

Greenbrier Elementary School Proposed Expansion

Presented to the Board of Education
June 15th, 2017



Greenbrier Study 2014 - Present

- **December 2014**

- Included in report to the BOE on sites needing study

- **February 2015**

- Enrollment report shared with the BOE showing steady enrollment or growing enrollment trend

- **April/May/June 2016**

- Phase 2 recommendation to address in 2017.

Presented at Previous Board Meeting



Enrollment Update

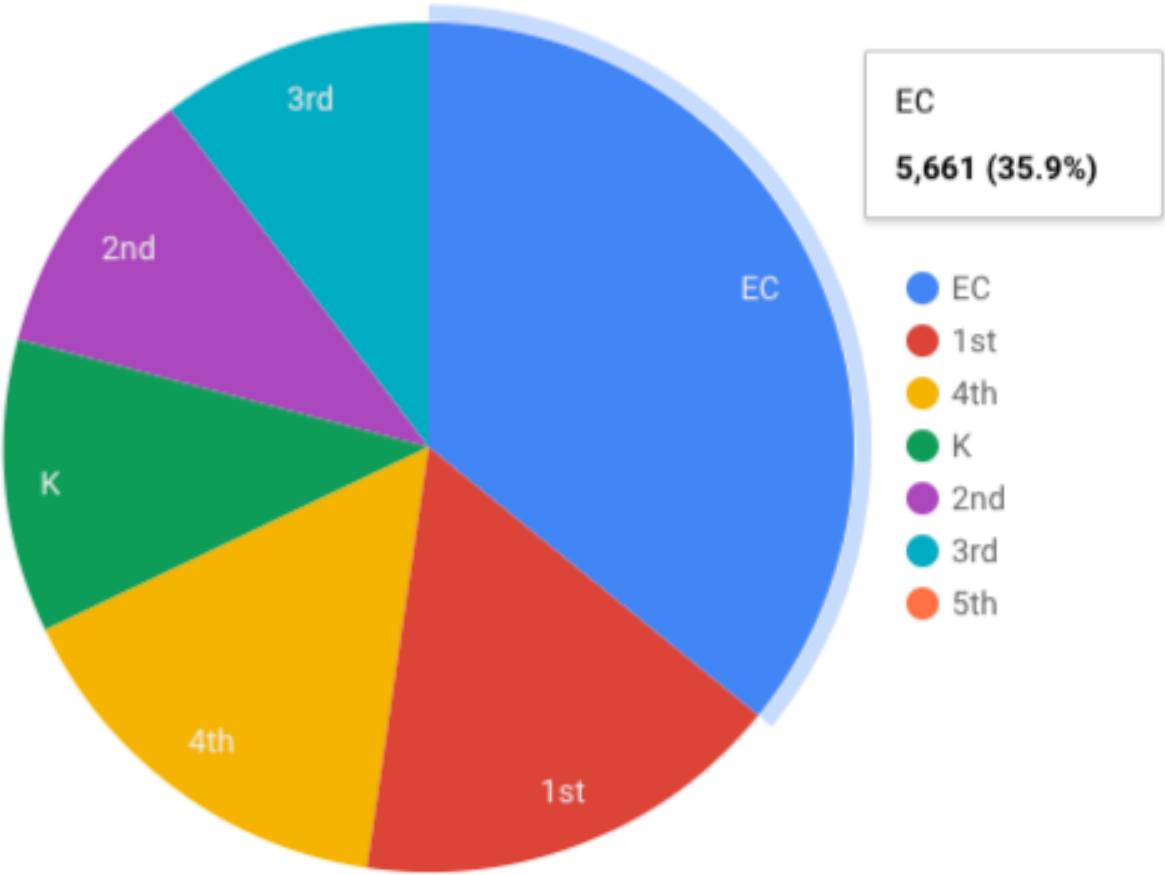
	2014-15	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
K-5	243	276	293	300	306	320	312
EC		180 + wait list	185 + wait list	195 + wait list	195 + wait list	205 + wait list	205 + wait list

