



**Global Component Priority List Ranked Based on Guiding Principles**  
**HTHSD 86 MASTER FACILITY PLAN REFRESH**  
**August 28, 2015**

	<b>SOUTH HS</b>	<b>CENTRAL HS</b>	<b>DISTRICT ADMINISTRATION</b>
Existing Building Area	<b>429,815 square feet</b>	<b>460,139 square feet</b>	<b>5,900 square feet</b>
Student Population Fall 2015	1,598 (1,840 Fall 2010)	2,841 (2,722 Fall 2010)	NA
Square Feet Per Student (Fall 2015)	269 sqft/student (234 Fall 2010)	162 sqft/student (169 Fall 2010)	NA

<b>GROUP 1</b>				<b>GROUP 1 ESTIMATE</b>
Light Renovation	2,500	1,750		<b>\$211,256,223</b> (not including 30, 37, 49, and 50 below - TBD)
Heavy Renovation	84,400	116,300	5,900	
Additions	55,000	206,100	5,000	
<b>Total Building Area (Existing + Group 1 Additions)</b>	484,815 square feet	666,239 square feet	10,900 square feet	
Square Feet Per Student (using Fall 2015)*	303 sqft/student	235 sqft/student	NA	

\* See page 9 for square feet per student comparisons to other high schools.

<b>GROUP 2</b>				<b>GROUP 2 ESTIMATE</b>
Heavy Renovation	0	1,500	0	<b>\$14,390,670</b> (not including 63, 75, and 80 below - TBD)
Additions	1,200	1,200	0	
<b>Total Building Area (Existing + Groups 1 and 2 Additions)</b>	486,015 square feet	667,439 square feet	10,900 square feet	
Square Feet Per Student (using Fall 2015)	304 sqft/student	235 sqft/student	NA	

<b>GROUP 3</b>				<b>GROUP 3 ESTIMATE</b>
Heavy Renovation	9,700	0	0	<b>\$3,590,070</b>
Additions	1000	0	0	
<b>Total Building Area (Existing + Groups 1 and 2 Additions)</b>	487,015 square feet	667,439 square feet	10,900 square feet	
Square Feet Per Student (using Fall 2015)	310	234	NA	

\* Global Priority Ranking is based on the total number of points each Functional Team priority received.

\*\* Total points are calculated as follows: The sum of points received in each Guiding Principle category. The points are calculated by taking the number of SC votes received in a Guiding Principle category x the weighted ranking of that category.

	GROUP 1 (high level of priority) - Primary driver - Program / Planning
	GROUP 2 (mid level of priority) - Primary driver - Safety / Infrastructure / Maintenance / ADA
	GROUP 3 (low level of priority) - Primary driver - Program / Planning

RANK*	COMPONENT PRIORITY	DESCRIPTION	TOTAL POINTS**	CONSTRUCTION TYPE	GROSS SQUARE FEET	PRIORITY ESTIMATE	COMMENTS
1	PE1b. Component 2	An addition for new expanded Wrestling, Gymnastics, and Fitness spaces at Central HS.	545	Heavy Renovation Addition	3,000 36,200	\$16,228,200	<i>Vacated Wrestling room becomes available for Special Education expansion. Although not listed as a priority at South by the PE/Athletics Functional team in their executive summary, new wrestling, gymnastics, and other support spaces were also identified as a need at South. Verify if a similar addition is a priority at South.</i>
2	PE1a. Component 1-Option 1	A new natatorium west of the Central HS Field House.	537	Heavy Renovation Addition	1,500 46,500	\$16,512,000	
3	A1a. Component 1-Option 1	Central HS Arts programs are grouped with an addition between the Auditorium and the existing Pool. The Pool is converted to Arts spaces (a modification could place the Visual Arts spaces on the first floor.) 11 teaching stations are added to Central HS.	493	Light Renovation Heavy Renovation Addition	1,500 33,100 36,000	\$29,283,000	<i>Requires 69 below (relocation of B &amp; G.) Circulation Efficiency only received 6 of 10 votes. This component reduces the congestion along both the N/S music wing corridor and the E/W corridor that runs along the north side of the Auditorium by adding an alternate route. This component also includes a new "event" entry on the East side of the building.</i>
4	C1. Component 1	Provides an additional 20 teaching spaces to Central HS.	490	Addition	36,000	\$13,287,000	<i>Does not include displaced teaching station from other priority items. Equity received 4 of 10 votes. This component increases the number of teaching stations at Central, approaching the average classroom size and scheduling efficiency level of South.</i>
5	L1b. Component 2-Option 3	Re-planning and renovation of the existing South HS Library spaces.	439	Heavy Renovation	14,300	\$3,689,400	
6	Caf1a. Component 1-Option 3	Expansion and renovation of the dining, serving, and kitchen spaces at Central HS.	436	Heavy Renovation Addition	24,000 1,500	\$9,094,500	
							2





