

The logo for Wold Architects and Engineers, featuring the word "Wold" in white text on a red, irregularly shaped background.

**Wold**

A photograph of a school gymnasium with children playing. The gym has a polished wooden floor with blue and yellow markings. Several orange traffic cones are placed on the floor. In the background, there is a basketball hoop, a bulletin board with colorful papers, and a blue wall with circular decorations. Children are scattered throughout the gym, some sitting on the floor and others standing.

# **BRENTWOOD ELEMENTARY SCHOOL STUDY**

**COMMUNITY CONSOLIDATED SCHOOL DISTRICT 59**

**WOLD ARCHITECTS AND ENGINEERS | BOARD OF EDUCATION - NOVEMBER 13, 2023**





## OUR TEAM



**Mike Eichhorn**  
Principal-in-charge  
Wold Architects & Engineers



**Alison Andrews**  
Educational Planner  
Wold Architects & Engineers



**David Filipowski**  
Project Designer  
Wold Architects & Engineers



COMMUNITY CONSOLIDATED  
SCHOOL DISTRICT 59

## AGENDA

# BRENTWOOD ELEMENTARY SCHOOL STUDY DRAFT 11-13-23

## Agenda:

- Progress of Design
- Revised Plan Options and Costs
- Summary Comparison Matrix
- Timeline and Statement
- Discussion





## PROGRESS UPDATE BRENTWOOD ELEMENTARY

Made revisions and advanced plans based on:

- Teacher and staff feedback meetings (Gym, Courtyard, Art/Music on cart, 3 sections)
- Board discussion from 10-23-23 - narrowed the options

