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ST. PETRONILLE

CATHOLIC SCHOOL

St. Petronille Parish

Capital Campaign & Ten-Year Planning Document

Preface & Acknowledgments

Capital Campaign & Ten-Year Planning Document

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Father Leslaw Prebendowski, *Parochial Vicar*
Father John Sullivan, *Senior Priest in Residence*

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Preface

This document summarizes St. Petronille Parish's goals and aspirations for its school and church facilities, and documents the parish's master planning process, findings, and resulting recommendations for future development.

The process to create a planning document was undertaken to develop a vision to support the upcoming **2022 Capital Campaign**, and to create a set plan for the future of the parish's school over the next decade.

The resulting vision was developed with consideration for both implemented and unimplemented objectives from the previous 2017 Master Plan, as well as guided by feedback the parish collected from faculty, parents, and other stakeholders in the St. Petronille community. This **Capital Campaign and Ten-Year Planning Document** is intended to serve as a living document and guide for the parish's investment, protection, and use of its physical resources as they are developed over time.

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Executive Summary 1

Overview
Executive Summary

Introduction

Following several previous studies including the 2017 Facility Inventory, the 2018 Strategic Plan, and an early 2022 round of input from a faculty survey, St. Petronille Parish has completed its 2022 Capital Campaign and Ten-Year Planning Document for the parish school, in line with the prerogatives from previous efforts.

Purpose

The primary purpose of the 2022 Capital Campaign and Ten Year Planning Document is to establish a rationalized and orderly plan to address several unmet needs at the school, former convent, and religious education, including necessary infrastructure improvements and replacement components and systems that, while adequately maintained, are well beyond their expected life cycle, capital improvements, and quality-of-life upgrade items for the benefit of the students and faculty. A secondary purpose was to incorporate a new guiding vision for the facilities that will direct the parish's prioritization efforts at the school through the next decade.

To help achieve the parish's vision for the Glen Ellyn, Illinois-based campus, this document proposes several phased improvements, including renovation and space reorganization, new construction, and other improvements to existing facilities.

As the planning process unfolded, the Planning Team channeled its efforts toward addressing specific concerns raised in the faculty survey and in the parent/family surveys from early 2022. This report exclusively addresses the needs of the school and religious education, and does not address the church.

Process

The planning process was organized and overseen by the Planning Team, a diverse group of parishioners selected by the parish to participate based on their professional experience, their familiarity or relationship with the campus, and their ability to identify key issues within the existing building. They comprised representatives from the parish, faculty, and congregation, including an architect and a business professional, and were led by Father Thomas Milota. The Planning Team provided input and feedback during a series of four virtual workshops with the architect, held during the months of May through August of 2022.

The process included an analysis of current and future space needs, the synthesis and refinement of multiple options and solutions for the school, and the finalization of this document.

Process & Priorities

Executive Summary

Part 1:
Objectives & Interviews

Analyze *(Understand)*

- Project contracting & kickoff
- Goal setting & visioning exercises
- Document recent capital improvement efforts
- Update existing floor plans
- Meet with Planning Team
- Space needs projections

Schedule
May 18, 2022 - June 6, 2022

Stakeholder Input / Feedback

Part 2:
Concept Development & Prioritization

Synthesize *(Develop)*

- Building renovation & expansion options
- Internal review & evaluation

Schedule
June 6, 2022 - June 29, 2022

Refine *(Prioritize)*

- Option prioritization & consensus
- Conceptual cost projections
- Priorities & phasing
- Engage with cost estimator

Schedule
June 29, 2022 - July 13, 2022

Stakeholder Input / Feedback

Part 3:
Facility Plan Documentation

Finalize *(Document)*

- Executive summary
- Concept development
- Consensus plan & recommendations
- Confirmatory site visit
- Conceptual cost projections
- Printing and binding
- Presentation & adoption

Schedule
July 13, 2022 - August 11, 2022

Vision Statement

Executive Summary

Introduction

At the start of the process, the Planning Team set out to develop a visioning statement that would help guide the prioritization of needs at the parish and create a vision for the future of the campus over the coming decade.

What is a "vision statement?"

The primary purpose of a vision statement is to provide stakeholders (parish leaders and members, faculty, students, and anyone else with a vested interest in the future success of the parochial school at St. Petronille) with a clearly defined meaning or purpose for this endeavor.

A vision statement is meant to describe the desired long-term results of the group's efforts. Vision statements are future-based and are meant to inspire and give direction to members of an organization, rather than outsiders. They are aspirational and project where the organization wants to be in the future. A good vision statement will look ahead, be purposeful in its ambition, and be realistically flexible to anticipate unforeseen changes.

The Planning Team established a goal of developing a vision for the next ten years at St. Petronille.

Process

To develop a clear vision, the Planning Team created a simple framework for determining goals:

- "We" *(as in, the Planning Team, or the St. Petronille Parish as a whole)*...
- Do what and how (*what do we do, and how do we make a difference? What sets us apart from other parochial schools or other alternative, competing education systems in the area?*)
- For whom? *(key beneficiaries; who will this benefit? Who is all this work for?)*
- To achieve what? *(statement of a larger objective— to advance the mission of the Catholic Church, to provide a world-class education, to meet the needs of parishioners, etc.)*

From there, the team simplified the work into three questions:

- Do what?
- For whom?
- To achieve what?

The process of defining these goals is shown on the opposing page. Goals ranged from the concrete ("providing a state-of-the-art learning center," "provide comfortable environments") to the esoteric ("to create a safe haven for community," "build character"). The final statement reads as follows:

Vision Statement

Executive Summary

Vision Statement

Executive Summary

St. Petronille Parish's vision is...

to advance our mission to form young people in the Catholic faith and create a unified safe haven for community-building and character-building; to instill leadership in our learners and provide an unparalleled education with state-of-the-art learning facilities

for our children and families, for our sister parish communities, and for our neighbors in the Glen Ellyn community

to achieve excellence in education, attain distinction among our peers, and champion our Catholic faith-based identity in our families and communities.

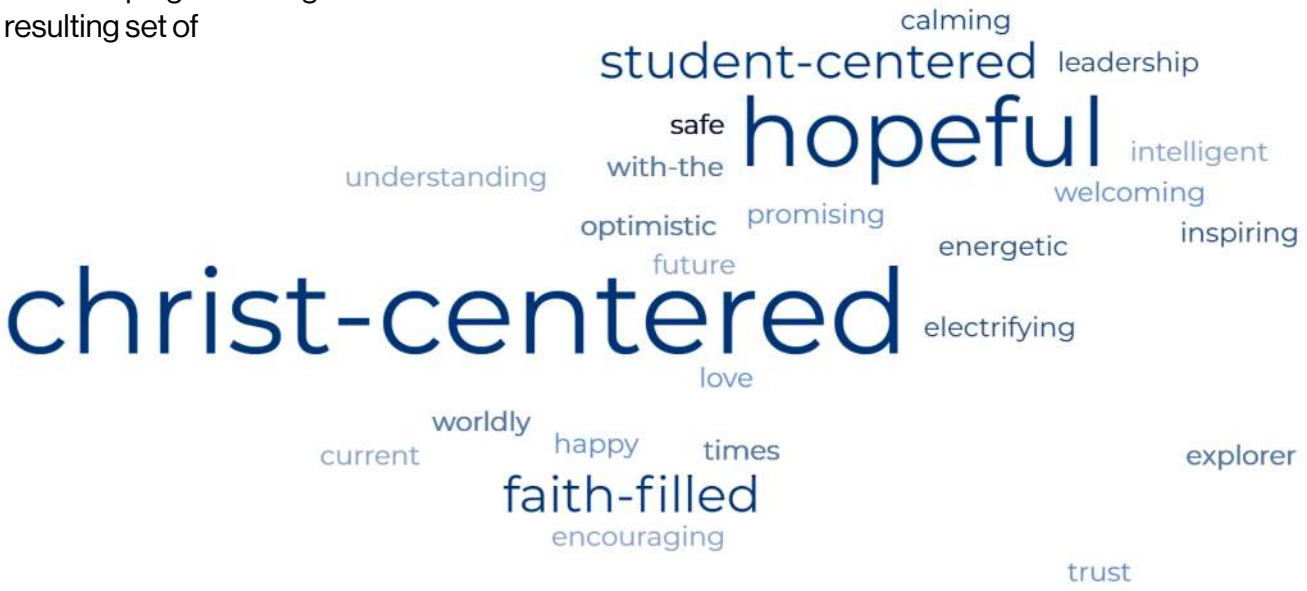
Experiential Goals

Executive Summary

Introduction

As a second part to the vision statement, the Planning Team also worked on an exercise to develop what it termed “experiential goals,” which are words meant to answer the question “what feelings do you want to evoke or inspire in future visitors to the St. Petronille campus when they enter our facilities?”

This exercise was meant to help inform the type of architecture and materials the design team used when developing renderings and plans for the capital campaign. The resulting set of experiential goals are shown here.



Phasing Summary
Executive Summary

Introduction
To meet the needs outlined by the Planning Team, the scope of work was divided into multiple phases centered around different capital campaigns in future years. The most pressing building issues and upgrades were reserved for a near-term Phase 1, while less-pressing items were allocated to phases 2 and 3.

Phase 1

Phase 1 kicks off with the start of the Capital Campaign in August 2022, and will continue through August 2025. This phase prioritizes parish maintenance projects and quality-of-life improvements. Probable estimates of cost for this and future phases can be found in Chapter 4. The scope of work for this phase is estimated to cost around $3.5 million and features the following projects:

- School/parish HVAC improvements/upgrades
- New windows at school
- Fire alarm system upgrades
- Minor classroom improvements

Phase 2

Phase 2 is a mid-term phase, estimated to be completed between 4-6 years from now, and which consists of continuing church restoration work (as performed by a separate committee), and will begin the process of reorganizing the school to make space for a new early learning center in the former convent building. Additional work will take place to lay the groundwork for future new construction.

Phase 3

Phase 3 is the final phase covered in this plan (between 7-10 years from now), and will primarily involve new construction at the parish, including a new, high-visibility central main entrance with a student commons and a new classroom building addition that will provide up to four new classrooms and spaces for collaboration, meeting, and support for the administrative staff. This phase will continue to include deferred maintenance and capital improvement work at the church.

For more information on future phases and inflation, please see chapter 4.

Phasing Summary
Executive Summary

Phasing Priorities

The Planning Team distilled dozens of requests from multiple sources into a list of 16 unique priorities for the parish. Once these items were listed, the Planning Team voted on the most pressing priorities, with the number of votes indicating the urgency members thought each item merited.

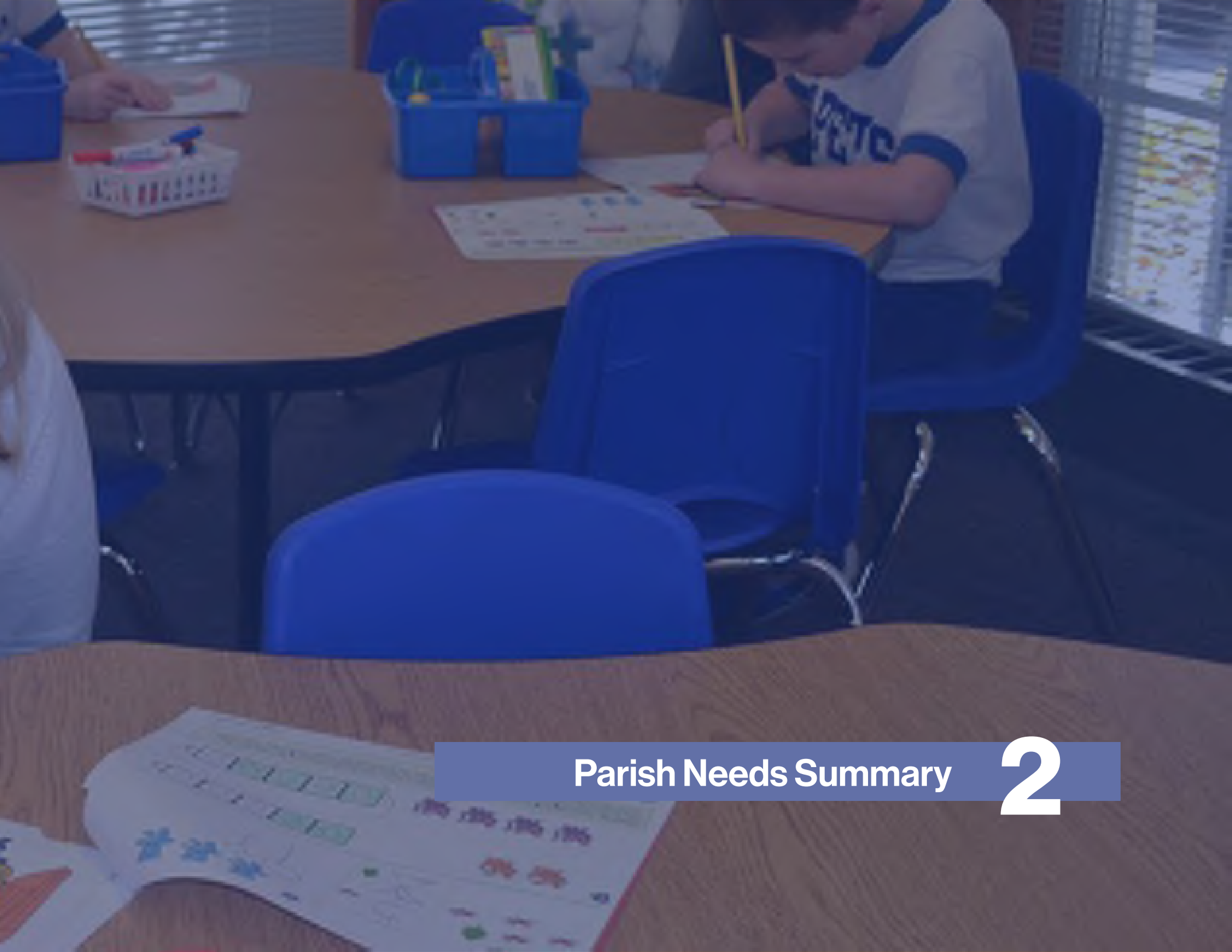
All line items were then assigned a broad "cost range" (i.e., low-cost, medium-cost, and high-cost), which allowed the Planning Team to better allocate resources across various phases. This means that while certain items may have merited fewer votes, some low-cost, few-vote priority items were added to nearer phases to better meet the needs of the school.

Each member of the Planning Team received five votes to assign and could assign multiple votes to weight a single item heavier.

Ranked Priorities List

The 16 phasing priority items were identified as follows:

1. HVAC system upgrades for school and church
2. Window replacement for school
3. Gymnasium upgrades/expansion
4. New lunchroom/community space improvements
5. Creation of new entrance
6. Creation of early learning center
7. Additional classroom space for electives
8. Expression of Catholic identity
9. Safety and security upgrades
10. Technology upgrades for students/faculty
11. General classroom upgrades
12. Science/STEAM upgrades
13. Improvement of aesthetic appeal
14. Separation of elementary/primary school
15. Creation of dedicated breakout rooms
16. New carpet



Parish Needs Summary 2

Summary of Priority Lists

School Needs Summary

Introduction

At the start of the process, the Planning Team had access to several documents that outlined a series of needs at the parish school, but did not provide a plan to meet those needs. These documents primarily included the results of a 2021 planning study, responses to a faculty needs survey, and a recent assessment of the building performed by a third party.

The 2021 planning study performed by the Steier Group interviewed 62 parish community members and received surveys back from 231 individuals in total. Respondents ranked the parish's most pressing needs on a scale from 1 to 10 as follows:

- Parish maintenance projects (8.13)
- Upgrade school buildings (6.83)
- Church improvements (6.6)
- Increase school endowment fund (3.44)

Respondents highly favored projects involving maintenance and upkeep, and more importantly, 76% indicated they would financially support a capital campaign to pursue these efforts, with 82% pledging to make a personal gift to any future campaign. Repairs to the school were seen by many as the most pressing issue for the parish to address.

The planning study concluded with a series of recommendations for next steps for the parish to pursue at the school, the first of which was to begin preparations for a new capital campaign starting in Q3 2022. Other recommendations included finalizing campaign goals based on responses to the study, work with architects to develop plans and probable estimates of cost for construction and renovation projects, and educate parishioners about the church's current and future needs, as well as the upcoming capital campaign.

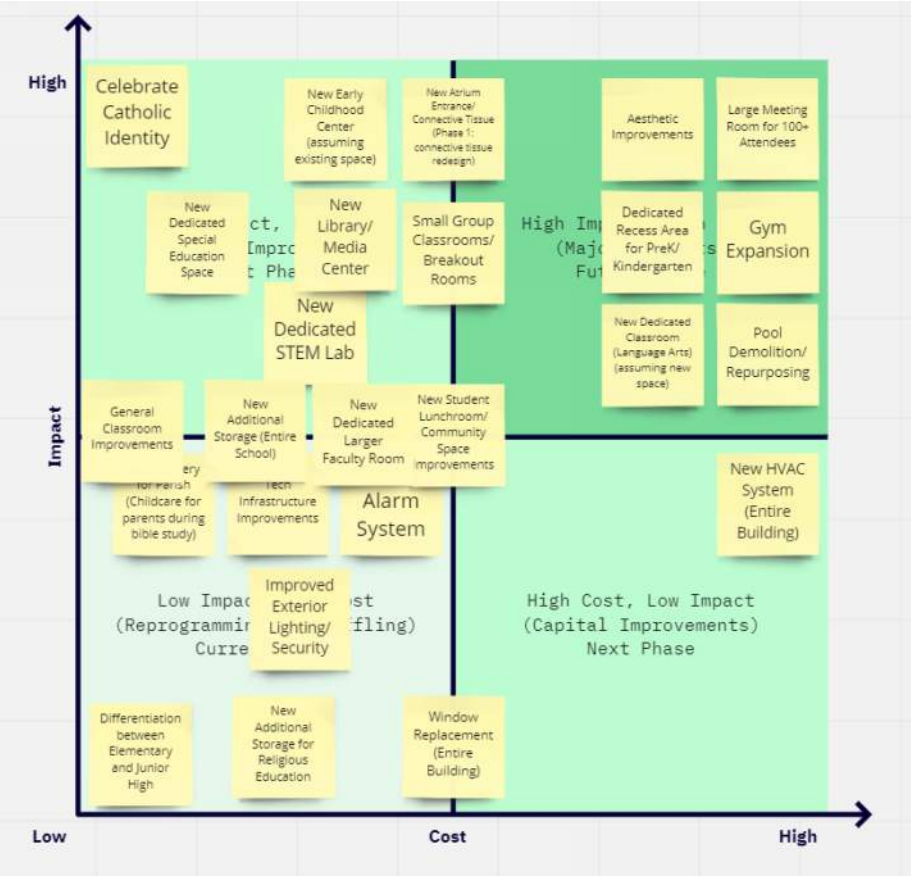
Simultaneously, another survey was performed internally. It queried current faculty members about the school building and which improvements they considered most important. The results of this survey were open-ended and comment-based rather than vote-based, but several requests repeated enough to make an impact, and these were summarized and compiled into a full list of requests.

The parish hired Legat Architects to assist with creating a long-term development plan for the school, which would include distilling needs from the various surveys into a focused plan for capital improvements and deferred maintenance, with cost estimates and a rough timeline included.

Legat began by collecting all the requests from faculty surveys and combining similar requests until there was a master list

Summary of Priorities Lists

School Needs Summary



comprising all the requests from different stakeholder groups. Then, the Planning Team used a matrix (left) to rank cost and impact on the school community. Items were assigned a designation of "low cost," "medium cost," and "high cost" on the x-axis, and "low impact," "medium impact," and "high impact," on the y-axis, with regard to the impact each potential priority would have on the school.

Many of the items listed were low cost but high impact, such as "celebrating Catholic identity," "new dedicated special education space," or "general classroom improvements." These types of items were saved for future discussion as "extras" in earlier phases, to accomplish goals for the church and administration wing, in addition to the school.

Conversely, other items were evaluated more critically based on whether they were high impact *and* high cost. These items were given greater consideration and discussed in more detail. The Planning Team studied how each of these more expensive options would meet the goals established in the vision statement. As a result, some, such as the "pool demolition/repurposing" option, were judged to conflict with the overarching goals for the school, and were later eliminated from consideration.

Impact Rankings
School Needs Summary

Introduction
After the Planning Team established an overall set of priorities, and discussed the impact level of each potential upgrade, it voted on priorities based on greatest need.

The Planning Team began by grouping each priority into a tier based on potential cost, impact, and urgency. Tier 1 priorities included HVAC system upgrades, creation of an early childhood center (ELC), and technical upgrades in classrooms. Lower-tier priorities included everything from improving the entrance to expanding the building's atrium. One priority (celebrating Catholic identity) was given special preference as the guiding force behind the Planning Team's vision. It will appear in all three phases of the project.

Once the priorities were organized into tiers, members of the Planning Team cast their five votes on the items they considered most pressing. The votes reflected the team's workshop discussions, and its vision for the St. Petronille school over the next decade.

As expected and in line with the Steier Group's 2021 planning study results, renovations to the building's HVAC system ranked highest, with window replacement for the school coming in second. Some priorities were given consideration with just a few votes, while others were eliminated from consideration based

on previous feasibility discussions, potential costs, or misalignment with the Planning Team's vision statement. These items were not necessarily eliminated from future consideration, but they will not be included in this planning document.

Project Phasing
School Needs Summary

Introduction
Following the Planning Team's establishment of the project priority list, the team assigned specific projects to specific phases. Three distinct phases were established, with the intent being that each phase would have its own capital campaign supporting that phase's projects.

The team established a budget for each proposed phase (contingent on the cost estimate that was being developed simultaneously) and tentatively sorted each priority item into its own phase.

As per the vision statement, the item "Expression of Catholic Identity" served as a guiding theme and was added to each phase of the project (indicated by the asterisk *).

Phase 1

For the initial phase, the Planning Team budgeted $3.5 million for the work. The priorities included for Phase 1 are the HVAC system upgrades for the school and church, as well as new windows for the entire school. These projects will fully seal the building and provide fresh air without heat/cooling losses, thus maximizing the effect of the new units.

This phase will include a budget to install a variable refrigerant flow (VRF) system to add cooling to the classrooms, as well as a dedicated outside air unit to provide increased ventilation. This will also include a cost for direct (1:1) replacement of rooftop units 1 through 7. In the gymnasium, this will include new equipment for cooling and necessary ductwork for distribution, as well as a number to account for any proposed expansion. Phase 1 also includes a cost for replacing the church's air handling unit with a like replacement with updated controls, along with 1:1 replacements of the parish office's two air handling units.

Phases 2 and 3

Future phases emphasize internal reorganization of the existing campus's program and include new construction closer to the ten-year mark. The construction will emphasize the main point of entry and provide new classrooms and office space.

New construction and renovation projects in phases 2 and 3 include a renovation for the entire lower level wing beneath the school, to support the Phase 1 gymnasium mezzanine; an addition to the north end of the school with additional classrooms; and new construction of a welcome atrium that will highlight a clear point of entry from the parking lot.

