



BOARD MEETING MEMORANDUM

Board Meeting Date: April 21, 2026

From: Aron Borowiak, Superintendent

Re: New Early Learning Facility Schematic Design

Attachment(s) Legat Architects Proposed Schematic Design for the New Early Learning Center; CCS Schematic Design Phase Summary - April 2026

Agenda Location: Consideration to Approve: Action Items

Rationale:

At today's Board meeting, Legat Architects will present the Schematic Design for the District's new Early Learning Center for Board review and approval. This phase represents the next step in the design process, building on the previously completed Concept Phase.

Background and Process

Large capital projects such as the Early Learning Center progress through four primary phases:

- Concept Phase (Vision and Goals) – Completed January 20, 2026
- Schematic Design (Preliminary Design and Floor Plan)
- Design Development (Refined Design)
- Construction Documentation (Final Build Plans)

During the Concept Phase, the District and design team established the overall vision and priorities for the facility, including safety, accessibility, age-appropriate learning environments, natural light, and efficient supervision and circulation. A preliminary building program and conceptual layouts were also developed.

Initial concepts resulted in a building size of approximately 80,000 square feet with an estimated cost of \$63 million, exceeding the District's target budget of \$53.5 million. This information provided a critical benchmark to guide refinements moving into the Schematic Design phase.



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Schematic Design Presentation

The Schematic Design presented today translates the District's vision, and is essential because it manifests the district's educational goals, space needs, and program requirements into initial building concepts that can be evaluated for functionality, cost, and alignment with long-term district priorities. This includes:

- Refined floor plans and spatial layout
- Building size and massing
- Initial site design, including traffic flow, parking, and outdoor learning spaces
- Conceptual mechanical, electrical, and infrastructure systems

This phase provides the Board with a clear representation of the project's scope and allows for informed decision-making regarding design, cost, and next steps.

Design Parameters and Recommendations

To align the project with the District's financial expectations, the design has been guided by the following parameters, as also outlined in the [January 2026 Board Memorandum](#):

- Target project budget of \$53.5 million
- Target building size of approximately 70,000 square feet
- Continued refinement of sitework and building systems
- Simplification of building massing and overall footprint
- Consideration of select spaces as potential add-alternates or shared-use areas

Two design options will be presented to the Board for consideration. Each option reflects different approaches to site layout, building configuration, and program delivery while still meeting the core requirements of the Early Learning Center. Reviewing multiple options allows the Board to evaluate trade-offs, including instructional space, student flow, safety, operational efficiency, and overall project costs. Other options may also be available.

Recommendation/Motion:

The administration recommends that the Board approve proceeding with a specific Schematic Design Option (Option to be stated) for the New Early Learning Center Facility Project. Approval of the schematic design does not commit the district to final construction details, but it is a critical milestone that establishes the direction of the project. It provides the foundation for more detailed design development, more refined cost estimates, and continued stakeholder engagement.