Anticipate comments from Park District 11-15-23 meeting



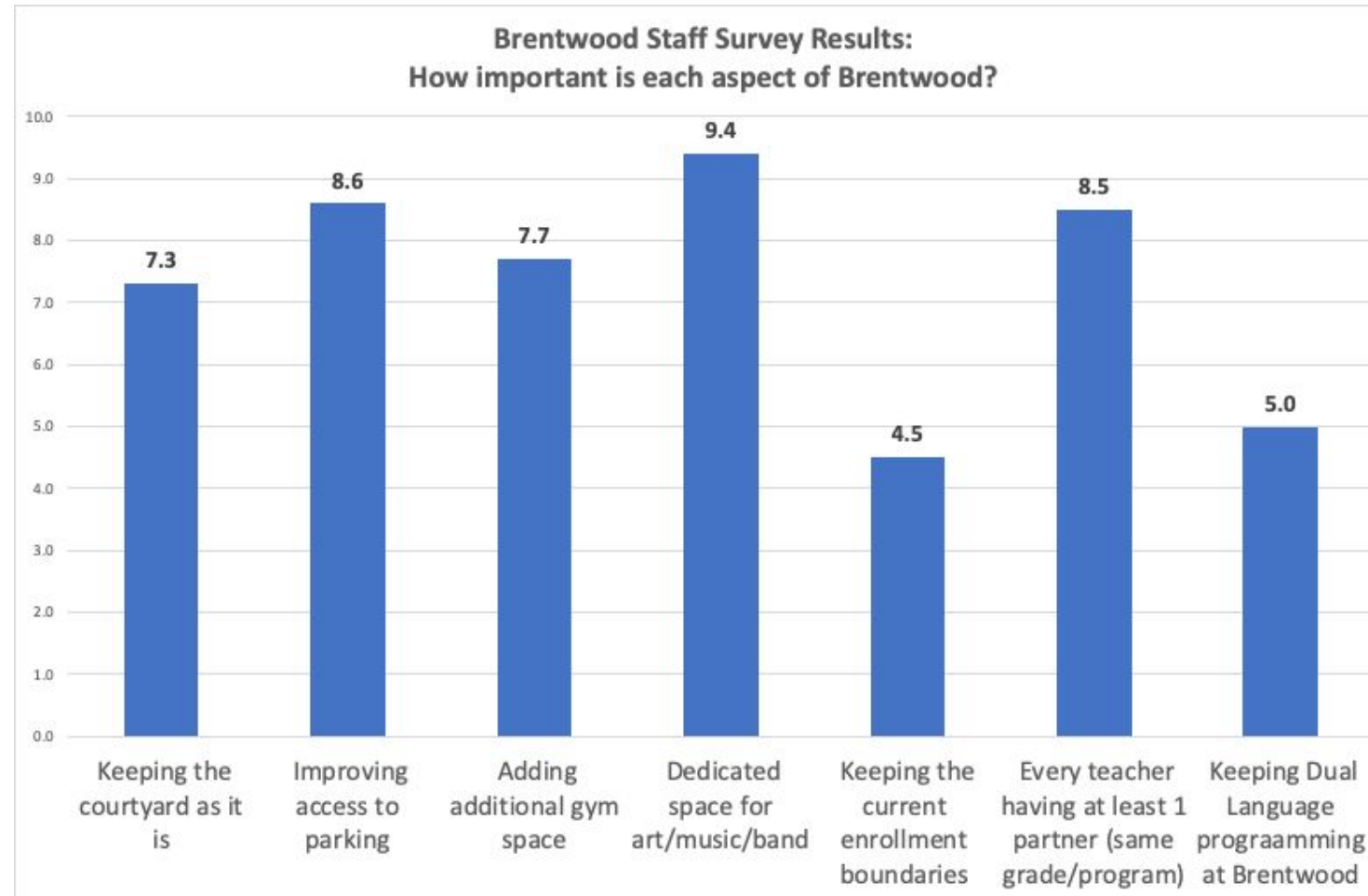
BRENTWOOD GYM



COMMUNITY CONSOLIDATED  
SCHOOL DISTRICT 59

## PROGRESS UPDATE BRENTWOOD ELEMENTARY

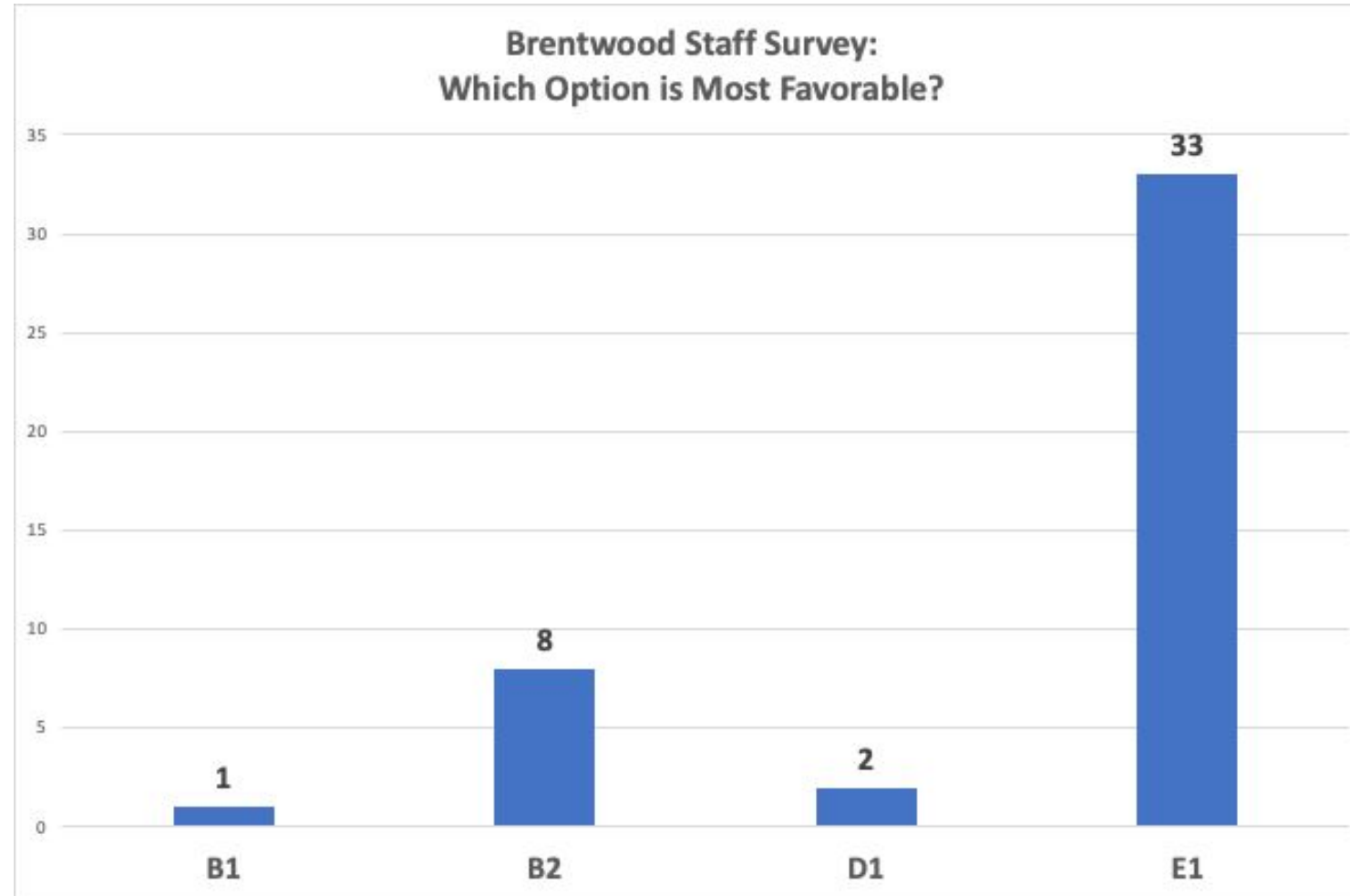
### STAFF FEEDBACK





## PROGRESS UPDATE BRENTWOOD ELEMENTARY

### STAFF FEEDBACK







# BRENTWOOD EXPANSION DRAFT 11-13-23

## OPTION - B1



NEW ADDITION: 9,730 SF  
NEW KITCHEN: 800 SF  
NEW GYM: 3,370 SF

KITCHEN RENOVATION: 560 SF  
GYM RENOVATION: 765 SF

NEW PARKING: 12 SPOTS  
TOTAL PARKING: 63 SPOTS

### CONSIDERATIONS:

- MOBILE CLASSROOMS REMOVED
- KINDERGARTEN CONSTRUCTION IN COURTYARD IS DIFFICULT
- EXISTING PLAYGROUND NEEDS TO BE RELOCATED
- GYM IS NOT IDEAL SIZE DUE TO SETBACK (>5,000 sf)
- ADDITIONAL PARKING ALONG BRENTWOOD DR
- PARKING LOT ENTRY NEEDS TO BE REWORKED AROUND NEW GYM

**\$11.7M**

NOTE: THESE ARE CONCEPT PLANS FOR DISCUSSION PURPOSES ONLY AND HAVE NOT BEEN REVIEWED OR APPROVED BY THE MT. PROSPECT PARK DISTRICT. THIS IS STRICTLY AN EXERCISE TO IDENTIFY ALL POSSIBLE OPTIONS THAT MAY OR MAY NOT EXIST.