Project Phasing
School Needs Summary

Phase 1
Near-term
(6 months - 3 years)
Budget: $3.5 million

*Expression of Catholic Identity**
HVAC System Upgrades
Window Replacement
Gymnasium AC Upgrades
Safety & Security Upgrades
Improvement of Aesthetic Appeal
Science & STEM Upgrades
New Carpet

Phase 2
Medium-term
(4 - 6 years)
Budget: $7.5 million

*Expression of Catholic Identity**
Gymnasium Space Upgrades
Additional Classrooms
Creation of ELC
General Classroom Upgrades
Tech Upgrades for Faculty/Students

Phase 3
Long-term
(7 - 10 years)
Budget: $3.5 million

*Expression of Catholic Identity**
Community Center Improvements
Creation of New Entrance
Separation of Elementary/Primary
Creation of Dedicated Breakout Rooms

**Please note that the budgets proposed or estimated by the parish in this document are established in order to address the order of magnitude. These numbers are based on Q2 2022 dollars and do not account for future inflation. For more information on including an inflation factor, please see the section on escalation in chapter 4.*

Code Study
School Needs Summary

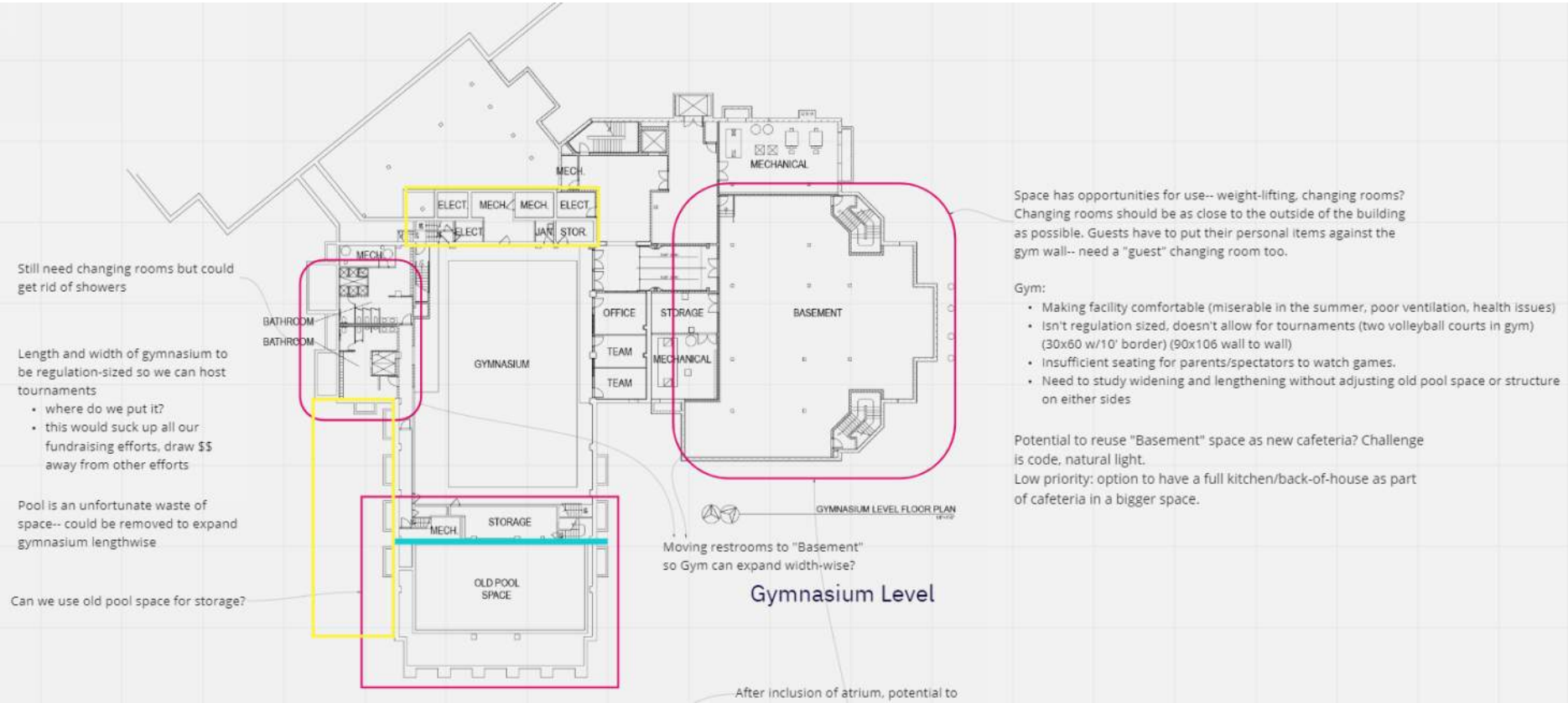
A Note on Building Codes
During the exploration phase, Legat Architects held an internal charrette to explore whether the Planning Team's desired changes to the building were feasible. Several "areas of concern" were discussed, including the new construction projects in phases 2 and 3 (namely the entry atrium and the classroom addition), whether the basement could legally function as a cafeteria, and how the occupancy requirements might change on the gymnasium and lower levels should the function of certain rooms change or be altered.

In the initial review of the Village of Glen Ellyn's building code, which is based on the 2009 International Building Code, the design team determined that the proposed changes outlined in this book would likely be feasible, although conversations will still need to be had with village officials when projects are initiated.

Due to the size of the existing building footprint (which is around 32,000 square feet at ground level; the Village of Glen Ellyn's limit is 28,000 square feet but the existing St. Petronille campus is grandfathered into the code), new construction (but not renovation) of *any* size would exceed the village's building size limits and would therefore have to function as a "separate" building. This does not mean a physical disconnection; only that walls and doors will need to be fire-rated to 3- or 4-hours, depending on a closer study of the village's rules and regulations.

Design Option Exploration

School Needs Summary



Introduction

Concurrent to the efforts to phase the full list of needs and requests, the Planning Team reorganized the spaces inside the existing building to take full advantage of the campus's considerable square footage.

The biggest challenges facing the building include the disconnection between various services and circulation forcing users to travel great distances to get to similar functions. A reorganized building could maximize efficiencies to achieve some of the Planning Team's vision without immediate new construction, which is often costly and requires a significant investment from a capital campaign.

The diagrams on this and the following pages illustrate the real-time notes the Planning Committee took as it explored the potential to add, reconfigure, and shuffle rooms around. One of the primary ideas that took hold was the concept of moving the cafeteria from the lower level to the gymnasium level (in the room called "Basement," above). This would free the cafeteria to serve as the new library and would provide a purpose for the old pool space as an additional storage area.

Design Option Exploration

School Needs Summary

The upper levels then responded to that change, and it was decided to move the pre-K rooms into the convent, re-imagined as an early learning center, with Colonial Hall opening for other functions, one of which includes a library and computer lab. The Planning Team also focused on improving circulation and simplifying access to services in the administrative wing.

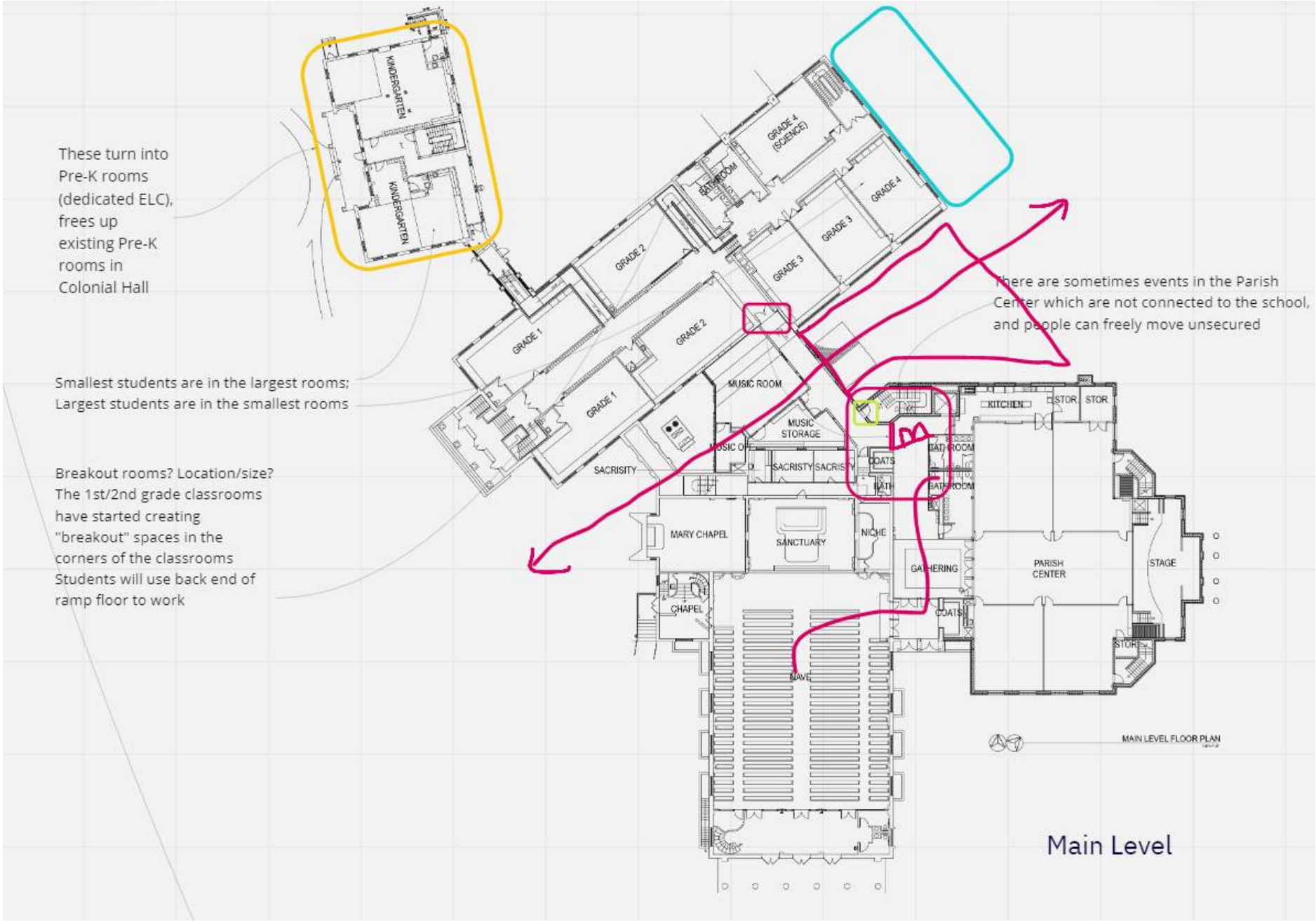
The main level is fairly straightforward in the early phases, with only some minor security upgrades, but in future phases becomes crucial to the construction of a new entry atrium, which will clarify where visitors and guests enter the complex.

The other primary piece of new construction, proposed for a later phase, is the addition of a new wing of classrooms added on to the classroom block. This three-story proposed addition would provide four additional classrooms (two each on the main and upper levels), as well as an additional 3,500 square feet of space for faculty and administrative meeting rooms and gathering areas.

Apart from the two proposed new construction projects (the entry atrium and the classroom addition), the other proposals involve fairly minor renovation work that can likely be achieved in earlier phases.

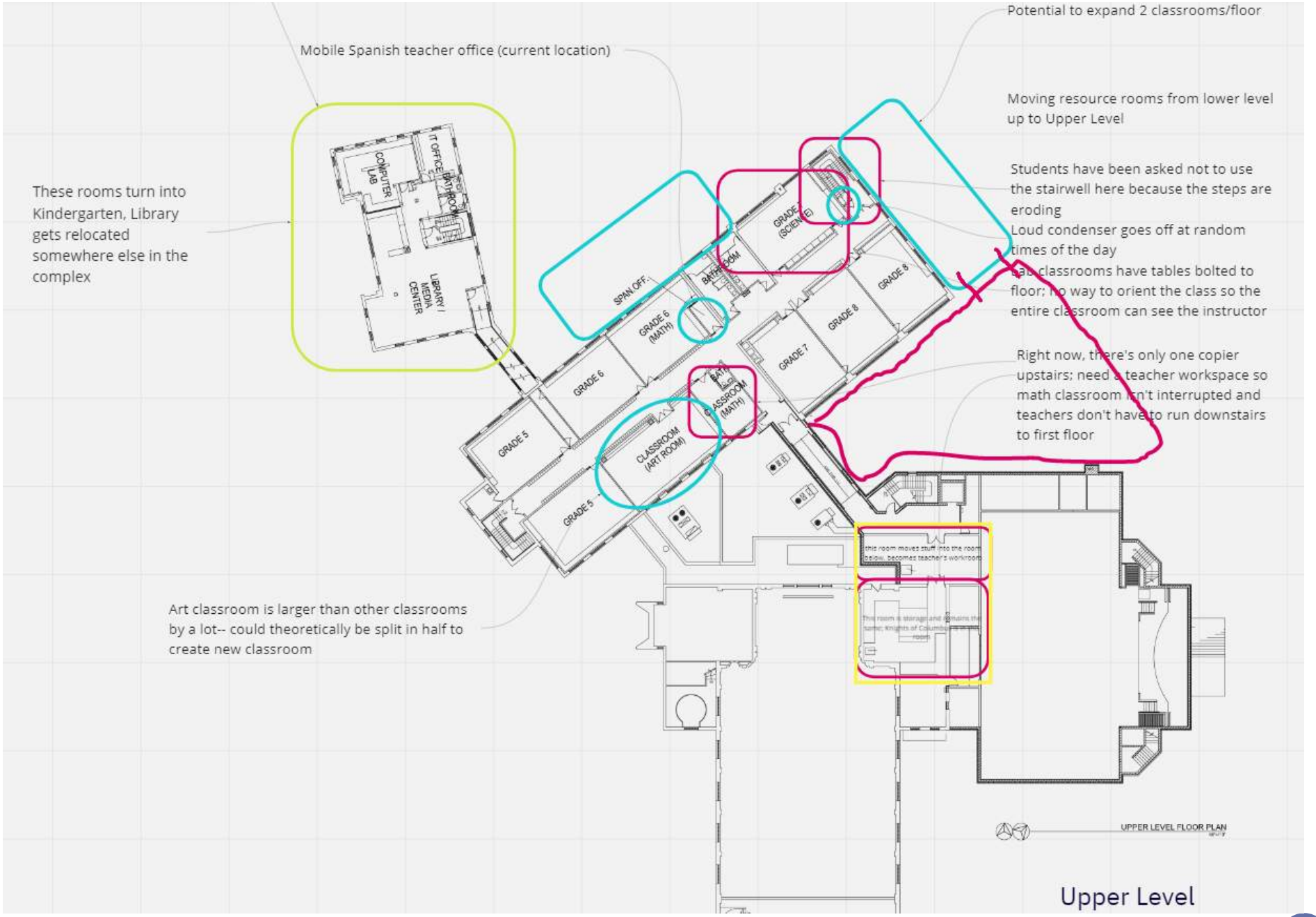
Design Option Exploration

School Needs Summary



Design Option Exploration

School Needs Summary



Consensus Recommendations 3

Overview
Consensus Recommendations

Introduction
The Planning Team developed a series of consensus recommendations to present to the St. Petronille Parish community, which align the parish's priorities with solutions to current and future needs. These recommendations were borne from the design option exploration exercises the team performed with Legat Architects, and represent the team's current understanding of the issues facing the school.

The consensus recommendations are where the Planning Team's written priorities begin to reflect in changes to the architecture of the school, both in proposals to renovating existing spaces to serve new functions, and in proposals to build new construction to expand existing functions. These recommendations are designed to be as economical as possible by reusing existing building elements where feasible and by repurposing old spaces for more appropriate functions.

Efforts were made by the team to ensure that each phase features a significant "marquee" upgrade to bolster capital campaign efforts and excite potential donors. To that end, Phase 1, which primarily features relatively "unexciting" upgrades such as window replacement and a new HVAC system, also includes funding for aesthetic improvements at the school, such as new carpet, paint, and a technology budget.

Phase 2, perhaps the largest of the phases in terms of both renovation and new construction, features multiple marquee projects, like the addition of a new, three-story classroom and administration wing; long-requested gymnasium space upgrades, including a mezzanine overlook for viewing; the creation of a new, state-of-the-art library in the old Colonial Hall space; and finally, a gut renovation of the old Convent that will enable the creation of a new Early Learning Center in that space.

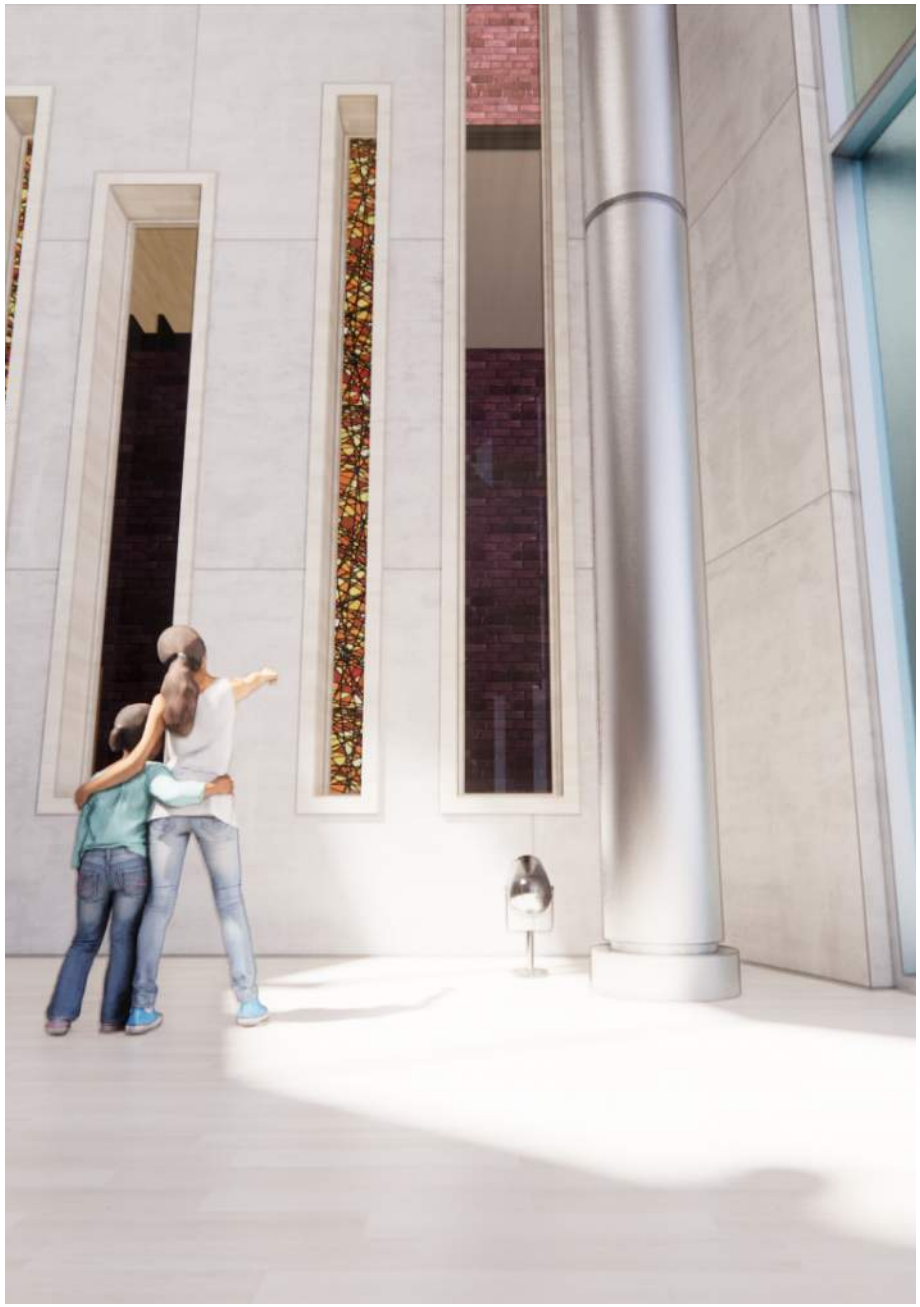
Finally, Phase 3 contains the crown jewel of the project: the creation of a new entry atrium that will plug into the existing building and complete a circulation loop between the admin, school, and gymnasium wings of the lower and main levels and simplify passage between these areas. This entry atrium will also serve as a new multifunction space for the parish and the school. Whether it's being used as rentable space for weddings, galas, or donor events, or even just as a lunchroom for eighth graders, this space has the potential to meet the needs of not only the parish, but it also enables the parish to meet the needs of the local community as well. Phase 3 also earmarks funding for community center improvements in the circulation spaces, and provides a budget for lighting, carpet and VCT flooring, and paint.

One of the parish's long-term goals is to provide easy entry identification for newcomers, whether they are parents looking to

register a child for school, parishioners looking to meet with administrators, or guests from other churches. Previous planning studies have established the need for a clear point of entry.

Following multiple workshops with the Planning Team, the design team located the new entrance in the open-air courtyard between the school and the administration wing. The 3,600-square-foot proposed entry (and the renderings shown on this and subsequent pages) does not represent a finished or final vision, only an aspirational proposal for the future that addresses the present concerns. It will be contingent on a future planning committee will fully incorporate the parish's vision as phases 2 and 3 come into clarity down the road.

This concept features a large-volume open space spread over two levels (the lower level and a mezzanine on the main level), which would allow the parish to host everything from informational meetings to fundraising galas. The intent is to provide a space that offers flexibility, light, and encouragement while deriving inspiration from the "experiential goals" the Planning Team created (as seen on page 11).



