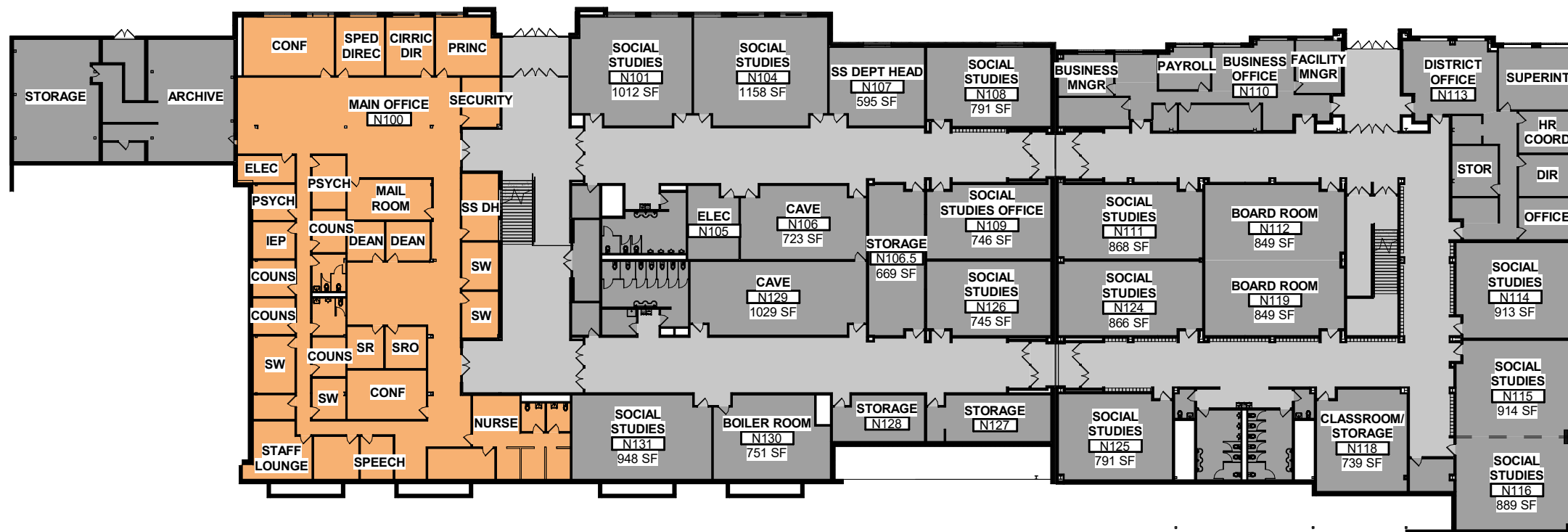




# 2025 GENERAL REMODELING UPDATE & 2026 PROJECT DISCUSSION

JUNE 16, 2025





# SCOPE OF WORK

- EXISTING TO REMAIN
- CIRCULATION (ETR)
- RENOVATED

FIRST FLOOR PLAN - UNDER CONSTRUCTION  
1" = 40'-0"

## 2025 GENERAL REMODELING

LEMONT HIGH SCHOOL

JUNE 16, 2025



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# SCOPE OF WORK

- EXISTING TO REMAIN
- CIRCULATION (ETR)
- RENOVATED


SECOND FLOOR PLAN - UNDER CONSTRUCTION  
1" = 40'-0"

2025 GENERAL REMODELING  
LEMONT HIGH SCHOOL  
JUNE 16, 2025



## SCOPE OF WORK

- EXISTING TO REMAIN
- CIRCULATION (ETR)
- RENOVATED

 THIRD FLOOR PLAN - UNDER CONSTRUCTION  
1" = 40'-0"