1

### BRENTWOOD ELEMENTARY SCHOOL EXPANSION STUDY - OPTION B1

1" = 60'-0"





COMMUNITY CONSOLIDATED  
SCHOOL DISTRICT 59

# BRENTWOOD EXPANSION DRAFT 11-13-23

## OPTION - B2



- NEW ADDITION: 12,080 SF
- NEW GYM: 3,370 SF
- NEW KITCHEN: 800 SF
- KITCHEN RENOVATION: 765 SF
- GYM RENOVATION: 765 SF
- NEW PARKING: 12 SPOTS  
TOTAL PARKING: 63 SPOTS

### CONSIDERATIONS:

- MOBILE CLASSROOMS REMOVED
- KINDERGARTEN CONSTRUCTION IN COURTYARD IS DIFFICULT
- EXISTING PLAYGROUND REMAINS IN PLACE
- GYM IS NOT IDEAL SIZE DUE TO SETBACK (>5,000 sf)
- ADDITIONAL PARKING ALONG BRENTWOOD DR
- PARKING LOT ENTRY NEEDS TO BE REWORKED AROUND NEW GYM

**\$12.3M**

**NOTE: THESE ARE CONCEPT PLANS FOR DISCUSSION PURPOSES ONLY AND HAVE NOT BEEN REVIEWED OR APPROVED BY THE MT. PROSPECT PARK DISTRICT. THIS IS STRICTLY AN EXERCISE TO IDENTIFY ALL POSSIBLE OPTIONS THAT MAY OR MAY NOT EXIST.**

