

*"It's all about the children!"*

**STR**

ENHANCING **NOW** ENVISIONING **FUTURES**

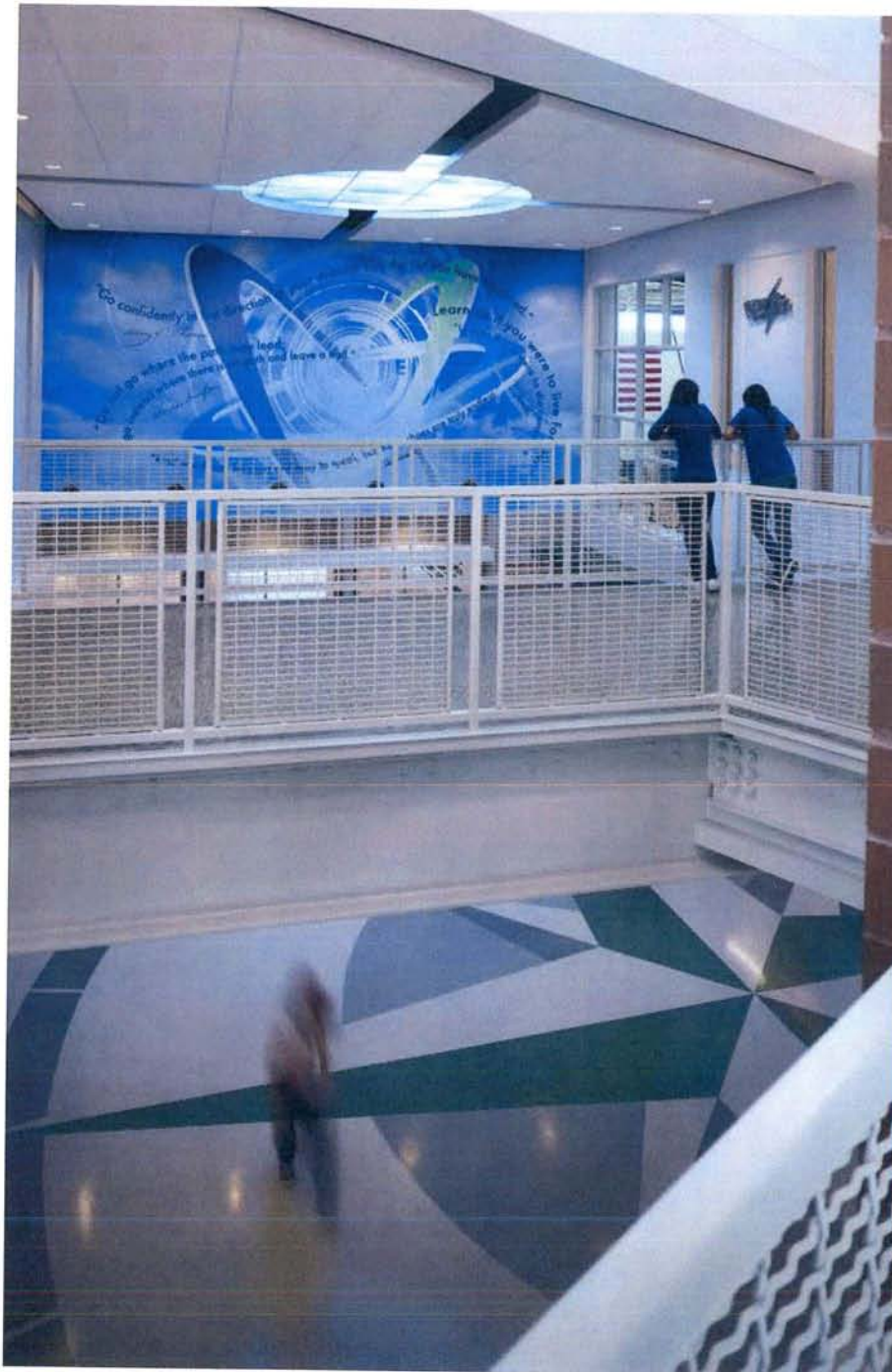
---

Celebrating 45 Years of Service to Illinois Public Schools



# FACILITIES WORKSHOP #3





## Tonight's Agenda

- Update
- Review of Options
- Brainstorming
- Next Steps





- Update

- Dr. John Kasarda retained by D152
- Report findings to be completed within 60 days of receipt of District-requested information.

