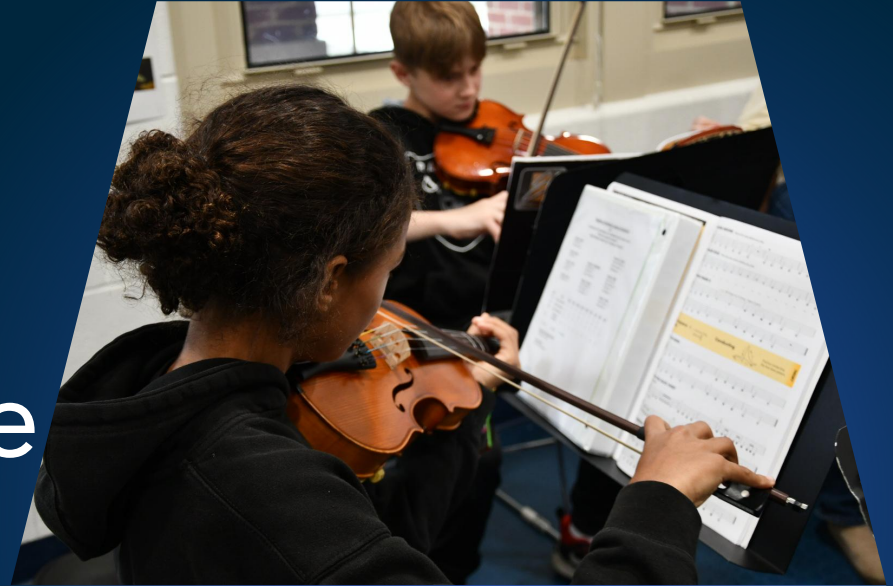




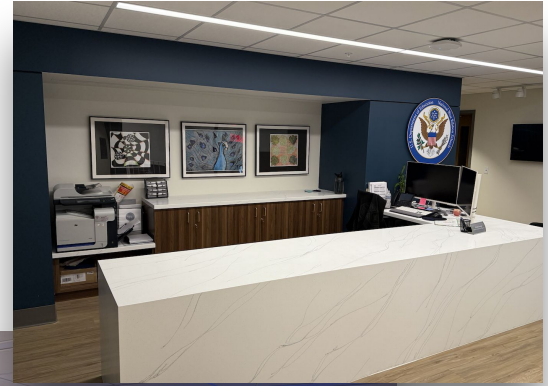
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District Office Building Update



D|181

COMMUNITY CONSOLIDATED
SCHOOL DISTRICT



District Office Spend through August 2025

	Projected Total Costs	Actual Costs Thru May-25	Actual Costs Jun-Aug 2025	Actual Costs Thru Aug-25	% Spent To Date
Professional Services Fees					
Architect, Consultants, Testing, Inspections, etc.	\$389,515	\$409,906	\$20,845	\$430,751	111%
Construction Hard Costs					
Hard Costs	\$4,075,885	\$2,323,969	\$430,667	\$2,754,636	68%
Furniture, Fixtures, Equipment & Technology	\$265,500	\$129,836	\$132,962	\$262,798	99%
Sub-Total	\$4,730,900	\$2,863,711	\$584,474	\$3,448,185	61%
Contingencies					
Construction Contingency	\$240,400	\$0		\$0	0%
Owner Contingency	\$134,200	\$0		\$0	0%
Sub-Total	\$374,600	\$0	\$0	\$0	0%
Total Projected Costs	\$5,105,500	\$2,863,711	\$584,474	\$3,448,185	68%

Build Equity Lease vs. Own

After 25 Years

Lease: 115 W. 55th Street

\$8,156,740*

Net Cost:

- \$8,156,740

* Assumes 3% annual increase

Purchase & Renovation Cost

Purchase Cost \$3,048,926

Est. Renovation Cost \$5,105,500

Total Cost Estimate \$8,154,426

Estimated Property Value:

\$17,900,000**

Estimated Net Equity:

\$5,500,000***

** Est. property value, assuming 3% annual appreciation

*** Includes 1.5% annual maintenance cost

Financial Benefit of Owning (Rent vs Equity Gap):

+\$2,656,740



NEW DISTRICT OFFICE 133 OGDEN AVE



In late June 2025, District 181 moved into a new office space at **133 Ogden Avenue** in Hinsdale and is now putting finishing touches on the building interior and exterior. This came after close to a decade of diligent efforts to secure a permanent administrative building and eliminate ongoing rental costs. The building will be an asset in the district and community for years to come.

Build Equity Lease vs. Own

After 25 Years

Lease: 115 W. 55th Street

\$8,156,740*

Net Cost:

- \$8,156,740

* Assumes 3% annual increase

Purchase & Renovation Cost

Purchase Cost \$3,048,926

Est. Renovation Cost **\$5,105,500**

Total Cost Estimate \$8,154,426

Estimated Property Value:

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** Est. property value, assuming 3% annual appreciation

*** Includes 1.5% annual maintenance cost

Financial Benefit of Owning (Rent vs Equity Gap):

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