

# Agenda

Community Unit School District 200  
Committee of the Whole  
February 28, 2024

1. Updated Concept Diagrams
2. Potential Project Schedules
3. Open Discussion



Perkins&Will

# Updated Concept Diagrams



**Perkins&Will**

# Monroe Middle School

## Updated Priority Diagram



# Edison Middle School

## Updated Priority Diagram – L1

**DRAFT**

Consolidate Student Services & Right-Size Wellness Facilities

Right-Size Science Lab Classrooms

Look to Co-locate Science Lab Classrooms

Provide New Music Ensemble Practice Spaces

Refresh House Finishes, Seating, & Stage

Create Flexible Use Exploratory Labs

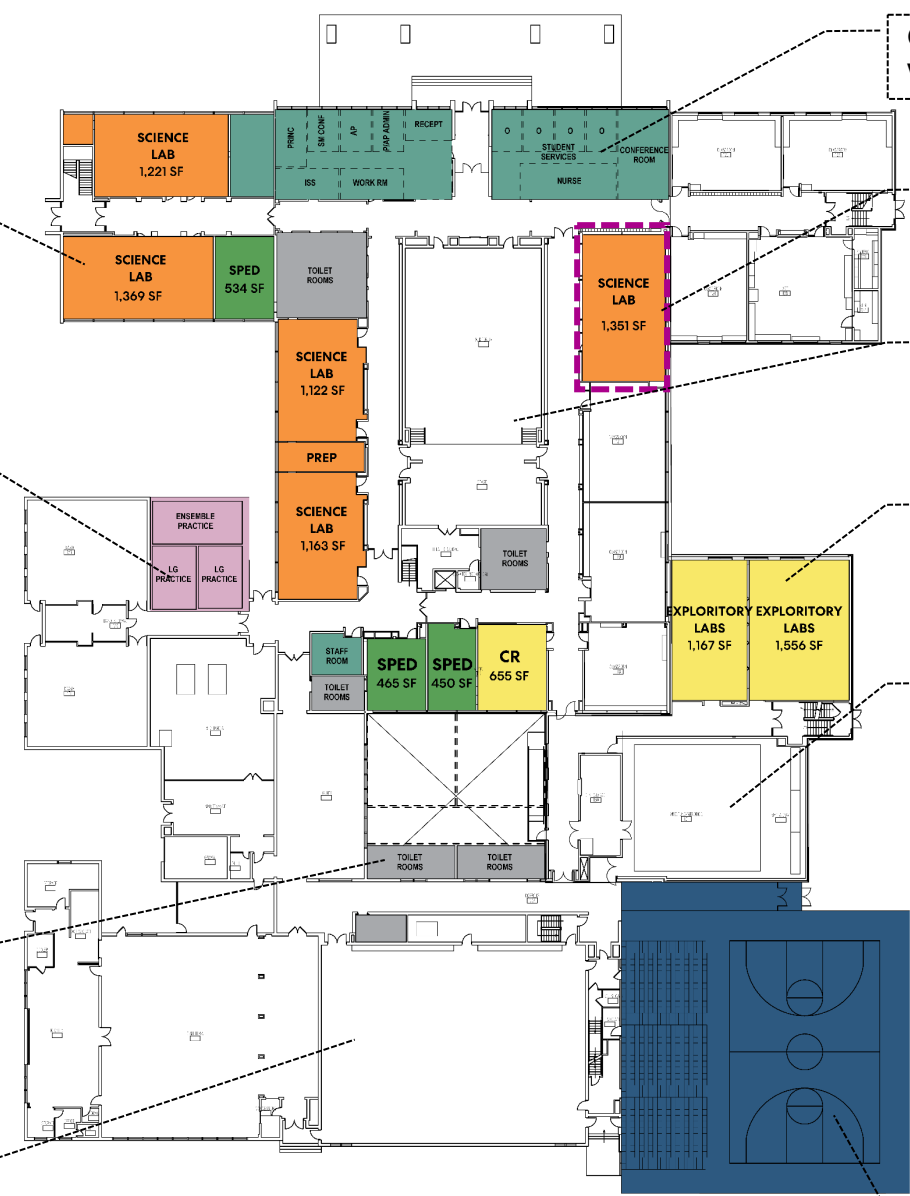
Provide Toilet Rooms to Secure Building during outside use hours

Address Acoustics at Aux Gym

Replace Gym Flooring

Update Classrooms & Corridors throughout; provide backpack cubbies, update electrical, finishes, HVAC, technology, windows, furniture.