New Campus Renderings

Consensus Recommendations

New Campus Renderings

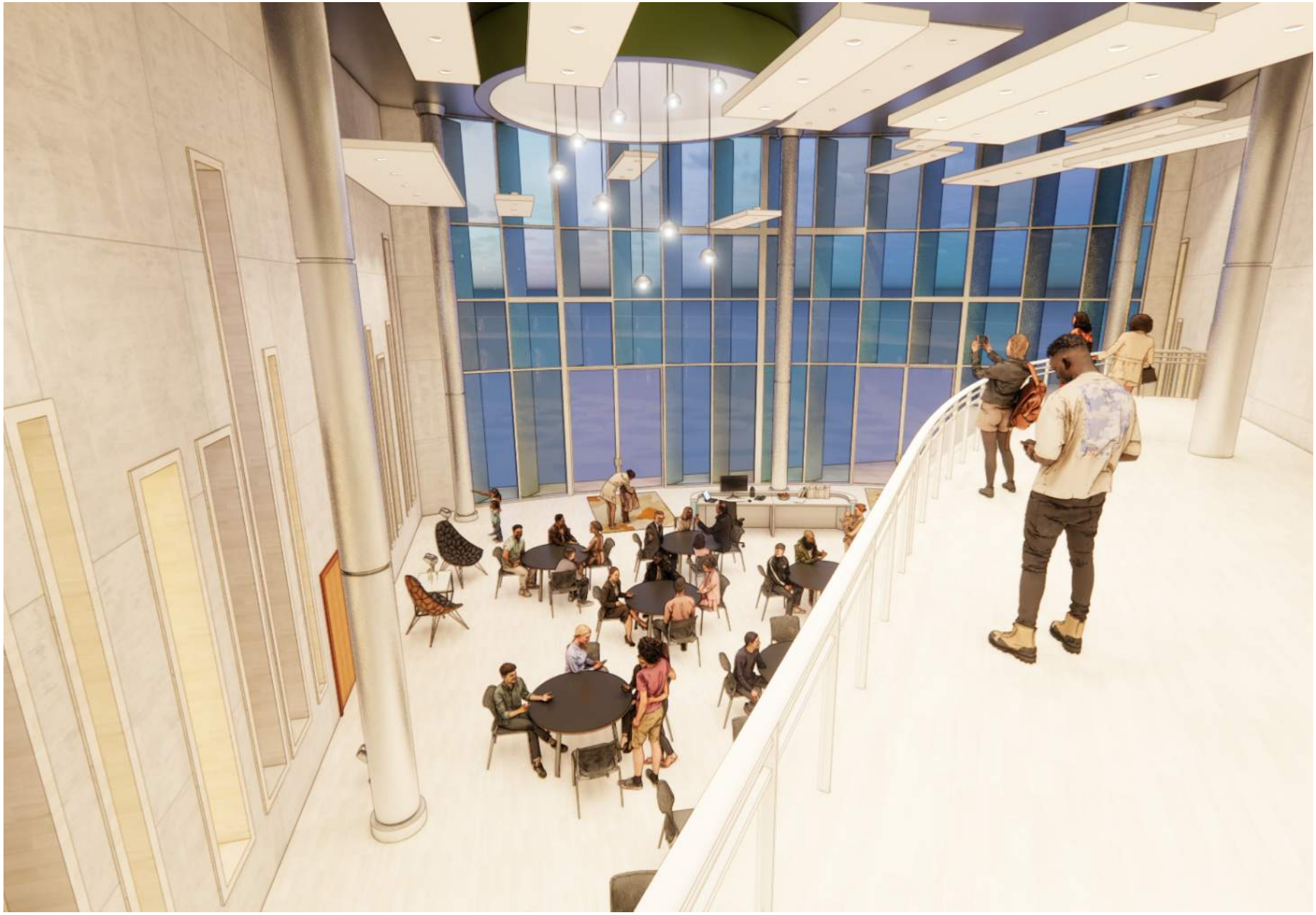
Consensus Recommendations

New Campus Renderings

Consensus Recommendations

New Campus Renderings

Consensus Recommendations



New Campus Renderings

Consensus Recommendations

New Campus Renderings

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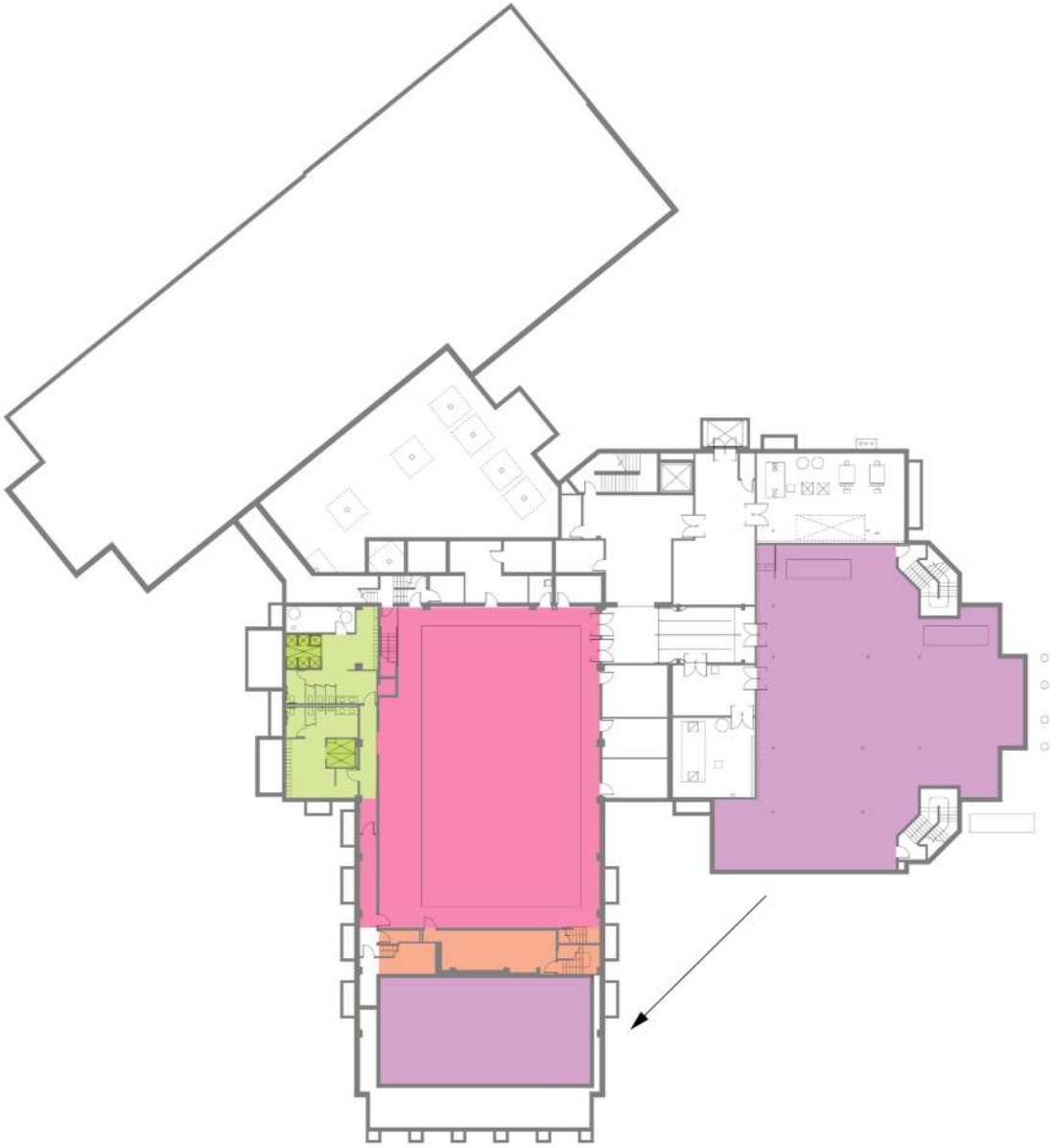
New Campus Renderings

Consensus Recommendations

Parish Recommendations

Gymnasium Level



Improve HVAC system in gymnasium and expand to regulation size to accommodate tournaments

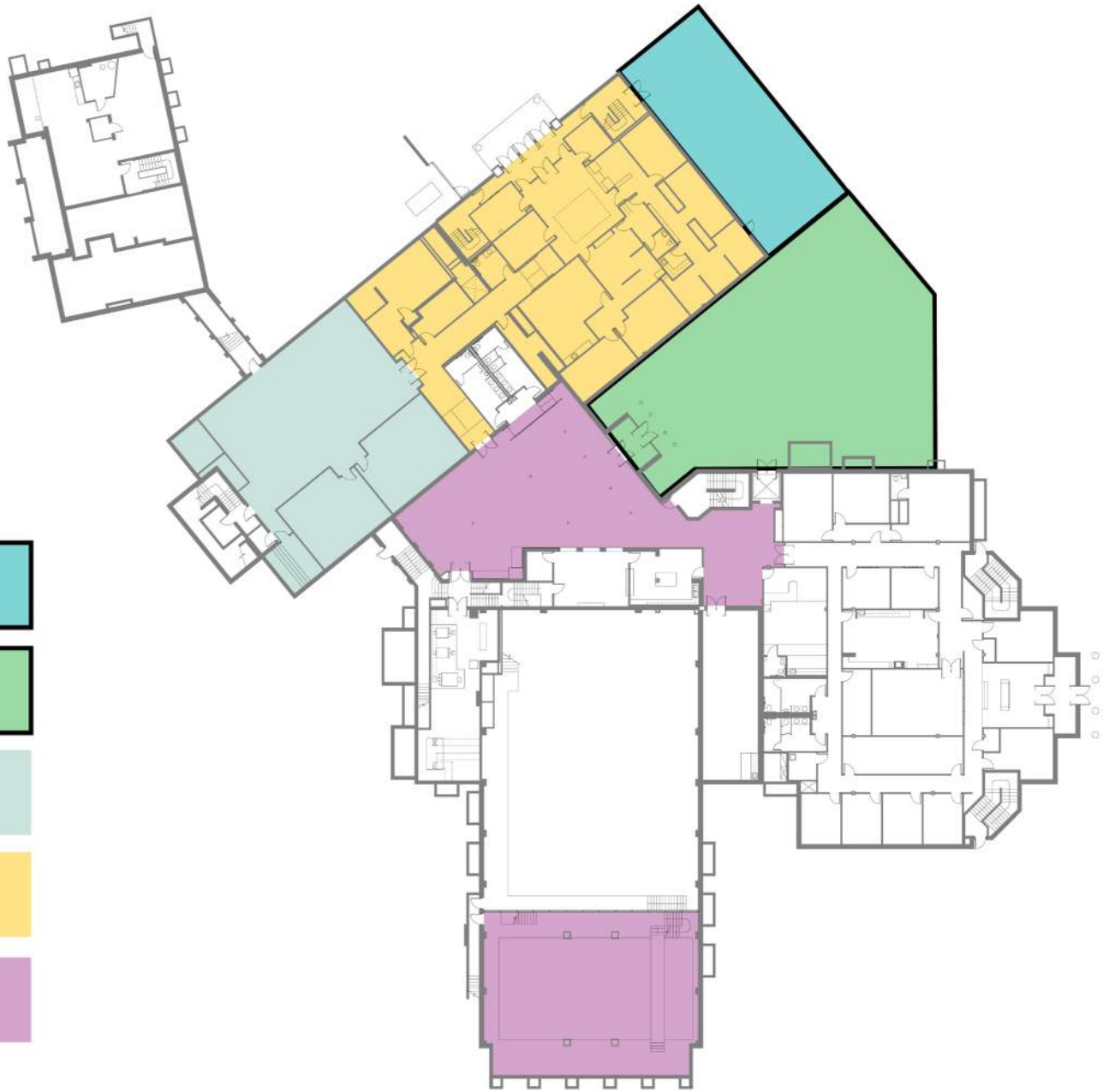
Demo showers and reconfigure changing rooms to widen gymnasium for competitions

Demo interstitial walls and stair tower to pool to create more space for gymnasium seating

Renovate basement to serve as new cafeteria. Additional option to add full back-of-house kitchen. Partially demo old pool space to create storage area to replace basement storage area.

Parish Recommendations

Lower Level



New construction: Additional wing added to create new meeting spaces (at lower level) and classrooms (main/upper)

New construction: New multilevel atrium created to clarify entry sequence & provide additional rentable space

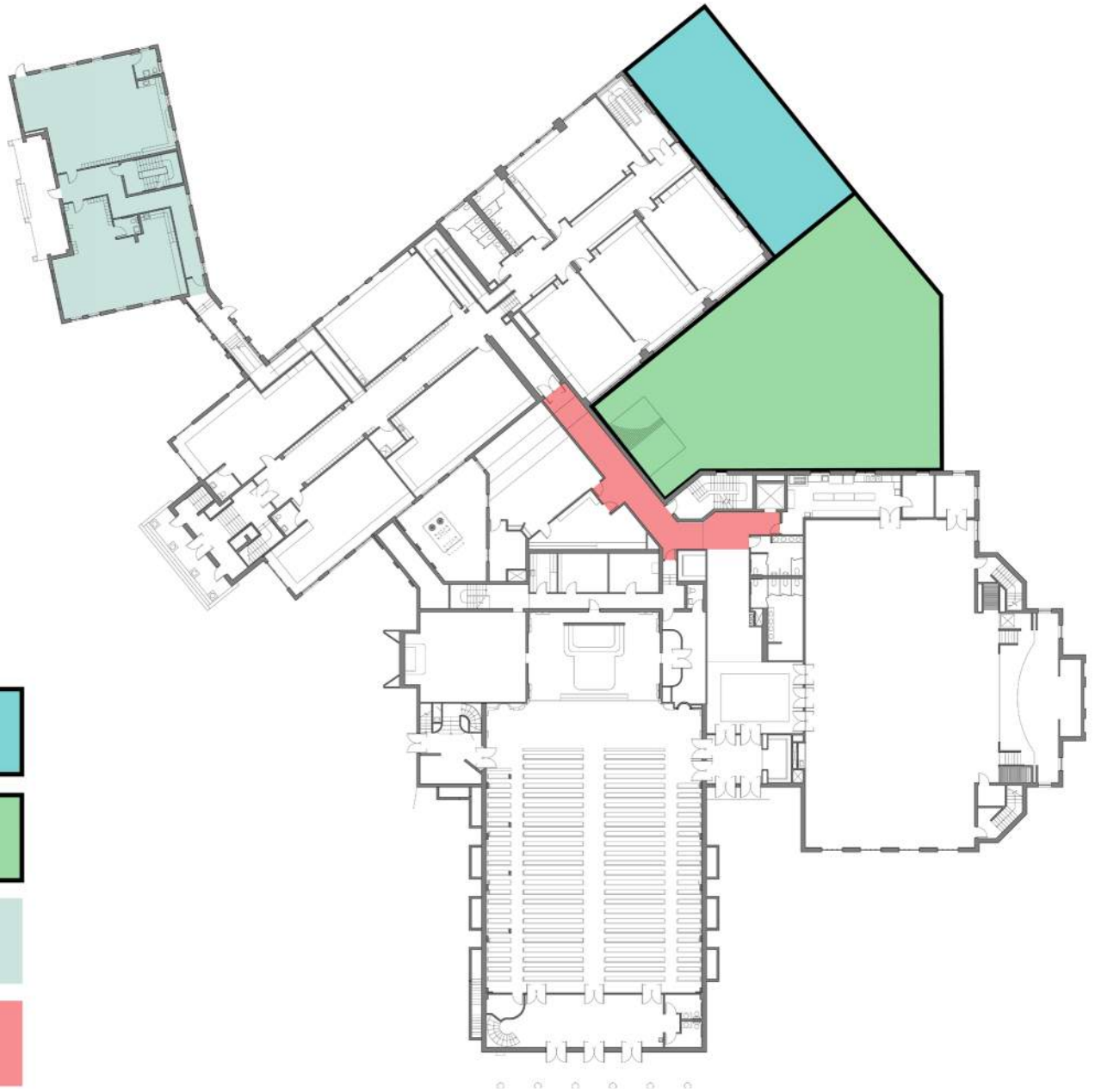
Demolish pre-k room and expand Colonial Hall to become the new library, moving pre-k to convent (main)

Colored area becomes administration suite with offices and gathering spaces for parents and faculty

Cafeteria function is moved to basement and existing space is converted to interstitial entry space to support renovated entry and circulation. Partially demo old pool space to create storage area to replace basement storage area.

Parish Recommendations

Main Level



New construction: Additional wing added to create two new classrooms per floor (two at main, two at upper)

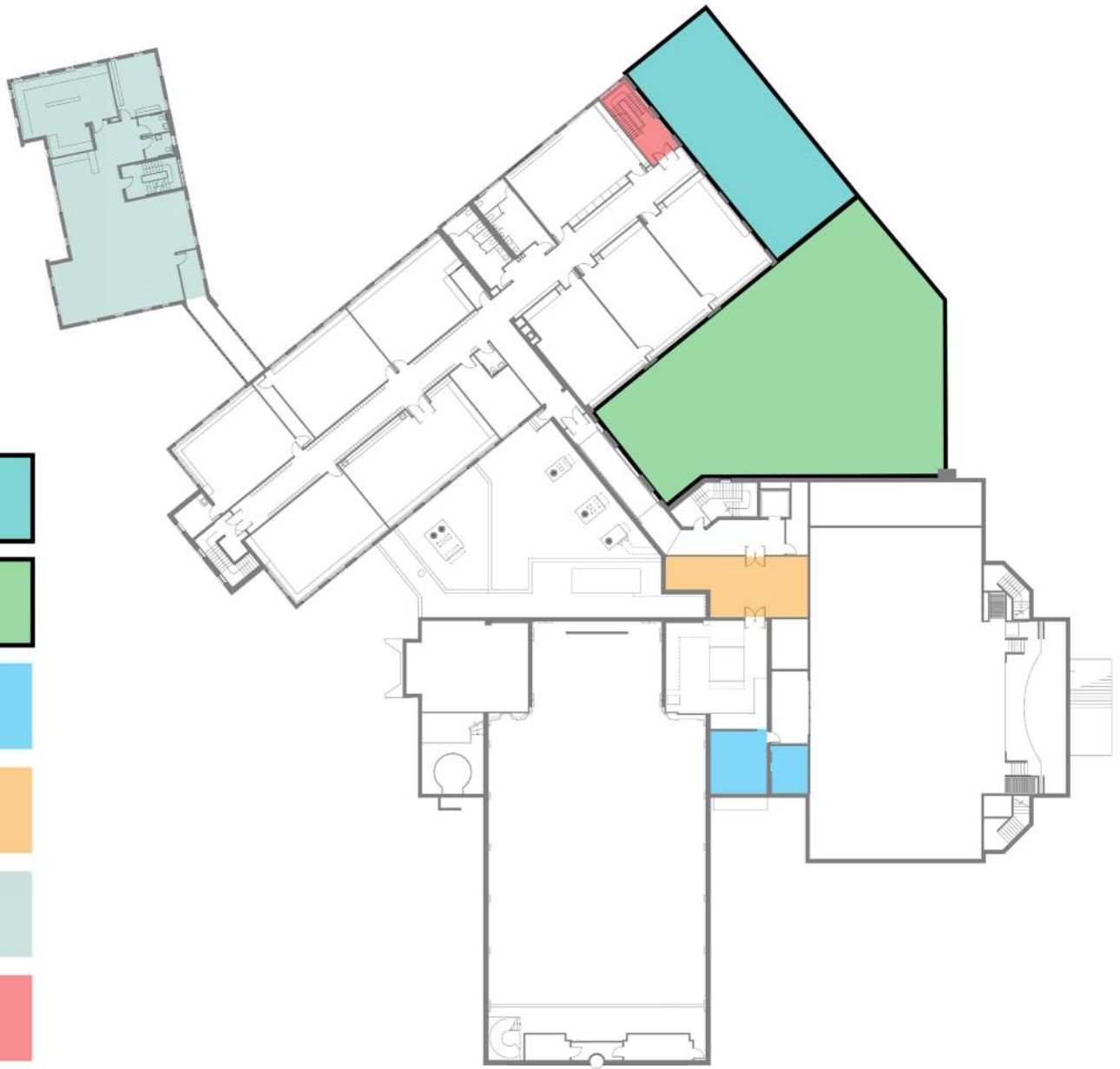
New construction: New multilevel atrium created to clarify entry sequence & provide additional rentable space

Both kindergarten rooms become pre-k rooms (dedicated ELC), freeing Colonial Hall to become library

Reconfigure security and access to prevent individuals from accessing the school from the church (move doors)

Parish Recommendations

Upper Level



New construction: Additional wing added to create two new classrooms per floor (two at main, two at upper)

New construction: New multilevel atrium created to clarify entry sequence & provide additional rentable space

Move resource rooms from lower to upper levels

Reconfigure storage room to accommodate new faculty workroom and additional storage

Transform entire top floor of convent (currently library, IT, and computer lab) into kindergarten/early learning center

Provide capital improvements and deferred maintenance for stairwell (eroding steps) and summon inspector for maintenance of loud/beeping condensing unit

Parish Recommendation Highlights

Consensus Recommendations

**Note: All new walls, windows, rooms, or other elements with changes are shown in red on new plans.*

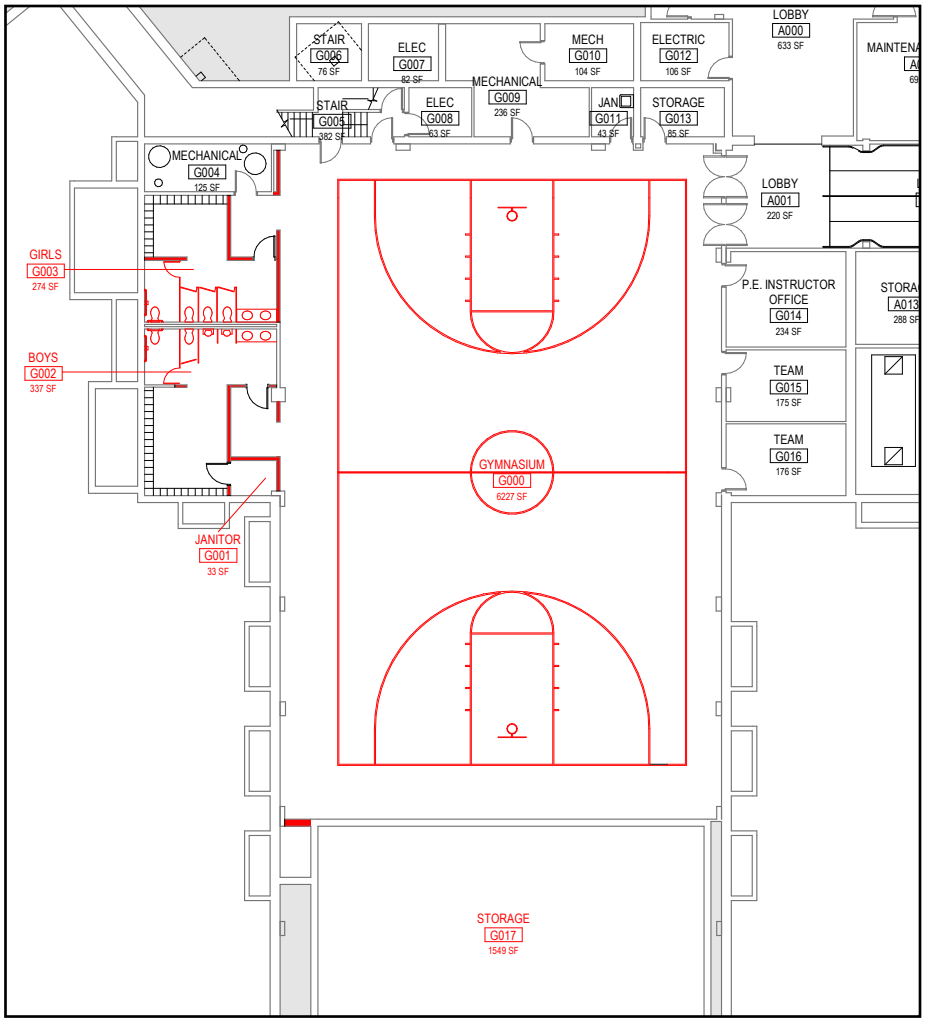
Gymnasium

Apart from the requested HVAC and ventilation requests for the gymnasium, one of the most-discussed options involved expanding the gym to accommodate tournaments and other competition-level functions. There is a misconception that the existing gym is not "regulation-sized."

Investigations showed a lack of unifying standards for Catholic middle school basketball courts. The design team uncovered a range of Catholic middle school courts ranging in dimension from as low as 60' long by 30' wide, to a median of 74' x 42' (close to the size of the existing court at St. Pets), to a 76' x 48' court. Most parochial schools use the 74'x42' court dimension as the standard middle school gymnasium dimension.

The design team found that the existing gymnasium's court is *technically* at or near the minimum dimensions required for a regulation-standard high school basketball court, as published by the National Federation of State High School Associations (NFHS) guidelines (which is referenced as the standard for a competition-sized gym by many of the other parochial schools the design team studied), but it is not at the *optimal* recommended size.

Pictured right: the recommended optimal-sized gym layout, as proposed. For more information on standard regulation court sizes, please see the Appendix.