**2025 GENERAL REMODELING**  
LEMONT HIGH SCHOOL  
JUNE 16, 2025



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FIRST FLOOR OFFICE  
CEILINGS REMOVED  
FOR SCIENCE PIPING  
ABOVE



SECOND FLOOR  
BIOLOGY LAB  
ENTRANCES



SECOND FLOOR  
CHEMISTRY LABS



SECOND FLOOR  
SLAB INFILL AT  
EXISTING CHASE

**2025 GENERAL REMODELING**  
**LEMONT HIGH SCHOOL**  
JUNE 16, 2025



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SECOND FLOOR  
FUTURE RAMP  
LOCATION BETWEEN  
WEST CLASSROOMS  
AND 1997 ADDITION



SECOND FLOOR  
BUSINESS LAB



THIRD FLOOR CITGO  
WALL REMOVED FOR  
NEW GREEN SCREEN  
ROOMS



THIRD FLOOR CITGO  
GREEN SCREEN  
ROOMS AT  
REMOVED WALL







CHEMISTRY LAB N237

**2025 GENERAL REMODELING**  
LEMONT HIGH SCHOOL  
JUNE 16, 2025





BIOLOGY LAB N239

**2025 GENERAL REMODELING**  
LEMONT HIGH SCHOOL - LEMONT SCHOOL DISTRICT 210  
JUNE 16, 2025







PRODUCTION STUDIO N300-1



GREEN SCREEN

**2025 GENERAL REMODELING**  
**LEMONT HIGH SCHOOL**  
 JUNE 16, 2025







NORTH SCIENCE CORRIDOR

**2025 GENERAL REMODELING**  
**LEMONT HIGH SCHOOL**  
JUNE 16, 2025







WEST CORRIDOR LOOKING NORTHEAST

**2025 GENERAL REMODELING**  
**LEMONT HIGH SCHOOL**  
JUNE 16, 2025







Description	Expected Construction Duration	Estimated Costs*
Construction Costs		
Core & Collaboration Remodeling (w/ Related Roofs & HVAC)		
First Floor Core Collaboration Classrooms & Corridors	3 Months	\$2,640,000 - \$2,995,000
Second Floor Core Collaboration Classrooms & Corridors	3 Months	\$3,500,000 - \$3,800,000***
Third Floor Core Collaboration Classrooms & Corridors	3 Months	\$5,000,000 - \$5,750,000***
Third Floor Citgo Renovations	3 Months	\$350,000 - \$400,000***
Total		\$11,490,000 - \$12,945,000
Science Remodeling		
Second Floor Impacting 6 Science Labs and 1 Business Lab	3 Months	\$4,000,000 - \$4,750,000***
Total		\$4,000,000 - \$4,750,000
Floor Level Remodeling (w/ Related Roofs & HVAC)		
First Floor Classrooms & Offices	6 Months	\$4,340,000 - \$4,935,000
Second Floor Classrooms & Offices	6 Months	\$8,190,000 - \$9,135,000
Third Floor North Classrooms & Offices	6 Months	\$5,245,000 - \$5,905,000
Third Floor South and Fourth Floor South Classrooms & Offices	6 Months	\$2,825,000 - \$3,250,000
Total		\$20,600,000 - \$23,225,000
Furniture		
Per Core Level Remodeling Scope	2 Days/Core	\$130,000 - \$140,000
Per Floor Level Remodeling Scope	1 Week/Floor	\$295,000 - \$310,000
Total (All Floors)		\$1,700,000 - \$1,800,000

Description	Expected Construction Duration	Estimated Costs*
Field House		
Operations & Maintenance Remodeling		
Curtain Replacement & Equipment Service/Repair	2 Weeks	\$230,000 - \$270,000
Flooring Overlay/Replacement	2 Months	\$400,000 - \$700,000
Roof Replacement	3 Months	\$1,000,000 - \$1,100,000
Air Handler Replacement	3 Months	\$400,000 - \$450,000
Lighting, Sound, & General Renovation	3 Months	\$1,670,000 - \$1,950,000
Conversion to Multipurpose Spaces		
Convert to Black Box & Multipurpose, Renovate Support Spaces	12 months	\$6,700,000 - \$7,100,000
Addition		
Fieldhouse Addition**	18 months	\$37,000,000 - \$40,000,000**
Total		\$3,700,000 - \$47,200,000
		+ Site Work
Site		
Paving Replacements	3 Months	\$450,000 - \$550,000
Synthetic Fields Replacements	1 Month	\$600,000 - \$650,000
Total		\$1,050,000 - \$1,200,000
Additions		
Commons Expansion**	18 months	\$9,000,000 - \$10,000,000**
Band/Orchestra/Choral and Woodshop Addition**	18 months	\$6,000,000 - \$6,500,000**
Total		\$15,000,000 - 16,500,000
		+ Site Work

