



A **LEGENCE** Company

COOK COUNTY PUBLIC SCHOOLS

FACILITY ASSESSMENT SUMMARY

Board Work Session
November 2, 2023

AGENDA

- Review basics of the Districts facilities/site
- How are budgets developed
- Review of facility needs / budgets
- Overall Budget Summary
- Utility Summary
- Next Steps

COOK COUNTY SCHOOL



School Site

~**51** Acres

COOK COUNTY SCHOOL

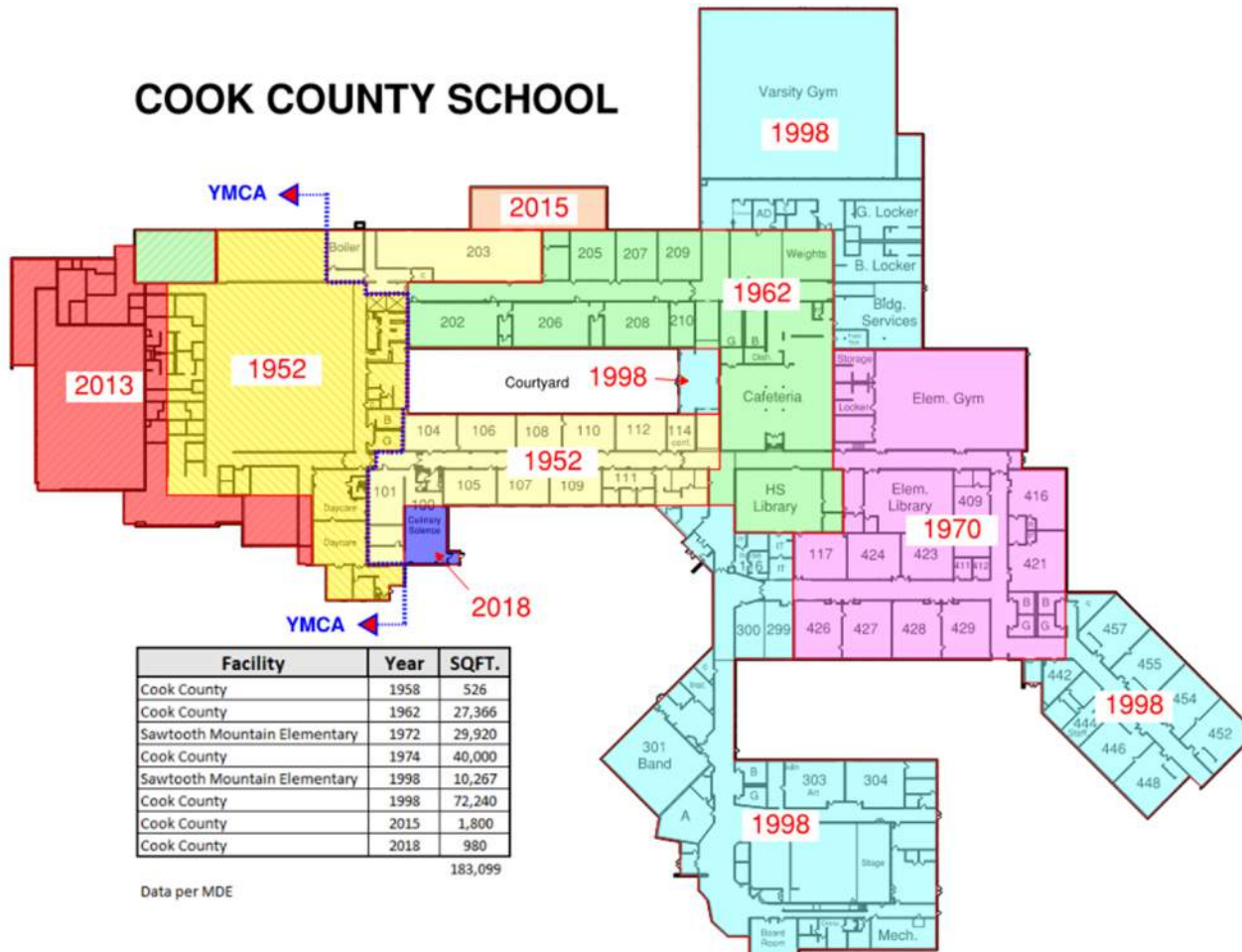


Adjacent Land
(North of School)
~**20** Acres



A **40** Acre site
12 miles up the
shore

COOK COUNTY SCHOOL



The Data from MDE spreadsheet seems incorrect?

Measurements from existing plans indicate ~130,000 SF

Plus, an additional 10,000 SF for the bus garage and shop

Corrections to MDE by 12/15/23

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How are budgets developed

- Not estimates
- Not bids
- Based on the team's project history of recently bid projects of similar scope
 - Typically, utilizing the average of the bids. Low bid creates risk of contractor not having all items included or "buying" the job to keep work.
- Utilize industry standard databases
- Budgets are inclusive of:
 - Contractor costs
 - Inflation (7%)
 - Contingency (5%)
 - Testing/Survey/Commissioning/Permitting, etc.
 - Fees

COOK COUNTY SCHOOL BUILDING ENVELOPE

Window Replacement

EXISTING

Science room windows were replaced in 2018. Majority of remaining windows are from 1998 and approaching end of life expectancy. Replacement parts are getting hard to find.

