

10 Year Long Range Facility Plan

Prepared for
West Chicago Elementary School District 33



Owner:
Board of Education
West Chicago Elementary School District 33
312 East Forest Avenue
West Chicago, Illinois 60185

Architect:
ARCON Associates, Inc.
2050 South Finley Road, Suite 40
Lombard, Illinois 60148
Project No. 16161

Mechanical/ Electrical / Plumbing:
AMSCO Engineering
5115 Belmont Road #A
Downers Grove, Illinois 60515





10 Year Long Range Facility Plan
District Wide Summary

Currier Elementary School		2017	Subtotals include 3% Inflation per year								Totals
Item	Base Cost	2018	2019	2020	2021	2022	2023	2024	2025	2026	Totals
Site	\$1,233,616	\$0	\$661,594	\$666,563	\$0	\$0	\$0	\$0	\$0	\$0	\$1,328,158
Building Envelope (Roofing)	\$2,078,720	\$1,000	\$1,030	\$0	\$1,093	\$2,482,100	\$1,159	\$1,194	\$1,230	\$1,267	\$2,490,073
Building Envelope (Walls)	\$216,317	\$0	\$229,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$229,490
Architectural	\$7,893,939	\$0	\$1,317,675	\$0	\$526,414	\$1,370,577	\$0	\$0	\$6,336,283	\$0	\$9,550,949
Mechanical	\$1,948,800	\$0	\$0	\$0	\$0	\$0	\$0	\$2,396,778	\$0	\$0	\$2,396,778
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$3,248	\$3,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,446
TOTAL	\$13,374,640	\$4,446	\$2,209,790	\$666,563	\$527,507	\$3,852,678	\$1,159	\$2,397,972	\$6,337,512	\$1,267	\$15,998,894
includes Construction/Design contingency and A/E and CM Fees											
Early Learning Center		2017	Subtotals include 3% Inflation per year								Totals
Item	Base Cost	2018	2019	2020	2021	2022	2023	2024	2025	2026	Totals
Site	\$194,880	\$206,748	\$0	\$341,326	\$0	\$0	\$0	\$0	\$0	\$0	\$548,074
Building Envelope (Roofing)	\$974	\$750	\$750	\$0	\$750	\$750	\$750	\$750	\$750	\$750	\$6,000
Building Envelope (Walls)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Architectural	\$1,818,880	\$0	\$413,496	\$0	\$292,452	\$0	\$1,396,181	\$0	\$0	\$0	\$2,102,130
Mechanical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$2,014,734	\$207,498	\$414,246	\$341,326	\$293,202	\$750	\$1,396,931	\$750	\$750	\$750	\$2,656,204
includes Construction/Design contingency and A/E and CM Fees											



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District Wide Summary

Gary Elementary School		2017	Subtotals include 3% Inflation per year									Totals
Item	Base Cost	2018	2019	2020	2021	2022	2023	2024	2025	2026		
Site	\$2,444,470	\$1,405,085	\$0	\$1,163,448	\$17,547	\$0	\$0	\$0	\$0	\$0	\$2,586,080	
Building Envelope (Roofing)	\$1,949	\$2,007	\$2,067	\$0	\$2,193	\$2,259	\$2,327	\$2,397	\$2,469	\$2,543	\$18,263	
Building Envelope (Walls)	\$1,076,118	\$0	\$330,108	\$764,909	\$73,113	\$0	\$0	\$0	\$0	\$0	\$1,168,130	
Architectural	\$6,752,202	\$15,054	\$1,550,611	\$1,384,179	\$2,270,054	\$2,287,433	\$0	\$0	\$0	\$0	\$7,507,332	
Mechanical	\$2,208,640	\$267,635	\$0	\$0	\$0	\$2,259,193	\$0	\$0	\$0	\$0	\$2,526,829	
Plumbing	\$779,520	\$802,906	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$802,906	
Electrical	\$949,975	\$43,004	\$344,580	\$0	\$649,499	\$0	\$0	\$0	\$0	\$0	\$1,037,083	
TOTAL	\$14,212,875	\$2,535,691	\$2,227,367	\$3,312,536	\$3,012,407	\$4,548,886	\$2,327	\$2,397	\$2,469	\$2,543	\$15,646,622	
includes Construction/Design contingency and A/E and CM Fees												
Indian Knoll Elementary School		2017	Subtotals include 3% Inflation per year									Totals
Item	Base Cost	2018	2019	2020	2021	2022	2023	2024	2025	2026		
Site	\$1,922,192	\$0	\$0	\$2,086,234	\$0	\$15,061	\$0	\$0	\$0	\$0	\$2,101,296	
Building Envelope (Roofing)	\$2,208,640	\$1,200	\$1,236	\$0	\$1,311	\$1,351	\$1,391	\$628,072	\$1,476	\$1,013,416	\$1,649,452	
Building Envelope (Walls)	\$636,608	\$0	\$351,472	\$0	\$343,631	\$0	\$0	\$0	\$0	\$0	\$695,103	
Architectural	\$7,647,221	\$13,382	\$1,998,566	\$0	\$1,419,519	\$637,093	\$4,700,478	\$0	\$0	\$0	\$8,769,037	
Mechanical	\$2,413,264	\$478,398	\$0	\$0	\$0	\$0	\$2,326,969	\$0	\$0	\$0	\$2,805,367	
Plumbing	\$1,039,360	\$535,270	\$551,329	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,086,599	
Electrical	\$333,894	\$9,648	\$0	\$0	\$182,783	\$188,266	\$0	\$0	\$0	\$0	\$380,697	
TOTAL	\$16,201,180	\$1,037,898	\$2,902,602	\$2,086,234	\$1,947,244	\$841,771	\$7,028,838	\$628,072	\$1,476	\$1,013,416	\$17,487,551	
includes Construction/Design contingency and A/E and CM Fees												