Replace undersized Gymnasium with Regulation Sized Gym



Right-Size Science Lab Classrooms

Look to Co-locate Science Lab Classrooms

Provide New Music Ensemble Practice Spaces

Refresh House Finishes, Seating, & Stage

Create Flexible Use Exploratory Labs

Provide Toilet Rooms to Secure Building during outside use hours

Address Acoustics at Aux Gym

Replace Gym Flooring

Update Classrooms & Corridors throughout; provide backpack cubbies, update electrical, finishes, HVAC, technology, windows, furniture.

Replace undersized Gymnasium with Regulation Sized Gym

# Edison Middle School

## Updated Priority Diagram – L2

**DRAFT**

Update LLC

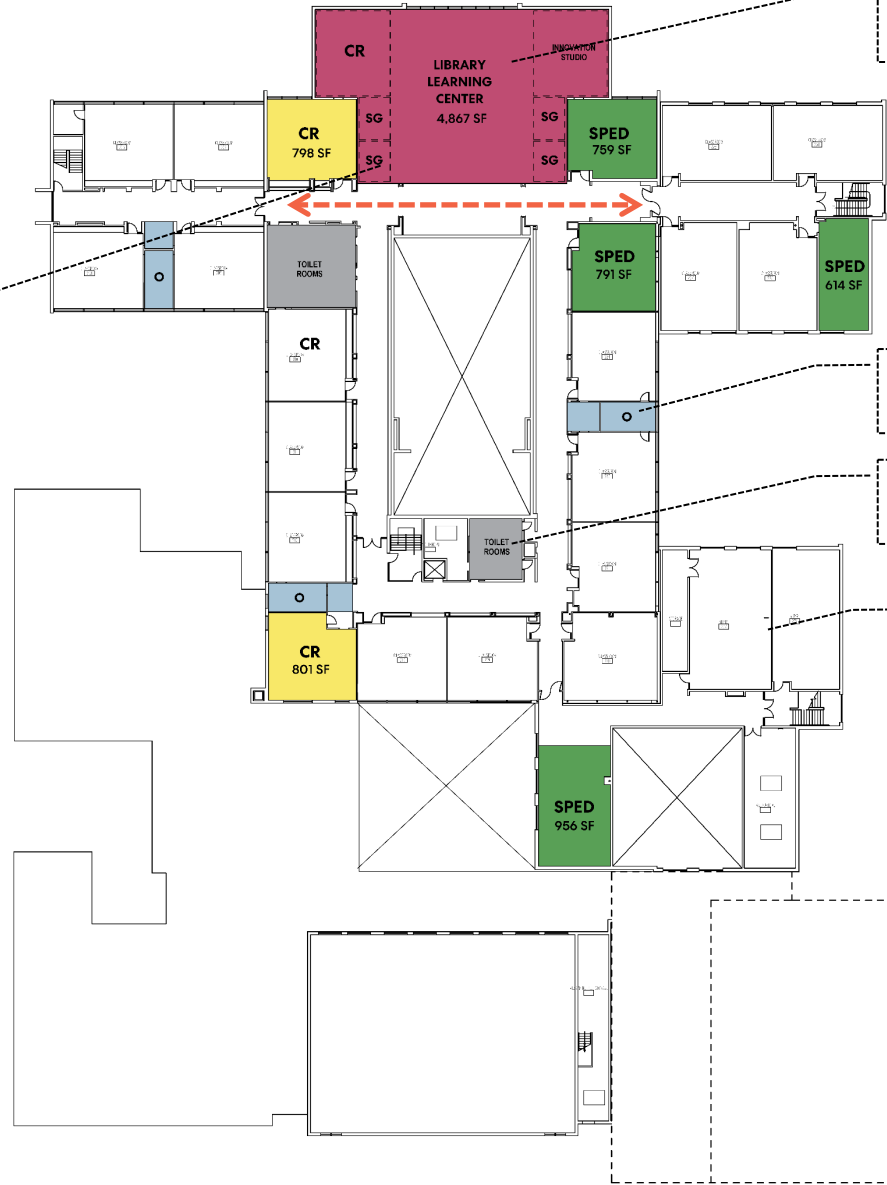
Address Circulation and Provide Small Group Space

Provide Drop-In Itinerant / Small Group Space

Update Toilet Rooms, Accessibility & Finishes

Improve Flexibility of Space

Update Classrooms & Corridors throughout; provide backpack cubbies, update electrical, finishes, HVAC, technology, windows, furniture.