PROPOSED

Replace all windows. Could also phase replacement over several years

BUDGET

\$507,000



COOK COUNTY SCHOOL BUILDING ENVELOPE

Exterior Door Replacement

EXISTING

Majority of exterior doors are original from 1998. Issues with rusting and not closing properly.

PROPOSED

Replace doors and update door hardware and electronics as needed.

BUDGET

\$238,800



~ 22 Entrances



COOK COUNTY SCHOOL BUILDING ENVELOPE

Tuckpointing, Caulking & Repairs

EXISTING

Majority of the facility is in fair/good condition. Spot repairs needed. Survey conducted by ARI (Widseth). Waiting on results.

PROPOSED

Conduct repairs per report recommendations

BUDGET

\$ (tbd)



COOK COUNTY SCHOOL ROOF SYSTEMS

Roof Replacements

EXISTING

District has done a good job on keeping up on roof replacements. Ponding an issue in few locations. Remove debris periodically. No roof sections are due for replacement at this time.

PROPOSED

No work proposed at this time

BUDGET

\$0



COOK COUNTY SCHOOL INTERIOR SURFACES

Flooring Upgrades – Carpet, Hall VCT & Gyms

EXISTING

Old carpet beyond life expectancy
Defective product – Hallway VCT
Main Gym & YMCA Gym

PROPOSED

Replace older carpet with carpet squares.
Remove and replace defective Hallway flooring
Sand/Refinish Main & YMCA gyms