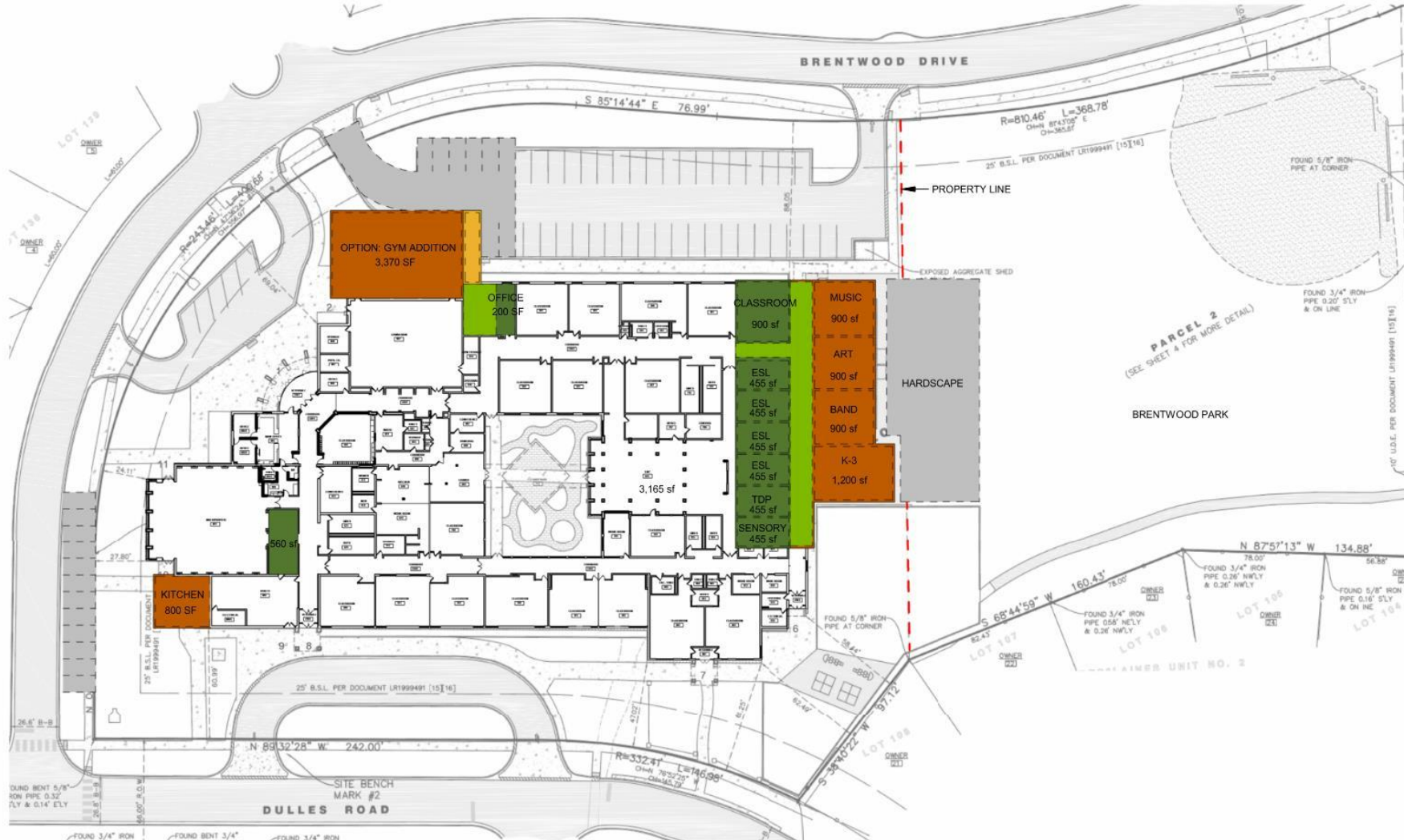




COMMUNITY CONSOLIDATED  
SCHOOL DISTRICT 59

# BRENTWOOD EXPANSION DRAFT 11-13-23

## OPTION - D1 (3-SECTIONS)



NEW ADDITION: 4,455 SF  
NEW KITCHEN: 800 SF  
NEW GYM: 3,370 SF

RENOVATION: 6,385 SF  
KITCHEN RENOVATION: 560 SF  
GYM RENOVATION: 765 SF

NEW PARKING: 12 SPOTS  
TOTAL PARKING: 63 SPOTS

### CONSIDERATIONS:

- MOBILE CLASSROOMS REMOVED
- REQUIRES DEMO & RENO AT FIRST FLOOR
- EXISTING PLAYGROUND REMAINS IN PLACE
- EXISTING HARDSCAPE WILL NEED TO BE MOVED/RECONSTRUCTED
- GYM IS NOT IDEAL SIZE DUE TO SETBACK (>5,000 sf)
- ADDITIONAL PARKING ALONG BRENTWOOD DR.
- PARKING LOT ENTRY NEEDS TO BE REWORKED AROUND NEW GYM

**\$10.5M**

NOTE: THESE ARE CONCEPT PLANS FOR DISCUSSION PURPOSES ONLY AND HAVE NOT BEEN REVIEWED OR APPROVED BY THE MT. PROSPECT PARK DISTRICT. THIS IS STRICTLY AN EXERCISE TO IDENTIFY ALL POSSIBLE OPTIONS THAT MAY OR MAY NOT EXIST.

1

BRENTWOOD ELEMENTARY SCHOOL EXPANSION STUDY - OPTION D1 (3-SECTIONS)

1" = 60'-0"

0 45' 90'



# BRENTWOOD EXPANSION DRAFT 11-13-23

## OPTION - E1 (3-SECTIONS)



- NEW ADDITION: 10,400 SF
- NEW KITCHEN: 800 SF
- RENOVATION: 11,040 SF
- KITCHEN RENO: 560 SF
- NEW PARKING: 14 SPOTS  