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Leman Middle School		2017	Subtotals include 3% Inflation per year									Totals
Item	Base Cost	2018	2019	2020	2021	2022	2023	2024	2025	2026		
Site	\$649,600	\$0	\$0	\$27,318	\$0	\$753,064	\$0	\$0	\$0	\$0	\$780,383	
Building Envelope (Roofing)	\$3,898	\$4,015	\$4,135	\$4,259	\$4,387	\$4,518	\$4,654	\$4,794	\$4,937	\$5,085	\$40,784	
Building Envelope (Walls)	\$461,216	\$0	\$206,748	\$291,033	\$0	\$0	\$0	\$0	\$0	\$0	\$497,781	
Architectural	\$1,916,320	\$802,906	\$6,892	\$0	\$1,123,811	\$150,613	\$0	\$0	\$0	\$0	\$2,084,222	
Mechanical	\$4,000,000	\$0	\$0	\$0	\$4,502,035	\$0	\$0	\$0	\$0	\$0	\$4,502,035	
Plumbing	\$766,528	\$0	\$0	\$837,606	\$0	\$0	\$0	\$0	\$0	\$0	\$837,606	
Electrical	\$584,640	\$0	\$0	\$0	\$658,017	\$0	\$0	\$0	\$0	\$0	\$658,017	
TOTAL	\$8,382,202	\$806,920	\$217,775	\$1,160,216	\$6,288,251	\$908,196	\$4,654	\$4,794	\$4,937	\$5,085	\$9,400,828	
includes Construction/Design contingency and A/E and CM Fees												
Pioneer Elementary School		2017	Subtotals include 3% Inflation per year									Totals
Item	Base Cost	2018	2019	2020	2021	2022	2023	2024	2025	2026		
Site	\$1,639,360	\$0	\$0	\$1,820,538	\$0	\$0	\$0	\$0	\$0	\$0	\$1,820,538	
Building Envelope (Roofing)	\$1,949	\$2,007	\$2,067	\$0	\$2,193	\$2,259	\$2,327	\$2,397	\$2,469	\$2,543	\$18,263	
Building Envelope (Walls)	\$709,363	\$0	\$332,175	\$0	\$445,990	\$0	\$0	\$0	\$0	\$0	\$778,165	
Architectural	\$5,435,853	\$0	\$1,412,779	\$0	\$2,328,824	\$451,839	\$1,879,047	\$0	\$0	\$0	\$6,072,488	
Mechanical	\$2,111,200	\$167,272	\$0	\$0	\$0	\$0	\$2,326,969	\$0	\$0	\$0	\$2,494,241	
Plumbing	\$847,078	\$872,491	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$872,491	
Electrical	\$309,599	\$17,798	\$0	\$0	\$164,504	\$169,439	\$0	\$0	\$0	\$0	\$351,742	
TOTAL	\$11,054,403	\$1,059,568	\$1,747,022	\$1,820,538	\$2,941,511	\$623,537	\$4,208,343	\$2,397	\$2,469	\$2,543	\$12,407,928	
includes Construction/Design contingency and A/E and CM Fees												



10 Year Long Range Facility Plan

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Turner Elementary School		2017	Subtotals include 3% Inflation per year								Totals
Item	Base Cost	2018	2019	2020	2021	2022	2023	2024	2025	2026	Totals
Site	\$1,970,656	\$0	\$0	\$733,718	\$1,419,671	\$0	\$0	\$0	\$0	\$0	\$2,153,389
Building Envelope (Roofing)	\$1,039,360	\$5,000	\$5,150	\$0	\$5,464	\$900,407	\$1,500	\$1,545	\$1,591	\$1,639	\$922,296
Building Envelope (Walls)	\$1,221,248	\$0	\$1,295,622	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,295,622
Architectural	\$3,995,040	\$1,050,468	\$385,930	\$0	\$1,400,576	\$376,532	\$1,195,264	\$0	\$0	\$0	\$4,408,771
Mechanical	\$2,176,160	\$234,181	\$0	\$0	\$0	\$2,259,193	\$0	\$0	\$0	\$0	\$2,493,374
Plumbing	\$935,424	\$0	\$992,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$992,391
Electrical	\$761,591	\$483,349	\$0	\$0	\$329,009	\$0	\$0	\$0	\$0	\$0	\$812,358
TOTAL	\$12,099,479	\$1,772,998	\$2,679,093	\$733,718	\$3,154,720	\$3,536,133	\$1,196,764	\$1,545	\$1,591	\$1,639	\$13,078,201
includes Construction/Design contingency and A/E and CM Fees											
Wegner Elementary School		2017	Subtotals include 3% Inflation per year								Totals
Item	Base Cost	2018	2019	2020	2021	2022	2023	2024	2025	2026	Totals
Site	\$1,278,182	\$669,088	\$0	\$686,869	\$0	\$0	\$0	\$0	\$0	\$0	\$1,355,957
Building Envelope (Roofing)	\$2,078,720	\$10,000	\$10,300	\$10,609	\$10,927	\$2,409,806	\$1,500	\$1,545	\$1,591	\$1,639	\$2,457,918
Building Envelope (Walls)	\$114,979	\$0	\$121,981	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,981
Architectural	\$5,378,688	\$0	\$1,281,839	\$0	\$365,565	\$240,981	\$4,343,676	\$0	\$0	\$0	\$6,232,060
Mechanical	\$1,948,800	\$0	\$0	\$0	\$0	\$0	\$0	\$2,396,778	\$0	\$0	\$2,396,778
Plumbing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electrical	\$3,248	\$3,345	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,345
TOTAL	\$10,802,618	\$682,433	\$1,414,120	\$697,478	\$376,493	\$2,650,787	\$4,345,176	\$2,398,323	\$1,591	\$1,639	\$12,568,040
includes Construction/Design contingency and A/E and CM Fees											
Item	Base Cost	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
GRAND ESTIMATE TOTAL	\$88,142,130	\$8,107,453	\$13,812,016	\$10,818,610	\$18,541,334	\$16,962,736	\$18,184,192	\$5,436,249	\$6,352,796	\$1,028,882	\$99,244,268
ACTUAL BID TOTAL		\$6,045,188	\$13,226,099	\$11,713,864							



Currier Elementary School
800 Gary's Mill Road
West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY.	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Site																
S-1	Existing Parking Lot	Existing pavement is cracked and in need of replacement.	Remove and install new asphalt pavement, sidewalk and curb repairs	Parking lot only, no playgrounds	\$623,616		\$661,594								\$661,594	1
S-2	Exterior Doors	Doors do not have any bullet resistant glazing	Install 3M film on all glazing at existing doors	6	\$10,000			\$10,927							\$10,927	3
S-3	Playground	Playground equipment at end of life	Replace playground equipment and surfacing	2	\$600,000			\$655,636							\$655,636	3
Building Envelope (Roofing)																
R-1	All Roof areas	Maintenance required on numerous roof system components, with roof replacement needed	Provide preventive maintenance with eventual full roof replacement and Kalwall light panel replacement		\$2,078,720	\$1,000	\$1,030	\$0	\$1,093	\$2,482,100	\$1,159	\$1,194	\$1,230	\$1,267	\$2,490,073	1-5
Building Envelope (Walls)																
W-1	Tuckpointing & Masonry Repairs	Deteriorated brick	Tuckpoint and repairs.	5-10 locations	\$97,440		\$103,374								\$103,374	2
W-3	Exterior Painting (steel & hollow metal)	Faded or peeling paint at Window Lintels and hollow metal doors and frames.	Clean, prime and paint lintels and hollow metal doors and frames.	All lintels and exterior frames	\$63,661		\$67,538								\$67,538	2
W-4	Sealant Replacement	Sealant failure at Heads & jambs.	Replace sealant at windows	All	\$51,968		\$55,133								\$55,133	2
W-5	Exterior Masonry Wall-Gymnasium	Cracking issue w/ masonry.	Cut in masonry movement joint into wall.	1-2 joints	\$3,248		\$3,446								\$3,446	2
Architectural																
A-1	Main Entrance	Existing entrance does not have a safe and secure vestibule.	Remodel or build a new security vestibule for the main entrance.		\$324,800		\$344,580								\$344,580	3
A-2	Support Spaces	Existing building lacks enough specialist offices.	Renovate to accommodate the need for specialists within facility.	Int. renovation 2-4 rms.	\$974,400					\$1,129,597					\$1,129,597	5
A-3	Gymnasium/Cafeteria	Existing Cafeteria in conflict with needs of Gym Class.	Build addition for the gymnasium to alleviate the schedule stresses.	8,000-9,000 s.f. addition	\$5,001,920								\$6,336,283		\$6,336,283	6
A-4	Corridors and Classrooms	Existing floor tile and carpet is worn and needs replacement.	Remove flooring and replace with new floor finish	All spaces except toilet rooms	\$415,744				\$233,962	\$240,981					\$474,942	3,4
A-5	Furniture	Existing furniture is old and not flexible.	Furnish and install new furniture to support curriculum needs.	All academic spaces	\$259,840				\$292,452						\$292,452	4
A-6	STEM Lab / Library	Library is not adequate for 21st Century curriculum	Convert library to STEM lab; does not include software costs		\$883,456		\$937,258								\$937,258	2