BUDGET

\$114,000 – Carpet
\$249,700 – Hallway
\$59,000 – Main Gym
\$43,100 – YMCA Gym

Older Carpet

- HS/Elem. Offices
- Library Area
- Auditorium



COOK COUNTY SCHOOL MECHANICAL SYSTEMS

Rooftop Equipment Replacement

EXISTING

At or Beyond life expectancy
R-22 Refrigerant

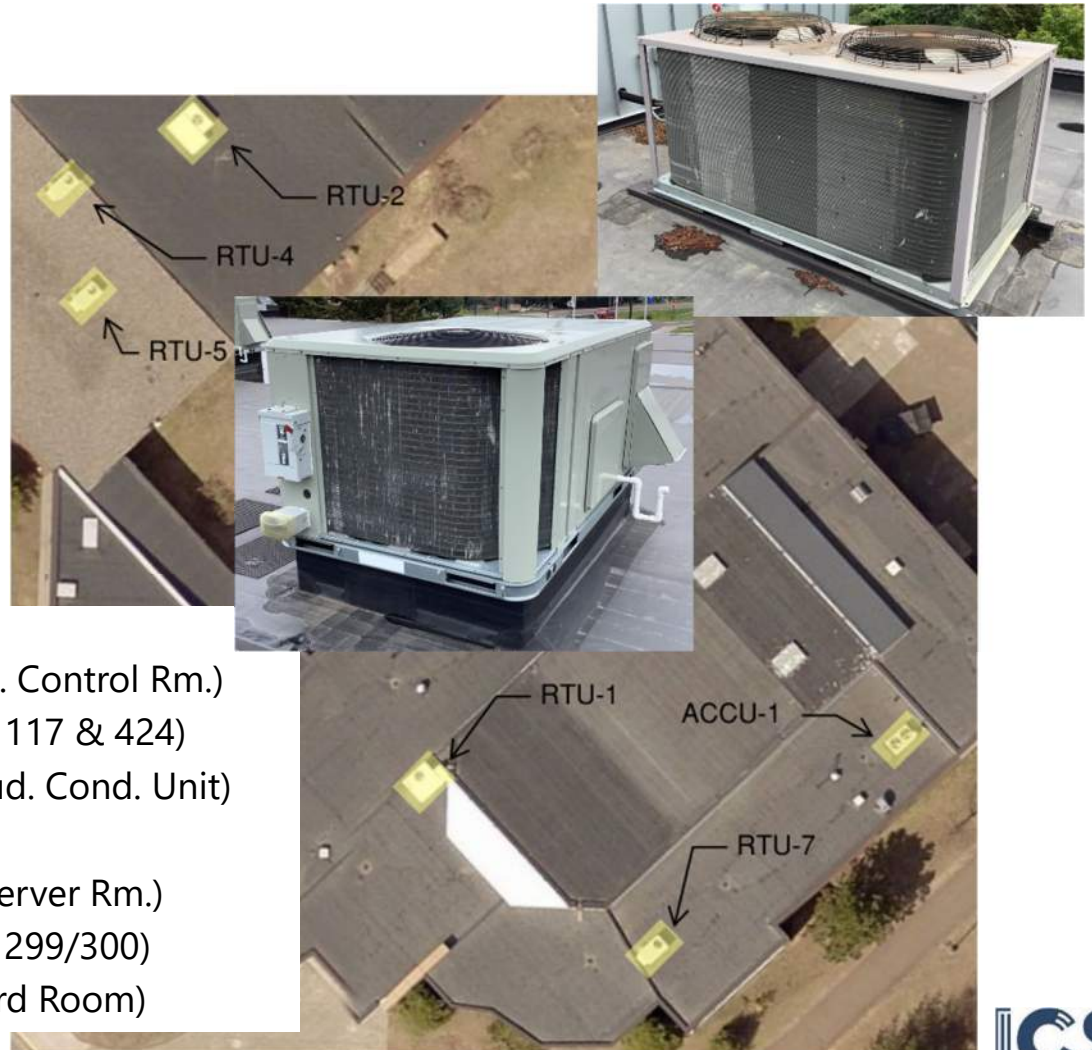
PROPOSED

Replace Auditorium
condensing unit and coil
Replace RTU's

BUDGET

\$173,900 – 1998 Units

\$154,100 – 2008 Units



1998 Units

- RTU-1 (Aud. Control Rm.)
- RTU-2 (Rm. 117 & 424)
- ACCU-1 (Aud. Cond. Unit)

2008 Units

- RTU-4 (IT/Server Rm.)
- RTU-5 (Rm. 299/300)
- RTU-7 (Board Room)

COOK COUNTY SCHOOL MECHANICAL SYSTEMS

Domestic HW Heater Replacements