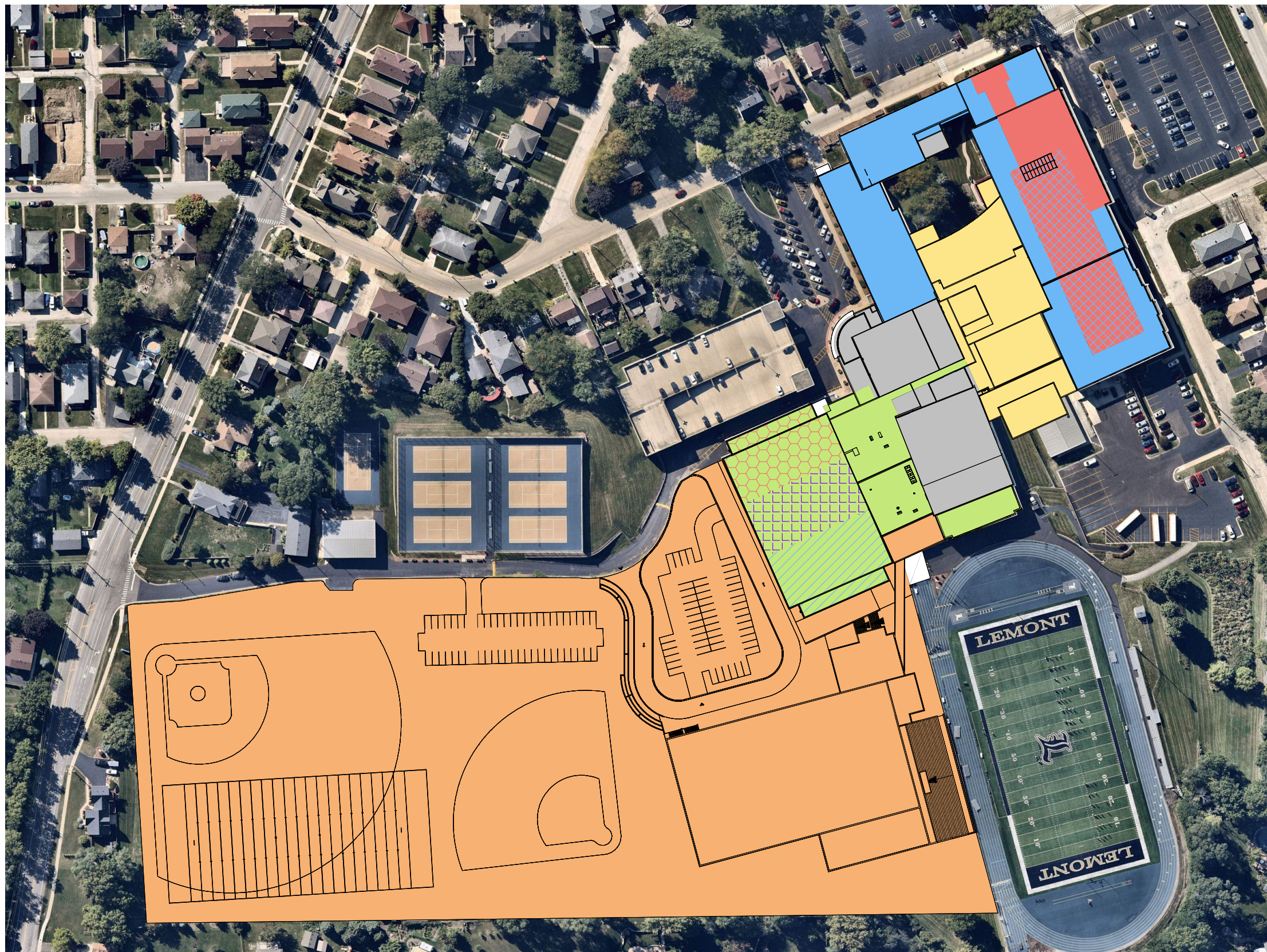
\*Note: Cost estimates do not include A/E fees, Owner soft costs (including testing services, surveys, legal costs, furniture and equipment, asbestos abatement, etc.) and escalation beyond 2023, unless otherwise noted.