Presented at Previous Board Meeting



Existing Classroom Data

Grade	# of Classrooms	Square Footage	Notes
EC	7	5,661	
K	2	1,761	
1	3	2,598	
2	2	1,662	
3	2	1,640	
4	3	2,463	
5	2	1,450*	*In Modular Classrooms
Current Utilization	21*	17,235*	*Includes Modular Classrooms
Modular Classrooms	-2	-1,450	Temporary Solution
EC Room 121 (610sf L Shaped Room)	-1	-610	Not a Typical Classroom Orientation or Size
Current Full Size Classroom Equivalent Within Greenbrier	18	15,175	



Current Classroom Utilization by Square Footage

Space Usage Update

- **Modular Classroom Building**
 - 2 fifth grade classrooms
- **Converted Office Space**
 - 2 special services classrooms
- **Converted Office Space**
 - Sensory / motor room
- **Lack of Therapy Space**
 - Speech language pathologists share a classroom as a therapy AND office space
 - AP Office used for therapy
 - Music room used for therapy

Presented at Previous Board Meeting



Recommend Solution / Plan

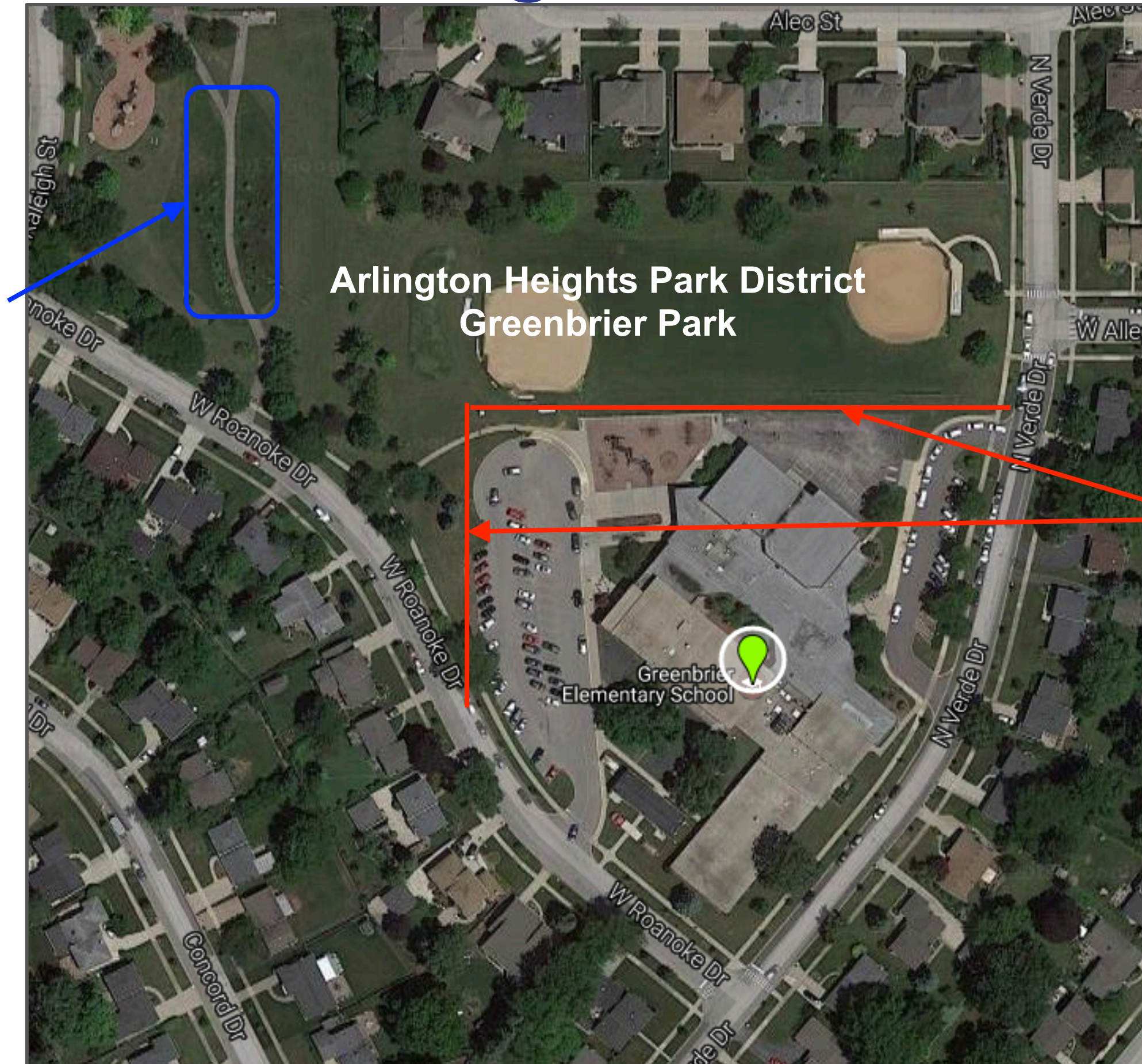
- **It's time to address Greenbrier as planned!**
- **Reviewed numerous options**
 - Relocate Early Childhood
 - Several Renovation Ideas @ Greenbrier
- **Proposal = Addition @ Greenbrier**
 - 4 classrooms
 - Several therapy delivery and group spaces

