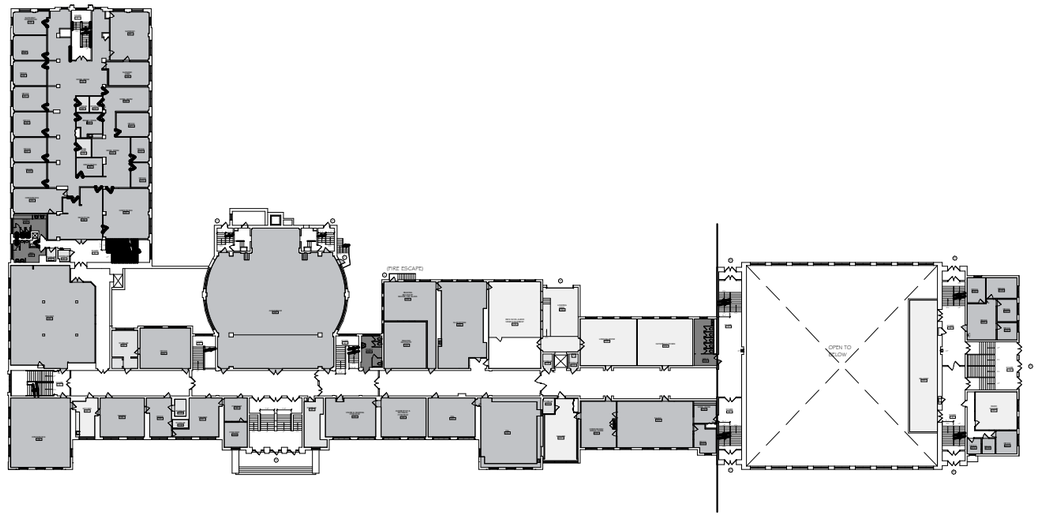
DREAM
Academy

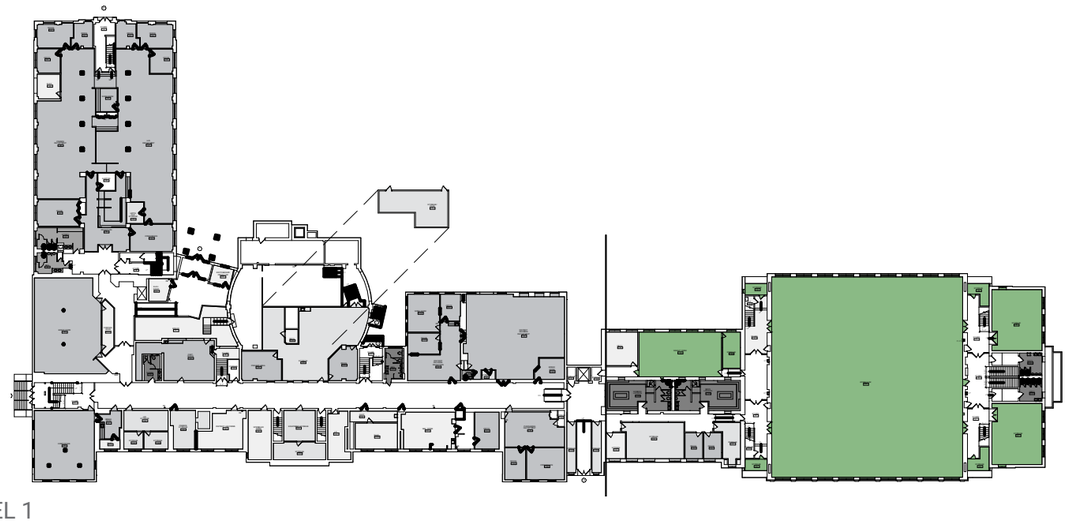
46 South Gifford Street,Elgin, IL 60120

BUILDING SUMMARY			
Gross SF	223,214	Number of Levels	5
Year Built	1880	Number of Additions	3

