



BOARD MEETING MEMORANDUM

Board Meeting Date: July 28, 2026

From: Aron Borowiak, Superintendent

Re: New Early Learning Center Facility Updates - Design Development

Attachment(s) Design Development Status

Agenda Location: Information / Discussion

Rationale:

The new Early Learning Center project continues to advance through the design process. Following Board approval of the Schematic Design Phase, the project team has now transitioned into the Design Development Phase, during which the approved concepts and floor plans are being further refined into detailed building, site, and systems designs.

At the July Board meeting, representatives from CCS International and Legat Architects will provide an update on the current status of the project. The presentation will include:

- Review of July 27, 2026 Special Meeting
- July 2026: Design Development review and approval to proceed into Construction Documents
- Design Development progress and refinement of the building and site design
- Exterior building design and material updates
- Project budget update
- Mechanical system Updates
- Village of Antioch entitlement and approval process
- Project schedule and upcoming milestones
- Mechanical System Selection

Following review of multiple HVAC system options, the administration authorized the design team to proceed with the mechanical system recommended by AMSCO, the Engineer of Record. The selected system is a two-pipe DX system utilizing hydronic heating distribution with rooftop DX cooling. The system was selected based on performance, occupant comfort, operational considerations, and overall value.



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Importantly, the selected system was the base mechanical system included within the project budget; therefore, no increase to the project budget is anticipated as a result of this decision.

Project Budget

The current project budget remains unchanged at approximately \$54.3 million for the base project scope. The budget includes construction of the approximately 70,321 square foot Early Learning Center, including the full-size gymnasium. A potential two-classroom expansion remains identified as an add alternate and is not included within the current base budget.

Village of Antioch Approval Process

The project team continues to work closely with the Village of Antioch as the project moves through the required entitlement and permitting processes. The first public hearing associated with the required Special Use approval is scheduled for July 1, 2026. Additional reviews and public meetings related to preliminary plans, site plans, and final plan approvals will occur throughout the coming months before building permit submission.

Upcoming Milestones

Key upcoming project milestones include:

- September 2026: 50% Construction Document review
- October 2026: Approval of pre-qualified general contractors
- November 2026: Approval to issue bid documents
- January/February 2027: General contractor award and contract approval
- Target occupancy for the 2028 school year

The administration will continue to provide regular updates to the Board and community as the project progresses through design, permitting, bidding, and construction.

Recommendation/Motion:

Information / Discussion