Currier Elementary School
 800 Gary's Mill Road
 West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

A-7	Toilet Partitions	Partitions damaged and require replacement	Remove and replace toilet partitions at all group use toilets	All group toilets	\$33,779		\$35,836									\$35,836	1
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Currier Elementary School
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Legend:

Life Safety Items
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	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY.	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Mechanical																
M-1	Throughout Building	There is no air conditioning in any classroom space	Provide A/C in all educational spaces	30	\$1,948,800							\$2,396,778			\$2,396,778	1
Plumbing																
Electrical																
E-1	Life Safety- Fire Alarm Panel	Existing panel is old and needs replacement	Install new Fire alarm panel and associated system.		\$ 3,248	\$3,446									\$3,446	1



Early Learning Center
300 East Forest Avenue
West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY.	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Site																
S-1	Parking Lot	Inadequate parking and storage sheds in poor condition	Expand existing parking lot and replace sheds.	Approx. 20-30 spaces	\$194,880	\$206,748									\$206,748	1
S-2	Exterior Doors	Doors do not have any bullet resistant glazing	Install 3M film on all glazing at existing doors	2	\$3,898			\$4,259							\$4,259	3
S-3	Existing Playground	Existing playground in need of new equipment	Replace all equipment at playground	1	\$250,000			\$273,182							\$273,182	3
S-4	Perimeter Fencing	Existing fence needs to be replaced	Install new perimeter fencing	1	\$58,464			\$63,885							\$63,885	3
Building Envelope (Roofing)																
R-1	All Roof areas	Maintenance required on numerous roof system components.	Provide preventive maintenance as specified.		\$974	\$750	\$750	\$0	\$750	\$750	\$750	\$750	\$750	\$750	\$6,974	1-9
Building Envelope (Walls)																
Architectural																
A-1	Existing Facility	Building is short on space for education, meeting and storage space.	Add additional mobile units to existing structure.		\$259,840						\$310,263				\$310,263	6
A-2	Conference Rooms	There is minimal privacy for any conference/group meeting spaces.	Renovate to create multiple private meeting rooms.		\$259,840						\$310,263				\$238,810	6
A-3	Office Area	Existing area is small and does not meet the needs of the district's administration staff.	Renovate office area to provide additional space for necessary functions.		\$259,840						\$310,263				\$238,810	6
A-4	Nurse	Existing cot contains no privacy.	Provide proper separation for medical cot and nurse.	Light remodeling of space	\$194,880						\$232,697				\$232,697	6
A-5	Specialists	Existing specialist area is comprised of temporary partitions and lacks privacy.	Build new permanent partition to allow for proper sound separation and privacy between spaces.	Light remodeling of space	\$194,880						\$232,697				\$232,697	6
A-6	Entrance	Existing vestibule does not provide a safe and secure entrance.	Renovate to create a secure entry vestibule.	Remodeling and possible small addition	\$389,760		\$413,496	\$0							\$413,496	3
A-7	Furniture	Existing furniture is aged and does not promote 21st century learning.	Furnish and install new furniture in all classrooms to meet the needs of the curriculum.	All spaces	\$259,840				\$292,452						\$292,452	4
Mechanical																



Gary Elementary School
130 East Forest Avenue
West Chicago, Illinois 60185



Legend:

Life Safety Items
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	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Site																
S-1	Drop-off/ Parent Pick-up drive	Existing drive is congested parent traffic and lack of direction and near end of service life. Parent and bus traffic not separated. Playground asphalt in poor condition	Provide new asphalt driveway to accommodate population of parent drop-off/pick-up and replace existing lot. Provide storm water detention for expansion of parking area. Replace playground asphalt	Reconfigure drop off and expand parking lot to east.	\$1,364,160	\$1,405,085									\$1,405,085	1
S-1A	Bus Drop/ Playlot	Existing blacktop in poor condition and needs replacement	Replace asphalt drive and blacktop area		\$454,720			\$496,885							\$496,885	1
S-1B	Exterior Doors	Doors do not have any bullet resistant glazing	Install 3M film on all glazing at existing doors	6	\$10,000			\$10,927							\$10,927	3
S-2	Fencing	Balls and other playground items are being lost in water garden. Baseball backstop unused	Provide new 4' high fence along water garden. Remove backstop		\$15,590				\$17,547						\$17,547	3
S-3	Playground	Playground equipment at end of life	Replace playground equipment and surfacing at two playgrounds	2 playgrounds	\$600,000			\$655,636							\$655,636	3
Building Envelope (Roofing)																
R-1	All Roof areas	Maintenance required on numerous roof system components.	Provide preventive maintenance as specified.		\$1,949	\$2,007	\$2,067		\$2,193	\$2,259	\$2,327	\$2,397	\$2,469	\$2,543	\$18,263	1-9
Building Envelope (Walls)																
W-1	Tuckpointing & Masonry Repairs	Deteriorated brick	Tuckpoint and repairs.	10-20 areas	\$129,920		\$68,916		\$73,113						\$142,029	2,3
W-2	Exterior Wall Panels	Panels deteriorated and need repair.	Replace panels with new.	All wall panels (8-15 panels)	\$54,566		\$57,889								\$57,889	2
W-3	Exterior Painting (steel & hollow metal)	Faded or peeling paint at Window Lintels and hollow metal doors	Clean, prime and paint lintels and hollow metal doors and frames.	All lintels and ext. doors	\$6,496		\$6,892								\$6,892	2
W-4	Sealant Replacement	Sealant failure at Heads & jambs.	Replace sealant at windows	All windows	\$51,968		\$55,133								\$55,133	2
W-5	Exterior Masonry Wall	Cracking issue w/ masonry.	Cut in masonry movement joint into wall.	1-2 areas	\$3,248		\$3,446								\$3,446	2
W-6	Exterior Window Replacement	Windows are single hung with steel frames (poor performance) and in poor condition	Replace windows building wide		\$700,000			\$764,909							\$764,909	3
W-7	Exterior door replacement and security	Some exterior doors are rusted through and require replacement	Replace exterior doors and frames with aluminum or fiberglass and provide electric strike/security at new doors	20 doors	\$129,920		\$137,832								\$137,832	2