# Franklin Middle School

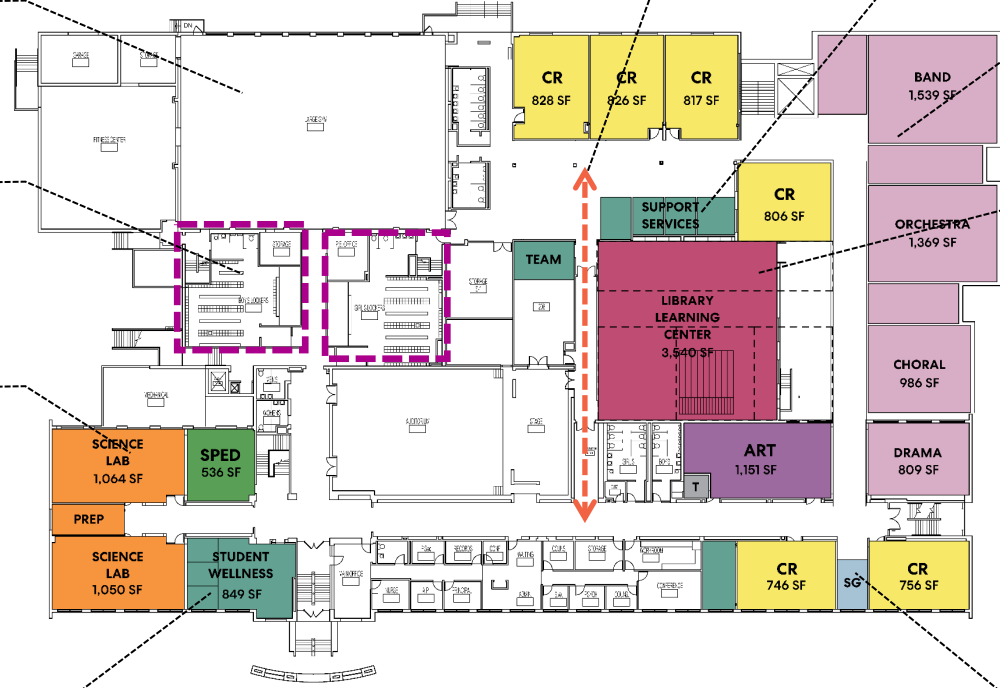
## Updated Priority Diagram – L1

Replace Gym Flooring, Bleachers, & Wall Mats

Update Locker Rooms

Update and Right Size Science Lab Classrooms

Relocate and Expand Nurse's Office  
Consolidate Itinerant Service Space



Update Circulation and provide Gym Pre-Function Space

New Central Support Services

New Performing Arts, Band, Orchestra, Choral Building Addition

Relocate LLC, 2-stories with Connecting Learning Stair

Update Classrooms throughout; provide backpack cubbies, update electrical, finishes, HVAC, technology, windows, furniture.

Right-Size and Renovate Classrooms  
Provide Small Group/Testing/Itinerant Meetings Space