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34	CTE2. Component 5	FACS addition at South HS. Expands, re-plans, and groups spaces.	307	Heavy Renovation Addition	2,700 8,000	See 16 above	Included in 16 above. Allows for the Cafeteria to relocate to the courtyard. Adds 4 <sup>th</sup> FACS lab. Renovation of existing spaces included in 11 / 16 above.
34	SE1a. Component 1	Expands the Special Education spaces at South HS and keeps D/HH on the first floor.	307	Light Renovation Heavy Renovation	2,500 11,700	\$3,341,100	Pushes D/HH out of its current space. D/HH needs to stay on the 1 <sup>st</sup> floor near Special Education and the elevator.
36	Site2. Component 2-Option 1	Provides parking under the tennis courts at Central HS.	306			See 32 above	Superseded by 32 above.
37	Infr1. Roofing	Funds a roofing study and creates a roofing maintenance plan for all facilities.	305	NA	NA	TBD	Requires a detailed study beyond the scope of this report.
38	SE2. Components 2 and 11	Provides ADA modifications to all washrooms at both schools.	302	NA	NA	\$2,128,500	
39	DA1. Component 1	A renovation of the existing building and a 5,000 square foot addition.	301	Heavy Renovation Addition	5,900 5,000	\$4,247,200	
40	IT1. Components 2 and 7 (Text only - no diagrams.)	Purchase, installation, maintenance of resources, and adequate power needed for 1:1 computing and Cloud sharing.	296				Ongoing project. Infrastructure for 1:1 computing and Cloud sharing previously approved by BOE.
40	Infr3b.Parking/Walks/Paths	Repairs at South HS.	296	NA	NA	\$999,105	
42	BC5. Component 4 (Gym access washrooms only)	Provides supervised washrooms for Central HS Gym.	295	Heavy Renovation	1,500	\$774,000	Washrooms in Cafeteria (not included in this estimate) are included in 6 above.
43	SE4. Components 6 and 14	Provides ADA modifications to all locker rooms at both schools to include ADA lockers, paths, washrooms, and showers.	294	NA	NA	\$3,547,500	
44	SE5. Component 8	Provides ADA hardware and clearances at South HS fitness room. (see Building Circ for elevator at Central HS.)	291	NA	NA	\$5,160	
45	SE3. Component 4 and furniture	Provides ADA accessible cafeteria doors, lunch lines and tables at both schools	290			See 6 and 11 above	Included in 6 and 11 above.
46	BC4. Component 16 and partial Component 4	Provides hand washing stations in both Cafeterias.	287	NA	NA	See 6 and 11 above	Included in 6 and 11 above.
47	SSS1b. Component 2-Option 1	Re-plans existing spaces and grows by relocating to the Math wing at South HS.	286	Heavy Renovation Addition	23,150 13,500	See 9 above	\$13,712,700 included in 9 above. Benefits the Community received 0 of 10 votes. Impacts More than 80% of Students received 6 of 10 votes. This component groups Student Services around a "Councilors' Commons" and a college and career center, both supporting active engagement with parents and all students.