Presented at Previous Board Meeting



Greenbrier - Existing Site

Greenbrier
Elementary School
Stormwater
Detention Through
Intergovernmental
Agreement with
Park District



Arlington Heights Park District
Greenbrier Park

Greenbrier Elementary
School Property Lines

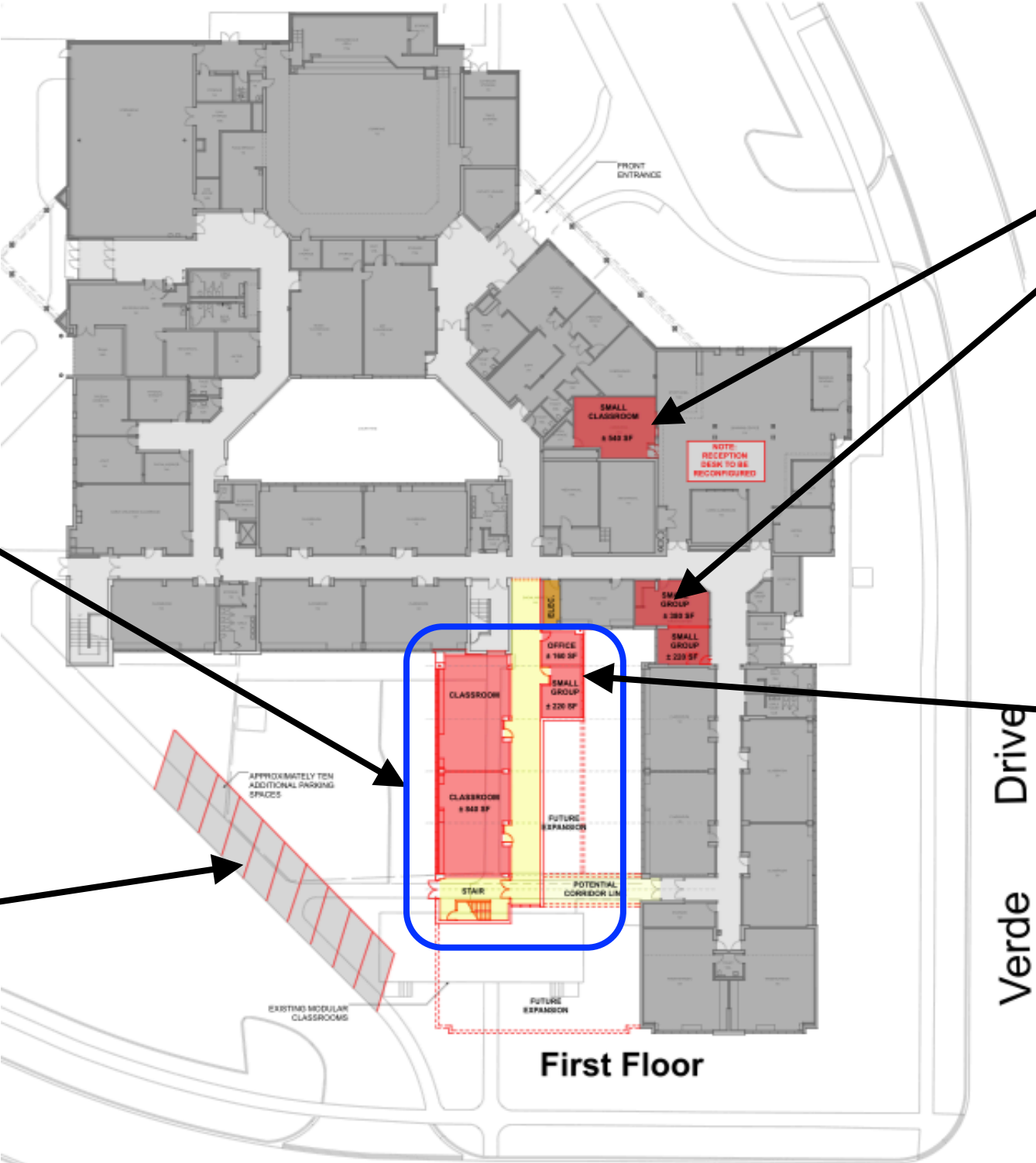
Greenbrier - Option 6 Overview

Proposed (2) Story Classroom Addition

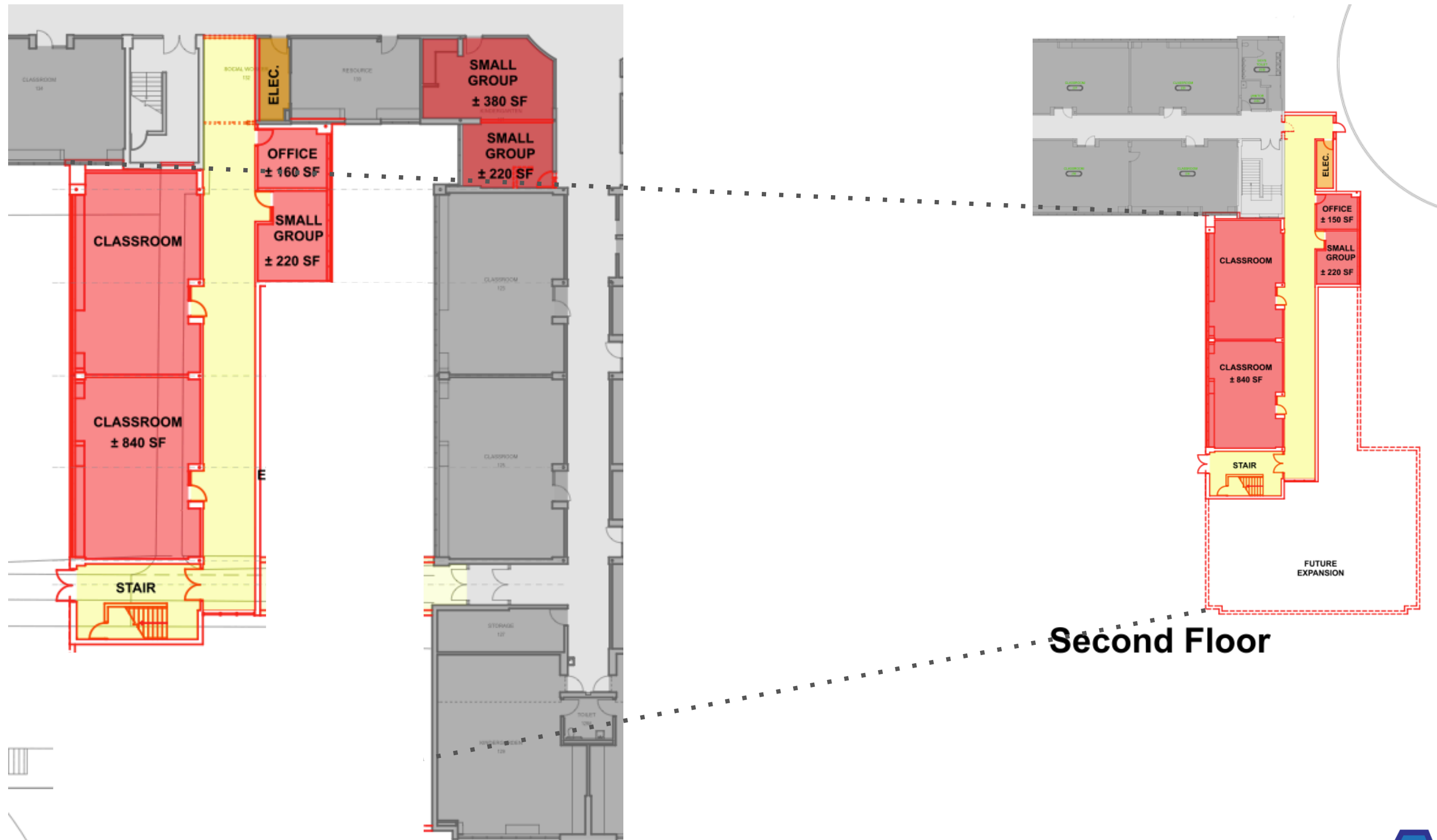
Renovated Classroom Spaces in Existing Building