EXISTING

2 Units are from 2007 and are at or beyond life expectancy

PROPOSED

Replace units with High Efficiency Units

BUDGET

\$49,300



In Boiler Room



Serves Dishwasher
180 Deg. F

COOK COUNTY SCHOOL MECHANICAL SYSTEMS

Control System Upgrades

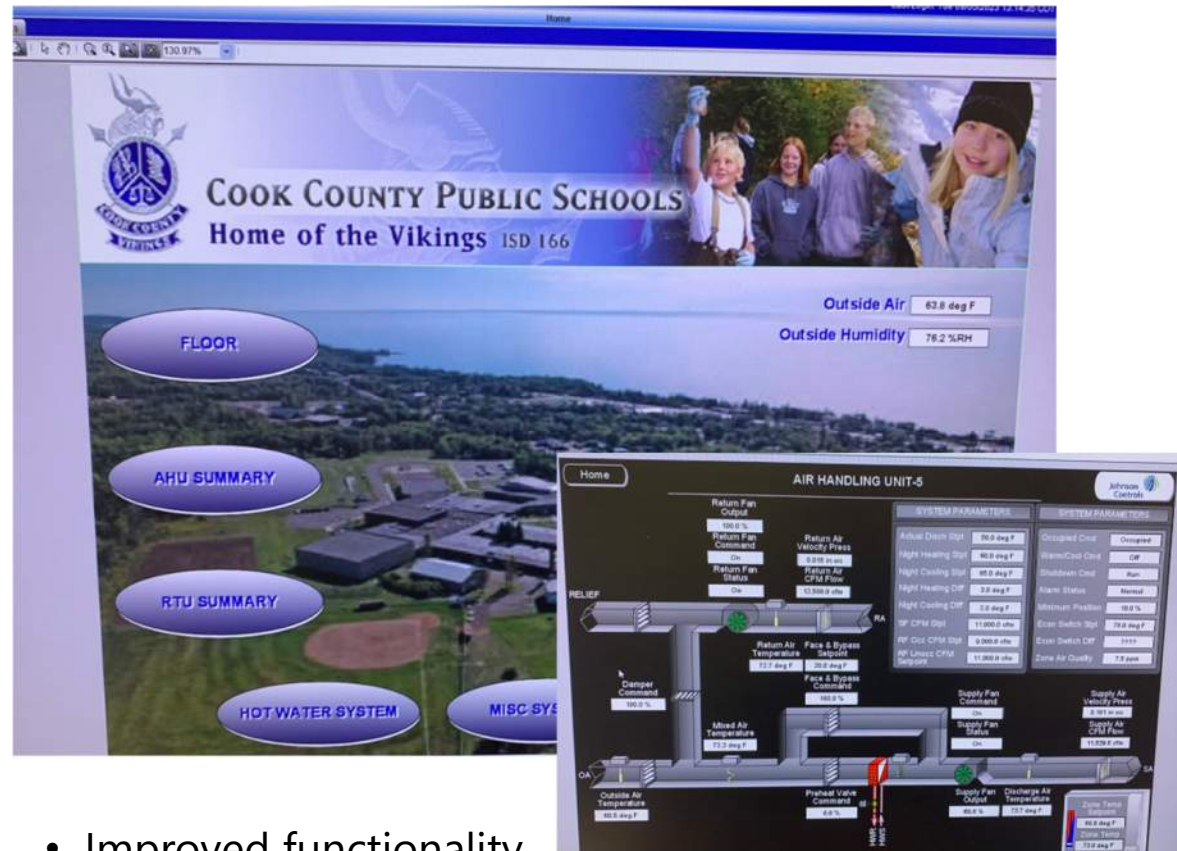
EXISTING

System is operating properly, but there are some System and component upgrades available to enhance performance

PROPOSED

Consider all or partial upgrades

BUDGET Up to \$85,000



- Improved functionality
- Remote access via Smart Phone

COOK COUNTY SCHOOL MECHANICAL SYSTEMS

Dehumidification

EXISTING

Only a few areas have cooling or dehumidification.