Gary Elementary School
130 East Forest Avenue
West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Architectural																
A-1	Entrance	Need a safe and secure entrance to building	Remodel front entrance to accommodate proper safety and security.		\$324,800		\$344,580								\$344,580	3
A-2	Breakout Spaces	Breakout collaboration currently housed in hallways w/ tables and chairs.	Provide new breakout spaces throughout building to align with curricular needs.	Light interior remodeling at 1-3 spaces	\$129,920			\$141,967							\$141,967	2
A-3	Library	Lacks lighting and not inviting. Does not have design for STEM Lab curriculum	Renovate existing library to 21st century standards. Does not include cost for software		\$1,136,800		\$1,206,031								\$1,206,031	2
A-4	Kitchen/Serving	Serving area is tight and kitchen is too small to function for district needs.	Enlarge kitchen and renovate serving lines.	Expand into the garage and storage areas	\$734,048				\$826,177						\$826,177	3
A-5	Classrooms	No lockable storage for teacher belongings	Install new locks and cabinets as needed per room.		\$9,354				\$10,222						\$10,222	2
A-6	Front Office	Office lacks a conference room and support spaces	Renovate or build addition to include new conference room.	2,500 sf (approx.)	\$1,136,800			\$1,242,212							\$1,242,212	5
A-7	Cafeteria/Gym	Current arrangement provides scheduling conflict for gym and cafeteria activities.	Build Multi-Purpose addition that can alleviate the schedule stress and accommodate the correct size kitchen.	3,000 sf (approx.)	\$1,364,160					\$1,581,435					\$1,581,435	5
A-8	Classrooms	Existing furniture is aged and does not promote 21st century learning.	Purchase new furniture that is flexible and aligns with district's curriculum.		\$311,808				\$350,943						\$350,943	4
A-9	Corridors	Existing ceiling tiles are damaged and aged.	Replace all ceilings and grid w/ new acoustical ceiling system.		\$84,448				\$92,279						\$92,279	2, 3
A-10	Corridors and Classrooms	Existing spaces and corridors are in need of new paint colors.	Paint new color pattern within all corridors and classrooms.		\$58,464				\$63,885						\$63,885	2
A-11	Corridors and Classrooms	Existing floor tile and carpet is worn and needs replacement.	Remove flooring and replace with new floor finish	All spaces except toilet rooms	\$662,592				\$372,877	\$384,063					\$756,939	3,4
A-12	Staff Lounge	Size of existing lounge is inadequate and does not serve the needs of the district.	Remodel existing lounge with new casework and finishes, and expand as needed.		\$292,320	\$15,054				\$321,935					\$336,990	1, 5
A-13	Building Wide	Some existing materials are at the end of their service life and require removal and replacement	Remove pipe insulation and other materials and replace with new.		\$97,440				\$106,475						\$106,475	2,3
A-14	Classrooms	Existing ceiling tiles are damaged and aged.	Replace all ceilings and grid w/ new acoustical ceiling system at all classrooms.	All spaces except gym, mech., storage rms.	\$409,248				\$447,196						\$447,196	2, 3



Gary Elementary School
 130 East Forest Avenue
 West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Mechanical																
M-1	Pneumatic HVAC	Existing HVAC system is on pneumatic controls	Convert all systems to direct digital controlled HVAC system.		\$259,840	\$267,635									\$267,635	1
M-2	Throughout Building	There is no air conditioning in any classroom space	Provide A/C in all educational spaces	30	\$1,948,800					\$2,259,193					\$2,259,193	1
Plumbing																
P-1	Toilet Rooms & Piping throughout Building	Water closets, urinals and finishes are antiquated, piping in walls and mains are galvanized.	Renovate toilet rooms including all finishes, replace fixtures and provide new water copper supply and main	3,000 sf (approx.)	\$779,520	\$802,906									\$802,906	1
Electrical																
E-1	Lighting throughout building	Existing lights are old and not energy efficient.	Replace all fixtures with LED		\$259,840				\$283,934						\$283,934	2,3
E-2	Life Safety- GFI Outlets	All outlets in wet areas, such as toilet room, near sinks, etc., are required to have GFI outlets.	Replace existing outlets with GFI's where required.	1-2 outlets	\$2,598	\$2,757									\$2,757	1
E-3	Life Safety- Emergency Lighting	A number of existing EM lights do not function and need replacement.	Install new battery back-up EM lights where required.	1-3 devices	\$5,457	\$5,789									\$5,789	1
E-4	Surface Mounted IDF Electrical Panels	Panels in corridors are intrusive and hinder path of egress through building.	Enclose or relocate existing panels.	1 panel	\$32,480	\$34,458									\$34,458	1
E-5	Upgrade electrical service to building	Lack of circuits creating problems with frequently blown fuses	Upgrade electrical service, switch gear at building		\$129,920		\$68,916		\$73,113						\$142,029	2,3
E-6	Upgrade wiring throughout building	Lack of circuits creating problems with frequently blown fuses	Increase outlet quantities, improve wiring, replace panelboards throughout building		\$519,680		\$275,664		\$292,452						\$568,116	2,3