Small Group and Office Locations

Potential Additional Parking Spaces



Greenbrier - Potential Addition



First Floor

Second Floor

Rendering of Addition



Summary of Proposed Addition

New Construction

- Addition of (4) New Classrooms
- Addition of (2) New Offices
- Addition of (2) New Small Group Spaces
- Relocation of EC Playground due to expansion

Renovations

- Renovation of Existing Computer Lab into Small Classroom (540sf)
- Renovation of Existing Odd Shaped Small Classroom into (2) Small Group Spaces

Additional Considerations

- Additional Parking
- Stormwater detention with Park District
- Renovated Playground
- Traffic Flow / Drop off and Pickup



Estimated Cost

Greenbrier Expansion Option 6 Design Development Level Budget		
Description	Lower Estimated Cost	Upper Estimated Cost
Design and Consulting		
Architect and Engineer 7%	\$310,000	\$440,000
Construction Manager Fee 4.5%	\$200,000	\$280,000
Fixed General Conditions 2%	\$88,000	\$125,000
General Conditions 1.4%	\$62,000	\$89,000
P&P Bond 1%	\$44,000	\$63,000
Insurance .67%	\$30,000	\$43,000
Construction / Renovations		
2-Story Addition (8,280sf) (4 Classrooms + Breakout Space)	\$4,100,000	\$5,900,000
Contingency Cost	\$350,000	\$350,000
Project Total Cost	\$5,184,000	\$7,290,000