Parish Recommendation Highlights

Consensus Recommendations

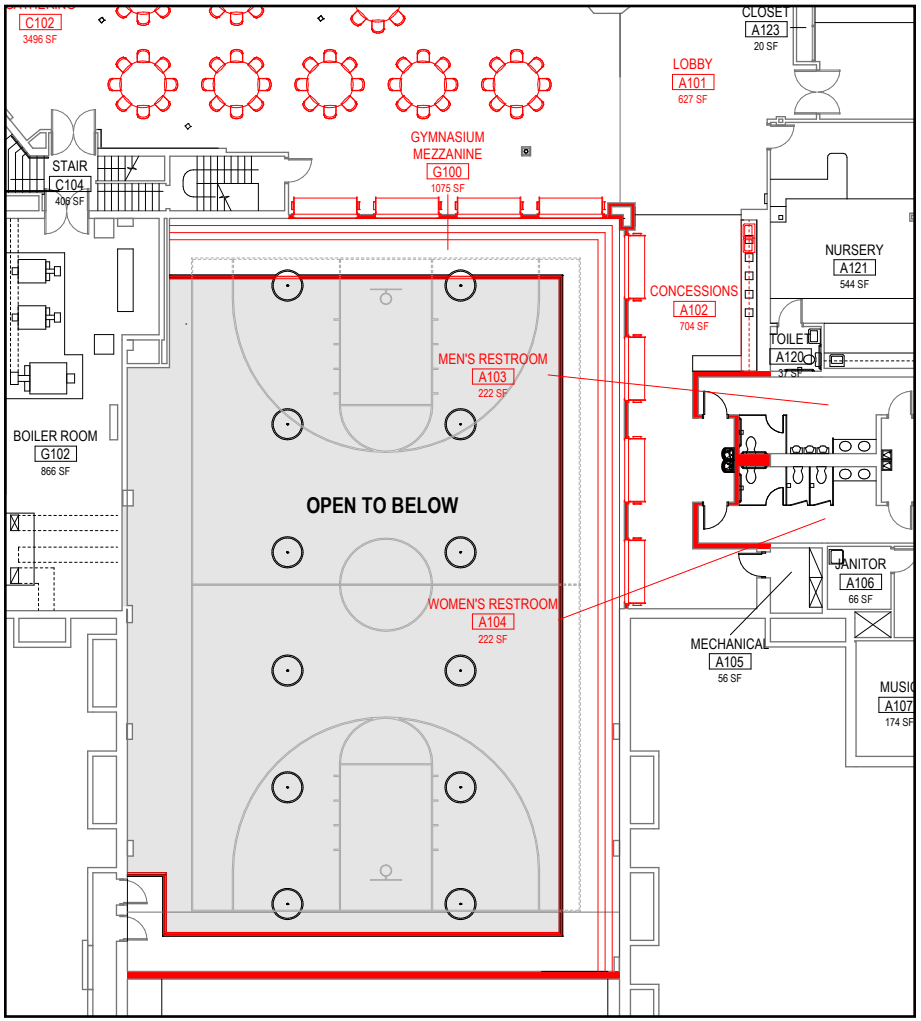
**Note: All new walls, windows, rooms, or other elements with changes are shown in red on new plans.*

The minimum recommended size is 74' long by 50' wide, and the existing gym is 74' long by 44' wide. It is possible to get the minimum required width with some minor renovation to the interior walls of the two locker rooms, corridor, and storage area next to the pool. A question was posed whether it may be feasible to elongate the court by removing either the pool to the south or the electrical/mechanical rooms to the north, but this was determined to be an extremely cost-prohibitive endeavor. Some numbers for this work are provided in Chapter 4.

Additionally on the level above, a balcony mezzanine for parents will be created to allow viewing of sporting events and other gymnasium-centric activities. This opens up the areas immediately next to the proposed new entry for meeting space, and gives parents a place to sit and watch their children's gymnasium-based activities. Additional water closets are added to support the increased occupancy load in the space, and a new fire exit is provided on the plan-south corner of the balcony.

Given that gymnasium renovation (apart from HVAC upgrades) is a Phase 2 priority, this would not necessarily take place immediately, but the team confirmed it is feasible.

Pictured right: the mezzanine area proposed for the level overlooking the gymnasium. Restrooms and the concessions/ vending areas are expanded, and rolling grate doors are installed to close off the mezzanine when not in use.



Parish Recommendation Highlights

Consensus Recommendations

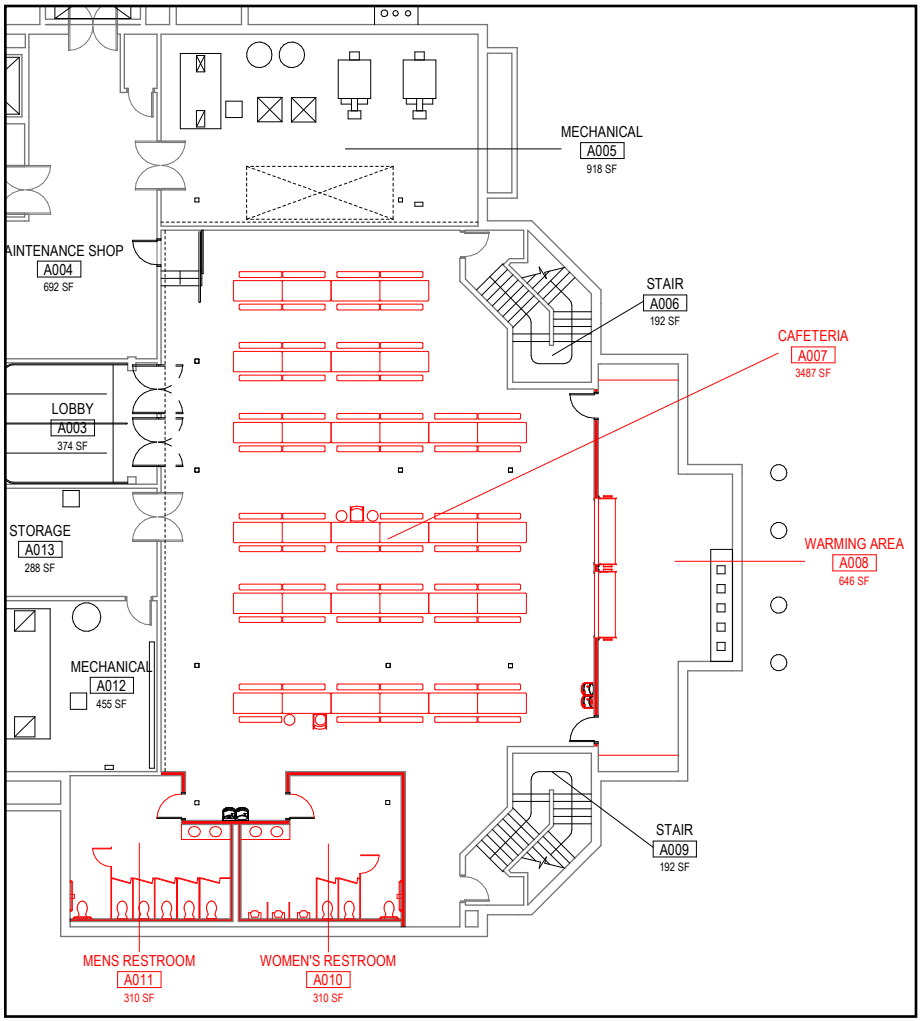
**Note: All new walls, windows, rooms, or other elements with changes are shown in red on new plans.*

Cafeteria

Common complaints about the existing St. Petronille cafeteria include size and location. The current lower-level location of the cafeteria, next to a set of doors many visitors confuse for the main entrance, is poorly situated. St. Petronille currently supports just over 500 students encompassing kindergarten through eighth grade. Even when staggering grades, faculty commonly complain there is not enough space in the existing cafeteria to support an entire grade eating together, a problem that creates additional logistical challenges for faculty to solve on their own.

The Planning Team's proposal involves relocating the cafeteria to the expansive room currently used for storage in the basement. Compared to the existing cafeteria, which is 2,725 square feet in size, the basement room is 4,860 square feet, nearly double the size currently being used. The goal is to support seating for 192 students concurrently.

After checking with the 2009 International Building Code, which the Village of Glen Ellyn uses to determine occupancy counts and room usage, the Planning Team confirmed that the proposed relocation would work, provided occupancy at any given time does not exceed 300. The team also discussed adding a full back-of-house kitchen to the space, but because the school uses a food delivery service for lunches, the idea was dismissed.



Pictured right: the proposed new cafeteria layout in the basement

Parish Recommendation Highlights

Consensus Recommendations

**Note: All new walls, windows, rooms, or other elements with changes are shown in red on new plans.*

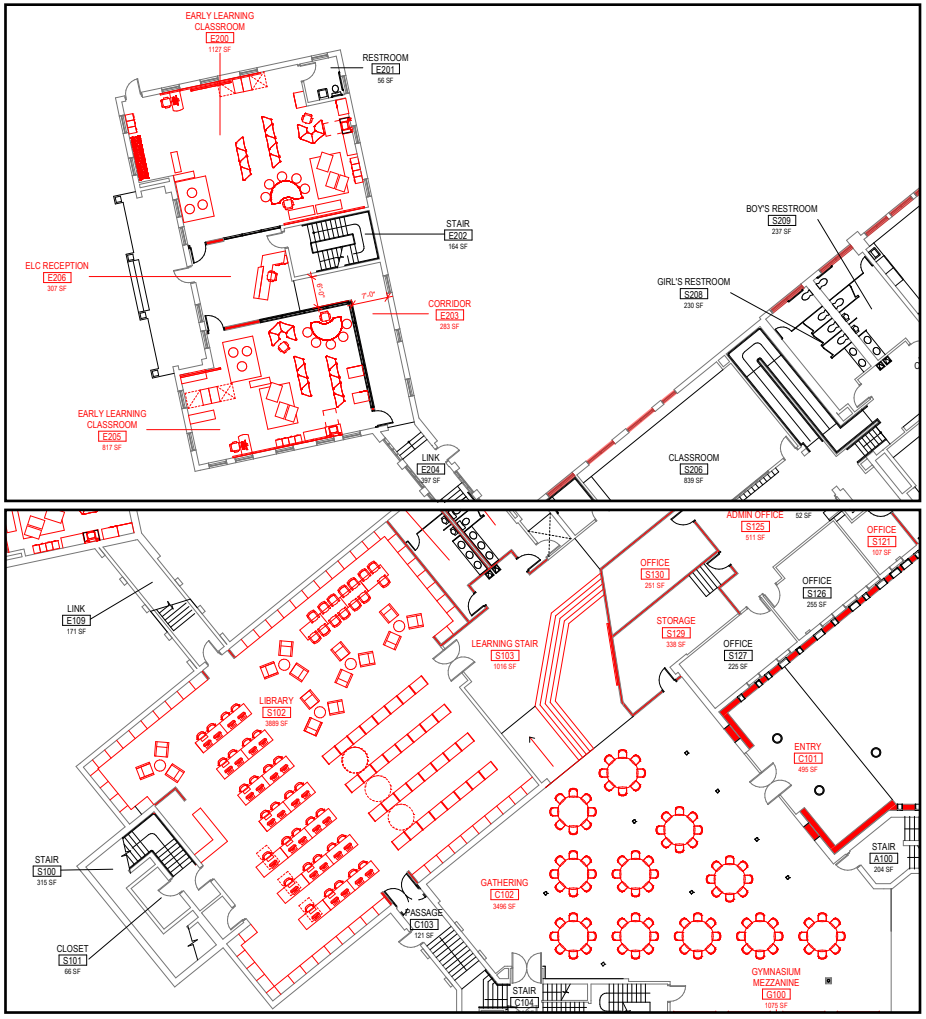
Early Learning Center (ELC)

One of the biggest long-time requests from parents and parishioners at St. Petronille has been to create an early learning center (ELC) that would unite the preschool and kindergarten classes in one building. The biggest challenge with this request was the issue of space; now, in combination with other reorganization efforts, the creation of a new ELC becomes a concrete possibility.

The Planning Team has developed a solution wherein, through various reshuffling efforts, Colonial Hall can open up and become the campus's new library (almost three times the size of the existing library), while the entire former convent building transforms into a state-of-the-art ELC. This would provide a faculty-requested separation between the younger and older grades, but keep all the school's functions on a single side of the building.

This plan also incorporates much-needed circulatory improvements to the path of travel between exits and entrances.

Pictured right: (upper) a floor plan for the proposed ELC as it would appear on the main level; (lower) a floor plan showing the renovated Colonial Hall as the Colonial Library



Parish Recommendation Highlights

Consensus Recommendations

**Note: All new walls, windows, rooms, or other elements with changes are shown in red on new plans.*

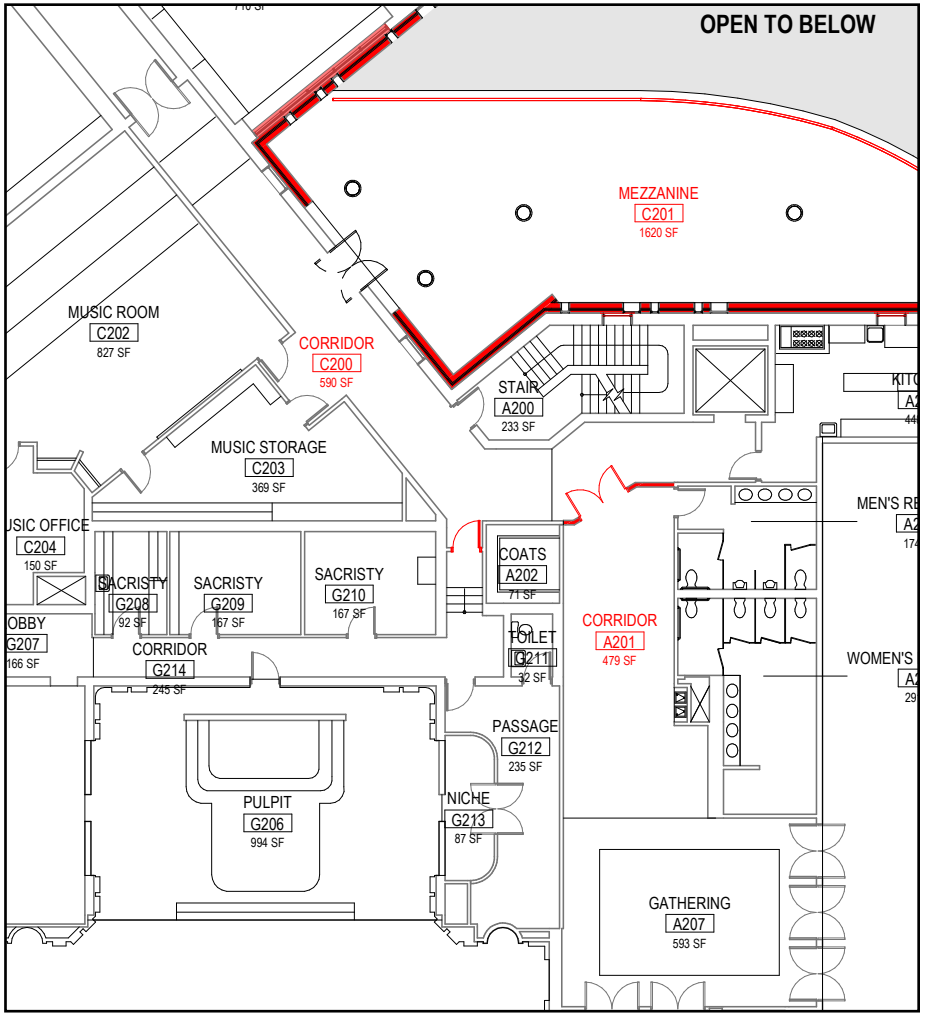
Safety & Security Upgrades

Several administrators have pointed out some overlooked security concerns with the existing connection between the church and the school.

Locking fire doors within a single corridor create a barrier between the two wings; however, due to the placement of the elevator, a hypothetical intruder might simply enter the school by taking the elevator down a level from the church, then proceeding back up into the school using the stairs. This plan rectifies this concern by reconfiguring the entrance to the school from the church and adding a wall.

Additionally, funds are provided for fire alarm system upgrades, which include new alarms, a new central panel, and up to six new hold-open doors, which close automatically in the event of a fire.

Pictured right: (upper) a detailed view of the area requiring security upgrades, in the main level corridor separating the church and parish offices from the school



Parish Recommendation Highlights

Consensus Recommendations

**Note: All new walls, windows, rooms, or other elements with changes are shown in red on new plans.*

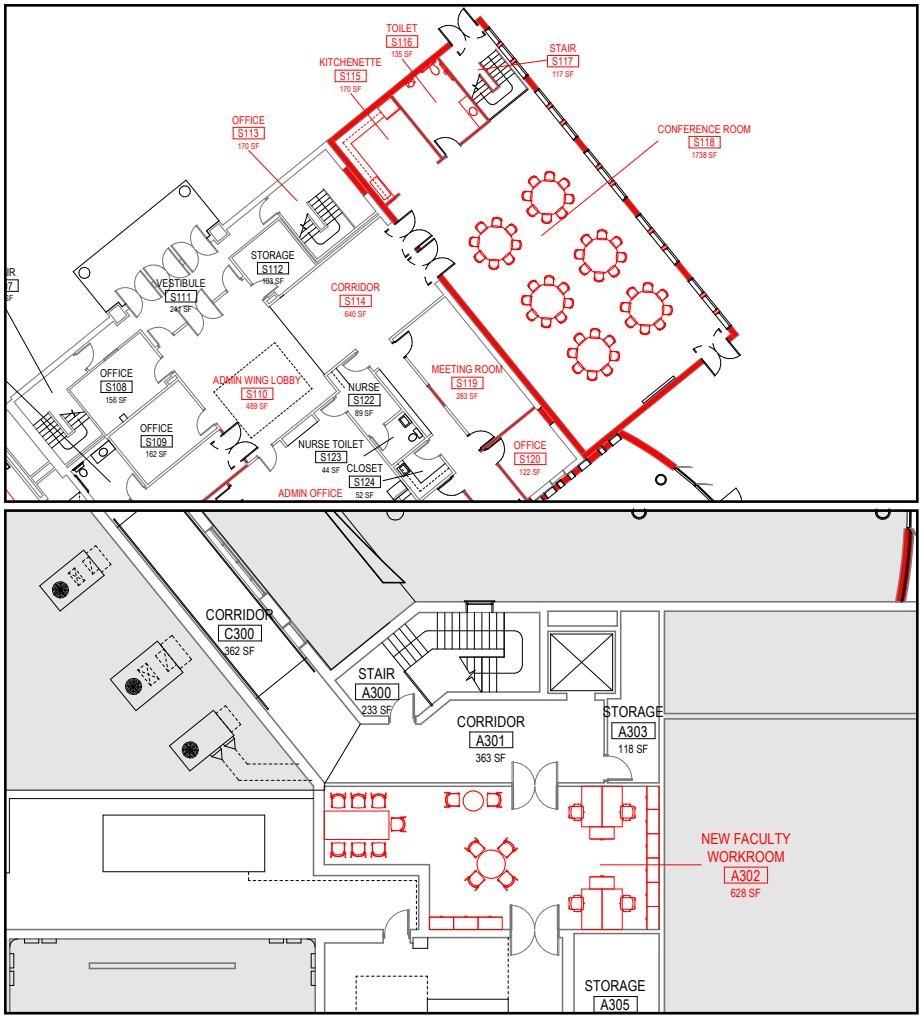
New Faculty Workspace Improvements

Faculty have long requested dedicated spaces outside of their classrooms in which to work, gather, and congregate. The Planning Team proposes a two-fold solution to this problem.

First, on the lower level as part of the new classroom addition, the level next to the parking lot will become a shared assembly space to be used by faculty and administrators for internal meetings, conferences, and training. This area features restrooms, a kitchenette, and tables for assemblies and meetings.

Additionally, the Planning Team proposes renovating one of the upper-level storage areas into a shared faculty workroom with tables, printers, and space for teachers to comfortably work. This area is separate from the school wing of the building and will provide a quiet, private place for faculty to work without noise or intrusion.

Pictured right: (upper) a look into the new faculty assembly room and associated support spaces in the new construction wing; (lower) a detailed view of the upper level's current storage space, which would be converted into a faculty workroom



Parish Recommendation Highlights

Consensus Recommendations

**Note: All new walls, windows, rooms, or other elements with changes are shown in red on new plans.*

New Construction: Classroom Wing Expansion

Due to the parish's success in growing enrollment, the school wing has become increasingly crowded. Faculty often complain that elective classes have nowhere to be taught, and in his 2022 letter to parents and faculty, Father Milota wrote:

"Right now, our children get their individual attention in the corridor. We will need to provide some small group classrooms for more focused attention." Unfortunately, overuse has precluded opportunities to locate new classrooms anywhere near the existing classroom wing.

Therefore, the Planning Team has endorsed future new construction of a three-story classroom extension that would protrude northwest into the parking lot (removal of six parking spaces would be required). Main and upper levels would house an additional two standard-sized classrooms and two elective-sized classrooms each.

Additionally, the requirement to fire-separate any new construction means the extension will have its own fire stair, meaning the fire stair in the existing building can be removed and converted to active learning and counseling rooms.

Pictured right: (upper) an enlarged plan of the classroom extension on the upper level; (lower) an enlarged plan of the classroom extension on the main level

Parish Recommendation Highlights

Consensus Recommendations

**Note: All new walls, windows, rooms, or other elements with changes are shown in red on new plans.*

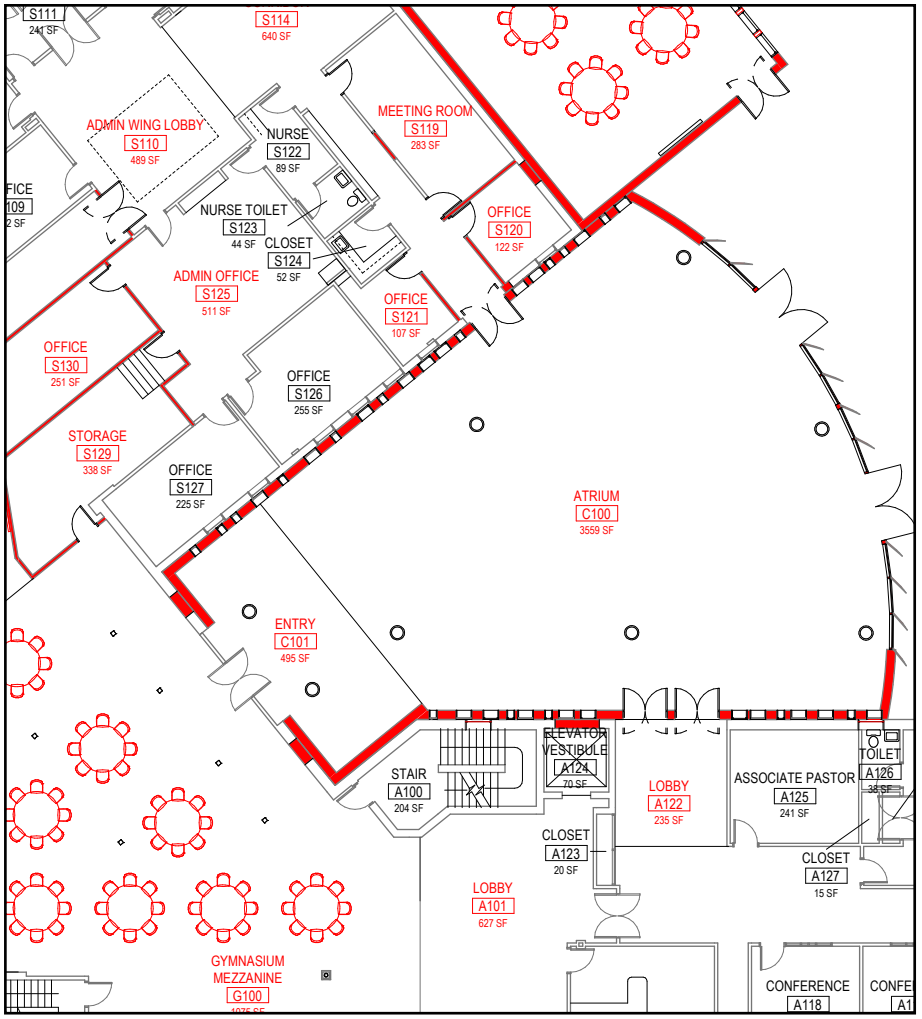
New Construction: Entry Atrium

Another challenge the parish wanted to address is the need to signal to visitors and newcomers where the correct entrance to the campus is. Currently, most newcomers seem to gravitate toward the entrance that leads into the cafeteria, a difficulty that Father Milota referenced in his 2022 letter to parishioners.

To that end, the Planning Team has endorsed future new construction of a new, 3600-square foot atrium where a courtyard currently rests between the school and parish office wings. This atrium would feature a large, open floor plan for small ceremonies, sponsorship and donor events, or even class projects.