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48	ISS1. P.A. System	Replaces the system at Central HS.	284	NA	NA	\$890,100	Safety received 7 of 10 votes. This component replaces the existing system to eliminate areas of the building that do not have P.A. coverage.
49	C4. Components 12 and 13	Establishes three classrooms at each school as design study classrooms for ongoing exploring of advances in learning environment design with an immediate focus on natural light and lighting, flexible furniture, flexible walls/wall types, technology and wiring, color and decoration.	283	NA	NA	TBD	Requires a detailed study beyond the scope of this report.
50	Infr4. Math Wing Plaster	Funds a study to determine cause and provides for repairs needed in the Math wing at Central HS.	281	NA	NA	TBD	Requires a detailed study beyond the scope of this report.
50	Infr5. Gym AC	Provides AC to the main gym at each school.	281	NA	NA	\$3,328,200	
52	BC11. Component 9 (North only)	Provides canopies at all Central HS exits.	274	NA	NA	\$928,800	North canopy only. East and South canopies included as part of 1, 2, and 3 above.
53	Infr10. Plumbing repairs	Addresses needed plumbing repairs at South HS.	273	NA	NA	\$219,000	Applies to those identified as part of the MFP process at the time of this report.
54	Infr8. Parking Resurfacing	East and south lots at Central HS.	271	NA	NA	\$1,128,750	
54	Infr9. Outdoor storage doors	Replaces 5 doors, frames, and hardware at the storage building below the bleachers at South.	271	NA	NA	\$32,250	
54	BC12. Component 10	Relocates and expands B&G Storage allowing for additional parking.	271	NA	NA	\$2,751,120	
57	Infr2b. Chemical Storage Room Ventilation	Provides ventilation to Room 15 at South HS.	269	NA	NA	\$32,250	
58	Site 11. Components 10 and 18	Establishes a pavement and sidewalk repair plan at both schools.	265	NA	NA	\$43,215	1 <sup>st</sup> year to include paving issues at South (Site Components 11 and 17 - \$17,415) and an annual budget of \$25,000.
59	Site1b. Component 14	Provides sidewalk, lighting, and landscape buffer for safety along Elm Street at South HS.	261	NA	NA	\$355,400	
60	Infr15. Sidewalks	Establishes a sidewalk replacement plan at Central HS.	256	NA	NA	\$25,800	Annually.
61	BC7. Component 5	Provides an elevator for access to Central HS Fitness and Auditorium balcony.	255			See 3 above	Included in 3 above.
61	C3. Components 4, 6, 9, & 10	Provides new flexible furniture in all teaching spaces. Provides paint color in classrooms and in corridors supporting way-finding, teaming, and commons spaces.	255	NA	NA	\$5,579,250	Expands or Adds Instructional Spaces received 3 of 10 votes. Modernizes Instructional Spaces received 6 of 10 votes. This priority provides flexible furniture in the classrooms in support of expanding the learning opportunities.

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63	Infr7. Window Replacement	Funds a study and window replacement / maintenance plan at all facilities.	251	NA	NA	TBD	Requires a detailed study beyond the scope of this report.
63	CTE4. Component 3	Converts Business Lab 234 into a "Google Garage" type flexible innovation lab at Central HS.	251	Heavy Renovation	1,500	\$412,800	
63	ISS4. Security Cameras	Adds cameras at Central HS.	251	NA	NA	\$129,000	
66	SSS1a. Component 1-Option 1	Re-plans existing spaces and grows with an addition into the courtyard at Central HS.	250	Heavy Renovation Addition	15,500 8,600	\$7,327,200	Adjusted to account for Study Halls within renovated spaces in lieu of additions. Alignment with 9 and 47 above.
67	BC3b. Component 3	Huddle House upgrades at Central HS.	249	NA	NA	\$412,800	Tied to west drop off and parking 16 and 32 above.
68	BC1a. N/A	Relocate the South Cafeteria to the center of the building.	241			See 11 above	Included in 11 above.
69	BC10. Component 8	A new West Entry at Central HS.	234			See 3 above	Included in 3 above.
69	BC13. Component 11	Relocate B&G Offices and Maintenance Shop at Central.	234	Heavy Renovation Addition	1,700 1,700	\$1,535,100	Required by 3, 6, and 17 above.
71	BC6. Components 12 and 17	Provides control rooms at both schools.	230	Addition	1,200 /school	\$1,548,000	Estimate includes space only via an addition.
72	BA3. Component 4	Add conference /collaboration rooms at South HS.	229			See 5 and 7	Included in 5 and 7 above.
72	BC1b. Component 1	Weather protection from the Central HS south exits to the bus drop-off.	229			See 1 and 2 above	Included in 1 and 2 above.
74	PE5. Component 24	Lowers the depth of the diving well at South HS.	225				Dismissed by Steering Committee at the 8/12/15 meeting.
75	BC2a. Component 13 and Component 15	Access to South HS Trainer's room from adjacent corridor and outside. Expand emergency exiting from South HS Cafeteria.	223			See 22 above	Included in 22 above.
75	Infr3a. Tuck-Pointing	Funds a study and tuck-pointing maintenance plan at all facilities.	223	NA	NA	TBD	Requires a detailed study beyond the scope of this report.
75	Infr12. Elevator Controls	Replaces elevator controls at South HS.	223	NA	NA	\$38,700	Maintenance Item.
75	Infr14. Exposed Pipes	Adds insulation to exposed pipes at South HS.	223	NA	NA	\$3,870	Maintenance Item
79	BA1a. Component 1	Add conference / collaboration rooms at Central HS.	218			See 9 above	Included in 9 above.
80	ISS5. Lock-Down / Shelter-in-Place Warning System	Provides system at all facilities.	216	NA	NA	\$1,148,100	Will increase with additions.
81	Site9. Component 16	Improves softball field drainage at South HS.	213	NA	NA	\$387,500	
81	Infr13. Hot Water Heaters	Replaces hot water heaters at South HS.	213	NA	NA	\$129,000	