Indian Knoll Elementary School
 ON645 Indian Knoll Road
 West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Site																
S-1	Existing Parking Lot	Not enough parking to meet the district's needs.	Provide additional parking stalls, asphalt pavement, add detention. Re-do existing parking lot	15-20 spaces	\$1,299,200			\$1,419,671							\$1,419,671	3
S-2	Existing Parking Lot	Standing water issues in parking lot.	Investigate needs to re-grade, or repair failed storm piping.		\$12,992					\$15,061					\$15,061	5
S-3	Exterior Doors	Doors do not have any bullet resistant glazing	Install 3M film on all glazing at existing doors	6	\$10,000			\$10,927							\$10,927	3
S-4	Playground	Playground equipment at end of life	Replace playground equipment and surfacing at two playgrounds	2 playgrounds	\$600,000			\$655,636							\$655,636	5
Building Envelope (Roofing)																
R-1	All Roof areas	Maintenance required on numerous roof system components.	Provide preventive maintenance as specified until roof replacement in 2024 and 2026 where roof replacement occurs		\$2,208,640	\$1,200	\$1,236		\$1,311	\$1,351	\$1,391	\$628,072	\$1,476	\$1,013,416	\$1,649,452	1-9
Building Envelope (Walls)																
W-1	Tuckpointing & Masonry Repairs	Deteriorated brick	Tuckpoint and repairs.	5-10 areas	\$129,920		\$137,832								\$137,832	2
W-2	Exterior Wall Panels	Panels deteriorated and need repair.	Replace panels with new.	5-10 panels	\$58,464		\$62,024								\$62,024	2
W-3	Exterior Painting (steel & hollow metal)	Faded or peeling paint at Window Lintels and hollow metal	Clean, prime and paint lintels and hollow metal doors and frames.	All exterior lintels	\$12,992		\$13,783								\$13,783	2
W-4	Sealant Replacement	Sealant failure at Heads & jambs.	Replace sealant at windows.	All windows	\$12,992		\$13,783								\$13,783	2
W-5	Exterior Masonry Wall	Cracking issue w/ masonry.	Cut in masonry movement joint into wall.	1-3 joints	\$12,992		\$13,783								\$13,783	2
W-6	Exterior door replacement and security	Some exterior doors are rusted through and require replacement	Replace exterior doors and frames with aluminum or fiberglass and provide electric strike/security at new doors	16 doors	\$103,936		\$110,266								\$110,266	2
W-7	Exterior Window Replacement	Windows are single glazed (poor performance) and in poor condition	Replace windows building wide		\$305,312				\$343,631						\$343,631	3



Indian Knoll Elementary School
 ON645 Indian Knoll Road
 West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Architectural																
A-1	Entrance	Need a safe and secure entrance to building	Remodel front entrance to accommodate proper safety and security.		\$324,800		\$344,580								\$344,580	3
A-2	Throughout Building	Moisture issues throughout corridors.	Investigate.		\$6,496				\$7,098						\$7,098	2
A-3	Support Spaces	Lack in adequate size for specialist rooms and small group spaces.	Renovate to allow for these spaces throughout building.	Light remodeling at 2-4 spaces	\$519,680						\$620,525				\$620,525	6
A-4	Cafeteria/Gym	Current arrangement provides scheduling conflict for gym and cafeteria activities.	Build Multi-Purpose addition that can alleviate the schedule stress and accommodate the correct size kitchen provide new ada access to	6,000 - 7,000 sf addition	\$3,053,120						\$3,645,585				\$3,645,585	6
A-6	Classrooms	(4) Classrooms do not have any natural daylight.	Install skylight or clerestory windows to provide daylighting into these rooms.		\$51,968					\$60,245					\$60,245	5
A-7	Cafeteria	Cafeteria tables are aged and need replacement.	Purchase and install new tables to meet district's needs.		\$12,992	\$13,382									\$13,382	1
A-8	Furniture	Existing furniture in all classrooms are aged and do not meet curriculum needs of flexible learning.	Purchase and install new furniture throughout.		\$324,800				\$365,565						\$365,565	4
A-9	Classrooms	Existing operable partition does not function and is never used.	Demolish wall and install new fixed partition.	6	\$38,976						\$46,539				\$46,539	6
A-10	Library	Lacks lighting and not inviting. Does not have design for STEM Lab curriculum	Renovate existing library to 21st century standards. Does not include cost for software		\$1,559,040		\$1,653,986								\$1,653,986	2
A-11	Cafeteria Serving Line	Serving line too small for needs of building	Remodel serving line and increase space for needs. Reuse existing equipment	Remodel work room, garage, storage areas	\$324,800						\$387,828				\$387,828	6
A-12	Building Wide	Some existing materials are at the end of their service life and require removal and replacement	Remove pipe insulation and other materials and replace with new.		\$97,440				\$106,475						\$106,475	2,3
A-13	Corridors and Classrooms	Existing floor tile and carpet is worn and needs replacement.	Remove flooring and replace with new floor finish	All spaces except toilet rooms	\$670,387				\$377,263	\$388,581					\$765,845	3,4
A-14	Classrooms	Existing ceiling tiles are damaged and aged.	Replace all ceilings and grid w/ new acoustical ceiling system.		\$324,800				\$182,783	\$188,266					\$371,049	3
A-15	Ceilings	Existing ceiling tiles are damaged and aged.	Replace all ceilings and grid w/ new acoustical ceiling system.	All spaces except gym, mech., storage rms.	\$337,922			\$0	\$380,334						\$380,334	2



Indian Knoll Elementary School
 ON645 Indian Knoll Road
 West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Mechanical																
M-1	Unit Ventilators in Classrooms	Unit ventilators have exceeded their estimated life cycle and are in need or replacement.	Re-pipe, and install new unit vents throughout building.		\$324,800	\$334,544									\$334,544	1
M-2	Toilet Rooms	Existing Toilet Rooms do not have proper ventilation.	Install new exhaust.	2 group toilets	\$9,744	\$10,036									\$10,036	1
M-3	Pneumatic Controls	Existing HVAC controls are dated and at or beyond service life	Install new direct digital controls (DDC); improve energy efficiency		\$129,920	\$133,818									\$133,818	1
M-4	Throughout Building	There is no air conditioning in any classroom space	Provide A/C in all educational spaces	30	\$1,948,800						\$2,326,969				\$2,326,969	1
Plumbing																
P-1	Toilet Rooms and Piping	Water closets and Urinals are antiquated, piping in walls is galvanized.	Replace fixtures, finishes and provide new water supply piping		\$1,039,360	\$535,270	\$551,329								\$1,086,599	1, 2
Electrical																
E-1	Lighting throughout building	Existing lights are old and not energy efficient.	Replace all fixtures with LED and replace lay in ceilings		\$324,800				\$182,783	\$188,266					\$371,049	2
E-3	A/V Devices	A number of A/V Devices are missing or are not functioning.	Replace w/ new A/V Devices.	2	\$2,598	\$2,757									\$2,757	1
E-4	Life Safety- Emergency Lighting	A number of existing EM lights do not function and need replacement.	Install new battery back-up EM lights where required.	3	\$6,496	\$6,892									\$6,892	1