TOTAL PARKING: 69 SPOTS

### CONSIDERATIONS:

- MOBILE CLASSROOMS REMOVED
- REQUIRES DEMO & RENO AT FIRST FLOOR
- EXISTING HARDSCAPE WILL NEED TO BE MOVED/RECONSTRUCTED
- FULL SIZE GYM (5,000 SF)
- REQUIRES PURCHASE OF ADJACENT PROPERTY
- PARKING LOT TO BE EXPANDED
- ADDS KITCHEN & SERVERY
- EXPANDS LRC
- FUTURE READY

**\$13.8M**

NOTE: THESE ARE CONCEPT PLANS FOR DISCUSSION PURPOSES ONLY AND HAVE NOT BEEN REVIEWED OR APPROVED BY THE MT. PROSPECT PARK DISTRICT. THIS IS STRICTLY AN EXERCISE TO IDENTIFY ALL POSSIBLE OPTIONS THAT MAY OR MAY NOT EXIST.

1

**BRENTWOOD ELEMENTARY SCHOOL EXPANSION STUDY - OPTION E1 (3 SECTIONS)**

1" = 60'-0"

0 45' 90'





COMMUNITY CONSOLIDATED  
SCHOOL DISTRICT 59

## BRENTWOOD STUDY FINDINGS OTHER PROGRAMMATIC NEEDS

Cost of additions shown in the  
Options:

- New Kitchen = \$750K
- 2nd gym = \$2M



BRENTWOOD KITCHEN ADDITION








BRENTWOOD GYM ADDITION -  
B1, B2, D1 OPTIONS ONLY



COMMUNITY CONSOLIDATED  
SCHOOL DISTRICT 59

# BRENTWOOD EXPANSION PLANS DRAFT 11-13-23 - SUMMARY COMPARISON

BRENTWOOD ELEMENTARY SCHOOL EXPANSION STUDY - CCSD 59 - WOLD ARCHITECTS AND ENGINEERS DRAFT 11-13-23					
	EXISTING	OPTION B		OPTION D	OPTION E
					