---

## **October 20, 2012 Meeting**

- Previous Life-Safety amendments must be satisfied, prior to consideration for replacement funding.
- Only A and B items “count” towards replacement cost.
- Replacement cost must be based on RS Means or other “industry” publication.
- Field and ECC should be added to IWAS listing



## **October 20, 2012 Meeting (Continued)**

- Early Childhood programs are gaining popularity and State funding assistance is expected.
- Encouraged partnering with other public entities.

---

## **November 19, 2012 Meeting**

- Life-Safety Citations Deemed In Order
- Master Plan Objectives Endorsed
  - Supports the Sandburg Replacement with Early Childhood/Birth-3
    - Suggested Daycare
    - Offered Field Trip to Similar Facilities
  - Supports Replacement Buildings, due to condition of existing buildings
- Will assist in presenting case to ISBE



---

## **November 19, 2012 Meeting (Continued)**

- Process
  - SCISC Introduce Concept to ISBE
  - STR/D152 to provide supporting information, including:
    - Narrative with justification for Master Plan
    - Illustrations of Master Plan
    - Computations demonstrating savings by building new vs remediation
    - Demographic Study

## **November 19, 2012 Meeting (Continued)**

- Schedule
  - January 2015
    - Finalize Master Plan Concept
    - Submit Supporting Information to SCISC
    - Submit Life-Safety Survey on IWAS





- Review of District
- Review Options

# District Facility Summary

**STR**

## SUMMARY OF FACILITIES HARVEY SCHOOL DISTRICT 152

12/8/14

Facility	Bldg Area	Site Area	Enrollment	Classrooms	Grades	Classroom Sizes		Remarks
						Typ	Other	
Riley	37,000	6.2	161	8	PK	860		61 am / 92 pm
Sandburg	39,400	5.5	120	19	K thru 6	915	1,500	
Angelou	41,000	3.6	270	27	K thru 6	850	1,500	
Holmes	51,280	8.3	386	22	K thru 6	850		
Whittier	58,800	5.0	243	27	K thru 6	820	995	
Lowell-Longfellow	60,025	3.2	202	19	K thru 6	870	990	
Bryant	61,300	5.1	375	20	K thru 6	870		
Brooks MS	96,400	15.6	459	33	7 thru 8	740	1,000	
Field	26,100			11		900		
ECC	4,460			1	B thru 3	800		
	475,765		2,216					