\*\*Note: Final size and scope of potential additions work to be determined by Board and Administration.

\*\*\*Note: Cost estimates updated based on 2024 construction costs and do not include A/E fees, Owner soft costs, and escalation beyond 2024.







# CONSTRUCTION PHASING

-  1 MONTH PROJECT  
1 SUMMER
-  3 MONTH PROJECT  
1 SUMMER
-  3 MONTH PROJECTS  
3-4 SUMMERS
-  18 MONTH PROJECT  
SPRING START
-  18 MONTH PROJECT  
SPRING START
-  12 MONTH PROJECT  
OFFSEASON
-  EXISTING TO REMAIN

 OVERALL MASTER CONSTRUCTION PHASING PLAN  
1 : 1800

**2023 MASTER PLANNING**  
LEMONT HIGH SCHOOL  
JUNE 16, 2025



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Lemont High School District 210  
Master Planning  
Conceptual Project Package Phasing  
(Exact Order To Be Determined)

April 15, 2024



Description	Estimated Costs*
Construction Costs (Building & Site)	
<b>Phase 1 - One Month Project - Summer</b>	
Fieldhouse Curtain Replacement & Equipment Service/Repair	\$230,000 - \$270,000
<b>Total</b>	<b>\$230,000 - \$270,000</b>
<b>Phase 2 -Three Month Project - Summer</b>	
Second Floor Impacting 6 Science Labs and 1 Business Lab	\$4,000,000 - \$4,750,000***
Second Floor Core Collaboration Classrooms & Corridors	\$3,500,000 - \$3,800,000***
Third Floor Citgo Renovations	\$350,000 - \$400,000***
Furniture	\$130,000 - \$140,000
Fieldhouse Flooring Overlay/Replacement	\$400,000 - \$700,000
<b>Total</b>	<b>\$8,380,000 - \$9,790,000***</b>
<b>Phase TBD - Three Month Projects - Multiple Summers</b>	
First Floor Core Collaboration Classrooms & Corridors	\$2,640,000 - \$2,995,000
Third Floor Core Collaboration Classrooms & Corridors	\$5,000,000 - \$5,750,000***
First Floor Classrooms & Offices	\$4,340,000 - \$4,935,000
Second Floor Classrooms & Offices	\$8,190,000 - \$9,135,000
Third Floor North Classrooms & Offices	\$5,245,000 - \$5,905,000
Third Floor South and Fourth Floor South Classrooms & Offices	\$2,825,000 - \$3,250,000
Furniture	\$1,570,000 - \$1,660,000
Field House Roof Replacement	\$1,000,000 - \$1,100,000
Field House Air Handler Replacement	\$400,000 - \$450,000
Field House Lighting, Sound, & General Renovation	\$1,670,000 - \$1,950,000
<b>Total</b>	<b>\$32,880,000 - \$37,130,000</b>

Description	Estimated Costs*
<b>Phase TBD - Eighteen Month Project - Spring Start</b>	
Commons Expansion**	\$9,000,000 - \$10,000,000**
Band/Orchestra/Choral & Woodshop Addition**	\$6,000,000 - \$6,500,000**
<b>Total</b>	<b>\$15,000,000 - \$16,500,000</b>
<b>Phase TBD - Eighteen Month Project - Spring Start</b>	
Fieldhouse Addition**	\$37,000,000 - \$40,000,000**
Paving Replacements	\$450,000 - \$550,000
Synthetic Field Replacement	\$600,000 - \$650,000
<b>Total</b>	<b>\$38,050,000 - \$41,200,000</b>
	<b>+ Site Work</b>
<b>Phase TBD - Twelve Month Project - Offseason</b>	
Athletics Remodeling	\$6,700,000 - \$7,100,000
<b>Total</b>	<b>\$6,700,000 - \$7,100,000</b>