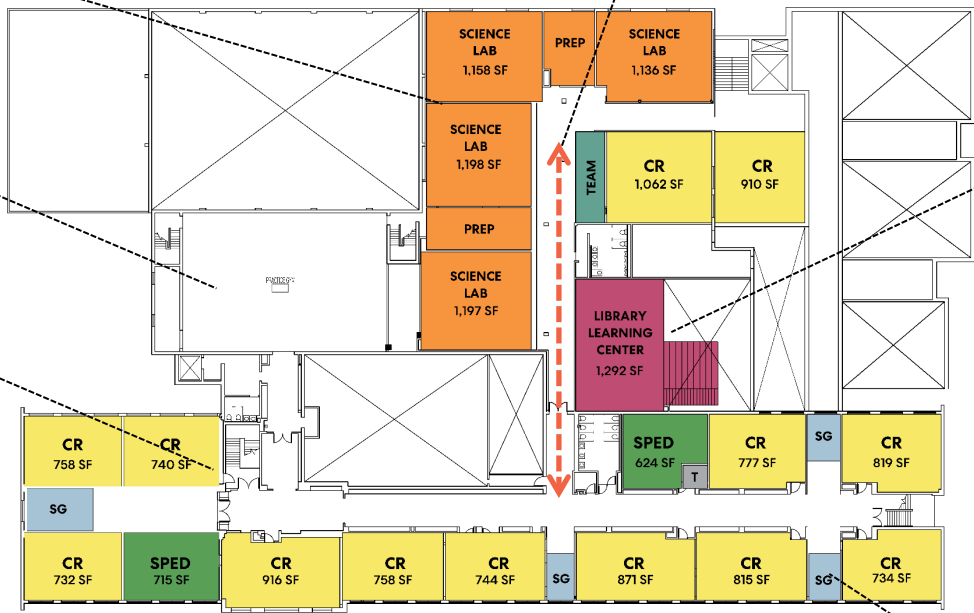
# Franklin Middle School

## Updated Priority Diagram – L2

Renovate & Right-Size Science Lab Classrooms

Update Gym Flooring / Enclosure

Reconfigure former LLC Space with Additional Classrooms



Update Circulation and provide Small Group / Project Space

Relocate LLC, 2-stories with Connecting Learning Stair

Update Classrooms throughout; provide backpack cubbies, update electrical, finishes, HVAC, technology, windows, furniture.

Right-Size and Renovate Classrooms Provide Small Group/Testing/Itinerant Meetings Space

# Franklin Middle School

## Updated Priority Diagram – B1

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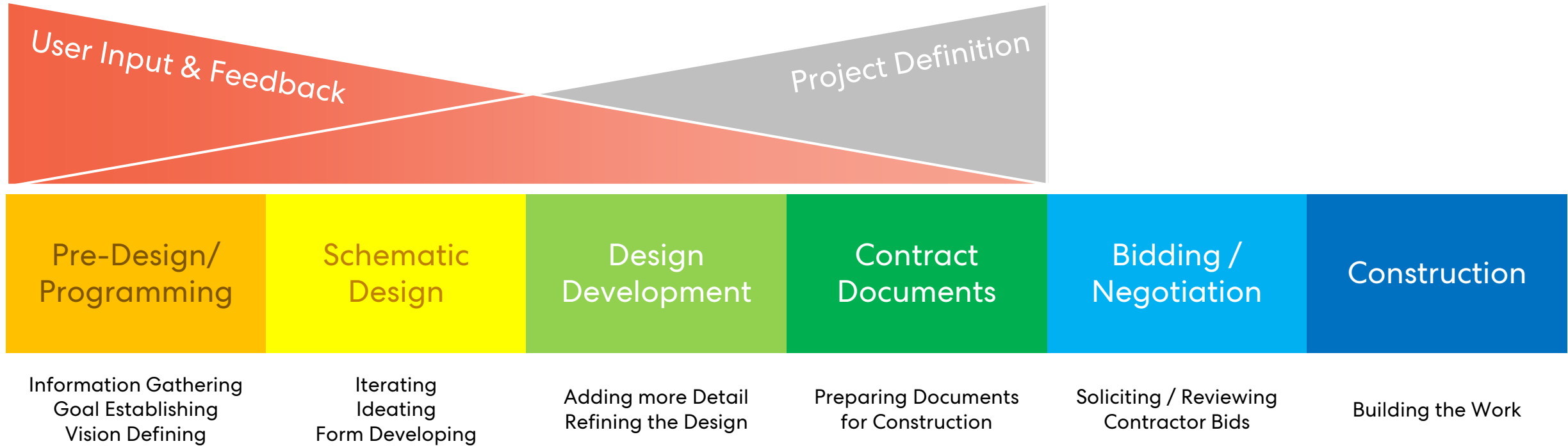
# Project Schedule



