

SCHOOL CONSTRUCTION LAW
PROJECT STANDARDS

State of Illinois
Capital Development Board

LIST OF ELIGIBLE
SCHOOL CONSTRUCTION PROGRAM EXPENDITURES
FOR CONSTRUCTION OF SCHOOL FACILITIES

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TABLE OF CONTENTS

SCHOOL CONSTRUCTION LAW PROJECT STANDARDS
LIST OF ELIGIBLE SCHOOL CONSTRUCTION PROGRAM EXPENDITURES

INTRODUCTION..... Page 2

POLICY BASIS FOR ELIGIBLE SCHOOL CONSTRUCTION
PROGRAM EXPENDITURES Page 4

I Components of Eligible Expenditures Page 6

A. List of Eligible and Ineligible Spaces Page 6

B. Maximum Square Footage Allowance for a New School and Additions Page 7

C. Other Costs Included in the CDB Unit Cost..... Page 8

D. Eligible Renovation Costs..... Page 13

II Eligible Associated Costs Page 13

A. Associated Costs Within the Five Foot Building Line Page 13

B. Associated Costs Outside the Five Foot Building Line Page 13

C. Other Site Related Costs Page 17

D. Off-Site Improvements Page 17

III List of Expenditures not Fundable Page 18

A. Ineligible Building Costs - Building Space..... Page 18

IV Ineligible Associated Costs..... Page 18

A. Land Acquisition..... Page 18

B. Construction of Site Improvements Page 19

INTRODUCTION

The following information is designed to provide school districts with those school facility items which are eligible (and ineligible) for funding by the Capital Development Board (CDB) under the School Construction Program. It is also intended to assist districts in identifying eligible elements of their proposed construction project(s). This includes items related to the school buildings, as well as associated cost items such as site improvements and land acquisitions. "Eligible expenditures" means those elements of the proposed project that are included in the recognized project cost. The school construction grant is determined by establishing a recognized project cost, which is multiplied by the district's grant index (as determined by the Illinois State Board of Education "ISBE"). The recognized project cost is comprised of unit costs and associated costs.

The recognized project cost for new construction or additions is the sum of the unit cost and the associated costs. The unit cost is established by the number of classrooms to be constructed, the total capacity of students the classrooms are designed to house, multiplied by the square footage allowance for the grade level as identified on page 7 and multiplied by a unit cost based on the proposed bid date as identified on pages 9 and 10. The unit cost includes:

- A/E design fees
- Building construction within the five feet line
- Fixed equipment
- Contingency
- Moveable equipment

The associated costs, which are added to the unit cost, include:

- Building tie-ins
- Site development
- Land acquisition
- Classroom security systems

The recognized project cost for renovation projects is calculated by an estimation of the eligible project costs. Eligible renovation costs are for renovations to existing facilities determined to be functionally over 100 years old (as determined by the ISBE) or for renovation projects in existing facilities that provide additional classroom capacity.

Those items which are designated as ineligible expenditures may be incorporated into the school facility's plan but must be financed entirely by the district.

List of school construction program referenced and related documents:

- School Construction Program School Construction Law, 105 ILCS 230 as amended
- 23 Illinois Administrative Code 151, Administrative Rules for the School Construction and School Maintenance Grant Programs
- 71 Illinois Administrative Code 40, Administrative Rules for Standards for Award of Grants, School Construction Program
- 30 ILCS 105/62-45 FY 2001 Budget Implementation Act
- 105 ILCS 5/1D-1 and 5/2-3.51.5 of the School Code
- 110 ILCS 947/65.57 of the Higher Education Student Assistance Act
- 30 ILCS 350/5, 350/13, 350.15, 350.16.5, and 350/17 of the Local Government Debt Reform Act
- Application for School Construction Grant Entitlement, Instructions and Forms for New Applications
- Application for School Construction Grant Entitlement, Instructions and Forms for Applications to be Updated
- School Construction Law, Project Standards, Capital Development Board
- 71 Illinois Administrative Code 400, Illinois Accessibility Code, 410 ILCS 25

