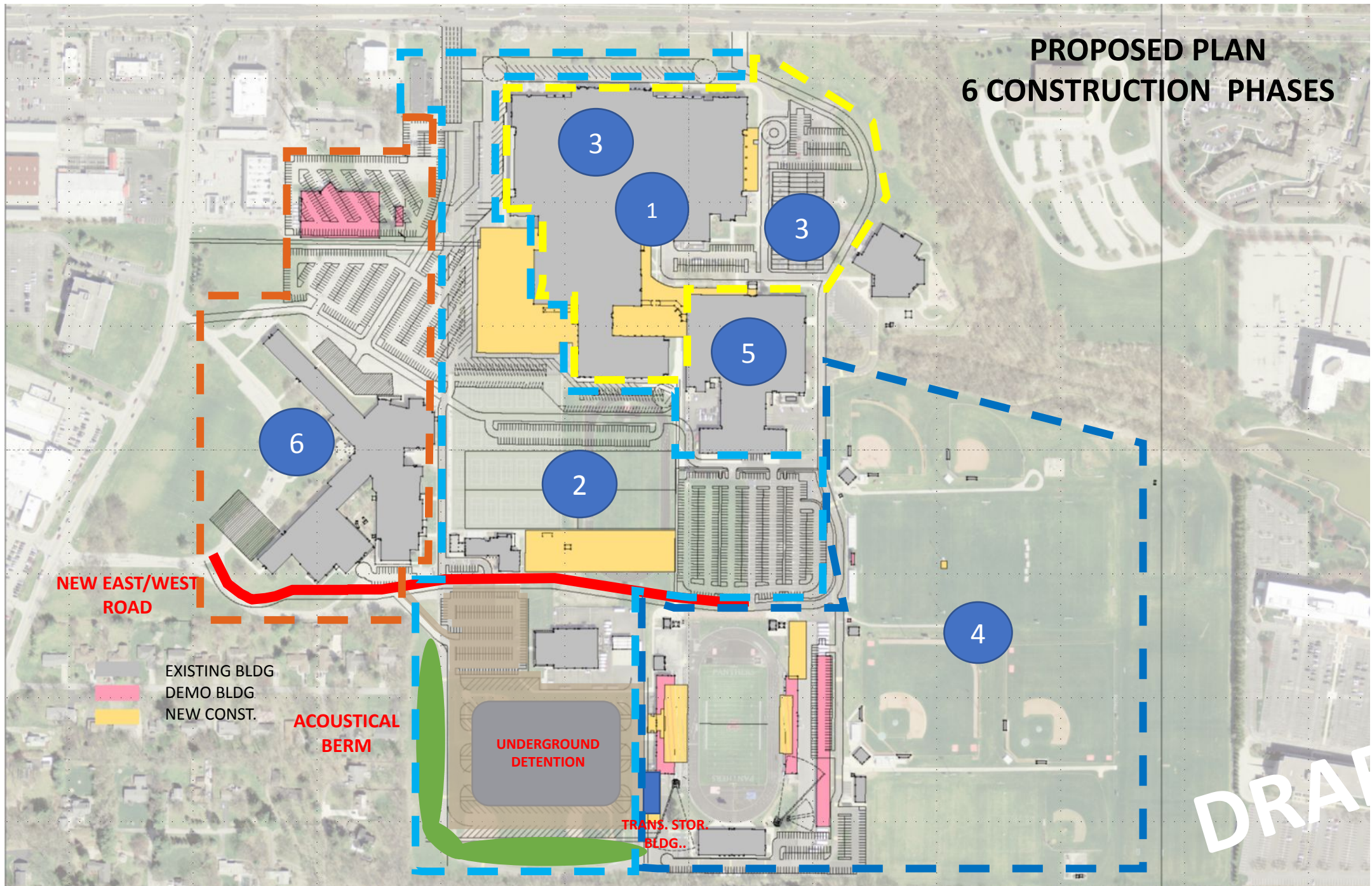
# Central Campus Project Review School Board Meeting 10-19-2022