**Perkins&Will**

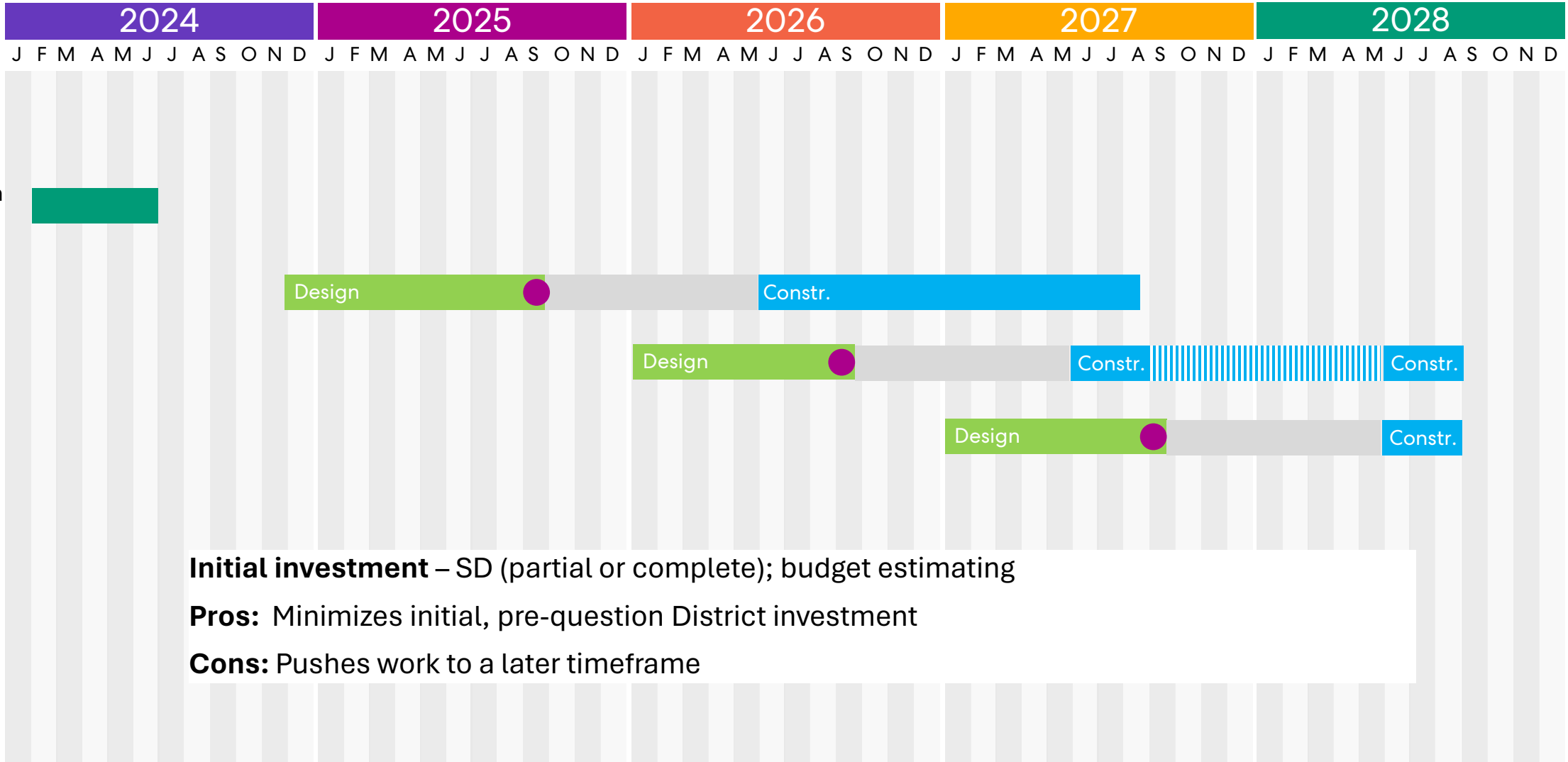
# Project Phases

**DRAFT**



# Project Schedule Overview

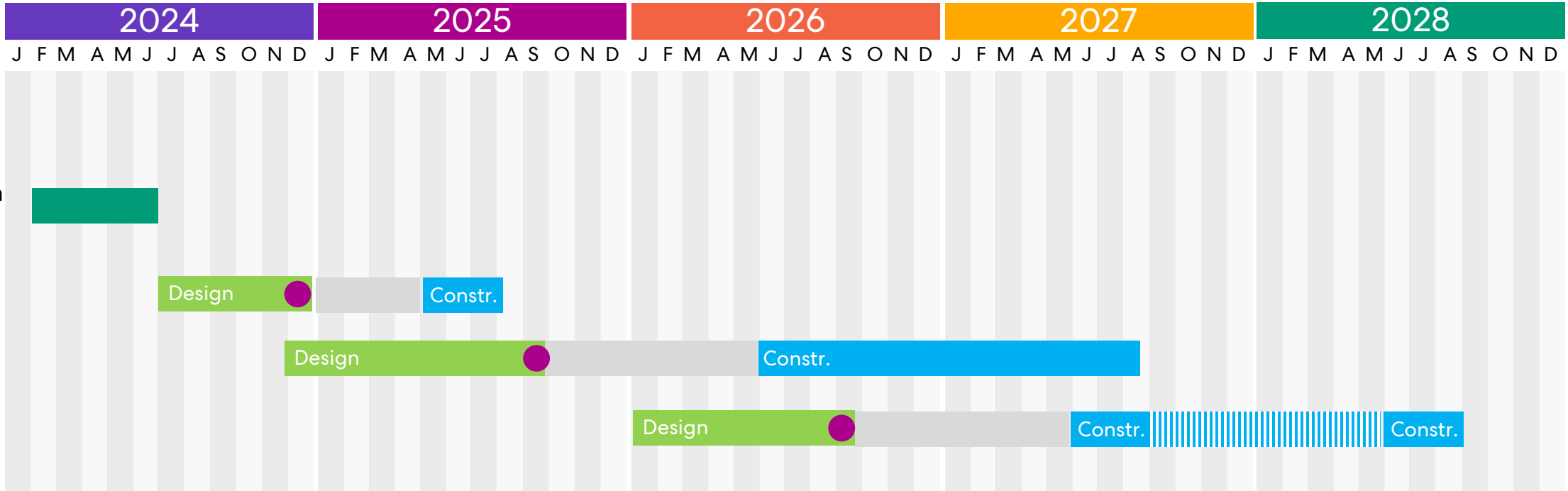
## Option 1 – Baseline



**Initial investment** – SD (partial or complete); budget estimating  
**Pros:** Minimizes initial, pre-question District investment  
**Cons:** Pushes work to a later timeframe

# Project Schedule Overview

## Option 2 – Enabling Projects



**Initial Investment** – SD (partial or complete); DD-CD for enabling projects; budget estimating; Geotechnical investigations (potential), site surveying (potential)

**Pros:** Initial bid packages can be structured to be stand-alone and work with or without question passage

**Cons:** Greater project escalation on major projects, may extend into future summer construction, increased initial investment; enabling projects may not have a great impact on education/operations.

# Project Schedule Overview

## Option 3 – Moderate



**Program Verification Schematic Design**



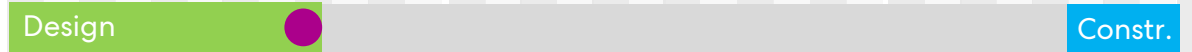
**Phase 1 Building Additions**



**Phase 2 Additional Projects**



**Phase 3 Additional Projects**



**Initial investment** – SD (complete); Partial DD-CD for phase 1; budget estimating; geotechnical investigations, site surveying, additional consultant costs.

**Pros:** Minimized project escalation, Early phase work allows swing space for future projects

**Cons:** Late Summer/Early Fall construction start (ideally start in spring), building additions come online mid-year, greater up-front investment

# Project Schedule Overview

## Option 4 – Aggressive



Program Verification  
Schematic Design



Phase 1  
Building Additions



Phase 2  
Additional Projects



Phase 3  
Additional Projects



**Initial investment** – SD (complete); Complete DD-CD for phase 1 shell/core; Partial DD-CD for phase 1 Interior Build-out; budget estimating; geotechnical investigations, site surveying, additional consultant costs.

**Pros:** Compressed construction schedule, Minimized escalation impact

**Cons:** Early Bid Packages reduce buying effectiveness; Aggressive summer packages and potential during year work; Increased initial investment

# Open Discussion



**Perkins&Will**