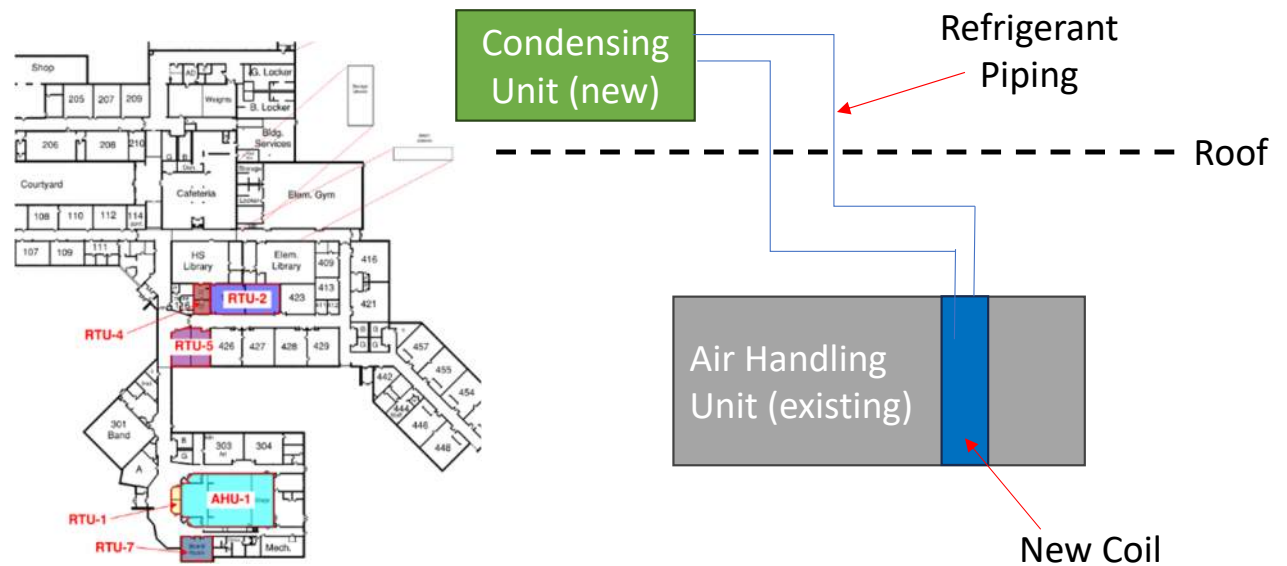
PROPOSED

Upgrade existing ventilation systems to provide dehumidification

BUDGET Up to \$3M+ pending final scope

The ventilation systems installed with the 1998 addition and the units installed in 2008 were designed for “potential” future cooling.

- The air handlers have a space for cooling coil
- The ductwork that was installed is insulated



COOK COUNTY SCHOOL ELECTRICAL SYSTEMS

LED Lighting

EXISTING

Majority of the facility lighting is 1998 fixtures with T8 fluorescent lamps

PROPOSED

Upgrade to LED fixtures.
Interior and exterior walls and entry canopies.

BUDGET \$1,255,000



COOK COUNTY SCHOOL ELECTRICAL SYSTEMS

PA / Bell / Clock Systems

EXISTING

The PA/Bell and clock systems are outdated and should be upgraded
Outdated Camera's

PROPOSED

Upgrade systems

BUDGET

\$47,900 - Clocks only

\$20,500 - PA Head End

\$178,000 - Completely new system

\$164,400 - Security Cameras (~100)



COOK COUNTY SCHOOL SITE PROJECTS

Parking Lots and Drives

EXISTING

Very recent repairs, patching, sealing and striping. Bus loop is getting close to the need for full replacement.

PROPOSED

Replace back drive and bus loop. Replace path around Performing Arts. Spot concrete repairs.

BUDGET

\$591,700 – Bus loop/drive
\$23,000 – path
\$10,000 – Concrete (allotment)



COOK COUNTY SCHOOL SITE PROJECTS

Playgrounds

EXISTING

Wood chips (ADA concern)
Paved basket / play area need repairs.

PROPOSED

Replace wood chips with ADA compliant Engineered wood chips.
Patch and seal play area.

BUDGET

\$98,600 – Wood Chips
\$6,500 – Play area patch/seal and paint



COOK COUNTY SCHOOL SITE PROJECTS

Accessibility



Current stairs are in poor condition. Replace entry with ADA ramping and add push button door system.



Add paved paths to Home and Visitor bleachers.