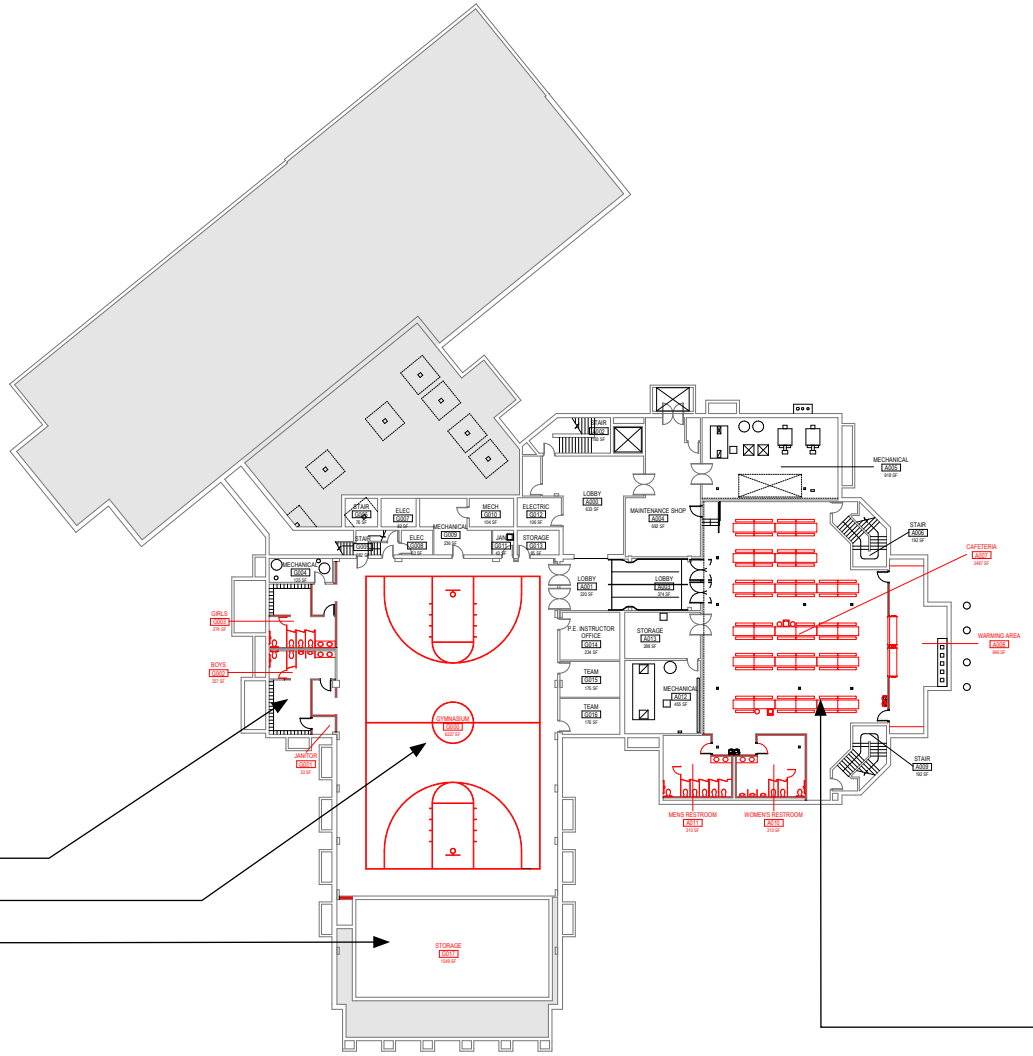
This multilevel space would be open on the lower level and feature a mezzanine overlook on the main level. A decorative lantern tower reaching up to the attic level would signal a point of entry to all visitors and newcomers. The Village of Glen Ellyn's building code requires that the entry atrium is fire-separated from both the classroom and parish office wings.

Pictured right: the first floor of the proposed entry atrium as it would appear on the lower level



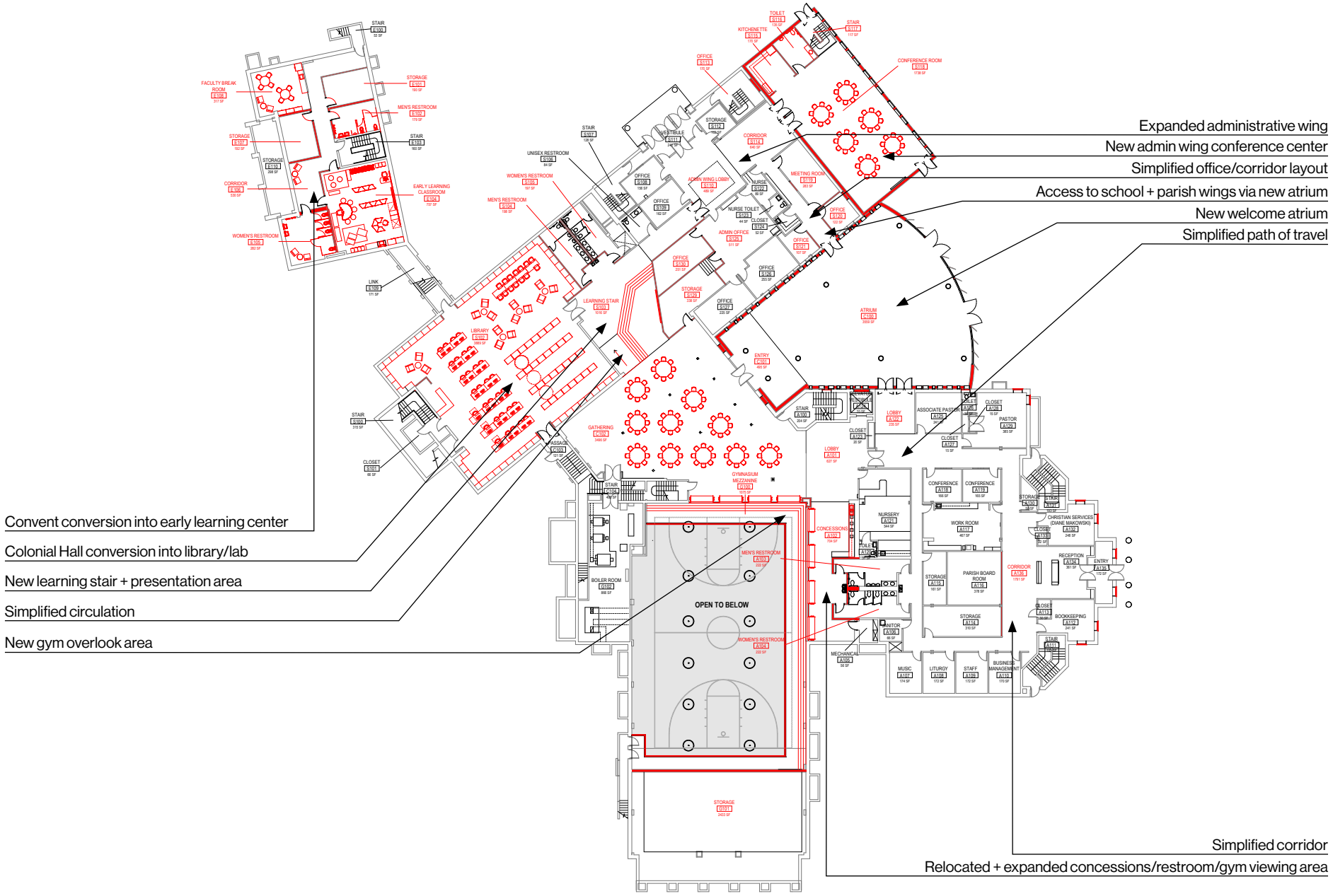
Proposed Parish Plans

Gymnasium Level



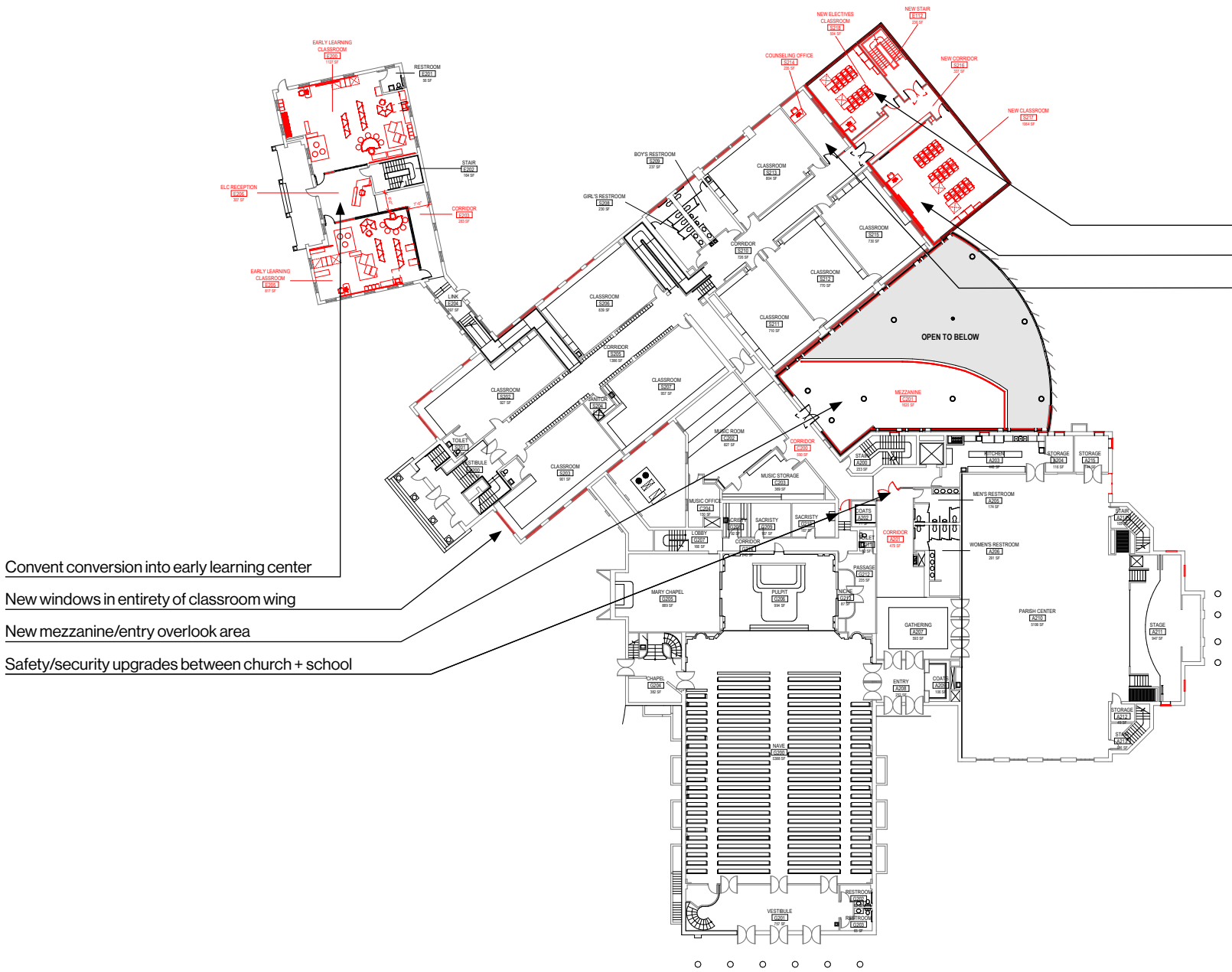
Proposed Parish Plans

Lower Level



Proposed Parish Plans

Main Level

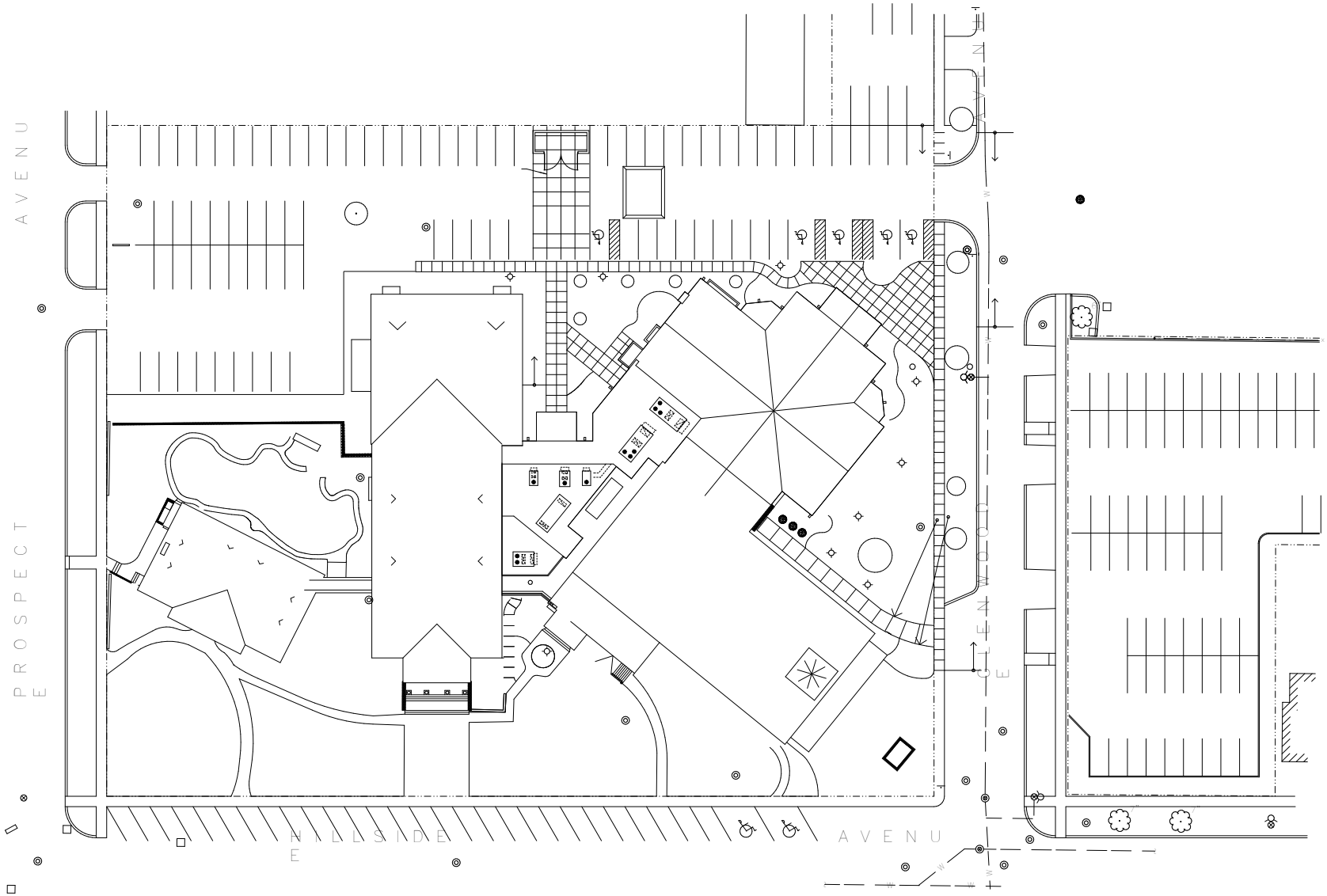


Proposed Parish Plans

Upper Level

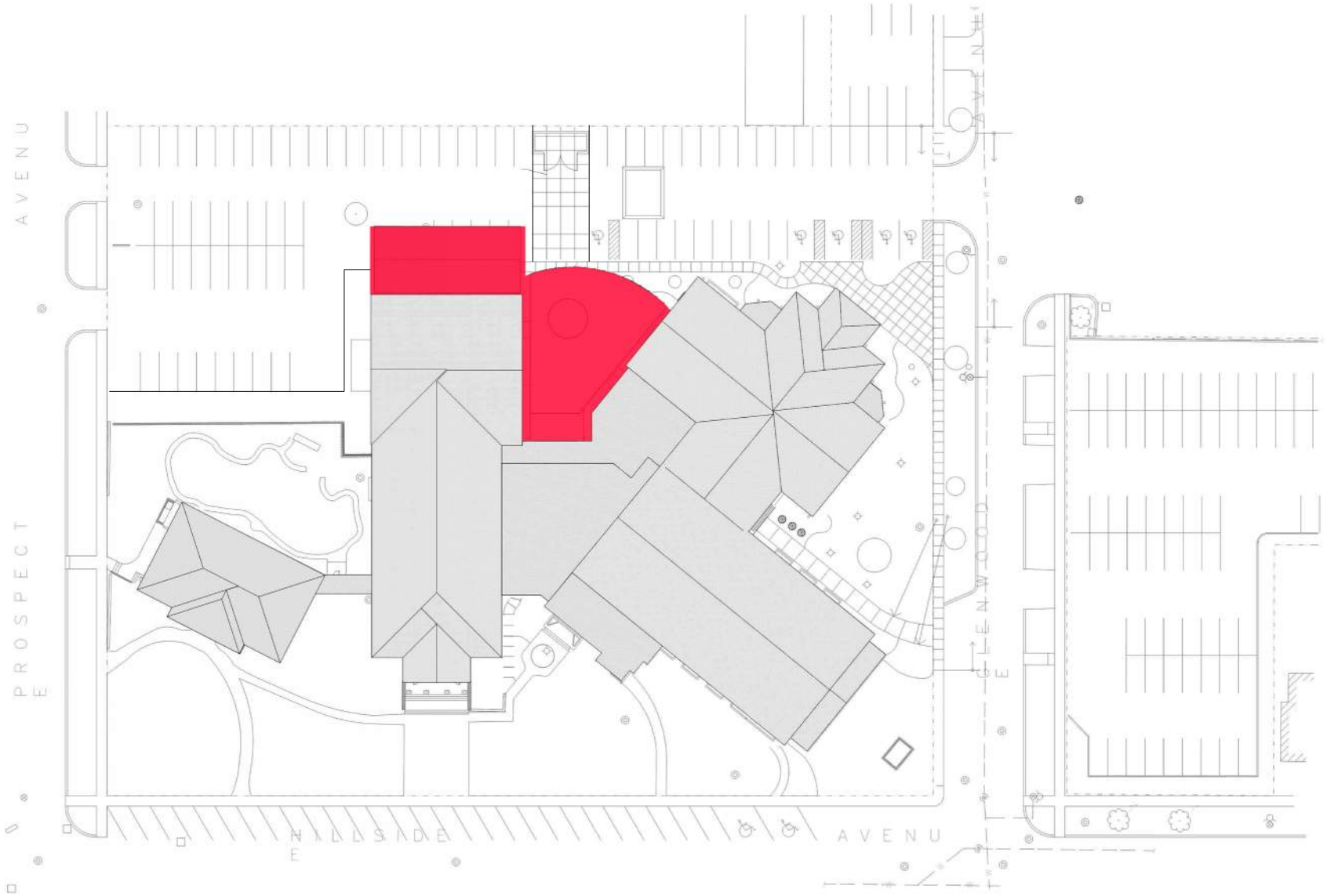
Existing Campus Site Plan

Consensus Recommendations



Proposed Campus Site Plan

Consensus Recommendations



Proposed Campus Program

Consensus Recommendations

Room Schedule | New Construction				
LEVEL	**ROOM #**	**ROOM NAME**	**SQUARE**	**FOOTAGE**
GYMNASIUM LEVEL	A000	LOBBY	633	SF
GYMNASIUM LEVEL	A001	LOBBY	220	SF
GYMNASIUM LEVEL	A002	STAIR	193	SF
GYMNASIUM LEVEL	A003	LOBBY	374	SF
GYMNASIUM LEVEL	A004	MAINTENANCE SHOP	692	SF
GYMNASIUM LEVEL	A005	MECHANICAL	918	SF
GYMNASIUM LEVEL	A006	STAIR	192	SF
GYMNASIUM LEVEL	A007	CAFETERIA	3,487	SF
GYMNASIUM LEVEL	A008	WARMING AREA	646	SF
GYMNASIUM LEVEL	A009	STAIR	192	SF
GYMNASIUM LEVEL	A010	WOMEN'S RESTROOM	310	SF
GYMNASIUM LEVEL	A011	MENS RESTROOM	310	SF
GYMNASIUM LEVEL	A012	MECHANICAL	455	SF
GYMNASIUM LEVEL	A013	STORAGE	288	SF
GYMNASIUM LEVEL	G000	GYMNASIUM	6,227	SF
GYMNASIUM LEVEL	G001	JANITOR	33	SF
GYMNASIUM LEVEL	G002	BOYS	337	SF
GYMNASIUM LEVEL	G003	GIRLS	274	SF
GYMNASIUM LEVEL	G004	MECHANICAL	125	SF
GYMNASIUM LEVEL	G005	STAIR	382	SF
GYMNASIUM LEVEL	G006	STAIR	76	SF
GYMNASIUM LEVEL	G007	ELEC	82	SF

Proposed Campus Program

Consensus Recommendations

GYMNASIUM LEVEL	G008	ELEC	63	SF
GYMNASIUM LEVEL	G009	MECHANICAL	236	SF
GYMNASIUM LEVEL	G010	MECH	104	SF
GYMNASIUM LEVEL	G011	JAN	43	SF
GYMNASIUM LEVEL	G012	ELECTRIC	106	SF
GYMNASIUM LEVEL	G013	STORAGE	85	SF
GYMNASIUM LEVEL	G014	P.E. INSTRUCTOR OFFICE	234	SF
GYMNASIUM LEVEL	G015	TEAM	175	SF
GYMNASIUM LEVEL	G016	TEAM	176	SF
GYMNASIUM LEVEL	G017	STORAGE	1,549	SF
		Renovation Area Total	13,173	SF
		New Construction Total	**0**	**SF**
		Gymnasium Level Total	**19,217**	**SF**

LOWER LEVEL	A100	STAIR	204	SF
LOWER LEVEL	A101	LOBBY	627	SF
LOWER LEVEL	A102	CONCESSIONS	704	SF
LOWER LEVEL	A103	MEN'S RESTROOM	222	SF
LOWER LEVEL	A104	WOMEN'S RESTROOM	222	SF
LOWER LEVEL	A105	MECHANICAL	56	SF
LOWER LEVEL	A106	JANITOR	66	SF
LOWER LEVEL	A107	MUSIC	174	SF
LOWER LEVEL	A108	LITURGY	172	SF
LOWER LEVEL	A109	STAFF	172	SF
LOWER LEVEL	A110	BUSINESS MANAGEMENT	170	SF
LOWER LEVEL	A111	STAIR	193	SF

Proposed Campus Program

Consensus Recommendations

LOWER LEVEL	A112	BOOKKEEPING	241	SF
LOWER LEVEL	A113	CLOSET	30	SF
LOWER LEVEL	A114	STORAGE	310	SF
LOWER LEVEL	A115	STORAGE	161	SF
LOWER LEVEL	A116	PARISH BOARD ROOM	378	SF
LOWER LEVEL	A117	WORK ROOM	467	SF
LOWER LEVEL	A118	CONFERENCE	166	SF
LOWER LEVEL	A119	CONFERENCE	165	SF
LOWER LEVEL	A120	TOILET	37	SF
LOWER LEVEL	A121	NURSERY	544	SF
LOWER LEVEL	A122	LOBBY	235	SF
LOWER LEVEL	A123	CLOSET	20	SF
LOWER LEVEL	A124	ELEVATOR VESTIBULE	70	SF
LOWER LEVEL	A125	ASSOCIATE PASTOR	241	SF
LOWER LEVEL	A126	TOILET	38	SF
LOWER LEVEL	A127	CLOSET	15	SF
LOWER LEVEL	A128	CLOSET	15	SF
LOWER LEVEL	A129	PASTOR	385	SF
LOWER LEVEL	A130	STORAGE	58	SF
LOWER LEVEL	A131	STAIR	193	SF
LOWER LEVEL	A132	CHRISTIAN SERVICES (DIANE MAKOWSKI)	248	SF
LOWER LEVEL	A133	CLOSET	22	SF
LOWER LEVEL	A134	RECEPTION	361	SF
LOWER LEVEL	A135	ENTRY	172	SF
LOWER LEVEL	A136	CORRIDOR	1,791	SF
LOWER LEVEL	**C100**	**NEW ATRIUM**	**3,559**	**SF**