**Building shared with Central School Programs*

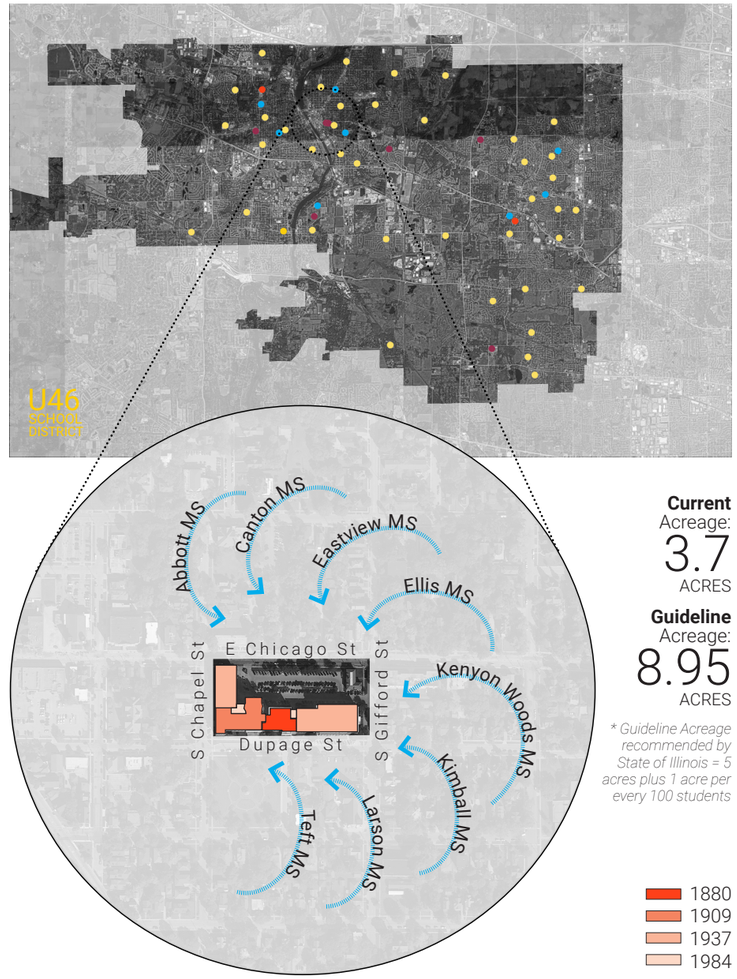


LEVEL 2



LEVEL 1

FACILITY LOCATION



Current Acreage: 3.7 ACRES

Guideline Acreage: 8.95 ACRES

** Guideline Acreage recommended by State of Illinois = 5 acres plus 1 acre per every 100 students*

1880
1909
1937
1984

TRAVEL

3-5 MIN Furthest approximate travel time from one location to another for an average **High School Student.**

PLAN KEY

- Administration
- Building Support
- Cafe Support
- Commons / Cafeteria
- Core Classroom
- Elective Classroom
- Gym / Fitness
- Kindergarten /ECC
- Learning Center
- Media Lab
- Performance Venue
- Performing Arts Classroom
- Resources
- Science Lab
- Special Education
- Stem / Hands-On Learning
- Restrooms
- Student Support
- Visual Arts
- Travel Path
- Under-sized space
- 10 Room Capacity based on ISBE Guidelines
- 10 Room Capacity based on ISBE Guidelines (not included in Effective Capacity)

0 20' 40' 80'

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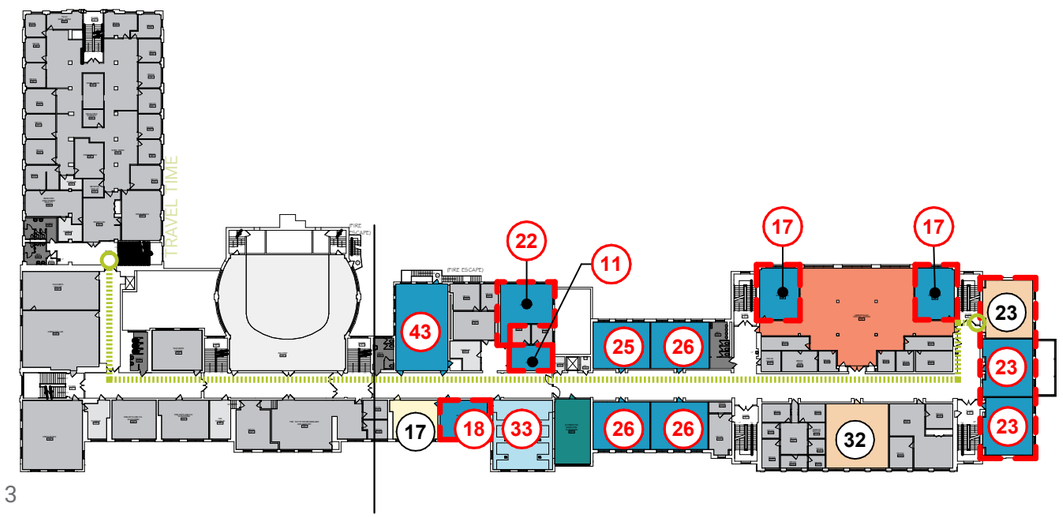
LEVEL 4



LEVEL 3

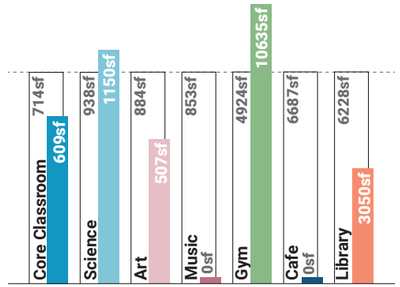
ENROLLMENT METRICS

Occupancy**	**542**
Effective Capacity	**347**
Total Enrollment	**277**

Occupancy: the maximum number of people that can be housed in a space in accordance with the building/ fire code
NOTE: Occupancy is NOT the recommended number of students for a space, it is the maximum allowed by **code.