\*Note: Cost estimates do not include A/E fees, Owner soft costs (including testing services, surveys, legal costs, furniture and equipment - unless noted otherwise, asbestos abatement, etc.) and escalation beyond 2023.

\*\*Note: Final size and scope of potential additions work to be determined by Board and Administration.

\*\*\*Note: Cost estimates updated based on 2024 construction costs and do not include A/E fees, Owner soft costs, and escalation beyond 2024.





 SECOND FLOOR PLAN - PROPOSED SCIENCE AND COLLABORATION PHASE 2  
1" = 40'-0"





## SCOPE OF WORK

- EXISTING TO REMAIN
- CIRCULATION (ETR)
- RENOVATED

THIRD FLOOR PLAN - PROPOSED SCIENCE AND COLLABORATION PHASE 2  
1" = 40'-0"

2026 PROJECT DISCUSSION  
LEMONT HIGH SCHOOL  
JUNE 16, 2025



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NORTH CORRIDOR

**2026 GENERAL REMODELING**  
LEMONT HIGH SCHOOL  
JUNE 16, 2025







NORTH CORRIDOR LOOKING TOWARD CORE

**2025 & 2026 GENERAL REMODELING**  
**LEMONT HIGH SCHOOL**  
 JUNE 16, 2025







CORE LOOKING SOUTH

**2025 & 2026 GENERAL REMODELING**  
**LEMONT HIGH SCHOOL**  
 JUNE 16, 2025







11 CORRIDOR OUTSIDE MAKERSPACE

**2025 & 2026 GENERAL REMODELING**  
**LEMONT HIGH SCHOOL**  
APRIL 10, 2025







CORRIDOR VIEW 6

**2026 GENERAL REMODELING**  
LEMONT HIGH SCHOOL  
JUNE 6, 2025







 SECOND FLOOR PLAN - PROPOSED GENERAL CLASSROOMS FINISHES & FURNITURE  
1" = 40'-0"





**Lemont High School District 210  
2026 Potential Projects  
Scope of Work Cost Estimates**

June 16, 2025

The following are cost estimates for scopes of work for potential 2026 construction projects at Lemont High School. Costs are based on 2025 construction pricing of similar scope and have been organized by project.

**Second Floor Phase 2**

**Base Bid**

Two Physics Labs, corridor finishes on east side of second floor, and furniture \$1,900,000 - \$2,100,000

- Includes prep for future atrium

**Alternate Bids**

#1 – Collaboration Core/Classroom/Corridor, Science Department Office & Staff Collaboration offices, Maker Space, corridor finishes in center of second floor, and furniture \$2,200,000 - \$2,400,000

- Maker Space relocated from Citgo

#2 – Toilet room remodeling (center of second floor) \$200,000 - \$400,000

**Estimated Project Construction Cost Total** **\$4,300,000 - \$4,900,000**

- Remaining A/E Fees \$85,000 - \$90,000
- Testing, and Contingencies (5%) \$290,000 - \$330,000

**Estimated Total Project Cost** **\$4,595,000 - \$5,320,000**

**Second Floor General Classroom Finishes and Furniture**

Replace flooring, ceilings, lighting, wall finishes, and furniture in all second floor perimeter classrooms and offices \$3,250,000 - \$3,750,000

- Modify/update mechanical system as required

**Estimated Project Construction Cost Total** **\$3,250,000 - \$3,750,000**

- A/E Fees \$290,000 - \$340,000
- Testing, and Contingencies (5%) \$160,000 - \$190,000

**Estimated Total Project Cost** **\$3,700,000 - \$4,280,000**