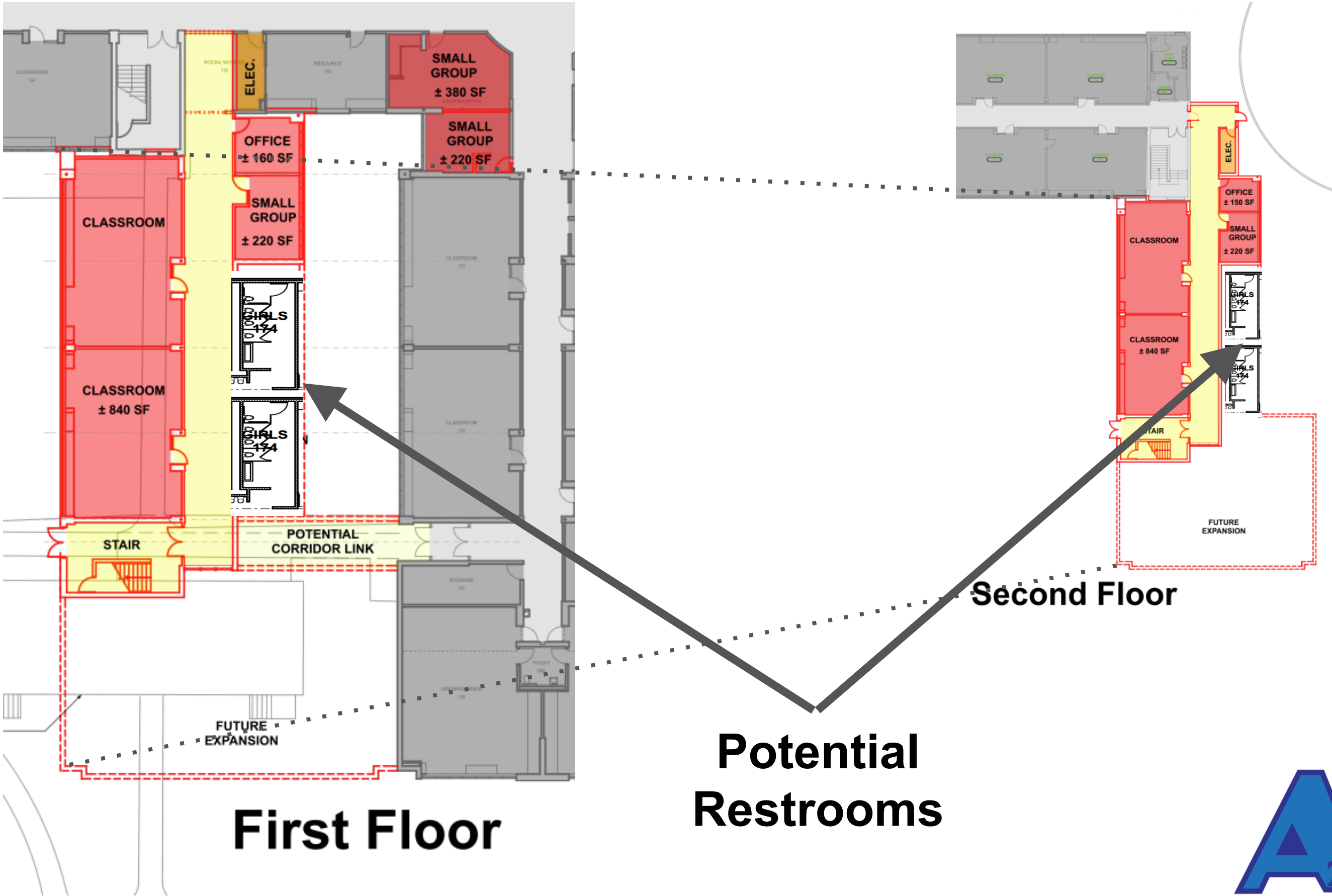


Estimated Cost with Gym A/C

Greenbrier Expansion Option 6 Design Development Level Budget With Air Conditioned Gym		
Description	Lower Estimated Cost	Upper Estimated Cost
Design and Consulting		
Architect and Engineer 7%	\$310,000	\$440,000
Construction Manager Fee 4.5%	\$200,000	\$280,000
Fixed General Conditions 2%	\$88,000	\$125,000
General Conditions 1.4%	\$62,000	\$89,000
P&P Bond 1%	\$44,000	\$63,000
Insurance .67%	\$30,000	\$43,000
Construction / Renovations		
2-Story Addition (8,280sf) (4 Classrooms + Breakout Space)	\$4,100,000	\$5,900,000
Air Condition Existing Gym	\$125,000	\$175,000
Contingency Cost	\$350,000	\$350,000
Project Total Cost	\$5,309,000	\$7,465,000



Greenbrier - Potential Option 6 with Restrooms



Estimated Cost with Restrooms and Gym A/C

Greenbrier Expansion Option 6 Design Development Level Budget With Restrooms and Air Conditioned Gym		
Description	Lower Estimated Cost	Upper Estimated Cost
Design and Consulting		
Architect and Engineer 7%	\$310,000	\$440,000
Construction Manager Fee 4.5%	\$200,000	\$280,000
Fixed General Conditions 2%	\$88,000	\$125,000
General Conditions 1.4%	\$62,000	\$89,000
P&P Bond 1%	\$44,000	\$63,000
Insurance .67%	\$30,000	\$43,000
Construction / Renovations		
2-Story Addition (8,280sf) (4 Classrooms + Breakout Space)	\$4,100,000	\$5,900,000
Add Girls and Boys First and Second Floor Restrooms (1,000 total)	\$475,000	\$650,000
Air Condition Existing Gym	\$125,000	\$175,000
Contingency Cost	\$350,000	\$350,000
Project Total Cost	\$5,784,000	\$8,115,000



Proposed Timeline

- End of July 2017 - Publish Bid Documents
- Early September 2017 - Bid Opening
- Mid October 2017 - Final Village Approval
- End of October 2017 - BOE Review and Approve Construction Bids
- End of October / Early November - Start Construction

