

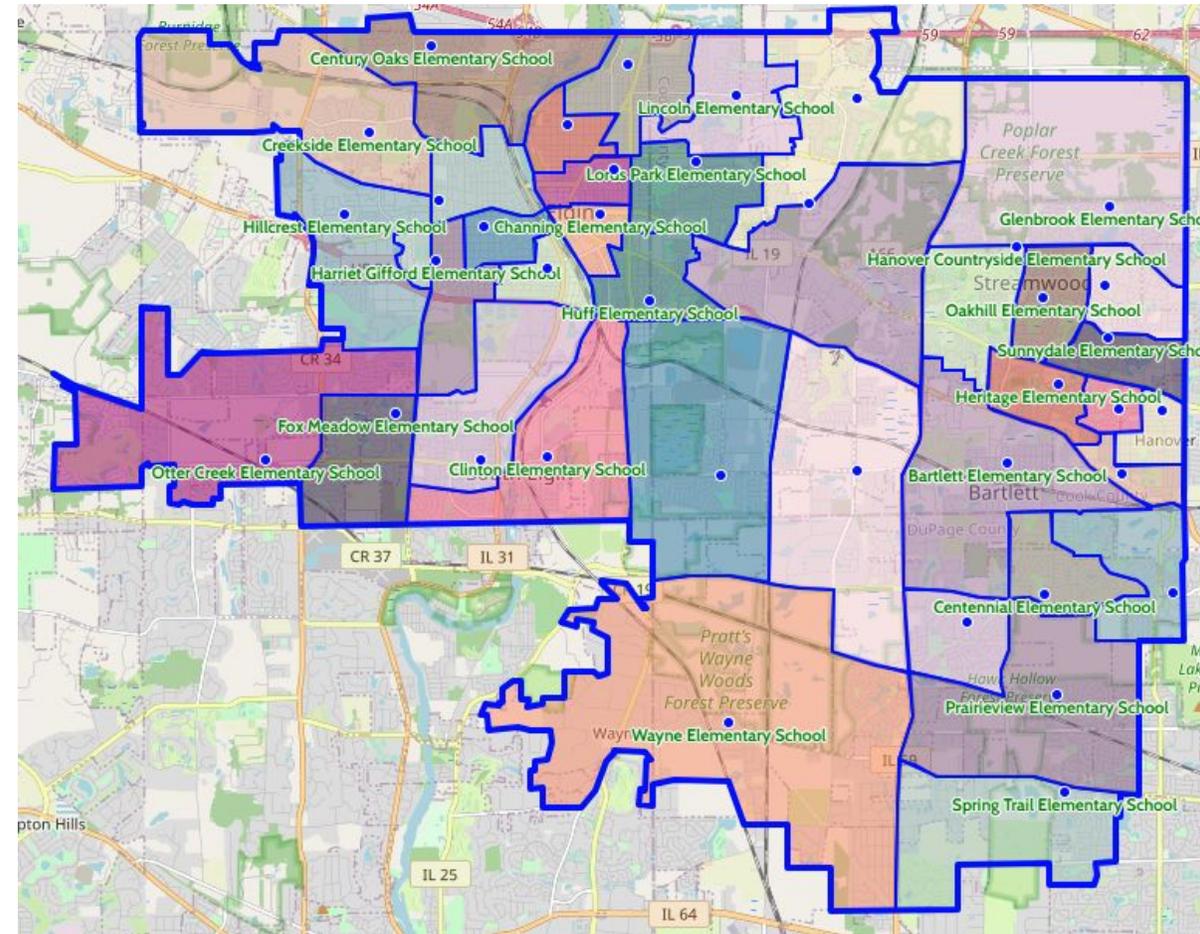
SCHOOL DISTRICT U-46



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

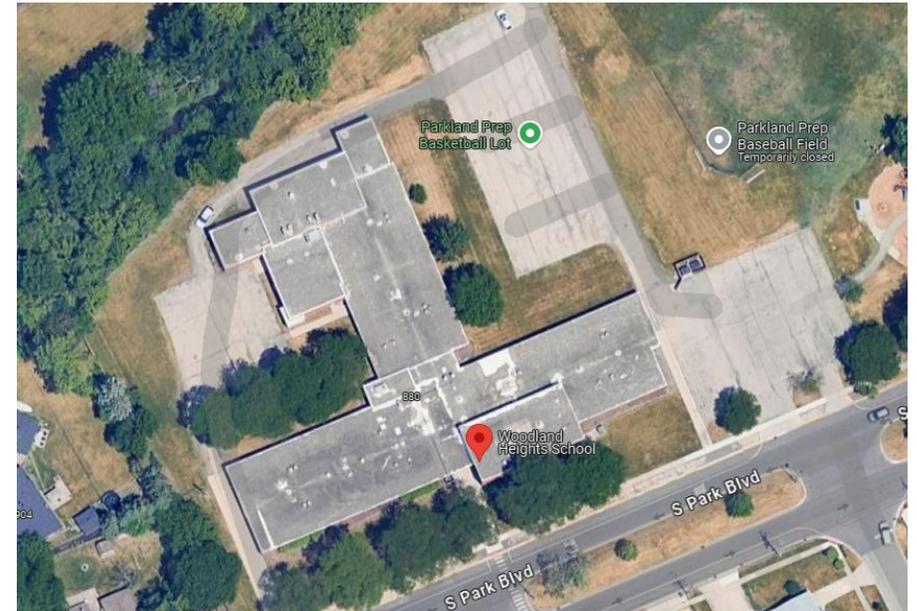
850 North Grove Avenue, Elgin



- ✓ **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
FUNDED BEFORE UNITE U-46 PLAN			
Conversion of Elementary School to Middle School	Located at Hawk Hollow	\$58 Million	Summer 2025
UNITE U-46 FUNDED PROJECTS (INCLUDES RESERVES) \$380 MILLION			
New Middle School	Located in Elgin	\$110-125 Million	Summer 2026
Additions at two middle schools	Kimball and Kenyon Woods	\$85-100 Million	Summer 2026
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
Total Referendum Project Cost Estimate		\$358-388M	

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/U46boundarysurvey>



SCHOOL DISTRICT U-46



Thank You!