	EXIST. PLAN	B1	B2	D1	E1
Option Criteria:	Existing space program and utilization	Provide additional space program areas to address PRIORITY NEEDS and support current instructional methods. Includes new gym, band/orchestra room and student support spaces	Provide additional space program areas to address PRIORITY NEEDS and support current instructional methods. Includes new gym, band/orchestra room and student support spaces	Provides space program areas to address PRIORITY NEEDS with a 3-section grade level model	Provides space program areas for FUTURE-READY LEARNING with a 3-section grade level model
CONSIDERATIONS	Programming Notes	-	PRIORITY NEEDS, GYM SIZE NOT IDEAL	PRIORITY NEEDS, GYM SIZE NOT IDEAL	PRIORITY NEEDS, GYM SIZE NOT IDEAL
	New Addition SF	-	13,900 SF	16,250 SF	11,200 SF
	Renovation SF	-	1,325 SF	1,530 SF	11,600 SF
	Project Budget	-	\$11.6M	\$12.3M	\$10.4M
	Construction Timeline depends on design authorization and access	-	12 Months	12 Months	6 Months
	Existing Playground	-	Relocated	No work	No work
	Parking	53 spaces existing	(12) spaces added, includes on-street spaces	(12) spaces added, includes on-street spaces	(14) off-street spaces added, and (12) on-street
	Building Construction	One-story	One-story addition	One-story addition	One-story addition
	Park District Property Use	Partial IGA	IGA for outdoor play areas	IGA for outdoor play areas	Land purchase (pending Park District approval)
	Construction Phasing	-	Mobile removed for construction Courtyard construction difficult and disruptive Multiple additions (1) classroom displaced for Gym addition	Mobile removed for construction Courtyard construction difficult and disruptive Multiple additions (1) classroom displaced for Gym addition	Mobile removed for construction Multiple Additions Interior classroom renovation





COMMUNITY CONSOLIDATED  
SCHOOL DISTRICT 59

## TIMELINE BRENTWOOD ELEMENTARY

### IMPACT OF 3-SECTION OPTIONS (DI, EI)

- Both of these options would require fewer students at Brentwood through either:
  - Boundary Changes
  - Programmatic Moves
  - Combination of boundary changes and programmatic moves





COMMUNITY CONSOLIDATED  
SCHOOL DISTRICT 59

## TIMELINE BRENTWOOD ELEMENTARY

### PROPOSED TIMELINE:

- November '23 - Park District Meeting 11-15-23 for District to intro prelim ideas to Park District Board for consideration of use of land. No decisions have been made.
- November '23 - Feedback from staff and option refinement. Wold will made effective progress in narrowing options and keep moving forward.
- Dec '23 BOE - Recommend Wold to proceed fully with one option
- 2024 - Design, Park District reviews, Zoning Reviews
- 2024-25 - Construction - pending review and approvals
- August 2025 - Completion for the 2025 - 2026 School year







COMMUNITY CONSOLIDATED  
SCHOOL DISTRICT 59

## FUNDING BRENTWOOD ELEMENTARY

### POTENTIAL FUNDING SOURCES

- Funding will come from saved funding out of the capital improvement and construction fund
- This will not increase taxes
- This will not require a bond



COMMUNITY CONSOLIDATED  
SCHOOL DISTRICT 59

## STATEMENT OF NEED BRENTWOOD ELEMENTARY

### Statement of Need:

Brentwood Elementary School has needs for expansion as a result of space and programmatic growth. These needs are for additional classrooms to accommodate the current and future student curriculum, and add support spaces that correspond to those increase in student needs. Spaces needed include core education classrooms, music, art, band, as well as options to address priority needs for a future-ready school which includes a gym, kitchen, professional learning, and specialized instruction. Options range in scope and budget as per the concept drawings proposed.

The options require the use of adjacent park district property either for playground space, hardscape play, or for the actual additions. In conclusion, CCSD59 values improvements for the benefit of all students, community and the general public.



The logo for Wold, featuring the word "Wold" in white text on an orange, angular background.

Wold

# Q+A/DISCUSSION

A wide-angle photograph of a modern library interior. In the foreground, three students are seated on blue and grey armchairs, each using a laptop. A young man is on the left, a young woman is in the center, and a young boy is on the right. In the background, a man in a blue shirt stands behind a long wooden service counter. To the right, a student is seated at a white desk, also using a laptop. Bookshelves filled with books line the walls, and the ceiling is equipped with numerous recessed fluorescent lights. The overall atmosphere is bright and functional.