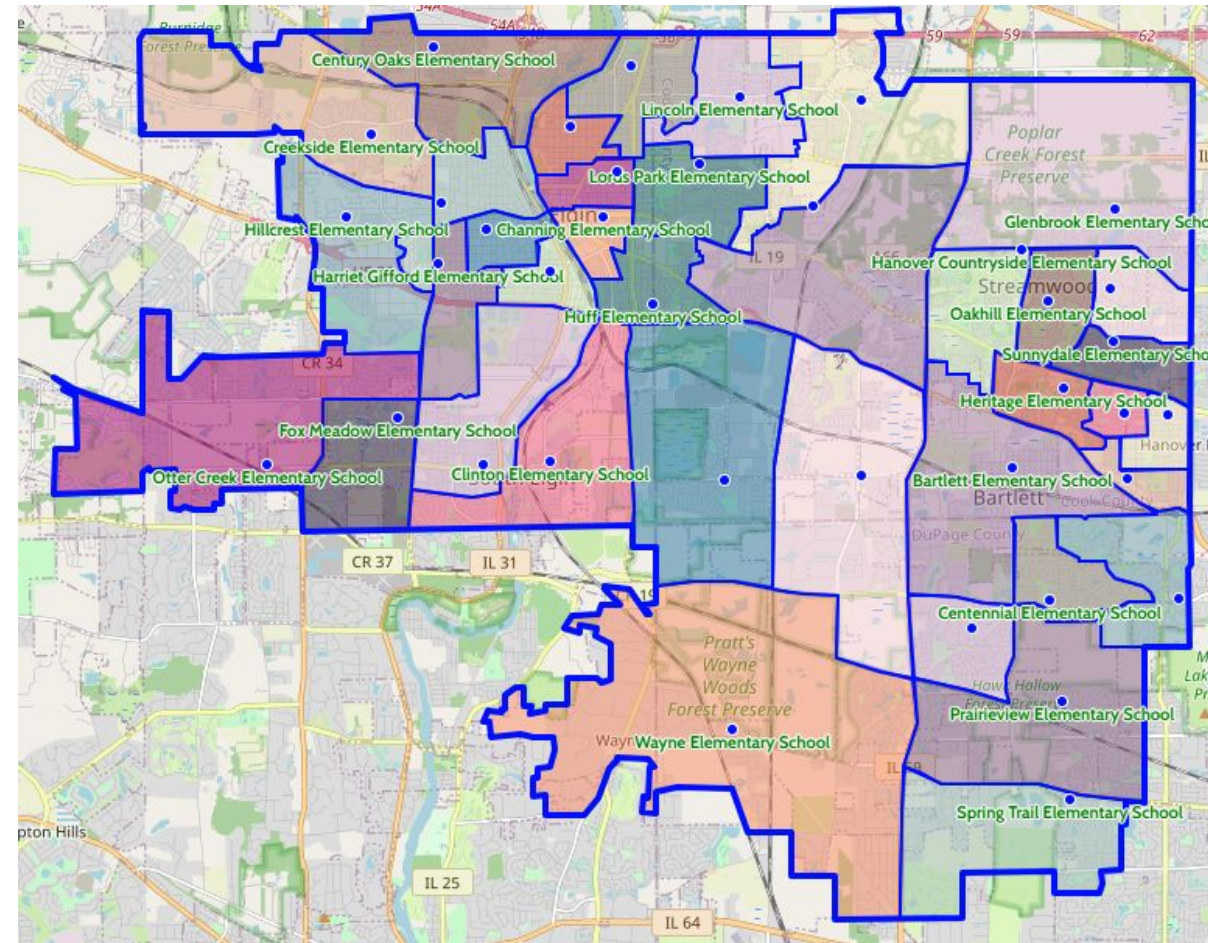




**April 22, 2024**  
**Facilities Update for Board of Education**

# Tonight's Update

- ✓ **Proposals to purchase, sell property**
- ✓ **Construction update for new middle schools**
- ✓ **Boundary recommendation for new Bartlett MS on May 6**
- ✓ **Reminder of May 8 Unite U-46 session**