## Age of Schools

---

**STR**

Angelou – Original 1955

Angelou – Addition 1967

Brooks – Original 1976

Brooks – Addition 1981

Holmes – Original 1955

Holmes – Addition 1964

Bryant – Original 2004

Holmes – Addition 2004

Lowell-Longfellow – Original 1931

Lowell-Longfellow – Addition 1960

Lowell-Longfellow – Addition 1987

Riley – Original 1955

Riley – Addition 1963

Sandburg – Original 1955

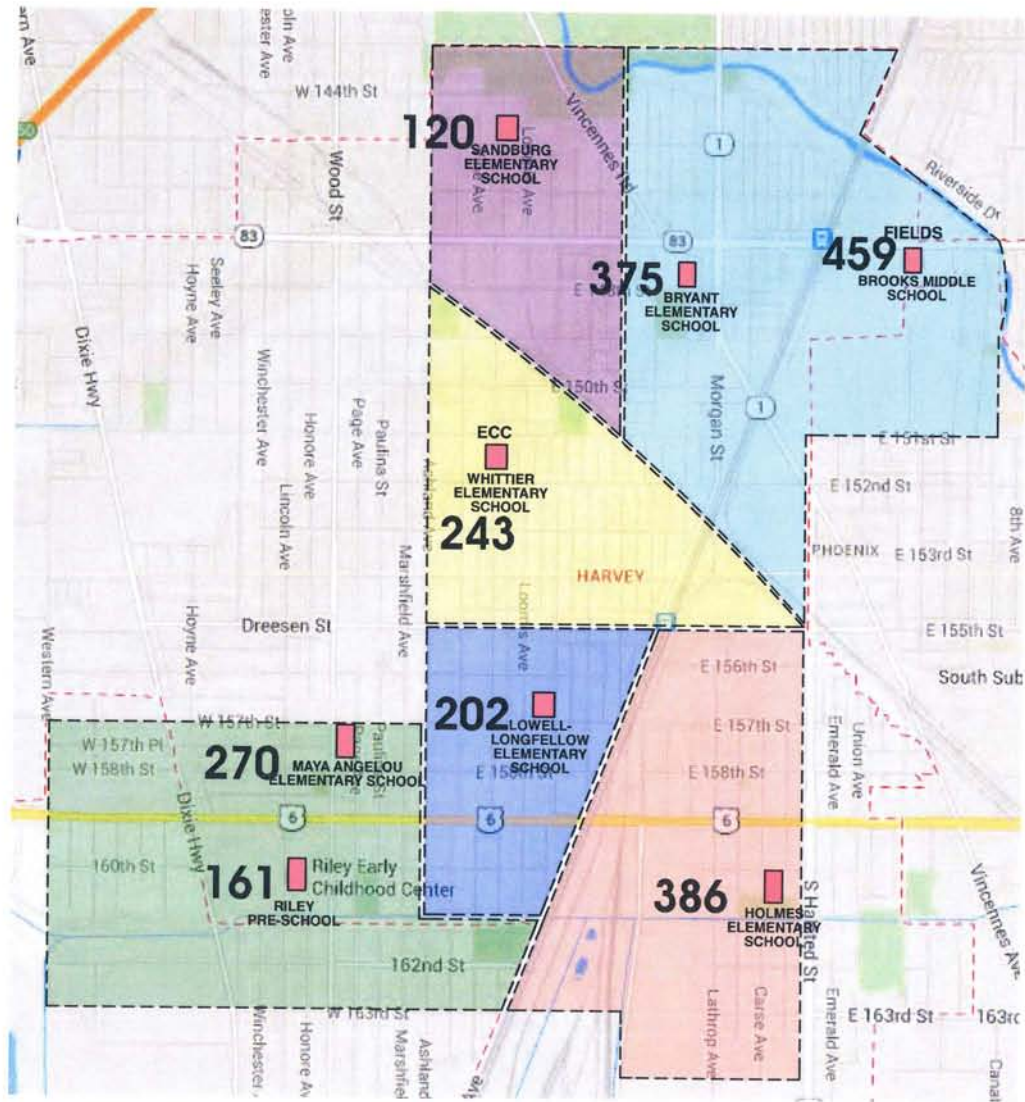
Sandburg – Addition 1961

Whittier – Original 1931

Whittier – Addition 1960

Whittier – Addition 2005

## Existing School Boundaries

**STR**

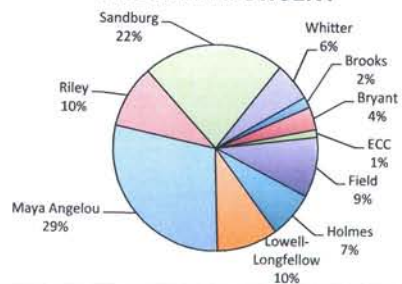


# Life-Safety Survey

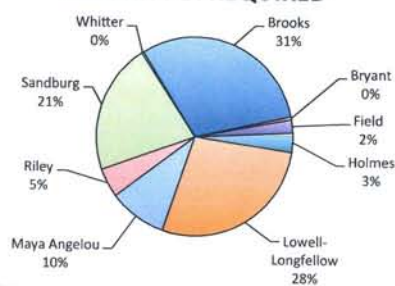
**STR**

School Name	A Urgent	B Required	C Recommended	Sub Total
Brooks	\$401,516	\$4,471,849	\$1,313,042	\$6,186,407
Bryant	\$852,210	\$69,127	\$89,302	\$1,010,638
ECC	\$285,328	\$0	\$138,635	\$423,963
Field	\$2,252,595	\$320,866	\$590,858	\$3,164,319
Holmes	\$1,720,040	\$461,301	\$267,063	\$2,448,404
Lowell-Longfellow	\$2,284,452	\$4,093,119	\$26,709	\$6,404,280
Maya Angelou	\$6,871,326	\$1,392,656	\$404,423	\$8,668,404
Riley	\$2,335,011	\$699,406	\$59,238	\$3,093,656
Sandburg	\$5,318,378	\$3,115,016	\$0	\$8,433,394
Whitter	\$1,418,567	\$51,305	\$359,241	\$1,829,113
Sub-Totals	\$23,739,423	\$14,674,644	\$3,248,511	\$41,662,578
Plus 10% Contingency	\$2,373,942	\$1,467,464	\$324,851	\$4,166,258
Totals	\$26,113,366	\$16,142,108	\$3,573,363	\$45,828,836

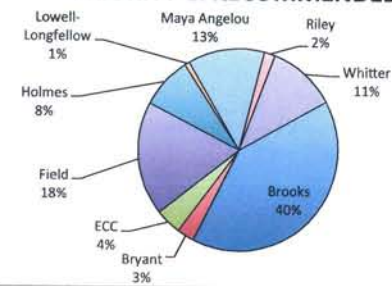