Leman Middle School
238 East Hazel Street
West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Site																
S-1	Parking Lot	Existing asphalt is damaged and cracking.	Replace asphalt pavement complete.	All lots except west side and southeast lots	\$649,600					\$753,064					\$753,064	5
S-2	Exterior Doors	Doors do not have any bullet resistant glazing	Install 3M film on all glazing at existing doors	20	\$25,000			\$27,318							\$27,318	3
S-3	New Parking Lot	In need of additional parking spaces at front of building	Create new parking lot for 25-50 parking stalls		\$1,195,264				\$1,345,280						\$1,345,280	5
S-4	New running track	Existing site does not have a formal running track	Install new 200meter track		\$974,400				\$1,096,696						\$1,096,696	5
Building Envelope (Roofing)																
R-1	All Roof areas	Maintenance required on numerous roof system	Provide preventive maintenance as specified.		\$3,898	\$4,015	\$4,135	\$4,259	\$4,387	\$4,518	\$4,654	\$4,794	\$4,937	\$5,085	\$40,784	1-9
Building Envelope (Walls)																
W-1	Tuckpointing & Masonry Repairs	Deteriorated brick	Tuckpoint and repairs.	5-10 locations	\$194,880		\$206,748								\$206,748	2
W-2	Exterior Windows	Single pane aluminum glass windows at end of service life at original/north building	Replace with new insulated aluminum windows	16-20 openings	\$266,336			\$291,033							\$291,033	3
Architectural																
A-1	Gymnasium	Existing hollow metal door and frame are damaged.	Replace hollow metal frame w/ alum. frame and fiberglass door.	1 opening	\$6,496		\$6,892								\$6,892	2
A-2	North Building	Existing casework is old and damaged.	Replace casework with new in two phases	10 rooms	\$259,840				\$146,226	\$150,613					\$296,839	3,4
A-3	Furniture	Existing furniture is old and not flexible.	Furnish and install new furniture to support curriculum needs.	All classrooms except 2007 addition	\$389,760				\$438,678						\$438,678	4
A-4	Technology / Stem	Technology Lab is out of date	Renovate existing technology lab to S.T.E.M. standards and new curriculum		\$779,520	\$802,906									\$802,906	1
A-5	Flooring Replacement	Existing floor tile is worn and needs replacement.	Remove flooring and replace with new floor finish	30,000 sf	\$415,744				\$467,924						\$467,924	4
A-6	Original Building	Some existing materials are at the end of their service life and require removal and replacement	Remove pipe insulation and other materials and replace with new.		\$64,960				\$70,984						\$70,984	4



Leman Middle School
 238 East Hazel Street
 West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Mechanical																
M-1	Throughout Building	There is no air conditioning in any classroom space	Provide A/C in all educational spaces	120	\$4,000,000				\$4,502,035						\$4,502,035	1
Plumbing																
P-1	Toilet rooms (north building)	Existing toilet rooms are old and need new finishes, fixtures, and piping.	Renovate existing toilet rooms.	Group toilets except at 2007	\$766,528			\$837,606							\$837,606	2
Electrical																
E-1	North Building	Existing lighting is old and needs to be replaced.	Install new LED light fixtures throughout old / original portion of building		\$584,640				\$658,017						\$658,017	3



Pioneer Elementary School
615 Kenwood Avenue
West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Site																
S-1	Parent drop-off/Bus Lane	Existing pedestrian and bus drop-offs are in direct conflict, pavement deteriorated	Design new drives and routes to alleviate traffic congestion and repave parking lots		\$974,400			\$1,064,753							\$1,064,753	3
S-2	Existing Mobiles	Current mobiles in front of building are being used as storage.	Remove mobiles and return front entrance to existing state. Build storage needs within facility.		\$64,960			\$68,916							\$68,916	3
S-3	Playground	Playground equipment at end of life	Replace playground equipment and surfacing at playground	2	\$600,000			\$655,636							\$655,636	3
S-4	Site Fencing	Existing fence in need of replacement	Install new site fence		\$15,590			\$17,036							\$17,036	3
S-5	Exterior Doors	Doors do not have any bullet resistant glazing	Install 3M film on all glazing at existing doors	7 pairs of doors	\$12,992			\$14,197							\$14,197	3
Building Envelope (Roofing)																
R-1	All Roof areas	Maintenance required on numerous roof system components.	Provide preventive maintenance as specified.		\$1,949	\$2,007	\$2,067		\$2,193	\$2,259	\$2,327	\$2,397	\$2,469	\$2,543	\$18,263	1-9
Building Envelope (Walls)																
W-1	Tuckpointing & Masonry Repairs	Deteriorated brick	Tuckpoint and repairs.	5-10 areas	\$129,920		\$137,832								\$137,832	2
W-3	Exterior Painting (steel & hollow metal)	Faded or peeling paint at Window Lintels and hollow metal	Clean, prime and paint lintels and hollow metal doors and frames.	5-10 openings	\$4,547		\$4,824								\$4,824	2
W-4	Sealant Replacement	Sealant failure at Heads &	Replace sealant at windows		\$51,968		\$55,133								\$55,133	2
W-5	Exterior Masonry Wall	Cracking issue w/ masonry.	Cut in masonry movement joint into wall.	1-2 joints	\$3,248		\$3,446								\$3,446	2
W-6	Exterior door replacement and security	Some exterior doors are rusted through and require replacement	Replace exterior doors and frames with aluminum or fiberglass and provide electric strike/security at new doors	15 doors	\$110,432		\$117,157								\$117,157	2
W-7	Exterior Windows	All windows are single pane-non insulated units.	Install new insulated windows throughout.		\$396,256				\$445,990						\$445,990	3
W-8	Exterior Doors- South Entry	Doors and frames are rusting at base.	Replace doors and frame with aluminum frame and fiberglass door.	2 doors	\$12,992		\$13,783								\$13,783	2



Pioneer Elementary School
615 Kenwood Avenue
West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Architectural																
A-1	Entrance	Need a safe and secure entrance to building	Remodel front entrance to accommodate proper safety and security.		\$324,800		\$344,580								\$344,580	3
A-2	Classrooms	Storage lacking for all classroom spaces.	Build new storage areas throughout building.	New casework at all classrooms	\$259,840						\$310,263				\$310,263	6
A-3	Furniture	Classrooms have aged furniture that do not meet curriculum needs.	Furnish and install new furniture to support curriculum needs.		\$324,800				\$365,565						\$365,565	4
A-4	Kitchen/Serving	Serving area is tight and kitchen is too small to function for district needs.	Enlarge kitchen and renovate serving lines. Reuse exist. Equipment	Remodel kitchen, gym storage, conf. & speech rms.	\$285,824				\$321,697						\$321,697	3
A-5	Front Office	Office lacks a conference room and support spaces	Renovate or build addition to include new conference room.	Light remodeling 2-3 spaces	\$584,640				\$637,258						\$637,258	4
A-6	Cafeteria/Gym	Current arrangement provides scheduling conflict for gym and cafeteria activities.	Build Multi-Purpose addition that can alleviate the schedule stress and accommodate the correct size kitchen.	2,500 - 3,000 sf addition	\$1,364,160						\$1,568,784				\$1,568,784	6
A-7	Corridors	Existing ceiling tiles are damaged and aged.	Replace all ceilings and grid w/ new acoustical ceiling system.		\$64,960				\$36,557	\$37,653					\$74,210	3
A-8	Corridors and Classrooms	Existing spaces and corridors are in need of new paint colors.	Paint new color pattern within all corridors and classrooms.		\$50,669				\$57,028						\$57,028	2
A-9	Flooring	Existing floor tile and carpet is worn and needs replacement.	Remove flooring and replace with new floor finish	All spaces except toilet rooms	\$714,560				\$402,122	\$414,185					\$816,307	3,4
A-10	Library	Lacks lighting and not inviting. Does not have design for STEM Lab curriculum	Renovate existing library to 21st century standards.		\$1,006,880		\$1,068,199								\$1,068,199	2
A-11	Building Wide	Some existing materials are at the end of their service life and require removal and replacement	Remove pipe insulation and other materials and replace with new.		\$97,440				\$106,475						\$106,475	3
A-12	Ceilings	Existing ceiling tiles are damaged and aged.	Replace all ceilings and grid w/ new acoustical ceiling system.	All spaces except gym, mech., storage rms.	\$357,280				\$402,122						\$402,122	3