# Proposal to Purchase Real Property

## 850 North Grove Avenue, Elgin

- ✓ Currently David C. Cook Publishing House
- ✓ Purchase price \$2,400,000
- ✓ 4 blocks west of McKinley Elementary School in the northeast neighborhood of Elgin
- ✓ 9.16 acres



# Proposal to Purchase Real Property

## 850 North Grove Avenue, Elgin

- ✓ Due diligence period of up to 120 days
- ✓ Includes a lease agreement for the current occupant to provide time to commence their operations by January 31, 2025
- ✓ U-46 teams will have access to the site during lease period to begin our design planning work



# Resolution to Publish, Notice, and Sell Real Property

- ✓ **Former Woodland Heights Elementary building located at 900 S. Park Blvd. in Streamwood**
- ✓ **Built in 1958**
- ✓ **Last used as U-46 school in 2011-2012**
- ✓ **Previously leased to Parkland Preparatory Academy**



# Resolution to Publish, Notice, and Sell Real Property

- ✓ **Approached by an investor looking to open a therapeutic day school**
- ✓ **School code requires a public listing before selling district property to a private buyer**
- ✓ **Would be structured as a Contract for Deed sale**
- ✓ **If approved, notices would run on 4/24, and 5/1, 5/8 with bids due on 5/13**

# Construction Update for New Middle School in Bartlett



## Work in Progress

- Exterior building foundations nearing completion
- Site clearing and detention pond work nearing completion
- Masonry complete for the gymnasium conversion - ready for steel work
- Interior walls and door frames in-progress



# Construction Update-Middle School in Bartlett





# Construction Update-Middle School in Bartlett





# Construction Update-Middle School in Bartlett





# Construction Update-Middle School in Bartlett



# Update for New Middle School in Elgin



- ✓ Architect: DLA
- ✓ Construction Manager: Gilbane
- ✓ Ready to start conceptual design
- ✓ Estimated project cost: \$110-125M
- ✓ Target occupancy: July 2026



# Update for renovations to Kimball Middle School in Elgin



- ✓ **Architect: DLA**
- ✓ **Construction Manager: Gilbane**
- ✓ **Ready to start conceptual design**
- ✓ **Estimated project cost: \$50-60M**
- ✓ **Target occupancy: July 2026**

# Update for renovations to Kenyon Woods Middle School in S. Elgin



- ✓ Architect: Studio GC
- ✓ Construction Manager: ICI
- ✓ Ready to start conceptual design
- ✓ Estimated project cost: \$35-40M
- ✓ Target occupancy: July 2026



# Capital Project Cost Summary

## Updates from 12/18/23

SCHOOL	PROJECT	EST. COST	EST. COMPLETION
<b>FUNDED BEFORE UNITE U-46 PLAN</b>			
Conversion of Elementary School to Middle School	Located at Hawk Hollow	\$58 Million	Summer 2025
<b>UNITE U-46 FUNDED PROJECTS (INCLUDES RESERVES) \$380 MILLION</b>			
<b>New Middle School</b>	<b>Located in Elgin</b>	<b>\$110-125 Million</b>	<b>Summer 2026</b>
<b>Additions at two middle schools</b>	<b>Kimball and Kenyon Woods</b>	<b>\$85-100 Million</b>	<b>Summer 2026</b>
New Elementary School	Located in Elgin to replace McKinley	\$60 Million	Summer 2027
New Elementary School	Located in Streamwood / Hanover Park	\$60 Million	Summer 2027
Conversion of Pre-K Center to Elementary School	Located at IL Park	\$10 Million	TBD
Additions at two elementary schools	Harriet Gifford and Highland	\$33 Million	TBD
<b>Total Referendum Project Cost Estimate</b>		<b>\$358-388M</b>	

# Unite U-46 Schedule

- **Wednesday, May 8, 7:00 PM**
  - Eastview Middle School in Bartlett
- **Topics will include:**
  - Reviewing boundary recommendations for the new middle school in Bartlett
  - Managing student transitions
- **Please complete our survey to provide feedback on boundary criteria/guidelines**

<https://www.research.net/r/U46boundariesurvey>





SCHOOL DISTRICT U-46



**Thank You!**