**PRIORITY A: URGENT**



**PRIORITY B: REQUIRED**



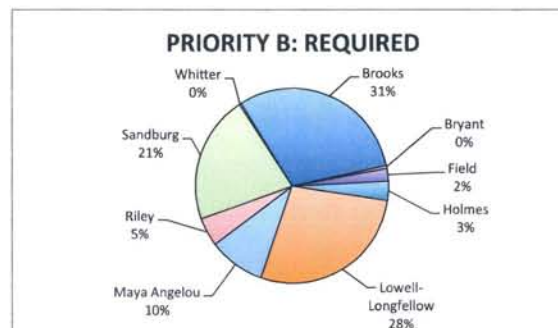
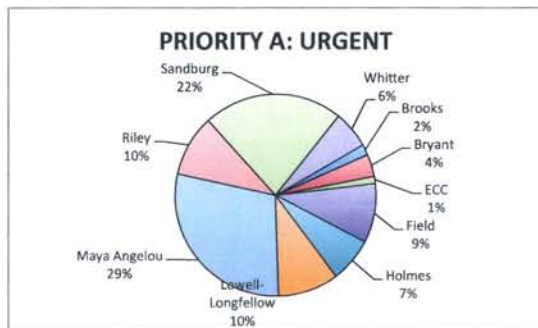
**PRIORITY C: RECOMMENDED**



# Life-Safety Survey

**STR**

School Name	A Urgent	B Required	A+B Sub Total
Brooks	\$401,516	\$4,471,849	\$4,873,365
Bryant	\$852,210	\$69,127	\$921,336
ECC	\$285,328	\$0	\$285,328
Field	\$2,252,595	\$320,866	\$2,573,461
Holmes	\$1,720,040	\$461,301	\$2,181,341
Lowell-Longfellow	\$2,284,452	\$4,093,119	\$6,377,571
Maya Angelou	\$6,871,326	\$1,392,656	\$8,263,982
Riley	\$2,335,011	\$699,406	\$3,034,417
Sandburg	\$5,318,378	\$3,115,016	\$8,433,394
Whitter	\$1,418,567	\$51,305	\$1,469,872
Sub-Totals	\$23,739,423	\$14,674,644	\$38,414,067
Plus 10% Contingency	\$2,373,942	\$1,467,464	\$3,841,407
Totals	\$26,113,366	\$16,142,108	\$42,255,474





## Life-Safety Exemption

**STR**

### 105 ILCS 5/17-2.11(f)

For the purposes of this Section a school district may replace a school building or build additions to replace portions of a building when it is determined that the effectuation of the recommendations for the existing building will cost more than the replacement costs. Such determination shall be based on a comparison of estimated costs made by an architect or engineer licensed in the State of Illinois. The new building or addition shall be equivalent in area (square feet) and comparable in purpose and grades served and may be on the same site or another site. Such replacement may only be done upon order of the regional superintendent of schools and the approval of the State Superintendent of Education.