EXISTING

Accessibility to playground
Accessibility to bleachers

PROPOSED

Install paths to bleachers.
Replace Door #9 entry steps and add ramp.

BUDGET

\$45,600 – Paths

\$130,800 – Door #9 ADA

COOK COUNTY SCHOOL SITE PROJECTS

Athletic Field

EXISTING

Irrigation is provided by a hose from a fire hydrant at the opposite end of the property (leaks occur).
Fencing around the field is old and damaged.
Field lighting is original (some lamps are burned out)

PROPOSED

Install LED fixtures
Replace fence

BUDGET

\$123,300 – Replace Fence
\$143,800 – LED lighting & Wire upgrade
\$ (tbd) - Irrigation



COOK COUNTY SCHOOL Performing Arts

Misc. Upgrades

EXISTING

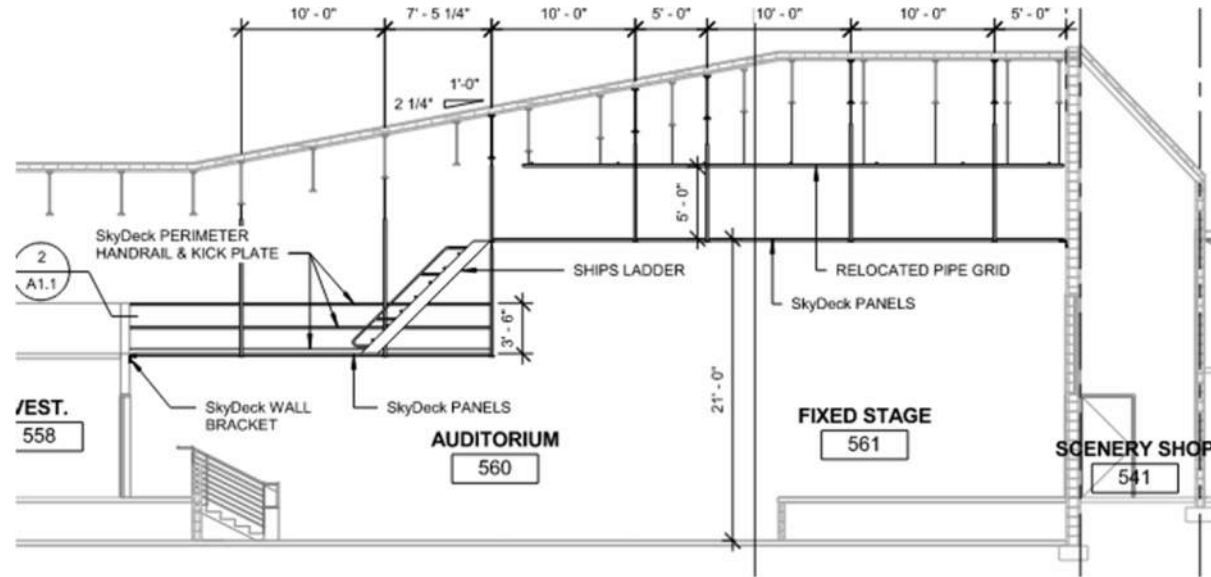
Several areas sited by staff for improvement

PROPOSED

Lighting and Lightboard upgrades
Dropdown screen
Skydeck System

BUDGET

\$84,200 – Misc. upgrades
\$532,500 – Skydeck System



- LED Stage Lighting (10)
- Light Board
- Drop Down Screen ~ (20'W x 11'H)
- Source Four LED conversion kits (20)
- Catwalk (Skydeck System)



COOK COUNTY SCHOOL Locker Rooms

Remodeling

EXISTING

Outdated Locker Rooms

PROPOSED

Remodel and update locker rooms. Provide individual showers.

BUDGET

\$tbd



COOK COUNTY SCHOOL Bus Garage / Shop

Upgrades

EXISTING

Shop facility is over 50 years old and outdated

Majority of the lot is dirt

PROPOSED

Replace Shop Building
Pave rest of parking area

BUDGET

\$119,600 - Pave rest of lot
(\$tbd) - New Shop Building



COOK COUNTY SCHOOL

Budget Summary

Mech. / Ventilation / IAQ Upgrades	Budget
Replace R-22 Cond. Unit/Coil for Performing Arts	\$71,200
Replace R-22 Roof Top Units (2 - 1998 units)	\$102,700
Replace R-22 Roof Top Units (3 - 2008 units)	\$154,100
Replace 2 - 2007 Domestic Hot Water Heaters	\$49,300
Dehumidification	\$2,993,000
Control System Upgrades	\$90,400
	\$3,460,700
Electrical / LED Lighting	
Upgrade Lighting to LED (interior & exterior walls)	\$1,255,000
New Clocks only	\$47,900
New PA Head End	\$20,500
New PA/Bell & Clock System	\$178,000
New Security Cameras (100)	\$164,400
Football Field LED fixtures/wiring	\$143,800
	\$1,809,600