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83	Site10. Component 5	Replaces dugouts and press box at the Central HS soccer field.	212			See 32 above	Included in 32 above.
84	Infr6. CTE wing Air Handler	Replaces unit at Central HS.	206	NA	NA	\$696,600	
85	CTE3. Component 4	Re-plans and renovates Tech. Ed. at South HS.	203	Heavy Renovation	6,700	\$1,728,600	
86	Site8. Component 7	Expands B&G storage out-building at Central HS.	202			See 55 above	Included in 55 above.
87	ISS3. Door Locks	Provides a FOB system for exterior doors at all facilities.	196	NA	NA	\$189,660	
88	Site6. N/A	Relocates B&G storage from out-building and Tech wing to a new storage building near the grandstand at South HS.	185	NA	NA	Under development	
89	BA2. Component 2	Relocate Central HS copy room, mail room, and bookstore to the center of the building near the Library.	182			See 7 above	Included in 7 above.
90	Site4. Component 6	Re-purpose the Huddle House at Central HS.	170			See 67 above	Included in 67 above.
90	Site12. Component 15	Provides parking at the east fields at South HS.	170	NA	NA	\$210,270	
92	BA1b. Component 3	Expand South HS Administration offices and support staff space.	164	Heavy Renovation Addition	3,000 1,000	\$1,419,000	
93	IT3. Components 3 and 8	Provides printing kiosks at Library and Cafeteria entries.	163	NA	NA	\$103,200	
94	Site7. Component 19	Relocate Ticket Booth at South HS.	149	NA	NA	\$129,000	



**COMPARISONS TO OTHER HIGH SCHOOLS** - 2014 Enrollments

<b>SCHOOL DISTRICT / HIGH SCHOOL</b>		<b>BUILDING GROSS SQUARE FEET</b>	<b>2014 ENROLLMENT</b>	<b>SQUARE FEET / STUDENT</b>
<b>86</b>	<b>South HS</b>	<b>429,815</b>	<b>1,735</b>	<b>248</b>
	<b>Central HS</b>	<b>460,139</b>	<b>2,769</b>	<b>166</b>
225	Glenbrook North HS	639,945	2,532	253
	Glenbrook South HS	601,865	2,215	272
211	Palatine HS	470,331	2,707	174
	Fremd HS	434,460	2,724	160
	Conant HS	474,942	2,355	202
	Schaumburg HS	470,760	2,303	204
	Hoffman Estates HS	410,260	1,901	216
207	Maine East HS	496,000	1,828	271
	Maine West HS	460,764	2,234	206
	Maine South HS	471,373	2,538	186
108	Lake Park East (9-10)	309,176	1,281	241
	Lake Park West (11-12)	285,474	1,419	201
127	Grayslake Central HS (Master Planned)	352,985 (planned)	1,500 (planned)	235
	Grayslake North HS	310,000	1,500 (planned)	207
201	Morton West HS	605,204	3,200	189
304	Geneva HS (Master Planned)	536,713 (planned)	2,000	268
201	Mt. Vernon HS	301,015	1,500	201