POLICY BASIS FOR ELIGIBLE SCHOOL CONSTRUCTION PROGRAM EXPENDITURES

1. Recognized Project Cost: The recognized project cost is the sum of unit costs and associated costs of eligible expenditures as defined by these standards. These standards are intended for determining construction grants and are not intended to be design standards.
2. Academic Facilities: The CDB will participate in the funding of areas with a loading factor greater than zero as defined by the ISBE, 23 Illinois Administrative Code 151.50(d).
3. Administrative Facilities: The CDB will not participate in funding administrative facilities intended for district administration.
4. Commercial Facilities: The CDB will not fund facilities intended for commercial use by profit-making organizations. This is not meant to exclude facilities to be operated by non-profit organizations such as student groups, PTAs, etc.
5. Community Facilities: Although the CDB encourages development of facilities intended for joint use by school and community, the CDB's participation in the funding of such facilities is limited to those items required to meet the needs of the school's educational and support programs.
6. Interscholastic Facilities: The CDB will not participate in funding facilities designed exclusively for interscholastic activities.
7. Off-Site Improvements: Off-site improvements are defined as any improvements outside of the property line.

Off-site improvements are not recognized as eligible project costs except under exceptional circumstances and only in those cases where the off-site improvements are necessary to the functional operation of a school facility.

The following specific policies apply to off-site improvements:

- a. Off-site improvements which exceed the requirements needed for the project are ineligible project costs. For example, if a larger water main is desired by the locality than is needed for the school project itself, the CDB will not participate in any cost attributable to the increased size of the main.
- b. The district must provide documentation that local and/or federal funding sources are not available to the district or any other public body for off-site improvements before the CDB will consider participation in their funding.

- c. The CDB participation in funding off-site improvements is only permitted if the off-site property or interest in the property such as an easement or leasehold is owned by a public body.
 - d. When selecting a site to build a school, it is recommended that the school district should perform a cost-benefit analysis regarding the implications of off-site as well as on-site improvements for alternate sites. In evaluating the need for improvements and the decision in selecting a site, the district should consider trade-offs among factors such as cost of off-site and on-site improvements, cost of site, and desirability of site location.
8. On-Site Improvements: On-site improvements may be defined as improvements outside the building's five foot line but inside the property line of the site. The CDB's participation in funding on-site improvements is limited to those minimum requirements that are necessary to make the site functionally operational.
9. Vocational/Technical Education Facilities: The CDB will participate in the funding of vocational/technical facilities for all programs approved by the ISBE.

The absence of an item from this list does not imply either that the item is an eligible or ineligible expenditure. Such an item should be discussed with a representative of the CDB to determine eligibility for funding.

I. Components of Eligible Expenditures

A. List of Eligible and Ineligible Spaces

1. Spaces that are eligible in determining the recognized project cost are defined as those spaces that provide student capacity as determined by the ISBE.

Eligible Spaces

Pre-Kindergarten classroom

Kindergarten classroom

Elementary general classroom

Elementary art classroom

Elementary music classroom

Elementary computer classroom

Elementary special education classroom

Middle school general classroom

Middle school art classroom

Middle school family and consumer sciences classroom

Middle school music classroom

Middle school computer classroom

Middle school science laboratory

Middle school science laboratory/classroom

Middle school industrial technology laboratory/shop not
classified elsewhere

Middle school special education classroom

High school general classroom

High school art classroom

High school family and consumer sciences classroom

High school music classroom

High school computer classroom

High school science laboratory

High school industrial technology laboratory/shop

High school laboratory not classified elsewhere

High school special education classroom

Ineligible Spaces

All schools: Gyms, cafeterias, auditoriums, administrative
offices and other ancillary spaces

B. Maximum Square Footage Allowances for a New School and Additions

The following maximum square foot allowances are used in the determination of the recognized project costs for new construction and additions.

For New Schools:

New Elementary School	
Gross square footage per student	120
Gross square footage per additional student beyond 250 students	100
New Middle/Junior High School	
Gross square footage per student	140
Gross square footage per additional student beyond 400 students	120
New High School	
Gross square footage per student	160
Gross square footage per additional student beyond 600 students	130

For Classroom Additions:

For classroom additions for 250 or more students, see new school square footage.