Building Envelope Upgrades	Budget
Window Replacements	\$0
Priority 1	\$184,900
Priority 2	\$148,400
Priority 3	\$173,700
Replace Orig. Exterior Doors (1998)	\$238,800
Tuckpointing (ARI report)	\$0
	\$745,800
Parking Lots & Sidewalks	
ADA sidewalks/paths to Home/Visitor bleachers	\$45,600
ADA ramp/stairs at door #9	\$130,800
Pave rest of Bus Garage lot	\$119,600
Replace bus loop and drive	\$591,700
Replace path around Performing Arts	\$23,000
Patch/Seal/Sealcoat Play area	\$6,500
	\$917,200

COOK COUNTY SCHOOL

Budget Summary

Interior Finishes	Budget
Older Carpet Replacements	\$114,000
Hallway Tile Replacement	\$249,700
Main Gym - Sand/Refinish/Lines	\$59,000
YMCA Gym - Sand/Refinish/Lines	\$43,100
	\$465,800
Other	
Replace Football Field Fencing	\$123,300
Playground ADA Engineered Wood Chips	\$98,600
Performing Arts (Skydeck system)	\$532,500
Performing Arts (Misc. upgrades)	\$84,200
Irrigation System (TBD)	\$0
Track (TBD)	\$0
New Bus Maintenance Shop (TBD)	\$0
	\$838,600

Category	Budget
Mech. / Ventilation / IAQ Upgrades	\$3,460,700
Electrical / LED Lighting	\$1,809,600
Building Envelope Upgrades	\$745,800
Parking Lots & Sidewalks	\$917,200
Interior Finishes	\$465,800
Other	\$838,600

GRAND TOTAL \$8,237,700

COOK COUNTY SCHOOL

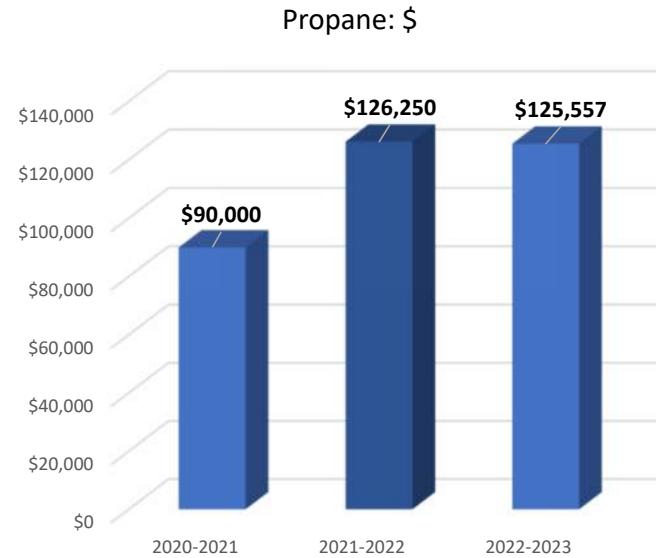
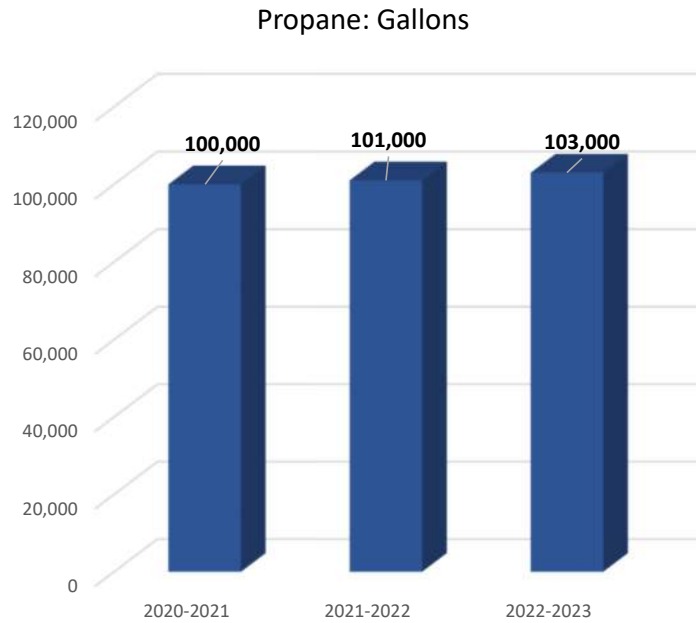
ISD#166 - PRELIMINARY BIM SUMMARY - DRAFT										
Project Selected	Project Selection Worksheet		Potential Funding Mechanism							"Selected Only" Estimated Budget
	Estimated Budget	Building Improvement Measure (BIM) Description	Capital	Health & Safety	Safe Schools	LTFM	Lease Levy	Abatement	Energy Savings	
COOK COUNTY SCHOOLS										
Mech. / Ventilation / IAQ Upgrades										
x	\$71,200	Replace R-22 Cond. Unit/Coil for Performing Arts			X					\$71,200
x	\$102,700	Replace R-22 Roof Top Units (2 - 1998 units)			X					\$102,700
x	\$154,100	Replace R-22 Roof Top Units (3 - 2008 units)			X					\$154,100
x	\$49,300	Replace 2 - 2007 Domestic Hot Water Heaters			X					\$49,300
x	\$2,993,000	Dehumidification			X					\$2,993,000
x	\$90,400	Control System Upgrades			X					\$90,400
Electrical / LED Lighting										
x	\$1,255,000	Upgrade Lighting to LED (interior & exterior walls)			X					\$1,255,000
x	\$47,900	New Clocks only			X					\$47,900
x	\$20,500	New PA Head End			X					\$20,500
x	\$178,000	New PA/Bell & Clock System			X					\$178,000
x	\$164,400	New Security Cameras (100)			X					\$164,400
x	\$143,800	Football Field LED fixtures/wiring			X					\$143,800
Building Envelope Upgrades										
Window Replacements										
	\$0				X					\$0
x	\$184,900	Priority 1			X					\$184,900
x	\$148,400	Priority 2			X					\$148,400
x	\$173,700	Priority 3			X					\$173,700
x	\$238,800	Replace Orig. Exterior Doors (1998)			X					\$238,800
	\$0	Tuckpointing (ARI report)			X					\$0
Parking Lots & Sidewalks										
x	\$45,600	ADA sidewalks/paths to Home/Visitor bleachers			X					\$45,600
x	\$130,800	ADA ramp/stairs at door #9			X					\$130,800
x	\$119,600	Pave rest of Bus Garage lot				X				\$119,600
x	\$591,700	Replace bus loop and drive				X				\$591,700
x	\$23,000	Replace path around Performing Arts			X					\$23,000
x	\$6,500	Patch/Seal/Sealcoat Play area			X					\$6,500
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x	\$249,700	Hallway Tile Replacement			X					\$249,700
x	\$59,000	Main Gym - Sand/Refinish/Lines			X					\$59,000
x	\$43,100	YMCA Gym - Sand/Refinish/Lines			X					\$43,100
Other										
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	\$0	Track (TBD)			X					\$0
	\$0	New Bus Maintenance Shop (TBD)			X					\$0
\$8,237,700										