9/29/2022



# PROPOSED PLAN 6 CONSTRUCTION PHASES



# Construction Phase Summary and Status Update

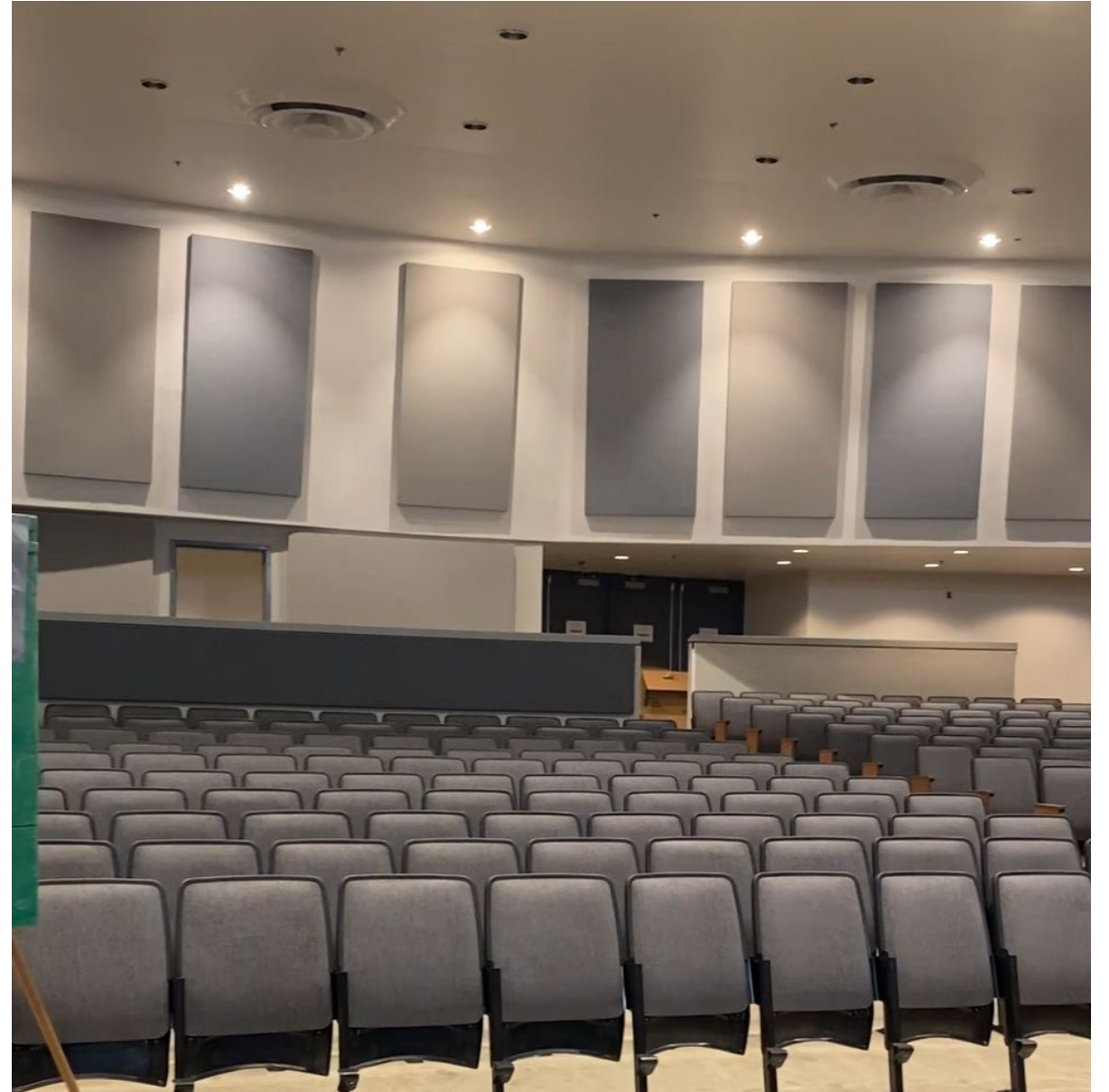
- Phase 1 – **UNDER CONTRACT/IN PROGRESS**
  - Central Plant & Auditorium
  - **ANTICIPATED CONSTRUCTION COMPLETION – NOV 2022**
- Phase 2 - **UNDER CONTRACT/IN PROGRESS**
  - Fieldhouse, Transportation Maintenance Building, Transportation Storage Building, Transportation Bus Parking, East/West Road, 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 21<sup>st</sup> 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