For school additions for less than 250 students:

Elementary School:	
Gross square footage per student:	100
Middle School	
Gross square footage per student:	120
High School	
Gross square footage per student:	130

C. Other Costs Included in the CDB Unit Cost

1. All academic space will be designed to include air-conditioning.
2. Fixed equipment, such as, but not limited to:
 - Attached cabinetry, marker boards, etc. (items installed by a contractor).
3. A/E professional design fees and related reimbursements may include, but are not limited to:
 - Sub-soil investigation (soil boring)
 - Design phase materials or equipment testing
 - Construction phase testing
 - On-site representation
 - Site surveying, where such is secondary to the design effort (legal survey)
 - Reproduction of documents
 - Bid document printing and postage for determined number of sets
 - Record documents
 - Renderings and/or detailed presentation models
 - Construction phase photography
 - PCM air samples and P/M bulk samples (asbestos projects)
 - Archeological, wetlands, environmental and agricultural preservation assessments

The Capital Development Board has established the unit cost limits for districts with populations of less than 500,000 as follows:

**SCP UNIT COST GUIDELINES – 2010 TO 2017
DISTRICTS WITH LESS THAN 500,000 POPULATION**

Bid Month and Year	Elementary	Middle / Jr. High	High School
Jan-2010	\$140.59	\$153.99	\$154.96
Feb-2010	\$140.95	\$154.38	\$155.35
Mar-2010	\$141.30	\$154.76	\$155.73
Apr-2010	\$141.65	\$155.15	\$156.12
May-2010	\$142.01	\$155.54	\$156.51
Jun-2010	\$142.36	\$155.93	\$156.90
Jul-2010	\$142.72	\$156.32	\$157.30
Aug-2010	\$143.07	\$156.71	\$157.69
Sep-2010	\$143.43	\$157.10	\$158.08
Oct-2010	\$143.79	\$157.49	\$158.48
Nov-2010	\$144.15	\$157.89	\$158.88
Dec-2010	\$144.51	\$158.28	\$159.27
Jan-2011	\$144.87	\$158.68	\$159.67
Feb-2011	\$145.23	\$159.07	\$160.07
Mar-2011	\$145.60	\$159.47	\$160.47
Apr-2011	\$145.96	\$159.87	\$160.87
May-2011	\$146.32	\$160.27	\$161.27
Jun-2011	\$146.69	\$160.67	\$161.68
Jul-2011	\$147.06	\$161.07	\$162.08
Aug-2011	\$147.43	\$161.48	\$162.49
Sep-2011	\$147.79	\$161.88	\$162.89
Oct-2011	\$148.16	\$162.28	\$163.30
Nov-2011	\$148.53	\$162.69	\$163.71
Dec-2011	\$148.90	\$163.10	\$164.12

The Capital Development Board has established the unit cost limits for districts with populations of less than 500,000 as follows:

**SCP UNIT COST GUIDELINES – 2010 TO 2017
DISTRICTS WITH LESS THAN 500,000 POPULATION**

Bid Month and Year	Elementary	Middle / Jr. High	High School
Jan-2012	\$149.28	\$163.50	\$164.53
Feb-2012	\$149.65	\$163.91	\$164.94
Mar-2012	\$150.02	\$164.32	\$165.35
Apr-2012	\$150.40	\$164.73	\$165.76
May-2012	\$150.78	\$165.15	\$166.18
Jun-2012	\$151.15	\$165.56	\$166.59
Jul-2012	\$151.53	\$165.97	\$167.01
Aug-2012	\$151.91	\$166.39	\$167.43
Sep-2012	\$152.29	\$166.80	\$167.85
Oct-2012	\$152.67	\$167.22	\$168.27
Nov-2012	\$153.05	\$167.64	\$168.69
Dec-2012	\$153.43	\$168.06	\$169.11
Jan-2013	\$153.82	\$168.48	\$169.53
Feb-2013	\$154.20	\$168.90	\$169.96
Mar-2013	\$154.59	\$169.32	\$170.38
Apr-2013	\$154.97	\$169.74	\$170.81
May-2013	\$155.36	\$170.17	\$171.23
Jun-2013	\$155.75	\$170.59	\$171.66
Jul-2013	\$156.14	\$171.02	\$172.09
Aug-2013	\$156.53	\$171.45	\$172.52
Sep-2013	\$156.92	\$171.88	\$172.95
Oct-2013	\$157.31	\$172.31	\$173.38
Nov-2013	\$157.71	\$172.74	\$173.82
Dec-2013	\$158.10	\$173.17	\$174.25