Proposed Campus Program

Consensus Recommendations

LOWER LEVEL	**C101**	**NEW ENTRY**	**495**	**SF**
LOWER LEVEL	C102	GATHERING	3,496	SF
LOWER LEVEL	C103	PASSAGE	121	SF
LOWER LEVEL	C104	STAIR	406	SF
LOWER LEVEL	E100	STAIR	53	SF
LOWER LEVEL	E101	STORAGE	190	SF
LOWER LEVEL	E102	MEN'S RESTROOM	179	SF
LOWER LEVEL	E103	STAIR	160	SF
LOWER LEVEL	E104	EARLY LEARNING CLASSROOM	757	SF
LOWER LEVEL	E105	WOMEN'S RESTROOM	282	SF
LOWER LEVEL	E106	CORRIDOR	530	SF
LOWER LEVEL	E107	STORAGE	192	SF
LOWER LEVEL	E108	FACULTY BREAK ROOM	317	SF
LOWER LEVEL	E109	LINK	171	SF
LOWER LEVEL	E110	STORAGE	298	SF
LOWER LEVEL	G100	GYMNASIUM MEZZANINE	1,075	SF
LOWER LEVEL	G101	STORAGE	2,433	SF
LOWER LEVEL	G102	BOILER ROOM	866	SF
LOWER LEVEL	S100	STAIR	315	SF
LOWER LEVEL	S101	CLOSET	66	SF
LOWER LEVEL	S102	LIBRARY	3,889	SF
LOWER LEVEL	S103	LEARNING STAIR	1,016	SF
LOWER LEVEL	S104	MEN'S RESTROOM	198	SF
LOWER LEVEL	S105	WOMEN'S RESTROOM	197	SF
LOWER LEVEL	S106	UNISEX RESTROOM	84	SF
LOWER LEVEL	S107	STAIR	128	SF

Proposed Campus Program

Consensus Recommendations

LOWER LEVEL	S108	OFFICE	156	SF
LOWER LEVEL	S109	OFFICE	162	SF
LOWER LEVEL	S110	ADMIN WING LOBBY	489	SF
LOWER LEVEL	S111	VESTIBULE	241	SF
LOWER LEVEL	S112	STORAGE	103	SF
LOWER LEVEL	S113	OFFICE	188	SF
LOWER LEVEL	S114	CORRIDOR	640	SF
LOWER LEVEL	**S115**	**KITCHENETTE**	**170**	**SF**
LOWER LEVEL	**S116**	**TOILET**	**135**	**SF**
LOWER LEVEL	**S117**	**STAIR**	**117**	**SF**
LOWER LEVEL	**S118**	**CONFERENCE ROOM**	**1,738**	**SF**
LOWER LEVEL	S119	MEETING ROOM	283	SF
LOWER LEVEL	S120	OFFICE	122	SF
LOWER LEVEL	S121	OFFICE	107	SF
LOWER LEVEL	S122	NURSE	89	SF
LOWER LEVEL	S123	NURSE TOILET	44	SF
LOWER LEVEL	S124	CLOSET	52	SF
LOWER LEVEL	S125	ADMIN OFFICE	511	SF
LOWER LEVEL	S126	OFFICE	255	SF
LOWER LEVEL	S127	OFFICE	225	SF
LOWER LEVEL	S129	STORAGE	338	SF
LOWER LEVEL	S130	OFFICE	251	SF

Renovation Area Total	19,690	SF
New Construction Total	**6,214**	**SF**
Lower Level Total	**37,234**	**SF**

Proposed Campus Program

Consensus Recommendations

MAIN LEVEL	A200	STAIR	233	SF
MAIN LEVEL	A201	CORRIDOR	479	SF
MAIN LEVEL	A202	COATS	71	SF
MAIN LEVEL	A203	KITCHEN	448	SF
MAIN LEVEL	A204	STORAGE	116	SF
MAIN LEVEL	A205	MEN'S RESTROOM	174	SF
MAIN LEVEL	A206	WOMEN'S RESTROOM	291	SF
MAIN LEVEL	A207	GATHERING	593	SF
MAIN LEVEL	A208	ENTRY	232	SF
MAIN LEVEL	A209	COATS	106	SF
MAIN LEVEL	A210	PARISH CENTER	5,199	SF
MAIN LEVEL	A211	STAGE	947	SF
MAIN LEVEL	A212	STORAGE	49	SF
MAIN LEVEL	A213	STAIR	116	SF
MAIN LEVEL	A214	STAIR	105	SF
MAIN LEVEL	A215	STORAGE	144	SF
MAIN LEVEL	C200	CORRIDOR	590	SF
MAIN LEVEL	**C201**	**MEZZANINE**	**1,620**	**SF**
MAIN LEVEL	C202	MUSIC ROOM	827	SF
MAIN LEVEL	C203	MUSIC STORAGE	369	SF
MAIN LEVEL	C204	MUSIC OFFICE	150	SF
MAIN LEVEL	E200	EARLY LEARNING CLASSROOM	1,127	SF
MAIN LEVEL	E201	RESTROOM	56	SF
MAIN LEVEL	E202	STAIR	164	SF
MAIN LEVEL	E203	CORRIDOR	283	SF
MAIN LEVEL	E204	LINK	397	SF

Proposed Campus Program

Consensus Recommendations

MAIN LEVEL	E205	EARLY LEARNING CLASSROOM	817	SF
MAIN LEVEL	E206	ELC RECEPTION	307	SF
MAIN LEVEL	G200	NAVE	5,388	SF
MAIN LEVEL	G201	VESTIBULE	757	SF
MAIN LEVEL	G202	RESTROOM	69	SF
MAIN LEVEL	G203	RESTROOM	65	SF
MAIN LEVEL	G204	CHAPEL	382	SF
MAIN LEVEL	G205	MARY CHAPEL	889	SF
MAIN LEVEL	G206	PULPIT	994	SF
MAIN LEVEL	G207	LOBBY	166	SF
MAIN LEVEL	G208	SACRISTY	92	SF
MAIN LEVEL	G209	SACRISTY	167	SF
MAIN LEVEL	G210	SACRISTY	167	SF
MAIN LEVEL	G211	TOILET	32	SF
MAIN LEVEL	G212	PASSAGE	235	SF
MAIN LEVEL	G213	NICHE	87	SF
MAIN LEVEL	G214	CORRIDOR	245	SF
MAIN LEVEL	S200	VESTIBULE	431	SF
MAIN LEVEL	S201	TOILET	58	SF
MAIN LEVEL	S202	CLASSROOM	927	SF
MAIN LEVEL	S203	CLASSROOM	901	SF
MAIN LEVEL	S204	JANITOR	64	SF
MAIN LEVEL	S205	CORRIDOR	1,386	SF
MAIN LEVEL	S206	CLASSROOM	839	SF
MAIN LEVEL	S207	CLASSROOM	957	SF
MAIN LEVEL	S208	GIRL'S RESTROOM	230	SF

Proposed Campus Program

Consensus Recommendations

MAIN LEVEL	S209	BOY'S RESTROOM	237	SF
MAIN LEVEL	S210	CORRIDOR	726	SF
MAIN LEVEL	S211	CLASSROOM	710	SF
MAIN LEVEL	S212	CLASSROOM	770	SF
MAIN LEVEL	S213	CLASSROOM	804	SF
MAIN LEVEL	S214	COUNSELING OFFICE	235	SF
MAIN LEVEL	S215	CLASSROOM	730	SF
MAIN LEVEL	**S216**	**NEW CORRIDOR**	**337**	**SF**
MAIN LEVEL	**S217**	**NEW CLASSROOM**	**1,064**	**SF**
MAIN LEVEL	**S218**	**NEW ELECTIVES CLASSROOM**	**504**	**SF**
MAIN LEVEL	**S219**	**NEW STAIR**	**236**	**SF**

Renovation Area Total	3,225	SF
New Construction Total	**3,761**	**SF**
Main Level Total	**37,891**	**SF**

UPPER LEVEL	A300	STAIR	233	SF
UPPER LEVEL	A301	CORRIDOR	363	SF
UPPER LEVEL	A302	NEW FACULTY WORKROOM	628	SF
UPPER LEVEL	A303	STORAGE	118	SF
UPPER LEVEL	A304	ATTIC / STORAGE	860	SF
UPPER LEVEL	A305	STORAGE	153	SF
UPPER LEVEL	A306	AV CONTROL ROOM	221	SF
UPPER LEVEL	A307	RESOURCE ROOM	467	SF
UPPER LEVEL	A308	STAIR	109	SF
UPPER LEVEL	A309	STAIR	120	SF
UPPER LEVEL	C300	CORRIDOR	362	SF

Proposed Campus Program

Consensus Recommendations

UPPER LEVEL	E300	CORRIDOR	565	SF
UPPER LEVEL	E301	STAIR	160	SF
UPPER LEVEL	E302	SINGLE-USER RESTROOM	53	SF
UPPER LEVEL	E303	SINGLE USER RESTROOM	45	SF
UPPER LEVEL	E304	EARLY LEARNING CLASSROOM	884	SF
UPPER LEVEL	E305	RESOURCE ROOM	106	SF
UPPER LEVEL	E306	EARLY LEARNING CLASSROOM	896	SF
UPPER LEVEL	S300	STAIR	210	SF
UPPER LEVEL	S301	TOILET	91	SF
UPPER LEVEL	S302	CLASSROOM	718	SF
UPPER LEVEL	S303	CLASSROOM	831	SF
UPPER LEVEL	S304	CLASSROOM	726	SF
UPPER LEVEL	S305	CLASSROOM	961	SF
UPPER LEVEL	S306	CLASSROOM	755	SF
UPPER LEVEL	S307	FACULTY	304	SF
UPPER LEVEL	S308	FACULTY RESTROOM	46	SF
UPPER LEVEL	S309	SPANISH TEACHER'S OFFICE	63	SF
UPPER LEVEL	S310	GIRLS RESTROOM	229	SF
UPPER LEVEL	S311	BOYS RESTROOM	239	SF
UPPER LEVEL	S312	CORRIDOR	1,951	SF
UPPER LEVEL	S313	CLASSROOM	712	SF
UPPER LEVEL	S314	CLASSROOM	774	SF
UPPER LEVEL	S315	CLASSROOM	811	SF
UPPER LEVEL	S316	CLASSROOM	734	SF
UPPER LEVEL	S317	ACTIVE LEARNING	235	SF
UPPER LEVEL	**S318**	**NEW STAIR**	**236**	**SF**

Proposed Campus Program

Consensus Recommendations

UPPER LEVEL	**S319**	**NEW ELECTIVE CLASSROOM**	**504**	**SF**
UPPER LEVEL	**S320**	**NEW CORRIDOR**	**336**	**SF**
UPPER LEVEL	**S321**	**NEW CLASSROOM**	**1,064**	**SF**

Renovation Area Total	3,826	SF
New Construction Total	**2,140**	**SF**
Upper Level Total	**18,873**	**SF**

Renovation Area Grand Total	39,914	SF
New Construction Grand Total	**12,115**	**SF**
Entire Building Square Footage Grand Total	**113,215**	**SF**

Cost Summary 4

Cost Summary
Cost Estimate

Introduction
Legat Architects worked with Mortenson Construction and The Hill Group to prepare a probable estimate of cost for the Planning Team's three phases of work at St. Petronille. The cost estimating team focused its primary efforts on developing detailed costs for Phase 1 with the expectation that as inflation grows and costs rise over the coming decade, more accurate cost estimates will be prepared in the future for phases 2 and 3.

The primary goal of procuring probable estimates of cost was to help determine how large the budgets for each of the phases should be, and subsequently how great the need would be for each capital campaign, starting with the one in 2022. The Phase 1 cost estimate focuses on the replacement/installation of a new HVAC system and new windows for the school but also includes other, less expensive projects for the administration wing.

The estimated costs provided are based on the summer 2022 scope of work the parish commissioned Legat Architects to perform and were completed using hard construction cost values for FY 2022-2023. An escalation factor around 5% should be applied for each year following May 2023 that a given project is not completed.

Phase 1

For the initial phase, the Planning Team budgeted $3.5 million.

Phase 1 priorities include the HVAC system upgrades for the school and church, as well as new windows for the entire school wing. These projects will fully seal the building and provide fresh air without heat/cooling losses, thus maximizing the effect of the new units.

Phase 1: HVAC Upgrades

This phase will include a budget to install a VRF system to add cooling to the classrooms, as well as a dedicated outside air unit to provide additional ventilation. This will also include a cost for direct (1:1) replacement of rooftop units 1 through 7. In the gymnasium, this will include new cooling and ductwork, as well as a number to account for any proposed expansion. Phase 1 also includes a cost for replacing the church's air handling unit with a like replacement with updated controls, as well as 1:1 replacements of the parish office's two air-handling units.

The Hill Group was brought on to provide a detailed review of the building's existing mechanical systems and to provide a probable estimate of cost for the work to install air conditioning at the school and gymnasium.

Cost Summary
Scope of Work - HVAC Upgrades

From The Hill Group's cost estimate, the following items are included as Phase 1 line items:

- Building Automated Controls Front End Budget Pricing
- Classroom VRF HVAC Budget Pricing
- Gymnasium AHUs Budget Pricing
- RTU-1,2,3 Budget Pricing
- RTU-4,5,6 Budget Pricing
- RTU-7 Budget Pricing
- AHU-1,2 Budget Pricing
- VAV Automated Controls Budget Pricing

The cost estimate breaks out the above items into more detailed scopes of work.

Building Automation Controls Front End

Scope of work includes the following:

1. Furnish and install new front end building automation controls system
2. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

Classroom VRF

Scope of work includes the following:

1. Provide design-build services to engineer and provide permit drawings for providing cooling for (3) floors of classrooms
    a. Include $1,000 allowance for permit fees
2. Furnish and install new variable refrigerant flow (VRF) system
    a. Assume outdoor condensing units, (60) indoor ceiling modules, and (40) thermostats
3. Furnish and install copper refrigerant piping
4. Furnish and install condensate piping to existing open site drain or mop sink
    a. Assume each floor has an existing janitor's closet with mop sink
5. Furnish and install equipment rails as required for condensing units
    a. Include roof flashing
6. Insulate refrigerant lines
7. Include $108,000 allowance for electrical scope of work
8. Include $150,000 allowance for building automated controls
9. Include pipe markers (stickers) and equipment nameplates
10. Include pipe testing, charging, and equipment start-up
11. Include crane as required to set condensing units
    a. Assumed on straight time
12. Include coring as required
13. No cost included for air test and balance
14. No cost included for work on existing heating water boilers, pipes, or perimeter heat

Cost Summary
Scope of Work - HVAC Upgrades

    a. Assume this will remain for supplemental heat
15. No cost included for ventilation; assume operable windows for fresh air
16. No cost included for ceiling removal and reinstallation
    a. No cost to rework any acoustical tile grid
17. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

Gymnasium

Scope of work includes the following:

1. Provide design-build services to engineer and provide permit drawings for providing heating and cooling for gymnasium; sized for assumed expansion to 6,100 square feet
    a. Include $900 allowance for permit fees
2. Disconnect and remove (1) heating only make-up air unit
    a. Include disconnect and cap of natural gas and heating water piping
    b. Include insulated / reinforced curb cap
3. Furnish and install (2) 15-T air handling units and condensing units
    a. Assume air handling units to hang within the space
4. Furnish and install (2) drain pans under air handling units
5. Furnish and install penthouse roof ventilator to repurpose existing supply duct riser as outside air duct
    a. Assumes existing supply duct has external wrap and is not lined
6. Furnish and install galvanized or galvannealed (paint grip) ductwork to extend existing duct to (2) new AHUs suspended above the gymnasium for outside air and new supply runs along perimeter of the gymnasium
7. Furnish and install (2) dampers for outside air and (2) dampers for return air
8. Furnish and install supply grilles
9. Furnish and install bird screen return openings
10. Furnish and install new heating water piping to reconnect to existing
11. Furnish and install (2) recirculating heating water pumps and triple duty valves
12. Furnish and install copper refrigerant piping
13. Furnish and install condensate piping to existing open site drain or floor drain in boiler room
14. Furnish and install equipment rails as required for condensing units
    a. Include roof flashing
15. Insulate refrigerant lines
16. Insulate new horizontal outside air in the gymnasium
17. Include $3,500 allowance for structural consultant and $9,700 for structural steel work to for supports at (2) RTUs

Cost Summary
Scope of Work - HVAC Upgrades

18. Include $44,000 allowance for electrical scope of work
19. Include $50,000 allowance for building automated controls
20. Include pipe markers (stickers) and equipment nameplates
21. Include pipe testing, charging, and equipment start-up
22. Include crane as required to remove MAU and set condensing units
    a. Assumed on straight time
23. Include coring as required
24. Include air and water test and balance
25. No cost included for ventilation; assume operable windows for fresh air
26. No cost included for ceiling or wall removal and reinstallation / patching
27. Assume there is a route for refrigeration lines to condensing unit location without requiring new drywall enclosure
28. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

RTU-1,2,3

Scope of work includes the following:

1. Disconnect and remove (3) packaged gas heat / electric cool rooftop units
    a. Include reclaim and disposal of refrigerant
2. Furnish and install (1) 20-T packaged gas heat / electric cool rooftop unit to replace existing
    a. Standard Efficiency, R-410A, 460V/60Hz/3PH, high gas heat, Bacnet card, downflow low leak economizer w/ barometric relief, low ambient, and powered exhaust
    b. No change to duct distribution serving existing cafeteria
3. Furnish and install (1) 5-T packaged gas heat / electric cool rooftop unit to replace existing
    a. Standard Efficiency, R-410A, 460V/60Hz/3PH, high gas heat, Bacnet card, downflow low leak economizer w/ barometric relief, CO2 wall mounted sensor and demand control ventilation
    b. No change to duct distribution serving existing music room
4. Furnish and install (1) 10-T packaged gas heat / electric cool rooftop unit to replace existing
    a. Standard Efficiency, R-410A, 460V/60Hz/3PH, high gas heat, Bacnet card, downflow low leak economizer w/ barometric relief, and powered exhaust
    b. No change to duct distribution serving existing common area hallways outside the church

Cost Summary
Scope of Work - HVAC Upgrades

5. Furnish and install natural gas piping to reconnect to existing on roof
6. Furnish and install condensate piping to discharge onto roof
7. Include $4,000 allowance for electrical scope of work
8. Include $45,000 allowance for building automated controls
9. Include equipment start-up
10. Include crane as required to remove old and set new
    a. Assumed on straight time
11. Include air pre-reads and post-reads at equipment discharge only
    a. No cost included to balance distribution
12. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

RTU-4,5,6

Scope of work includes the following:

1. Disconnect and remove (3) packaged gas heat / electric cool rooftop units
    a. Include reclaim and disposal of refrigerant
2. Furnish and install (2) 35-T packaged gas heat / electric cool rooftop unit to replace existing
    a. Standard Efficiency, R-410A, 460V/60Hz/3PH, high gas heat, Bacnet card, multi-speed fan, 5k SCCR, downflow low leak economizer w/ barometric relief, low ambient, and 100% powered exhaust
    b. No change to duct distribution serving existing parish center
3. Furnish and install (1) 6-T packaged gas heat / electric cool rooftop unit to replace existing
    a. Standard Efficiency, R-410A, 460V/60Hz/3PH, high gas heat, Bacnet card, downflow low leak economizer w/ barometric relief, and powered exhaust
    b. No change to duct distribution serving existing storage and hallways on upper level
4. Furnish and install natural gas piping to reconnect to existing on roof
5. Furnish and install condensate piping to discharge onto roof
6. Include $4,500 allowance for electrical scope of work
7. Include $45,000 allowance for building automated controls
8. Include equipment start-up
9. Include crane as required to remove old and set new
    a. Assumed on straight time
10. Include air pre-reads and post-reads at equipment discharge only
    a. No cost included to balance distribution
11. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

Cost Summary
Scope of Work - HVAC Upgrades

RTU-7

Scope of work includes the following:

1. Disconnect and remove (1) packaged gas heat / electric cool rooftop unit at grade
    a. Include reclaim and disposal of refrigerant
2. Furnish and install (1) 20-T packaged gas heat / electric cool rooftop unit to replace existing
    a. Standard Efficiency, R-410A, 460V/60Hz/3PH, high gas heat, Bacnet card, horizontal conversion panel, field installed low leak economizer, barometric relief, and powered exhaust
    b. No change to duct distribution serving existing church office
3. Furnish and install galvanized lined ductwork to reconnect to existing penetration to building
4. Furnish and install natural gas piping to reconnect to existing within enclosure
5. Furnish and install condensate piping to discharge onto grade
6. Include $2,400 allowance for electrical scope of work
7. Include $15,000 allowance for building automated controls
8. Include equipment start-up
9. Include boom crane as required to remove old and set new
    a. Assumed on straight time
10. Include air pre-reads and post-reads at equipment discharge only
    a. No cost included to balance distribution
11. No cost included for repairs to existing concrete pad or fenced in enclosure
12. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

AHU-1,2

Scope of work includes the following:

1. Disconnect and remove (2) air handling units and associated condensing units
    a. Include reclaim and disposal of refrigerant
2. Furnish and install (1) 20-T air handling unit and condensing unit
    a. Horizontal housed fan with front top discharge, one row preheat hydronic coil, dx coil, 10hp supply fan, and access sections to match existing
    b. No change to duct distribution serving existing lower level reception, board room, staff offices, nursery, etc.
3. Furnish and install (1) 5-T air handling unit and condensing unit
    a. Horizontal housed fan with front top discharge, one row preheat hydronic coil, dx coil, 10hp supply fan, and access sections to match existing

Cost Summary
Scope of Work - HVAC Upgrades

    b. No change to duct distribution serving existing gymnasium level lobby, maintenance shop, PE room, team rooms, and storage
4. Furnish and install galvanized lined ductwork to reconnect to existing supply and return
5. Furnish and install new canvas connections at air handling units
6. Furnish and install new springs as required
7. Furnish and install heating water piping to reconnect to existing
    a. Include furnish and install of (2) new coil recirculating pumps
8. Furnish and install copper refrigeration lines between AHUs and CUs
9. Furnish and install condensate piping to discharge to floor drain
10. Include $13,000 allowance for electrical scope of work
11. Include $37,000 allowance for building automated controls
12. Include pipe markers (stickers) and equipment nameplates
13. Include insulation of refrigerant lines
14. Include pipe testing, charging, and equipment start-up
15. Include boom crane as required to remove old and set new condensing units
    a. Assumed on straight time
16. Include air pre-reads and post-reads at equipment discharge only
    a. No cost included to balance distribution
17. No cost included for any work with existing VAV boxes
18. No cost included for repairs to existing concrete pads
19. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

VAV Building Automated Controls

Scope of work includes the following:

1. Retrofit (24) existing to remain VAV boxes with updated controls and integrate into new building automated controls front end
2. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

Cost Summary
Scope of Work - Window Upgrades

Phase 1: Window Upgrades

Window system upgrades will include a full in-kind replacement of all exterior windows on the school wing of the building, across all three above-ground floors.

From Mortenson's cost estimate, the following items are included as Phase 1 line items:

- Demolition and removal of the existing windows
- New windows and joint sealant
- General conditions and supervision
- Insurances
- Contingency

The cost estimate breaks out the above items into more detailed scopes of work.