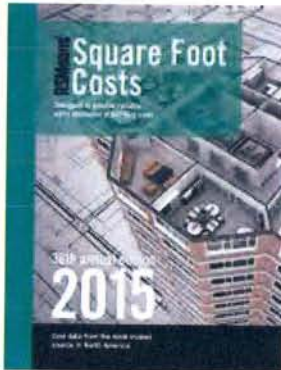


# Life-Safety Exemption – Cost Justification

**STR**

Building Replacement Cost Calculation as of 11/26/2014

## 2015 RS Means Square Foot Cost



Building Type Model Number	M.560
	School, Elementary
Model SF Area	40,000
Model LF Perimeter	1350
Face Brick w/ CMU (Bearing Walls):	\$175.90
Perimeter Factor of \$2.55 Per 100 L.F.:	\$10.20
Elevator Requirement:	\$0.64
<b>Sub Total:</b>	<b>\$186.74</b>
Minus 7% for A/E Fees:	\$13.07
<b>Sub Total:</b>	<b>\$173.67</b>
Chicago Factor 17%	\$29.52
<b>Adjusted Gross Replacement Cost Per SF:</b>	<b>\$203.19</b>

		Sandburg 39,400
Sandburg LS Cost Per SF:	\$235.45	\$9,276,733.43
Replacement Cost:	\$203.19	\$8,005,756.68

		Maya 41,000
Maya Angelou LS Cost Per SF:	\$221.72	\$9,090,380.14
Replacement Cost:	\$203.19	\$8,330,863.55

# Alternate Site Analysis

**STR**



**LOWELL - LONGFELLOW  
ELEMENTARY SCHOOL**  
15636 LEXINGTON AVE.  
HARVEY, IL 60426



**RILEY PRE-SCHOOL**  
16001 S. LINCOLN AVE.  
HARVEY, IL 60426



**MAYA ANGELOU  
ELEMENTARY SCHOOL**  
15748 PAGE STREET.  
HARVEY, IL 60426

**STR**

STR Partners LLC  
50 West Ontario Street | Suite 200  
Chicago IL 60654  
www.strpartners.com

Site Analysis

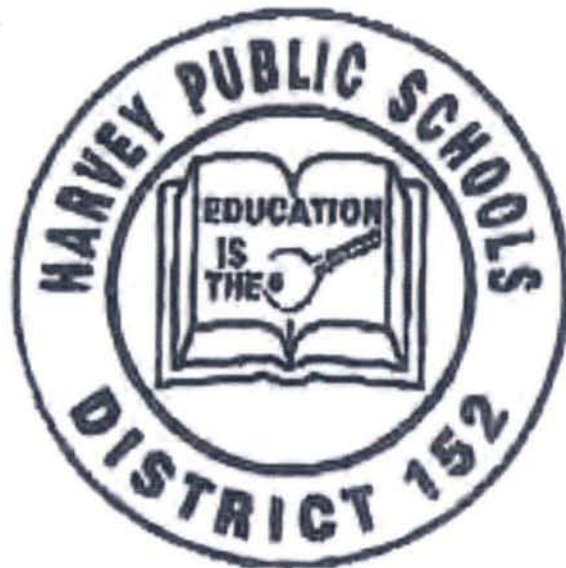
**Harvey School District 152 - Master Plan**  
**Harvey School District 152**  
16001 S Lincoln Ave. Harvey, IL 60426  
Thursday, December 4, 2014





Thank you





*"It's all about the children!"*

**STR**

ENHANCING **NOW** ENVISIONING **FUTURES**

---

Celebrating 45 Years of Service to Illinois Public Schools