Pioneer Elementary School
615 Kenwood Avenue
West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Mechanical																
M-1	Pneumatic Controls	Existing HVAC controls are dated and at or beyond service life	Install new direct digital controls (DDC); improve energy efficiency		\$129,920	\$133,818									\$133,818	1
M-2	Unit Ventilators	Library unit ventilators do not properly function and are near end of service life	Replace two unit ventilators		\$32,480	\$33,454									\$33,454	1
M-3	Throughout Building	There is no air conditioning in any classroom space	Provide A/C in all educational spaces	30	\$1,948,800						\$2,326,969				\$2,326,969	1
Plumbing																
P-1	Toilet Rooms throughout Building	Water closets, urinals and finishes are antiquated, piping in walls is galvanized.	Replace fixtures and provide new water supply piping and renovate with new finishes.		\$844,480	\$869,814									\$869,814	1
P-2	Life Safety- Backflow Preventer	Existing main water line does not have a backflow preventer.	Install new backflow preventer.		\$2,598	\$2,676									\$2,676	1
Electrical																
E-1	Lighting throughout building	Existing lights are old and not energy efficient.	Replace all fixtures with LED		\$292,320				\$164,504	\$169,439					\$333,944	3
E-2	Life Safety- A/V Devices	A number of A/V Devices are missing or are not functioning.	Replace w/ new A/V Devices.		\$3,638	\$3,747									\$3,747	1
E-3	Life Safety- Fire Exit Lighting	A number of existing Fire Exit lights do not function and need replacement.	Install new Fire Exit lights where required.		\$8,445	\$8,698									\$8,698	1
E-4	Life Safety- GFI Outlets	All outlets in wet areas, such as toilet room, near sinks, etc., are required to have GFI outlets.	Replace existing outlets with GFI's where required.		\$3,898	\$4,015									\$4,015	1
E-5	Life Safety- Fire Alarm/heat detection	Existing fire alarm and heat detection units are not functioning.	Replace where required.		\$1,299	\$1,338									\$1,338	1



Turner Elementary School
750 Ingalt Avenue
West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Site																
S-1	Parking Lot	Existing drive is congested with lack of direction	Provide new asphalt driveway and parking. Separate bus traffic from parent drop-off, repave playground, storm water detention		\$1,299,200				\$1,419,671						\$1,419,671	3
S-2	Playground	Playground equipment at end of life	Replace playground equipment and surfacing at two playgrounds	2 playgrounds	\$600,000			\$655,636							\$655,636	3
S-3	Site Fencing	Existing fencing needs replacement	Install new perimeter fence		\$58,464			\$63,885							\$63,885	3
S-4	Exterior Doors	Doors do not have any bullet resistant glazing	Install 3M film on all glazing at existing doors	7 pairs of doors	\$12,992			\$14,197							\$14,197	3
Building Envelope (Roofing)																
R-1	All Roof areas	Maintenance required on numerous roof system components, with partial roof replacement needed	Provide preventive maintenance as specified with eventual full roof replacement in 2022		\$1,039,360	\$5,000	\$5,150	\$0	\$5,464	\$900,407	\$1,500	\$1,545	\$1,591	\$1,639	\$922,296	1-9
Building Envelope (Walls)																
W-1	Tuckpointing & Masonry Repairs	Deteriorated brick	Tuckpoint and repairs.	5-10 areas	\$129,920		\$137,832								\$137,832	2
W-3	Exterior Painting (steel & hollow metal)	Faded or peeling paint at Window Lintels and hollow metal doors and frames.	Clean, prime and paint lintels and hollow metal doors and frames.	All window and door lintels	\$12,992		\$13,783								\$13,783	2
W-4	Sealant Replacement	Sealant failure at Heads & jambs.	Replace sealant at windows		\$12,992		\$13,783								\$13,783	2
W-5	Exterior Masonry Wall	Cracking issue w/ masonry.	Cut in masonry movement joint into wall.	5-10 joints	\$32,480		\$34,458								\$34,458	2
W-6	Exterior door replacement and security	Some exterior doors are rusted through and require replacement	Replace exterior doors and frames with aluminum or fiberglass and provide electric strike/security at new doors	19 doors	\$123,424		\$130,941								\$130,941	2
W-7	Exterior Windows	Windows throughout building are beyond their lifespan and need repair	Install new insulated windows throughout.		\$909,440		\$964,825								\$964,825	2



Turner Elementary School
750 Ingaltan Avenue
West Chicago, Illinois 60185



Legend:

Life Safety Items
Maint. Items/Owner Request
Educational Adequacy Items
Long Range Curriculum Items

	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Architectural																
A-1	Entrance	Need a safe and secure entrance to building	Remodel front entrance to accommodate proper safety and security.		\$324,800		\$344,580								\$344,580	3
A-2	Temporary Classrooms	Mobile units in conflict with parking lot renovation	Relocate mobile units on site		\$45,472				\$51,179						\$51,179	3
A-3	Furniture	Existing furniture is old and not flexible.	Furnish and install new furniture to support curriculum needs.		\$389,760				\$438,678						\$438,678	4
A-4	Library	Lacks lighting and not inviting and not designed for 21st century curriculum	Renovate existing library to 21st century standards - STEM Lab. Does not include cost for software		\$1,019,872	\$1,050,468									\$1,050,468	1
A-5	Crawl Space Tunnels	Water issues within tunnels	Investigate and provide options to vent or resolve the existing issue.		\$12,992		\$13,783								\$13,783	2
A-6	Drinking Fountains	Existing fountains are old and need replacement.	Upgrade.		\$25,984		\$27,566								\$27,566	2
A-7	Kitchen	Existing kitchen too small to meet current needs.	Provide larger kitchen w/ new equipment to meet needs of the district.	Expand into storage and garage areas	\$1,039,360						\$1,195,264				\$1,195,264	6
A-8	Flooring	Existing floor tile and carpet is worn and needs replacement.	Remove flooring and replace with new floor finish building wide	All spaces except toilet rooms	\$649,600				\$365,565	\$376,532					\$742,097	3,4
A-9	Corridors	Existing ceiling tiles are damaged and aged.	Replace all ceilings and grid w/ new acoustical ceiling system.		\$64,960				\$73,113						\$73,113	2
A-10	Building Wide	Some existing materials are at the end of their service life and require removal and replacement	Remove pipe insulation and other materials and replace with new.		\$97,440				\$106,475						\$106,475	2
A-11	Ceilings	Existing ceiling tiles are damaged and aged.	Replace all ceilings and grid w/ new acoustical ceiling system.	All spaces except gym, mech., storage rms.	\$324,800				\$365,565						\$365,565	2