The Capital Development Board has established the unit cost limits for districts with populations of less than 500,000 as follows:

**SCP UNIT COST GUIDELINES – 2010 TO 2017
DISTRICTS WITH LESS THAN 500,000 POPULATION**

Bid Month and Year	Elementary	Middle / Jr. High	High School
Jan-2014	\$158.50	\$173.60	\$174.69
Feb-2014	\$158.89	\$174.04	\$175.12
Mar-2014	\$159.29	\$174.47	\$175.56
Apr-2014	\$159.69	\$174.91	\$176.00
May-2014	\$160.09	\$175.34	\$176.44
Jun-2014	\$160.49	\$175.78	\$176.88
Jul-2014	\$160.89	\$176.22	\$177.32
Aug-2014	\$161.29	\$176.66	\$177.77
Sep-2014	\$161.69	\$177.10	\$178.21
Oct-2014	\$162.10	\$177.55	\$178.66
Nov-2014	\$162.50	\$177.99	\$179.10
Dec-2014	\$162.91	\$178.44	\$179.55
Jan-2015	\$163.32	\$178.88	\$180.00
Feb-2015	\$163.73	\$179.33	\$180.45
Mar-2015	\$164.13	\$179.78	\$180.90
Apr-2015	\$164.54	\$180.23	\$181.35
May-2015	\$164.96	\$180.68	\$181.81
Jun-2015	\$165.37	\$181.13	\$182.26
Jul-2015	\$165.78	\$181.58	\$182.72
Aug-2015	\$166.20	\$182.04	\$183.18
Sep-2015	\$166.61	\$182.49	\$183.63
Oct-2015	\$167.03	\$182.95	\$184.09
Nov-2015	\$167.45	\$183.40	\$184.55
Dec-2015	\$167.86	\$183.86	\$185.01

The Capital Development Board has established the unit cost limits for districts with populations of less than 500,000 as follows:

**SCP UNIT COST GUIDELINES – 2010 TO 2017
DISTRICTS WITH LESS THAN 500,000 POPULATION**

Bid Month and Year	Elementary	Middle / Jr. High	High School
Jan-2016	\$168.28	\$184.32	\$185.48
Feb-2016	\$168.71	\$184.78	\$185.94
Mar-2016	\$169.13	\$185.25	\$186.41
Apr-2016	\$169.55	\$185.71	\$186.87
May-2016	\$169.97	\$186.17	\$187.34
Jun-2016	\$170.40	\$186.64	\$187.81
Jul-2016	\$170.82	\$187.10	\$188.28
Aug-2016	\$171.25	\$187.57	\$188.75
Sep-2016	\$171.68	\$188.04	\$189.22
Oct-2016	\$172.11	\$188.51	\$189.69
Nov-2016	\$172.54	\$188.98	\$190.17
Dec-2016	\$172.97	\$189.46	\$190.64
Jan-2017	\$173.40	\$189.93	\$191.12
Feb-2017	\$173.84	\$190.40	\$191.60
Mar-2017	\$174.27	\$190.88	\$192.07
Apr-2017	\$174.71	\$191.36	\$192.55
May-2017	\$175.14	\$191.84	\$193.04
Jun-2017	\$175.58	\$192.32	\$193.52
Jul-2017	\$176.02	\$192.80	\$194.00
Aug-2017	\$176.46	\$193.28	\$194.49
Sep-2017	\$176.90	\$193.76	\$194.97
Oct-2017	\$177.34	\$194.25	\$195.46
Nov-2017	\$177.79	\$194.73	\$195.95
Dec-2017	\$178.23	\$195.22	\$196.44

D. Eligible Renovation Costs

The recognized project cost for renovation projects is an estimation of the cost of the renovation work. Eligible renovation costs are for renovations to existing facilities determined to be functionally over 100 years old (as determined by the ISBE). These renovations may include system upgrades, health/life safety improvements, environmental abatement and classroom reconfiguration.

