



August 29, 2018

Ms. Mary Werling
Assistant Superintendent for Finance
Community Consolidated School District 21
Gill Administration Center
999 West Dundee Road
Wheeling, Illinois 60090

RE: SCOPE NARRATIVE FOR
FIVE YEAR FACILITY PLANNING
AT VARIOUS SCHOOLS
PROJECT NO. 17041

The following scope associated to the proposed facility upgrades at Community Consolidated School District 21 totals to approximately \$69,000,000. Each portion of work is organized under five categories and spread out over 5 years. The below a detailed narrative further describes the items to be completed within the CCSD21 plan.

SECURITY

At each of the fourteen district buildings, new entry vestibules shall be developed to provide a more guided and secure procession into each of the main entrances of the buildings. This includes multiple gated checkpoints, protected check-in procedures, and better visual and audio connections with staff and visitors. Additional security measures shall be implemented to help video record and better monitor the interior and exterior points of entry around the building. This scope of work is budgeted to range between \$7,000,000 and \$8,000,000, and it would be performed during the Summer of 2019.

AIR CONDITIONING

Each of the fourteen buildings have varying levels of mechanical systems and capabilities, with only limited zones being able to provide air conditioning. The intent shall be to replace all the aged mechanical units within the classroom spaces to provide air conditioning in all of the learning spaces throughout every facility. This includes replacing a number of mechanical equipment units in maintenance rooms and on roof areas throughout. This scope of work is budgeted to range between \$16,000,000 and \$18,000,000, and it would be performed during the Summer of 2019.

MAINTENANCE

Proper maintenance to these community assets is another method to extend the life of the existing buildings as well as maintain good safety to the interior and exterior of these structures. Within the next five years, the CCSD21 plan shall be to replace roof areas and asphalt pavement that has reached the end of its life cycle; Building Envelope issues such as window sill replacement, wall and foundation cracks, or tuck-pointing issues shall be addressed throughout the district; ADA accessible ramps, interior partitions, and gymnasium floor finishing shall be conducted at multiple sites; and, toilet room facilities and associated piping shall be replaced throughout. This scope of work is budgeted to range between \$24,000,000 and \$25,500,000, and it would be performed between years 2020 and 2023.

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FULL DAY KINDERGARTEN

Based on the current facilities throughout CCSD21, there are six schools that currently do not have the capability to provide full day kindergarten. As part of this long range plan, those six facilities shall have spaces renovated to be able to house the full day kindergarten program at every elementary school. Each building shall require various sizes of spaces to accommodate the curriculum and this total budget accumulates to a range of \$5,000,000 and \$5,500,000, and it shall be performed during the Summer of 2020.

21st CENTURY LEARNING ENVIRONMENTS

Over the past year, CCSD 21 has formed a committee of teachers to analyze and pilot various furniture practices to be implemented into the district. This pilot program has influenced the design to create 21st century standards that would be used in the formation of all the classrooms for each of the school buildings. Storage units, mobile desk and tables, adjustable height furniture, soft seating, writable surfaces, collaborative zones, and teaching opportunities all influenced the designs and standards to meet CCSD 21 needs. This also includes the installation of LED energy efficient lighting throughout the district. This scope of work is budgeted to range between \$13,000,000 and \$15,000,000 and would be performed between years 2020 and 2023.

The Grand Total Summaries at each building is attached in the following pages. For further detail, the breakdown of all the items, their descriptions and their individual costs can be found on the district website.

Note:

- * All preliminary opinions of costs are based on conceptual design solutions for scopes of work to be completed at each school. Scopes of work are established as of 8.28.18, and are subject to modification and further refinement as final solutions are developed during the design process.
- * Preliminary opinions of cost shall be updated each year as scopes of work become physical construction projects.

Sincerely,

ARCON Associates, Inc.

George Demarakis
Associate Principal

c: Glen Michelini, CCSD21

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