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	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Mechanical																
M-1	Pneumatic HVAC	Existing HVAC system is on pneumatic controls	Convert all systems to direct digital controlled HVAC system.		\$129,920	\$133,818									\$133,818	1
M-2	Gymnasium	Existing AHU is beyond its expected lifespan.	Replace AHU with new.	1 unit	\$97,440	\$100,363									\$100,363	1
M-3	Throughout Building	There is no air conditioning in any classroom space	Provide A/C in all educational spaces	30	\$1,948,800					\$2,259,193					\$2,259,193	1
Plumbing																
P-1	Toilet Rooms and piping throughout Building	Water closets and urinals are antiquated, piping in walls is galvanized.	Replace fixtures and provide new water supply piping.	All group toilet rooms	\$ 805,504		\$854,559								\$854,559	2
P-2	Existing water lines	Concerns of water quality within existing piping.	Investigate and provide options to resolve issues.		\$ 129,920		\$137,832								\$137,832	2
Electrical																
E-1	Lighting throughout building	Existing lights are old and not energy efficient.	Replace all fixtures with LED and replace lay in ceilings		\$ 292,320				\$329,009						\$329,009	2
E-2	Life Safety- A/V Devices	A number of A/V Devices are missing or are not functioning.	Replace w/ new A/V Devices.		\$ 2,339	\$2,409									\$2,409	1
E-3	Life Safety- Fire Exit Lighting	A number of existing Fire Exit lights do not function and need replacement.	Install new Fire Exit lights where required.		\$ 7,016	\$7,226									\$7,226	1
E-4	Life Safety- Fire Alarm/ heat detection	Existing fire alarm and heat detection units are not functioning.	Replace where required.		\$ 5,197	\$5,353									\$5,353	1
E-5	Upgrade electrical service to building	Lack of circuits creating problems with frequently blown fuses	Upgrade electrical service, switch gear at building		\$129,920	\$133,818									\$133,818	1
E-6	Upgrade wiring throughout building	Lack of circuits creating problems with frequently blown fuses	Increase outlet quantities, replace panelboards throughout building		\$324,800	\$334,544									\$334,544	1



Wegner Elementary School
1180 Marcella Lane
West Chicago, Illinois 60185



Legend:

Life Safety Items
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	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Site																
S-1	Parking Lot	Existing asphalt is damaged and cracking.	Replace asphalt pavement complete.		\$649,600	\$669,088									\$669,088	1
S-2	Playground	Playground equipment at end of life	Replace playground equipment and surfacing	2	\$600,000			\$655,636							\$655,636	3
S-3	Site Fencing	Existing fencing needs replacement	Install new site fencing around property		\$15,590			\$17,036							\$17,036	3
S-4	Exterior Doors	Doors do not have any bullet resistant glazing	Install 3M film on all glazing at existing doors	7 pairs of doors	\$12,992			\$14,197							\$14,197	3
Building Envelope (Roofing)																
R-1	All Roof areas	Maintenance required on numerous roof system components.	Provide preventive maintenance as specified.		\$2,078,720	\$10,000	\$10,300	\$10,609	\$10,927	\$2,409,806	\$1,500	\$1,545	\$1,591	\$1,639	\$2,457,918	1-9
Building Envelope (Walls)																
W-1	Tuckpointing & Masonry Repairs	Deteriorated brick	Tuckpoint and repairs.	3-6 areas	\$64,960		\$68,916								\$68,916	2
W-3	Exterior Painting (steel & hollow metal)	Faded or peeling paint at Window Lintels and hollow metal	Clean, prime and paint lintels and hollow metal doors and frames.	5-10 lintels	\$4,547		\$4,824								\$4,824	2
W-4	Sealant Replacement	Sealant failure at Heads &	Replace sealant at windows		\$12,992		\$13,783								\$13,783	2
W-5	Exterior Masonry Wall	Cracking issue w/ masonry.	Cut in masonry movement joint into wall.	1-2 joints	\$6,496		\$6,892								\$6,892	2
W-6	Exterior Door Replacement and security	Exterior doors at gymnasium severely deteriorated	Replace exterior doors and frames and install security devices	4 doors	\$25,984		\$27,566								\$27,566	2
Architectural																
A-1	Entrance	Need a safe and secure entrance to building	Remodel front entrance to accommodate proper safety and security.		\$324,800		\$344,580								\$344,580	3
A-2	Support Spaces	Existing building lacks enough specialist offices.	Renovate to accommodate the need for specialists within facility.	Light remodeling at 1-2 rooms	\$64,960				\$73,113						\$73,113	3
A-3	Gymnasium/Cafeteria	Existing Cafeteria in conflict with needs of Gym Class.	Build addition for the gymnasium to alleviate the schedule stresses.	5,000 - 6,000 sf addition	\$3,637,760						\$4,343,676				\$4,343,676	6
A-4	Corridors and Classrooms	Existing floor tile and carpet is worn and needs replacement.	Remove flooring and replace with new floor finish	All spaces except toilet rooms	\$415,744				\$233,962	\$240,981					\$474,942	3,4
A-5	Furniture	Existing furniture is old and not flexible.	Furnish and install new furniture to support curriculum needs.		\$51,968				\$58,490						\$58,490	4
A-6	Library	Library not designed for 21st century curriculum	Renovate existing library to 21st century standards - STEM Lab. Does not include cost for software		\$883,456		\$937,258								\$937,258	2



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	LOCATIONS, ROOM NUMBER	DESCRIPTION OF WORK ITEM	RECOMMENDATION	QTY	Estimated Base Cost (2017)	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL	Priority
Mechanical																
M-1	Throughout Building	There is no air conditioning in any classroom space	Provide A/C in all educational spaces	30	\$1,948,800							\$2,396,778			\$2,396,778	1
Plumbing																
Electrical																
E-1	Life Safety- Fire Alarm Panel	Existing panel is old and needs replacement	Install new Fire alarm panel and associated system.		\$ 3,248	\$3,345									\$3,345	1