Exterior Enclosure

1. Joint Sealants
    a. Interior Sealants
    b. Exterior Sealants
2. Plastic Windows
    a. Windows Furnish
    b. Install PVC Windows
        i. Single Windows
        ii. Double Windows
        iii. Triple Windows
        iv. 5-Bay Windows
    c. Unload/Distribute Windows

Selective Building Demolition

1. Door and Window Demolition
    a. Demolition PVC Windows
        i. Single Windows
        ii. Double Windows
        iii. Triple Windows
        iv. 5-Bay Windows
2. Temporary Facilities & Controls
    a. Boom Lifts
    b. Storage Container
    c. Trucking
    d. Demolition Dumpsters
    e. Demolition Small Tools & Consumables

General Requirements

1. General Requirements
2. Contingency
3. Insurances & Fee

Estimate Notes by Project

Phases 2 & 3 (Mid- to Long-Term)

Introduction

The Mortenson team has provided more detailed notes on the project budget estimates provided on the following pages.

Phase 1

Safety & Security Upgrades

Assumptions include the following, including all labor and materials:

- Double door opening with security. The parish has confirmed that there is not an existing system to tie into.
- Single door with keycard pad.
- Installation of new wall, assuming an insulated steel stud wall with drywall on both sides, painted (including primer and two coats of finish)
- Assuming 16 linear feet (LF) of 12' high drywall
- Fire alarm system replacement, not including new construction areas, as the cost of a new fire alarm system is already built into the new construction cost of work.
- Fire alarm system replacement includes a breakout cost for the FACP, which could be absorbed in the unit costs if a building-wide system is included.

Improvement of Aesthetic Appeal

This assumes new paint for all classrooms on the main and upper levels of the building, which has a total combined floor plate area of 20,000 square feet (SF).

- 20,000 SF of paint on existing walls, including primer and two coats of finish
- Assume conservative figure of $1.25/SF

Science & STEM Upgrades

This assumes simply furnishing and installing technology and equipment in every classroom on the main and upper levels (of which there are 17). This can vary greatly between $10,000 to $12,500 depending on the specific technology used, but the cost estimate errs on the side of the more expensive alternative. The following assumptions are made:

- Assumes power and data are close enough to route without heavy power and low voltage work being required, as these could be large numbers.
- Unit costs can potentially come down from $12,500 to $10,000 if desired for a total of $170,000 instead of $212,500, but this savings would have to be realized on product selection.

New Carpet

This assumes furnishing new carpet in all classrooms on the main and upper levels, for an approximate area of 15,000 SF of new carpet.

- Carpet tile is assumed, as is typical on education projects.

Estimate Notes by Project
Phases 2 & 3 (Mid- to Long-Term)

- Carpet tile costs are estimated in square yards (SY), translating into a need for 1,667 SY.
- Cost estimate includes typical floor prep seen on other renovation projects.

Phases 2 and 3 Projects
A 5% escalation should be factored onto each number provided for any Phase 2 or Phase 3 projects. All cost estimate figures shown are provided using Q2 2022 dollars.

Gymnasium Space Upgrades
Assumptions include demolition of corridor walls surrounding gymnasium, eliminating locker room showers, and renovation of gymnasium to include new flooring and striping to match existing style. Theoretically straightforward and space is not dense.

- Assumes $150-200/SF for renovation work.
- Originally assumed a cost for the mezzanine using heavy-gauge steel studs; however, it was determined a more robust structure was needed.
- To be conservative, final cost estimate for mezzanine in gymnasium assumes structural steel. This may require additional supports depending on the type of connection.
- Metal decking with concrete topping and some type of flooring surface is assumed.
- As mentioned in Chapter 3, the parish posed the question of whether it may be feasible to elongate the court to meet the NFHS high school basketball court standard length of 84', even though the middle school court standard length is only 74', which is provided. A cost estimate is provided for removal of the pool (if the gym were to shift to the south). While it is difficult to fully provide budgetary information given the age of the building and unknowns when excavating under existing structures, the numbers provided should provide an adequate starting point.
- Regarding the potential for relocating the electrical and mechanical rooms on the north side of the gym, this would be an extremely cost-prohibitive undertaking due to the unknowns with rerouting existing infrastructure in an old building. Without an extensive upfront effort to determine the feasibility and impacted infrastructure systems this would impact, Mortenson cannot provide a reasonable estimate for this work. Rerouting infrastructure in these rooms should be considered a last resort.

Estimate Notes by Project

Phases 2 & 3 (Mid- to Long-Term)

Classroom Wing Expansion

Assumptions are based off of a recent project at neighboring Wheaton College. Costs will depend on the level of finish desired, but averages are provided. The following assumptions are made:

- Assumes $630/SF for new construction work.
- Assumes floor plate area is around 2,100 SF.
- Assumes 3-story construction.

Creation of New Early Learning Center

Gut renovation projects can vary wildly in cost and are primarily driven by density. This estimate assumes an average cost per square foot including any MEP work, which might include rerouting ducts around demolished rooms. This estimate makes the following assumptions:

- Assumes $400/SF for gut renovation work
- MEP is included. If MEP upgrades are not needed, take $50/SF out of the number above for a total cost per square foot of $350/SF.
- Assumes plumbing work is not included.
- Base-level work with no MEP work could go as low as $300/SF.
- Assumes a working area of around 10,000 SF of space to be reconfigured on the lower, main and upper levels.
- Low- and high-range estimates are provided for developing the early learning wing in the former convent.

General Classroom Upgrades

Costs are not provided, as contractors typically do not provide furniture on education projects. Furniture is usually provided by owner.

Library Relocation

Assumptions are made based on the floor plans Legat Architects provided to Mortenson, and assume a general area of 3900 SF. Low- and high-end estimates are provided.

Community Center Improvements

Estimate varies depending on quality of finishes and fixtures. As this is a community center, mid-range or average fixture costs as assumed.

- Assumes $5/SF for lighting work.

New Entry Atrium

Estimate assumes higher-quality finishes and enclosure systems, as this is meant to be a marquee space for the parish. The estimate assumes a higher cost as a result.

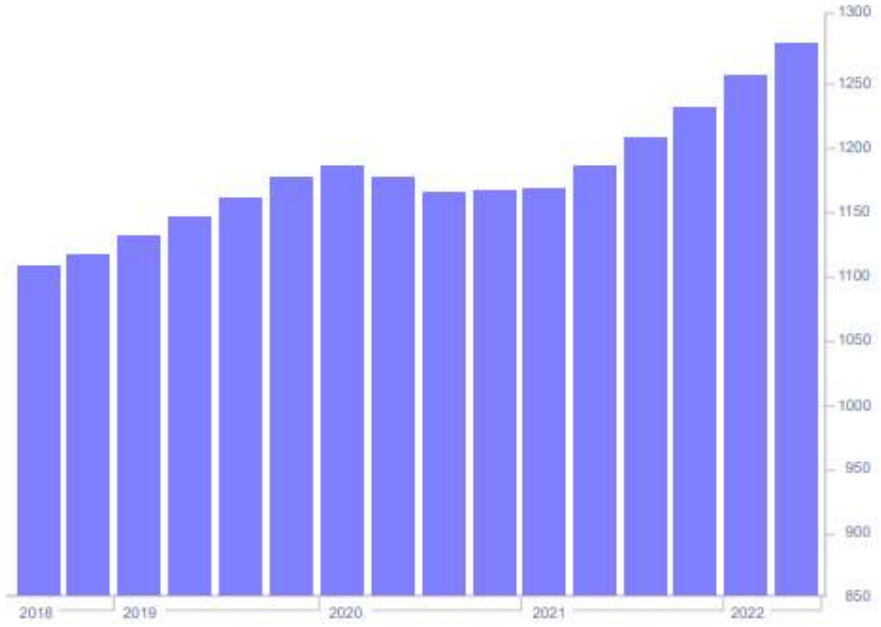
- Assumes $850/SF for base floor plate work.
- Assumes $400/SF for mezzanine work.

Project Budgets by Phase

Phases 2 & 3 (Mid- to Long-Term)

Escalation

Preparing probable estimates of cost is not an exact science, largely due to inflation and other unforeseen worldwide events (such as the COVID-19 pandemic or the 2008 recession). In general, inflation grows by a percentage point or two every year, but for the past two years, inflation has been rising by an even larger factor. The Turner Cost Index showed that non-residential construction inflation rose in the United States by a whopping 8.09% over the fiscal year between Q2 2021 and Q2 2022. More locally, the Mortenson Construction Cost Index showed a twelve-month increase of 18.3% nationally and 16.5% locally in Chicagoland. Costs for building materials remain escalated due to manufacturing issues, supply chain delays, rising fuel costs, and the ongoing Russian invasion of Ukraine. The impact that this has had on the construction industry cannot be overstated.



“Material and labor cost escalation continues to be driven by the impact of volatile fuel prices, instability in Europe, and global supply chain impacts,” said Turner’s July 2022 monthly report on construction cost escalation.

“The shortage of skilled labor is driving higher than usual labor rate increases. Labor shortages and uncertainty of some key building materials availability have pushed trade contractors to be more selective about the projects they pursue, avoiding riskier jobs, lessening competition, and ultimately impacting prices,” said

Project Budgets by Phase

Phases 2 & 3 (Mid- to Long-Term)

Quarter	Index	△%
2nd Quarter 2022	**1283**	**2.23**
1st Quarter 2022	1255	2.03
4th Quarter 2021	1230	1.91
3rd Quarter 2021	1207	1.68

Year	Average Index	△%
2021	1199	1.9
2020	1177	1.8
2019	1156	5.5
2018	1096	5.6
2017	1038	5.0
2016	989	4.8
2015	943	4.5
2014	902	4.4
2013	864	4.1
2012	830	2.1
2011	812	1.6
2010	799	-4.0
2009	832	-8.4

The Turner Building Cost Index (previous page, and above) is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices, and the competitive condition of the marketplace.

Attilio Rivetti, the Turner vice president responsible for compiling the Cost Index. “A project specific comprehensive procurement strategy can reduce the risk of prolonged lead times and price escalation.”

Legat Architects worked with both Mortenson Construction and The Hill Group to prepare a probable estimate of cost for the work at St. Petronille. Because of the volatility of the current construction climate, the design team is hesitant to provide an estimated cost of work for projects more than two years in the future. To that end, all numbers provided for all three phases represent Q3 2022 figures (unless otherwise noted), and should not be used in future years without applying an escalation factor.

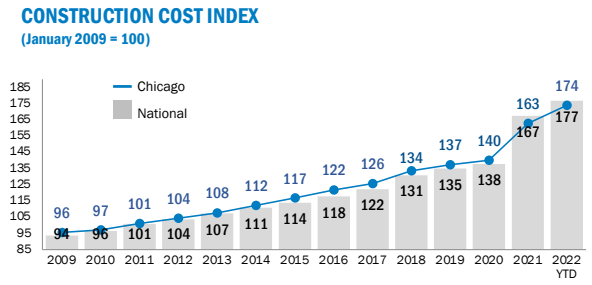
An escalation factor around 5% should be applied for each year following May 2023 that a given project is not completed. This number is based on the historical rate of inflation (shown to the left, dating back to 2009), accounting for unexpected worldwide disruptions, continuing inflation (and subsequently, some amount of “cooling off,” or deflation), and an otherwise steady growth percentage. Averaging these numbers, combined with the current year’s record inflation rate of 8.09%, produces a rate of 2.63%. However, since that number accounts for -12.4% growth during two years of recession, and given that we are in a period of record inflation not seen since the 1970s, the number given for use is 5%, more in line with recent years.

Project Budgets by Phase

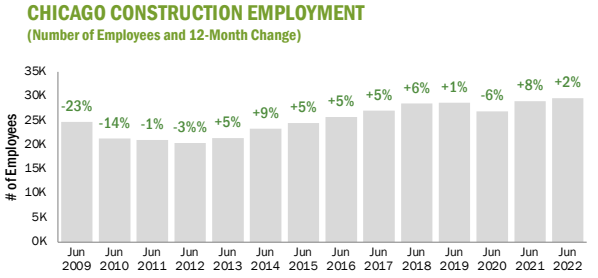
Phases 2 & 3 (Mid- to Long-Term)

The good news is that the Associated General Contractors of America (AGC) has indicated that current market conditions are far from what it deems "normal," and long-term planning (like the kind the St. Petronille Planning Team is embarking on in this document) can help to minimize the impact of these ongoing strains on future construction projects.

The cost estimating team focused its work on outlining costs for Phase 1, with the expectation that as individual projects are called into the parish's queue by phase, those projects' construction teams will be able to prepare more detailed and accurate cost estimates. As inflation fluctuates and costs continue to rise, future project teams will be able to develop more accurate cost estimates for the individual projects contained in phases 2 and 3.

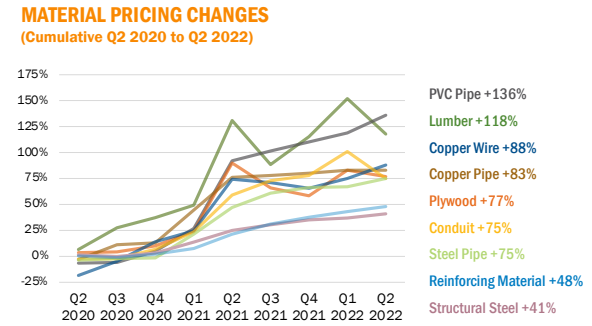


The *Mortenson Cost Index* is showing a single quarter increase of 3.3% nationally and 4.0% in Chicago. Over the last twelve months, costs increased 11.8% nationally and 13.3% in Chicago.



Building construction employment in the Chicago metro region increased to 29,600 in June 2022. This is 2% higher (600 jobs) compared to June 2021. Labor availability will remain a top concern throughout 2022.

Source: Bureau of Labor Statistics



Costs for building materials remain escalated due to continued increases in shipping costs, fuel surcharges, product lead times, and material shortages.

The Mortenson Building Cost Index (right) shows the change in construction cost, construction employment, and material pricing changes, cumulative from Q2 2020 through Q2 2022.

Probable Summary of Costs

Phase 1

Major Projects

HVAC Upgrades (Campus-Wide)	Cost (2022)
Building Automated Controls Front-End	$22,000
Classroom VRF (Variable Refrigerant Flow) HVAC	$920,000
Gymnasium AHUs (Air-Handling Units)	$460,000
RTU-1, 2, 3 (Rooftop Units)	$140,000
RTU-4, 5, 6 (Rooftop Units)	$242,000
RTU-7 (Rooftop Unit)	$73,000
AHU-1, 2 (Air-Handling Units)	$302,000
VAV (Variable Air Volume) Automated Controls	$96,000
HVAC Upgrades Total:	**$2,255,000**

Window Upgrades (Classroom Wing Only)	Cost (2022)
Joint Sealants (Interior/Exterior)	$43,546
Plastic Windows (PVC)	$308,694
Door & Window Demolition	$28,554
Temporary Facilities & Controls	$12,937
Contingency *(10%)*	$43,766
Insurances & Fee	$41,204
Window Upgrades Total:	**$522,630**

Minor Projects

Individual Projects (Campus-Wide)	Cost (2022)
Safety & Security Upgrades	**$172,199**
Fire alarm system replacement (renovation area only; assume 39,914 SF total area @ $3.50/SF)	$139,699
Double door opening with security	$14,500
Single door with keycard	$9,500
16 LF new steel stud wall with drywall, painted	$8,500
Aesthetic Improvements (*20,000 SF paint, 2 coats)*	**$25,000**
New Carpet (*15,000 SF carpet tile)*	**$83,333**
Individual Projects Total: *(all projects)*	**$280,532**

Additional Projects	Low (90%)	High (120%)
Early Learning Wing (both levels)	$1,681,087	**$2,148,056**
Library Relocation	$1,312,537	**$1,677,131**
Learning Stair Area Renovation	$160,020	**$204,470**
Restroom Expansion/Relocation	$79,987	**$102,206**
Office/Storage/Admin Renovation	$745,200	**$952,200**
Gathering Space Renovation	$550,620	**$703,570**
Additional Projects Total: *(average)*		**$4,982,394**

Phase 1 Total Probable Cost: *(add'l projects excluded)* **$3,058,162**

Phase 1 Total Probable Cost: *(add'l projects included)* **$8,040,556**

Probable Summary of Costs

Phases 2 & 3

Phase 2 Projects

Individual Projects (Campus-Wide)	Cost (2022)
Gymnasium Space Upgrades - Gym Level	**$262,000**
$150-200/SF incl. new flooring to match	$262,000
Gymnasium Space Upgrades - Mezzanine	**$500,250**
Demolition (Low: $26,100; High: $33,350)	$29,000
Mezzanine (Low: $384,975; High: $491,912)	$427,750
Structural support (Low: $39,150; High: $50,025)	$43,500
Classroom Wing Expansion (New Construction)	**$3,969,000**
$630/SF, 3 floor plates @ 2,100 SF ea.	$3,969,000
Convent Renovation/Early Learning Center	**$3,000,000**
$400/SF incl. MEP renovations/upgrades	$3,000,000
Tech Upgrades for Faculty/Students	**$212,500**
Technology furnish/install, no low voltage work	$212,500
General Classroom Upgrades	**-**
By owner; not enough historical data to provide.	-
Phase 2 Total Probable Cost: *(In 2022 dollars)*	**$7,443,500**

Phase 3 Projects

Individual Projects (Campus-Wide)	Cost (2022)
Community Center Improvements	**$17,025**
$5/SF new lighting @ 2724 SF	$13,620
$1.25/SF new paint @ 2724 SF	$3,405
New Entry Atrium (New Construction)	**$3,460,000**
$850/SF @ 3600 SF (Lower Level)	$3,060,000
$400/SF @ 1000 SF (Mezzanine Level)	$400,000
Phase 3 Total Probable Cost: *(In 2022 dollars)*	**$3,477,025**

Optional Pool Demolition/Renovation	Cost (Low)	Cost (High)
Removal of Pool	**$557,640**	**$743,520**
Demolition	$557,640	$743,520
New Construction	**$1,045,575**	**$1,394,100**
Structural	$243,967	$325,290
MEP	$313,672	$418,230
Finishes	$487,935	$650,580
Pool Demo Total Probable Cost	**$1,603,215**	**$2,137,620**

BEARS

Appendix 5

Summary
Appendix

Introduction
The Appendix comprises multiple additional documents and planning resources that can help inform decision-making and future phase planning for members of this or future planning teams.

This Appendix contains full copies of the following documents. Originals can be requested from Legat Architects.

		Page
1.	2021-2022 Faculty Survey *- Developed by St. Petronille Parish for employed faculty*	87
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10.	Existing Campus Plans *- Existing floor plans for the gymnasium, lower, main, and upper levels*	100
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Appendix
2021-2022 Faculty Survey

Teacher survey – school building upgrades

1. What improvements to our building/campus would you like to see which are not enumerated on the school priority list?

Classroom Structure/Size/Purpose
- Dedicated Room for Spanish (4)
  -2 would be great (PK-5 Spanish and 6-8 Spanish)
- Updated science lab (fume hood, dish washer, sinks, tall tables), gas access (could combine with STEM) (3)
- Build 7/8 grade building across the street
- Larger classroom or more classrooms w increasing enrollment, possibly making a 3rd class within grade level, keeping class size smaller
- Larger classrooms to accommodate larger class sizes 30 kids in 600 sq foot room is very tight
- Small group space model-course of education right now is "differentiating" for all learning needs (sm. group); no more whole group only instruction
- Area for Extended day; difficult in room but understands hard in library now

Social/Extracurricular/Gym/Sports
- Bring back pool (4)
- Create usable spaces in the pool area (2)
- Pool – make it an elective or before/after school program
- Pool area turned into health/fitness room for all grades to use (gym)
- Upgrade PLC stage for performances/plays
- Sports field
- Big lunch rooms
- New lunchroom floor (safety)
- LED scoreboard
- GAGA Ball pit (recess/PE) in place
- JR High – gathering space/playground
- Youth ministry gathering center (parish/school community center)
- Community service space designated
- Create a room for social space for students

Entrance/School Office
- Nurse need be together (?)
- Camera for K door that is hooked up to school office (often have to yell through door when visitors or delivery people come).
- Big entrance
- Main entrance is not secure for special ed and social work
- School office with a dedicated entrance away from other offices; move counselor, marketing director, & create more privacy for special ed offices (take out window)
- School security: harden entrances/windows on ground floor
- Space for social worker that offers privacy (currently working in foyer of main entrance)
- Dedicated area for Keith and Maureen to hold meetings other than the faculty room due to: teachers cannot access fridge, etc for a break and cannot access F & P books for students; never know when lose access to faculty room ahead of time
- Keep animals from entering
- Too many entrances / locked doors
- Student services suite is freezing, at times 60 degrees or less; kids wear down coats to class; teacher has large space heaters going non-stop and blowing fuses in the colder months
- Counselor (Sonja) needs a private office

Outdoors/Recess
- Close street by Mary statue (Hillside?) for outside use during school hours
- Separate parking in order to enlarge play area for students during recess
- Make the school more secure – updated fence/create gates in playground/parking lot (3)
- Environmentally more aware – recycling space, garden, compost
- Dedicated outdoor learning space / areas outside w picnic tables for classes/PE to meet outside (2)
- playground for over K
- Additional playground equipment (climbing bars, swings, or round climbing structure, seesaw)
- Eliminate the courtyard, do something else with that space
- Courtyard renovation: building 2-3 story
- Cohesive signage indoor & outdoor for visitors

Technology/Audio/Visual
- Copier/printer on each floor, including 3rd floor (3)
- Area for chromebook storage, charging, use in classroom
- Technology – new computers and resources for teaching best practices
- Better PA system (2)
- 1:1 for 3rd/4th grade chromebooks
- Walkie-talkies for teachers to better communicate in emergencies

Classroom furnishings/walls/floors/windows
- New/safer/easier to use blinds (2)
- New paint / carpet (10)
- Change flooring from carpet to wood or tile (3)
- Older windows addressed / replaced
- Sink in every classroom
- Better/uniform classroom desks (3)
- Teacher chairs
- Update lighting
- New chairs
- More outlets in classrooms
- Taller ceiling in 3&4/7&8
- Remove giant tvs/screens from classrooms (safety hazard) (2)
- Ceiling fans

Church
- New pews church

Appendix
2021-2022 Faculty Survey

Library
- Mid-upper grade library (grades 3-5) moved guided reading books
- Novel sets
- New screens on library windows
- New flexible seating options in the library (lava mats, sensory cushions, etc)
- Replace main library desk, an easy return slot (all cabinets stick and to not function properly with our checkout system, too tall for students to see over
- New materials-digital database subscription

Campus-wide
- Air conditioning
- Leaky roof/stained ceiling tile
- Fix flooring-cracked
- Updated handicap accessibility

Storage/Lockers/Shelving
- Science storage closet
- Microscope cabinet
- Lockers – not sharing upstairs (2)
- Book storage-sharing novels w other grades
- Garden storage space (entire building materials, shovels, gloves etc-storage)
- Proper storage for all grades (2)
- New shelving, safer, less wood for deteriorating shelves, picture book forward facing storage for ease of selection

Teachers
- Ongoing training
- Teaching assistant in junior high to help struggling students & space for them to work

Hallways/Bathrooms/Lounge
- Hallway by office – display student art in form of mosaic/tile
- Add cork strips to hallways to display student work
- Create separation between the school area and the PLC/church hallway
- Security for music room-not secure location for students-move swipe door down
- Teacher bathroom on primary floor
- Faculty bathroom for elementary
- Teacher bathroom on 2nd floor
- Update faculty & student restrooms (counters/mirrors/etc) (2)
- Teacher's lounge with "comfy" furniture /kitchen with microwave on 3rd floor (2)

Other
- Utilize the school attic (2)
- Recycling system for paper, plastic, etc (2)

2. Are there any items on the priority list you consider unimportant? If so, what are they and why?
   - Dedicated classroom Language Arts (6)
     (ex. this is taught in the larger classrooms and smaller groups can go to created smaller spaces to work.)
   - K and Pre-K have very different curriculums. K is much more academic than Pre-K. Feels important for Pre-K rooms to be together, but not for K and Pre-K to be near each other. Kindergarten curriculum has evolved over the years to be more academic based and less play. Kids learn to read. Pre-K is more play-based and louder. It would be difficult to be close to those rooms. K is much more like 1st grade.
   - For sound purposes, I don't think sticking pre-K next to Kindergarten is necessary
   - Understand Pre-K and K possibly being close in proximity; however, do feel the programs differ greatly. Kindergarten is much more rigorous-and curriculum is aligned with 1st-2nd primary grades. I view K-2 as a "team" and would love to plan/scaffold instruction in line with these grades. Pre-K is certainly important. The academic piece is the biggest difference. Personally, I think all day preschool is too long and as a parent, I would not send my child to that kind of program. It suits working parents, however. I do not feel is in the best interest of the children (just personal opinion). New to the school and absolutely love it! So impressed by how kindergarten curriculum at St. Petronille teaches the whole child and incorporates all the best practices. The quality of instruction created by Mrs. Trunk and others should remain the standard in Kindergarten.
   - Expansion of parking areas, filtered toward the new entrance.
   - Faculty meeting space-we don't gather enough to warrant it
   - Privacy for school counselor
   - Unnecessary: differentiation between elem & jr high
   - Probably put "aesthetic appeal" at the bottom of the list
   - Think our buildings are very pretty and the grounds beautiful! Hope we do not change the "look" of the buildings

Appendix
2021-2022 Faculty Survey

3. Do our buildings or grounds present challenges to your ability to teach effectively? If so, what are these challenges?