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x	\$102,700	Replace R-22 Roof Top Units (2 - 1998 units)			X					\$102,700
	\$154,100	Replace R-22 Roof Top Units (3 - 2008 units)			X					\$0
x	\$49,300	Replace 2 - 2007 Domestic Hot Water Heaters			X					\$49,300
x	\$2,993,000	Dehumidification			X					\$2,993,000
x	\$90,400	Control System Upgrades			X					\$90,400

COOK COUNTY SCHOOL ISD 166										
Mech. / Ventilation / IAQ Upgrades										
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x	\$49,300	Replace 2 - 2007 Domestic Hot Water Heaters			X					\$49,300
x	\$2,993,000	Dehumidification			X					\$2,993,000
x	\$90,400	Control System Upgrades			X					\$90,400

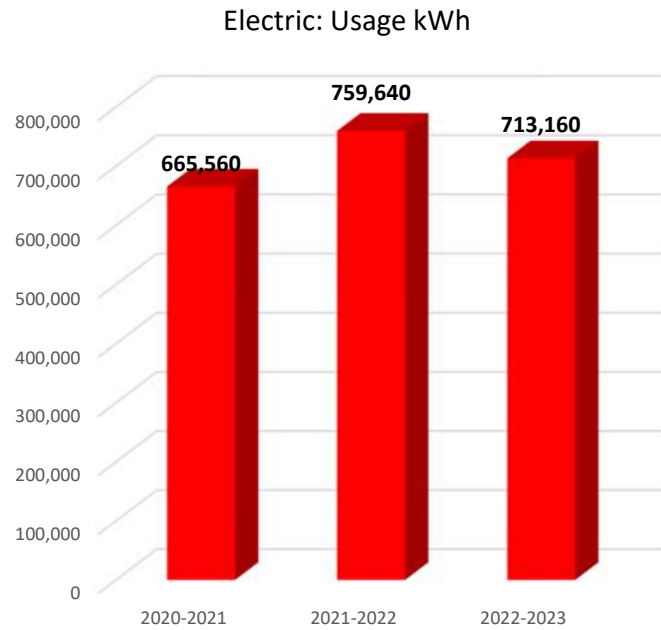
COOK COUNTY SCHOOL

Utility Summary – Propane *(includes YMCA)*



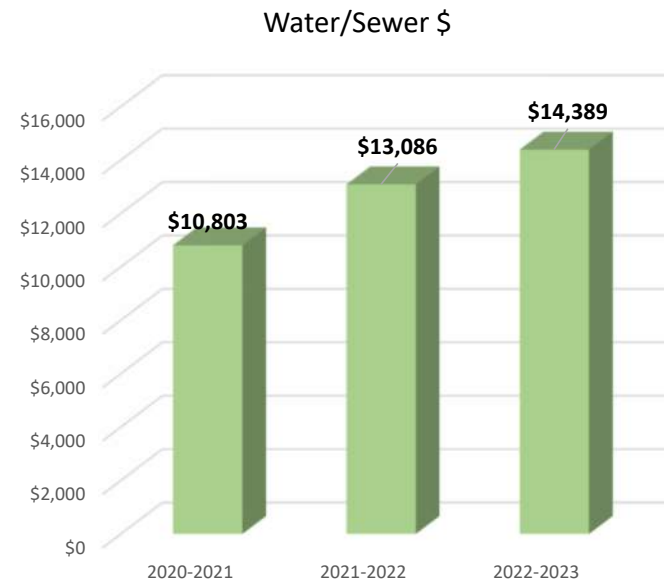
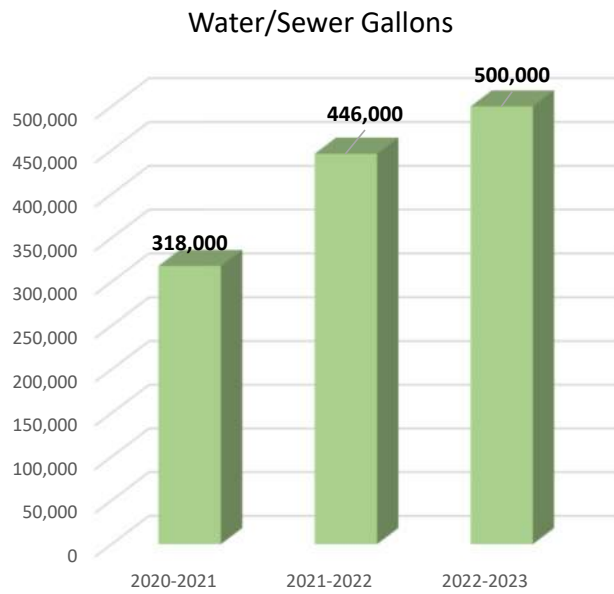
COOK COUNTY SCHOOL

Utility Summary - Electricity



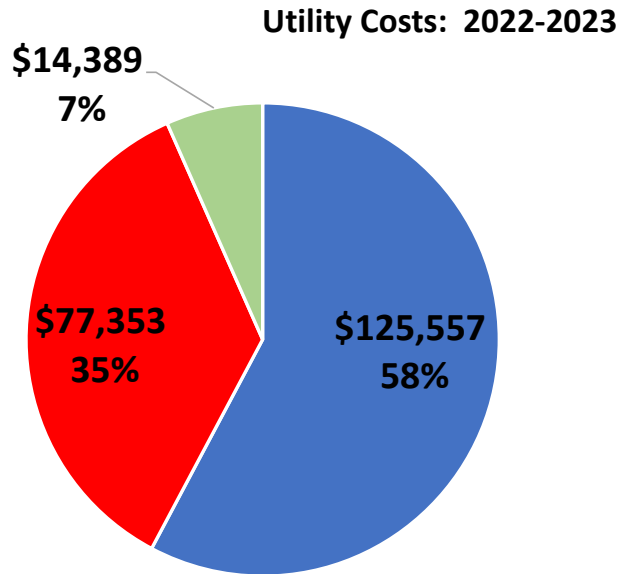
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Utility Summary – Water & Sewer



COOK COUNTY SCHOOL

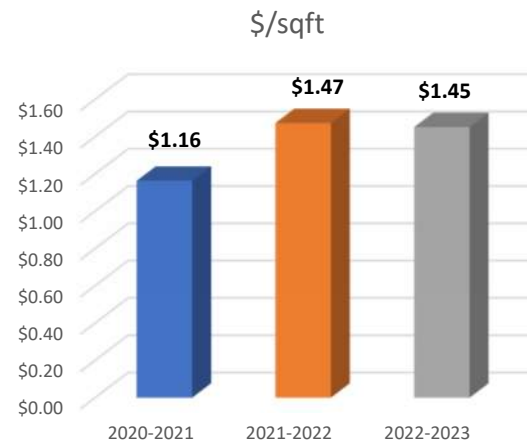
Utility Summary



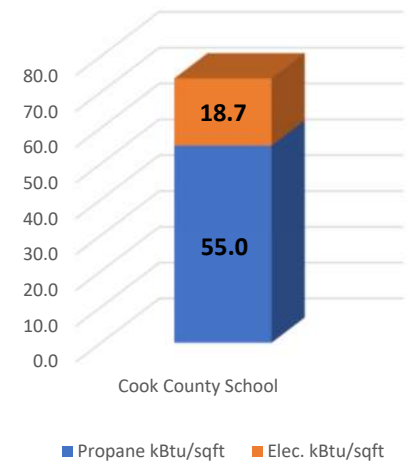
■ Propane ■ Electricity ■ Water/Sewer

2022-2023 = \$217,299

Includes YMCA



Annual Energy Usage Index (kBtu/sqft)



NEXT STEPS

- Continue to update budgets as new information is available
- Finish up Listening Session process
- Share Educational Adequacy and Listening Session Summary (Nov. 16th)
- Compare results of all assessments for common themes and overlap
- Begin the solutioning process



Thank You!

Q&A