For those facilities not functionally over 100 years old, eligible renovation costs are limited to those costs directly associated with an increase (net gain) of additional classroom capacity.

II Eligible Associated Costs

These costs are estimated independently and are added to the unit cost.

A. Associated Costs Within the Five Foot Building Line

1. In the case of a classroom addition, tie-in costs to the existing facility may be eligible (eligibility will be determined at the site survey).
2. For each eligible classroom, an allowance of \$1,000 will be given when an enhanced security phone call-back system is installed.
3. The following building related maximum movable equipment allowances are provided:
 - \$5,600 per elementary classroom
 - \$6,500 per middle or junior high classroom
 - \$7,500 per high school classroom

The number of classrooms (as defined in this formula) eligible for movable equipment allowance is determined by dividing the number of students that will occupy the classroom space by 25.

B. Associated Costs Outside the Five Foot Building Line

1. Land acquisitions: Appraised land acquisition cost or the actual cost (whichever is less), associated legal fees and closing fees for land purchased after January 1, 1996.
 - Maximum acreage allowances fundable by the CDB are as follows:

Elementary:	5 acres plus 1 acre per 100 students
Middle/junior high:	15 acres plus 1 acre per 100 students
High school:	20 acres plus 1 acre per 100 students

2. Construction of Site Improvements
 - Utilities
 - Curbs
 - Sidewalks
 - Paved or bituminous surface drives
 - Minimum security lighting for parking areas
 - Flagpole (one provided for new school)
 - Minimum fencing as required for health/life safety
 - Outside fire protection (fire hydrants)
 - Bus loading and unloading areas
 - Provision for storm water control
 - Grading, sod and other materials when necessary for erosion control
 - Rough grading, fine grading, seeding and site surface drainage for those portions of the site disturbed by construction
 - Paved or bituminous surfaces for automobile parking area
 - Area computation

Three hundred square feet per car is provided. This standard includes provisions for internal driveway space inside the parking area. This area will increase for accessible spaces required by the Illinois Accessibility Code. Bumper stops are also considered as eligible expenses.
 - Number of spaces

Staff: Up to one parking space for each teacher, staff member and service member is provided.

Visitors: A limited number of spaces for visitors convenient to the administration offices (10-30 spaces for most schools depending on the size of the student population).

Accessible parking spaces: As required by the Illinois Accessibility Code

Students: For high schools, one parking space for every five students is provided.

Community: The CDB will not fund parking for spectator or community events.
 - Physical Education Outdoor Space and Facilities
 - Elementary

Field area: Rough grading, fine grading, seeding and site surface drainage will be provided.

All weather surfaces area: See Table 1.

- Middle/Junior High
Field area: All schools may be provided with a multi-use field area, with one set of goal posts and one baseball or softball backstop. Field area development may include rough grading, fine grading, seeding and surface drainage. All weather surfaces area: See Table 1.
- High School
Field area: All schools may be provided with one multi-use field area for sports such as football, soccer, field hockey, running track and field events, etc. Field area development may include rough grading, fine grading, seeding and under drainage. One set of goal posts may also be provided. All schools may be provided with a second athletic field for sports such as baseball and softball. Field area development may include rough grading, fine grading, seeding and under drainage. One baseball or softball backstop may also be provided and, if necessary, special soils for one diamond. All weather surfaces area: See Table 1.

NOTE 1: Items which are not allowable as eligible associated expenses for physical education outdoor space and facilities include, but are not limited to the following:

- Structures housing locker rooms
- Toilets and storage facilities
- Bleachers
- Lighting
- Concession stands
- Broadcast booths
- Benches
- Scoreboards
- Artificial turf, and fencing except for health/life safety

This policy applies to elementary, middle/junior high and high schools.