Effective Capacity: the amount of students a school can effectively support based on the District's current practices and future vision for teaching and learning. This is calculated based on ISBE's square footage per student guideline. Calculated based on core classrooms, science labs and Special Education spaces.
Enrollment: number of students that attended the facility in 2019-2020.

AREA COMPARISON



DA Average *(all colored bars)*
U-46 Average

280 square feet per student
DREAM Academy

148 square feet per student
2015 National Low Quartile Number*

* This comparison notes the difference between DREAM Academy area per student in comparison to the current National average as noted in the 2015 School Construction Report. The master planning process will produce outcomes pertinent to the District as a whole. This is just one metric to compare space.

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FACILITY GRADES

Spatial Educational Adequacy(25%)	**C**
(Data collected through Staff Survey)	**6.9/10**
Physical Features	7.3/10
Environment Supports Variety	9.2/10
Visual Stimulation	4.1/10
Future Readiness	6.0/10
Building Allocation(25%)	**B**
Gross SF/student	280
Site Acreage/Guideline	41%
Mobiles in Use/Basement Used	No/No
Facility Condition(35%)	**F***
FCI	.73
Water Usage(5%)	**--**
Gallons/SF	--
Energy Usage(10%)	**--**
Total EUI	**--**
Electric	--
Gas	--

AGGREGATED FACILITY GRADE C-

Educational Adequacy grades were determined by a survey issued to staff. Square Foot/Student grades were determined by building area and enrollment. Facility grades are determined building assessments. Water grades were determined by comparing utility data to the Commercial Buildings Energy Consumption Survey. Energy grades were deteremined by comparing utility data to the US Dept of Energy's Building Performance Database. Percent in parenthesis indicates weight of category in aggregate facility grade.
*Assessments were completed on educational portion of building only.

ACTIVITY MAPPING

Activity mapping is based on survey data (Week in the Life) collected by teachers throughout the district over the course of one week. The teachers provided the learning activity and amount of time spent in that activity. Data was aggregated for the school and is represented by the average percent of time spent in the activity.

- Creative Brainstorming
- Direct Instruction
- Focused Study
- Group Discussion
- Hands-On Learning
- Housekeeping
- Physical Activities
- Practicing Autonomy
- Presenting or Performing
- Reserach & Reflection
- Transition

LISTENING TOUR

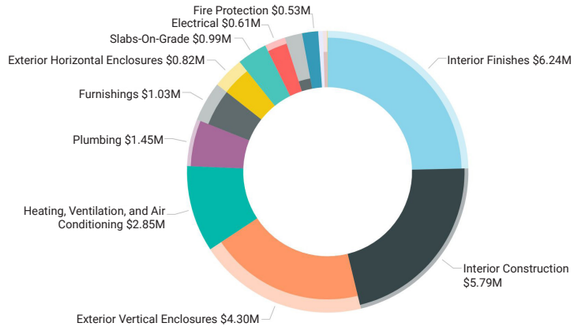
What's a Listening Tour?

Staff surveys (Listening Tours) were sent to each school where faculty gave input about the strengths and weaknesses of the building. The following comments highlight common themes and concerns.

Listening Tour Comments From Staff

- All other spaces in the building are identified as needing improvement, with particular emphasis on the bathrooms.
- Some of the best spaces in the building are the central office.
- Parking and vehicle traffic are identified as a major concern.
- Given the location, there are no outdoor learning and athletic fields resources for students.
- The indoor environment and systems are identified as needing improvement in all categories including acoustics, air quality, thermal conditions, plumbing, electrical, digital technology access and support, and finishes and equipment.

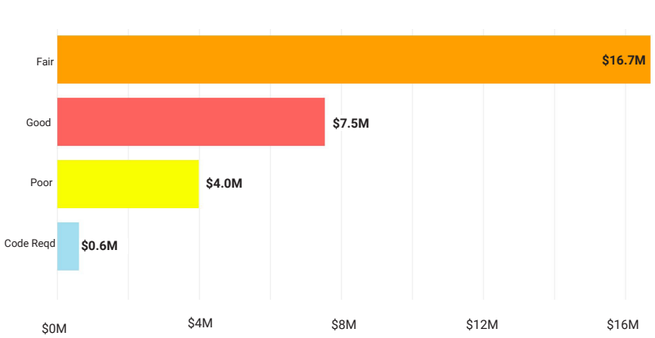
FACILITY BY BUILDING SYSTEM



*Graphics indicated for Central Schools and DREAM Academy are the same due to assessment process.