NOTE 2: The standards apply only to new construction projects, including additions. For additions to existing facilities, in applying specific standards relating to site improvements for such items as parking and physical education outdoor space, the maximum allowances will be based on the increased needs generated by the addition, not the needs of the entire school. However, if the school receiving the addition already has adequate site facilities (as determined by the CDB) for meeting both the needs of the existing school and the addition, then the CDB will not participate in funding additional site improvements.

TABLE 1
Physical Education Outdoor Space Maximum Square Footage Allowances

ELEMENTARY

Student Population	180-300	301-400	401-500	501-600	601-700	Over 700
All Weather Surfaces Area Space	4,500 sq.ft.	6,000 sq.ft	8,000 sq.ft	10,000 sq.ft	12,000 sq.ft	14,000 sq.ft

MIDDLE/JUNIOR HIGH

Student Population	200-350	351-500	501-650	651-800	301-1000	Over 1000
All Weather Surfaces Area Space	9,000 sq.ft.	11,000 sq.ft	12,000 sq.ft	16,500 sq.ft	22,000 sq.ft	26,500 sq.ft

HIGH SCHOOL

Student Population	400-600	601-800	801-1000	1001-1200	1201-1400	Over 1400
All Weather Surfaces Area Space	12,000 sq.ft.	16,500 sq.ft	22,000 sq.ft	26,500 sq.ft	31,000 sq.ft	36,000 sq.ft

C. Other Site Related Costs

1. Demolition and site clearance: Razing of buildings and activities related to preparation of proposed project site, including removal of sidewalks, drives, trees, earth, etc. The razing of an existing school building will be eligible when the following criteria is met:
 - The building to be razed must be located on the same site as the replacement building.
2. Special foundation construction necessary as a result of unusual subsurface soil conditions: It is recommended that soil boring tests be conducted prior to, or no more than, three weeks after the CDB site survey visit to accurately determine any special foundation construction costs. If this is not done within the specified time frame, costs will not be adjusted at a later date.
3. Seismic: If the project is within a seismic zone as defined by the 1994 Uniform Building Code, the following percentages will be added to the building costs:

Zone A = No seismic added
Zone B = 1 percent
Zone C = 1.5 percent
Zone D = 2 percent

D. Off-Site Improvements

Off-site improvements are allowable under the guidelines outlined on page 4. The following items may be recognized under these conditions:

1. Sewer and water main connection construction costs (the CDB will not participate in the payment of tap-on fees)
2. Drainage ditch grading to facilitate disposal of storm surface water
3. Head wells-concrete walls around sewers which provide erosion protection by facilitating the dumping of drain water
4. Earthwork, to prevent flooding
5. Sewer lift stations
6. Pressure pumps on municipal water mains where existing systems are not adequate (i.e., booster pumps)
7. Alley improvements when necessary for access to property
8. Curbs
9. Acceleration and deceleration lanes (turn lanes)
10. Bus turn-outs
11. Heat source extension

III List of Expenditures not Fundable

A. Ineligible Building Costs - Building Space

1. Field house
2. Swimming pool
3. Indoor track
4. Permanent seating beyond school's students and staff population
5. Broadcast area
6. Radio/TV studios for primarily non-instructional uses
7. Coat room
8. Green room (auditorium/theater)
9. Teacher serving area
10. Meeting room
11. Exhibition room
12. District administration space
13. Bus storage
14. Bus maintenance
15. Guardrooms
16. Toilet facilities beyond school's student and staff needs
17. Before/after school programs
18. Concession space
19. Bookstore

IV Ineligible Associated Costs

A. Land acquisitions: Circumstances in which the State of Illinois shall not participate in land acquisition:

1. Land owned by the school district prior to January 1, 1996
2. Land purchased within the time frame but not supported by documentation required for land credit
3. Owned land utilized for construction of an addition to an existing facility funded through the School Construction Program
4. Donated land

B. Construction of Site Improvements

1. Driver's education range
2. Storage facilities
3. Lawn sprinkling systems
4. Exterior commons areas (e.g., paved sitting areas, benches, etc.)
5. Traffic signals at intersections
6. Landscaping in excess of seeding
1. Off-site access roads (the CDB assumes funding will be provided by the local community)