This chart indicates the approximate cost of deferred and anticipated maintenance (in dollars) of items assessed by building system. Highlighted items indicate those items in immediate need, code requirement, poor and fair condition.

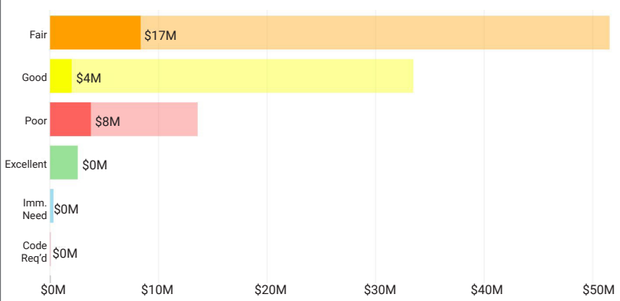
FACILITY BY CONDITION



*Graphics indicated for Central Schools and DREAM Academy are the same due to assessment process.

This chart indicates the approximate cost of deferred and anticipated maintenance (in dollars) based on condition of assessed items.

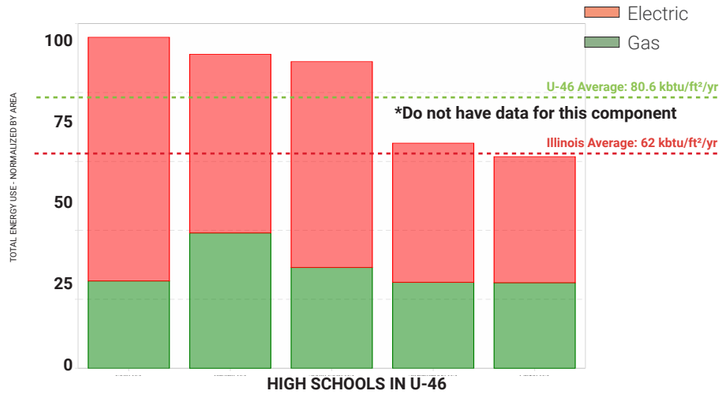
FACILITY AS PART OF TOTAL COHORT



*Graphics indicated for Central Schools and DREAM Academy are the same due to assessment process.

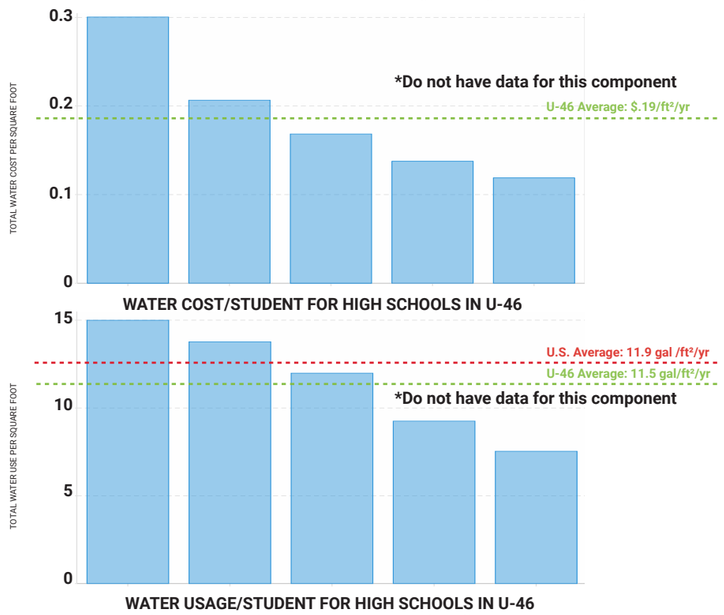
This chart indicates the approximate cost of deferred and anticipated maintenance (in dollars) based on condition of assessed items in relation to the entire cohort of buildings.

ENERGY USAGE (EUI)



Energy Use Intensity (EUI) is a key metric that expresses a building's energy use as a function of its size. Generally, a low EUI signifies good energy performance

WATER USAGE + WATER COST



Water usage is a key metric that expresses a school's water use and total cost of water in comparison to the other high schools in the district.

DATA COLLECTION

How is this information collected?

The goal of the DLR Group integrated design team is to **collect multiple qualitative and quantitative data points** around the same set of items – for example energy use or learning behavior – **in order to form a holistic picture**. The team collects these data points through the use of utility analysis, expert walkthroughs, focus groups, surveys, and ethnographic observation techniques. The results are validated by cross-checking data points, such as a survey answer and a spot measurement, that should relate to one another.