- Air conditioning is so loud for teaching (4)
- Air conditioning/ heat system-unpredictable, kids complain
- Rooms are hot
- A/C goes out frequently and Alex/Oscar need to come flip the circuit
- Playground (2)
- Bring back the pool (2)
  -sets us apart from everyone. Everyone was drawn to the pool, huge recruitment piece to school. When pool was shut down, enrollment dropped and we were another private school - it really set us apart
- Recess time interrupts teaching while windows are open. Very loud and distracting while trying to teach. Classrooms that are next to courtyard and parking lots (2)
- Landscape maintenance during classes/instructional time
- Need space for materials. Needs poster ad in Spanish (expressions, words, etc)
- Technology challenges are the hardest
- Have a student with physical challenges. More ramps would be helpful
- No area to pull small groups near classroom
- Hard to run down to office to copy/print during day
- Perhaps not putting Pre-K & K together would be best & set the standard for k-2 academics
- Non-skid areas outside to prevent slipping during inclement weather
- Dangling of cords in classroom, very unsafe
- Better signage throughout the buildings (outside/inside)
- No PA system in Spanish office
- Upstairs/top floor storage area needs to be re-lighted and floor planned
- Travel from space to space for students
- Children cannot get from space to space without risk of getting stuck
- Pathways to or from library are taking classes (especially preschool) quite some time to reach
- Difficult to collaborate with other half of grade in classrooms because of space constraints
- Space; walking around classroom with table layout and tables are bolted down
- All the doors
- Speakers for announcements (PA system)
- Been a parish member for 28 years, and the last building improvement/PLC addition solved a lot of problems moving around the campus. It would, however, be great to have a safer, dedicated recess area where balls don't go flying to neighboring yards on the street
- Grounds are beautiful on Hillside
- Would love the library to be the soul or heart of the school to promote collaboration
- Gym in basement
- Large window in the front. We are so lucky to have the special education "suite". It is wonderful! Really no changes in our offices.
- My classroom is quite a distance form the other Pre-K classroom. Would be great to be closer together
- Bit "gloomy" not having outside windows in my classroom. Enjoy seeing the "outside" world. Fresh air-open windows
- Courtyard could be utilized better
- We have beautiful grounds
- No room for small groups

4. Please list your top 5 priorities (1=highest priority) (Please feel free to include those items not included on the list.)

#1 Priority:

- Technology update students & teachers; 1:1 make us cutting edge (7)
- Window replacement (4)
- HVAC (4)
- Safety/Security (3)
- Aesthetic appeal (3)
- New carpet
- Replace checkout counter, more locked cabinet storage
- To have comfortable temperatures in Student Services Suite & rest of building
- Fence around Recess area
- Courtyard renovation
- Separation of elementary/primary
- Early childhood center
- Need separate the noisy area from the office (too high)

#2 Priority:

- HVAC (8)
- Technology (6)
- Pool (2)
- New student lunchroom/community space improvements
- Lunchroom
- Whiteboard installation
- Window replacement
- New carpet
- More materials, new budget for books & STEM materials
- Dedicated space/classrooms for small group pullouts (3)
- Age appropriate recess area-equipment is a bit scary
- Security
- Need big rooms

Appendix
2021-2022 Faculty Survey

#3 Priority:

- Window replacement (3)
- Larger updated classrooms (2)
- Technology (2)
- More space (2)
- HVAC (2)
- Early Childhood Center (preschool same location, along w K) (2)
- Science & STEM spaces -need to showcase what we do & be up to date (2)
- Signage everywhere
- Lunchroom space/improvements
- Meeting/teaching spaces
- Functioning of space
- Navigation option #2
- Gym
- Carpet/Classroom updates
- Small group classrooms
- Pool
- New desk & chairs
- General classroom updates/smartboards
- Recess space
- Waiting place at entrance

#4 Priority

- Technology (4)
- HVAC (3)
- Windows (2)
- STEM/Science lab (2)
- Small group classrooms (2)
- Lunchroom & community spaces
- Teachers' lounge
- Entrance
- Dedicated recess area
- Differentiation between & jr high
- Junior High socio/emotional/academic space
- Shelving improvements
- Community space improvements
- Early Childhood Center
- Window/Carpet Replacement
- Dedicated pk-5 Spanish classroom
- Storage in classrooms
- More classroom space
- Small pullout room

#5 Priority

- Technology (5)
  -incl ipads for preK/K; 1:1 chromebooks for 3rd/4th (school use only)
- School storage (2)
- Early childhood center (2)
- Small group space/rooms (2)
- Carpets
- Catholic identity
- Playground update for preK/K
- Expand building atrium
- Collaboration space
- Signage outside
- Increased meeting space
- Clear clutter
- Expansion capabilities
- Dedicated faculty room
- Start campaign now
- Entrance
- Community space improvements

Addendum:

Overall top 3 totals (regardless of ranking):

Technology (24)

HVAC (17)

Windows (10)

Appendix
2021-2022 Faculty Survey

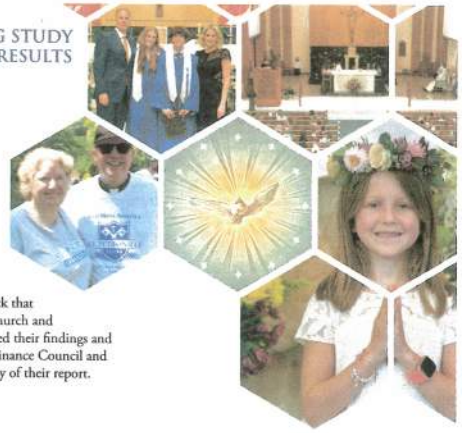
5. What other thoughts do you have about these projects?

- Providing a timeline would be helpful (2)
- My concern is funding all that needs to be done. My husband and I were part of the building campaign for the PLC and past school updates. Hopefully we have enough dedicated parishioners.
- All great ideas-where is the money coming from?
- Cost
- Time frame- will I be dead by the time we get this done?
- Desks are old-update to tables w plugs on them
- Privacy for Student Services (get rid of large window)
- Different spot for Sonja (school counselor)
- Can we teachers get summary of prior studies done? (last year's tech survey; space study 2017)
- Recess space needs to be safer-barricades, etc
- Handicap accessibility
- Feel the list is good. What would the top priorities be?
- Maybe use the pool space as something else?
- Great idea to add on and fix the flow
- Vital changes, for sure. The mental health benefits of many of the upgrades would have many effects on the child and adult community.
- Very excited about the possibilities for the school and parish going forward
- This will be fabulous
- Thank you for considering us
- Love the idea of separate space for middle school
- These are all great ideas and I hope that we are able to do a lot of this list. Just updating little things around the school will go a long way. I also think updating/modernizing the school will help increase our reputation in the community and our enrollment
- Thank you! I love that you've allowed the students to keep our campus beautiful (volleyball teams spreading mulch, planting gardens, etc)
- Feel grateful, honored to be asked for input, feedback, and thoughts as a new employee
- How can I help
- Thank you! This is exciting

Appendix
Planning Study Results

ST. PETRONILLE PARISH

PLANNING STUDY RESULTS



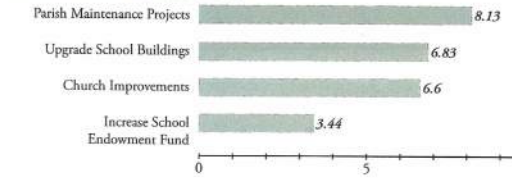
Dear parishioners,

I would like to extend a special thanks to the many families who participated in the recent planning study conducted at St. Petronille. We received an excellentl response from the parish community, feedback that is extremely beneficial as we look to the future of our church and school. The Steier Group compiled the data and reported their findings and recommendations to members of the Parish Council, Finance Council and Campaign Committee on March 3. Below is a summary of their report.

STUDY PARTICIPANTS

62 Personal Interviews **231** Mail, Online and In-Pew Surveys

PRIORITY OF RESPONDENTS



Note: Scores were calculated by assigning a value of 10 points for a high priority, 5 points for a moderate priority and 0 points for a low priority. The cumulative value for each project was then divided by the number of responses for that project.

The Steier Group's historical data indicates that anything above a 6.5 is considered a high priority, and anything below a 5.0 is considered a low priority.

OVERALL OBSERVATIONS

- There is a strong sense of community at St. Petronille with long-standing friendships and support of one another.
- Past and present school parents feel the school is strong and prepares students well for their ongoing education.
- In general, respondents support a campaign and highly favor projects involving maintenance and upkeep.
- Respondents strongly support replacing the carpet and pews in the church but opinions are more varied about the proposed painting and other improvements.

(over)

KEY STATISTICAL FINDINGS

76% of respondents personally favor a capital campaign

82% of respondents will make a personal gift to the campaign

46 respondents indicated they would serve in a volunteer leadership position

21 families have left an estate gift for the parish. ***26 families are interested*** in learning more about how to make a planned gift

KEY RECOMMENDATIONS

- Begin preparations to conduct a capital campaign.
- Finalize the campaign goals based on the parish's long-range planning and responses during the study.
- Work with the architects and contractors to finalize the plans and cost for construction/renovation projects.
- Educate parishioners about the needs facing the church and school, utilizing parish informational sessions, bulletins and pulpit announcements and an FAQ section to directly address questions and concerns brought up during the study.
- Continue discussions with parishioners regarding the church building updates.
- In addition to the existing Campaign Committee members, begin identifying additional volunteers to serve on the campaign team.

NEXT STEPS

Thanks to your input, the results of this study have helped us to understand what is important to parishioners and what steps need to be taken to prepare for a major fundraising effort. St. Petronille has been around for almost 100 years and parishioners truly want to preserve it and make sure the church and school are viable for many years to come.

Based on the feedback and data shared, members of the Parish Council, Finance Council and Campaign Committee endorsed moving forward with a campaign to enhance our church and school facilities. We will begin implementing some of the key recommendations made by the Steier Group. Our hope is to ultimately kick off the fundraising push later this fall. You will hear much more about the effort in the coming months.

Once again, thank you for your participation in the study. With the Lord guiding our efforts, we hope to give glory to Him as we undertake this important campaign for the future of St. Petronille.

In Christ,

Fr. Thomas Milota
Pastor

"Seek God's will in all that you do and He will direct your path."
(Proverbs 3:6)

Appendix

2022 List of School Building Reorganization Priorities

List of School Building Reorganization Priorities

1. Catholic Identity (clear identity in structures)
2. Aesthetic appeal/Entrance/Restructured school offices/intuitive navigation of building/uniform appearance/Facelift
3. Increased meeting space/larger room of 100+
4. STEM Lab
5. Separate/Increased gym/athletic spaces/HVAC (air conditioned)
6. Technology Infrastructure: expand/centralize/server/security/wiring/Flexible Tech: eliminate computer room
7. Early childhood center: PreK and Kindergarten close to one another
8. Religious Education ability to use technology in classrooms: media, etc.
9. Nursery for parish and religious education use
10. Small group classrooms/Collaboration/multi-purpose space/Specials: Art and Music rooms
11. Exterior: lighting/security/structured flow
12. Security/alarm system
13. HVAC system throughout entire building including gymnasium and all classrooms (central air and heating, no window units, filtered air)
14. Dedicated recess area: security/PreK, Kindergarten
15. Differentiation between elementary and jr. high.
16. New student lunchroom/Community space improvements
17. Dedicated classroom: language arts
18. Dedicated larger faculty room
19. Special Education space
20. Religious Education storage
21. School Storage
22. Library/Media Center
23. Expansion capabilities: planning for future needs/increased enrollment/built for growth
24. Window replacement
25. General classroom updates

School/Religious Education/Parish Updates

School/Religious Education/Parish Update

A great deal of work was done in our parish school nearly 20 years ago and after the previous capital campaign; however, the educational environment has changed a great deal since this time and we need some updates. There are spaces in our parish buildings that are sitting empty, our buildings are difficult to navigate for newcomers (which door do you enter to register your children for school), and we have increased needs for meeting space and small group classes. Our athletic facilities are not sufficient for our present needs.

The pandemic highlighted our need for a new HVAC system in the parish school. We are still using window air-conditioners, ventilation varies widely between rooms, the system is highly inefficient, and windows don't open. We also need new windows.

The old pool is in bad disrepair and the cost of repair would be exorbitant. The survey taken to establish level of desire to use the pool was overwhelmingly negative toward the pool. At the same time, our gymnasium is too small to host major tournaments at home and accommodate all of the activities. We will need to convert this pool space into useable space and expand our athletic facilities.

We need to update all of the technology infrastructure in the building so that we are ready for the next generation of technology in the classrooms. However, you may feel about technology, it will not be going away any time soon and we need to make sure that our children are ready for the future. This technology would be user friendly for multiple users so that both the school and religious education classes can use it without interfering with one another's work.

Space:

- Right now, our children get their individual attention...in the corridor. We will need to provide some small group classrooms for more focused attention.
- The Parish Life Center gets so much use that we have to turn away many even parish groups that would like to use it for their meetings or activities, e.g., if there is a school event, then there is no fish fry that night or vice versa. We need some more meeting space for groups of approximately 100 which would like entail some construction.

We want to convert the old convent into an early childhood center which would contain the Pre-School and Kindergarten classrooms in one building. This has the advantages of safety, accessibility and security.

Speaking of which: we need to update our security and fire infrastructure to keep our children safe including updated alarm systems and physical structures to improve security.

Appendix
Full Cost Estimate (HVAC Improvements)

THE HILL GROUP

Construction •Energy Efficiency/Sustainability Service and Building Maintenance •Commissioning/Test & Balance/LEED™ Consulting Building Operations/Stationary Engineers •Engineering Services •Facilities Solutions

11045 GAGE AVENUE
FRANKLIN PARK, IL 60131
P 847.451.5000 F 847.451.5011
www.hillgrp.com

August 1, 2022

Justin Banda
Project Associate
Legat Architects

RE: St. Petronille Catholic Church – HVAC Upgrades BUDGET
420 Glenwood Ave, Glen Ellyn, IL 60137

Dear Mr. Banda,

Hill Mechanical Corp is pleased to present to you our BUDGET proposal for the above referenced project. We have included all labor, equipment, material, and subcontractor scope of work to provide complete mechanical systems per the documents provided under a lump sum contract agreement.

Building Automated Controls Front End Budget Pricing	**$ 22,000.00**
Classroom VRF HVAC Budget Pricing	**$ 920,000.00**
Gymnasium AHUs Budget Pricing	**$ 460,000.00**
RTU-1,2,3 Budget Pricing	**$ 140,000.00**
RTU-4,5,6 Budget Pricing	**$ 242,000.00**
RTU-7 Budget Pricing	**$ 73,000.00**
AHU-1,2 Budget Pricing	**$ 302,000.00**
VAV Automated Controls Budget Pricing	**$ 96,000.00**

Building Automation Controls Front End Scope of work includes the following:

1. Furnish and install new front end building automation controls system
2. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

Classroom VRF Scope of work includes the following:

3. Provide design-build services to engineer and provide permit drawings for providing cooling for (3) floors of classrooms
    a. Include $1,000 allowance for permit fees
4. Furnish and install new variable refrigerant flow (VRF) system
    a. Assume outdoor condensing units, (60) indoor ceiling modules, and (40) thermostats
5. Furnish and install copper refrigerant piping
6. Furnish and install condensate piping to existing open site drain or mop sink
    a. Assume each floor has an existing janitors closet with mop sink
7. Furnish and install equipment rails as required for condensing units
    a. Include roof flashing
8. Insulate refrigerant lines

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9. Include $108,000 allowance for electrical scope of work
10. Include $150,000 allowance for building automated controls
11. Include pipe markers (stickers) and equipment nameplates
12. Include pipe testing, charging, and equipment start-up
13. Include crane as required to set condensing units
    a. Assumed on straight time
14. Include coring as required
15. No cost included for air test and balance
16. No cost included for work on existing heating water boilers, pipes, or perimeter heat
    a. Assume this will remain for supplemental heat
17. No cost included for ventilation; assume operable windows for fresh air
18. **No cost included for ceiling removal and reinstallation**
    a. **No cost to rework any acoustical tile grid**
19. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

Gymnasium Scope of work includes the following:

1. Provide design-build services to engineer and provide permit drawings for providing heating and cooling for gymnasium; sized for assumed expansion to 6,100-sqft
    a. Include $900 allowance for permit fees
2. Disconnect and remove (1) heating only make-up air unit
    a. Include disconnect and cap of natural gas and heating water piping
    b. Include insulated / reinforced curb cap
3. Furnish and install (2) 15-T air handling units and condensing units
    a. Assume air handling units to hang within the space
4. Furnish and install (2) drain pans under air handling units
5. Furnish and install penthouse roof ventilator to repurpose existing supply duct riser as outside air duct
    a. Assumes existing supply duct has external wrap and is not lined
6. Furnish and install galvanized or galvannealed (paint grip) ductwork to extend existing duct to (2) new AHUs suspended above the gymnasium for outside air and new supply runs along perimeter of the gymnasium
7. Furnish and install (2) dampers for outside air and (2) dampers for return air
8. Furnish and install supply grilles
9. Furnish and install bird screen return openings
10. Furnish and install new heating water piping to reconnect to existing
11. Furnish and install (2) recirculating heating water pumps and triple duty valves
12. Furnish and install copper refrigerant piping
13. Furnish and install condensate piping to existing open site drain or floor drain in boiler room
14. Furnish and install equipment rails as required for condensing units
    a. Include roof flashing
15. Insulate refrigerant lines
16. Insulate new horizontal outside air in the gymnasium
17. Include $3,500 allowance for structural consultant & $9,700 for structural steel work to for supports at (2) RTUs
18. Include $44,000 allowance for electrical scope of work
19. Include $50,000 allowance for building automated controls
20. Include pipe markers (stickers) and equipment nameplates
21. Include pipe testing, charging, and equipment start-up

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22. Include crane as required to remove MAU and set condensing units
    a. Assumed on straight time
23. Include coring as required
24. Include air and water test and balance
25. No cost included for ventilation; assume operable windows for fresh air
26. **No cost included for ceiling or wall removal and reinstallation / patching**
27. **Assume there is a route for refrigeration lines to condensing unit location without requiring new drywall enclosure**
28. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

RTU-1,2,3 Scope of work includes the following:

1. Disconnect and remove (3) packaged gas heat / electric cool rooftop units
    a. Include reclaim and disposal of refrigerant
2. Furnish and install (1) 20-T packaged gas heat / electric cool rooftop unit to replace existing
    a. Standard Efficiency, R-410A, 460V/60Hz/3PH, high gas heat, Bacnet card, downflow low leak economizer w/ barometric relief, low ambient, and powered exhaust
    b. No change to duct distribution serving existing Cafeteria
3. Furnish and install (1) 5-T packaged gas heat / electric cool rooftop unit to replace existing
    a. Standard Efficiency, R-410A, 460V/60Hz/3PH, high gas heat, Bacnet card, downflow low leak economizer w/ barometric relief, CO2 wall mounted sensor and demand control ventilation
    b. No change to duct distribution serving existing Music Room
4. Furnish and install (1) 10-T packaged gas heat / electric cool rooftop unit to replace existing
    a. Standard Efficiency, R-410A, 460V/60Hz/3PH, high gas heat, Bacnet card, downflow low leak economizer w/ barometric relief, and powered exhaust
    b. No change to duct distribution serving existing common area hallways outside the church
5. Furnish and install natural gas piping to reconnect to existing on roof
6. Furnish and install condensate piping to discharge onto roof
7. Include $4,000 allowance for electrical scope of work
8. Include $45,000 allowance for building automated controls
9. Include equipment start-up
10. Include crane as required to remove old and set new
    a. Assumed on straight time
11. Include air pre-reads and post-reads at equipment discharge only
    a. No cost included to balance distribution
12. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

RTU-4,5,6 Scope of work includes the following:

1. Disconnect and remove (3) packaged gas heat / electric cool rooftop units
    a. Include reclaim and disposal of refrigerant
2. Furnish and install (2) 35-T packaged gas heat / electric cool rooftop unit to replace existing
    a. Standard Efficiency, R-410A, 460V/60Hz/3PH, high gas heat, Bacnet card, multi-speed fan, 5k SCCR, downflow low leak economizer w/ barometric relief, low ambient, and 100% powered exhaust
    b. No change to duct distribution serving existing Parrish Center
3. Furnish and install (1) 6-T packaged gas heat / electric cool rooftop unit to replace existing

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    a. Standard Efficiency, R-410A, 460V/60Hz/3PH, high gas heat, Bacnet card, downflow low leak economizer w/ barometric relief, and powered exhaust
    b. No change to duct distribution serving existing storage and hallways on upper level
4. Furnish and install natural gas piping to reconnect to existing on roof
5. Furnish and install condensate piping to discharge onto roof
6. Include $4,500 allowance for electrical scope of work
7. Include $45,000 allowance for building automated controls
8. Include equipment start-up
9. Include crane as required to remove old and set new
    a. Assumed on straight time
10. Include air pre-reads and post-reads at equipment discharge only
    a. No cost included to balance distribution
11. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

RTU-7 Scope of work includes the following:

1. Disconnect and remove (1) packaged gas heat / electric cool rooftop unit at grade
    a. Include reclaim and disposal of refrigerant
2. Furnish and install (1) 20-T packaged gas heat / electric cool rooftop unit to replace existing
    a. Standard Efficiency, R-410A, 460V/60Hz/3PH, high gas heat, Bacnet card, horizontal conversion panel, field installed low leak economizer, barometric relief, and powered exhaust
    b. No change to duct distribution serving existing church office
3. Furnish and install galvanized lined ductwork to reconnect to existing penetration to building
4. Furnish and install natural gas piping to reconnect to existing within enclosure
5. Furnish and install condensate piping to discharge onto grade
6. Include $2,400 allowance for electrical scope of work
7. Include $15,000 allowance for building automated controls
8. Include equipment start-up
9. Include boom crane as required to remove old and set new
    a. Assumed on straight time
10. Include air pre-reads and post-reads at equipment discharge only
    a. No cost included to balance distribution
11. No cost included for repairs to existing concrete pad or fenced in enclosure
12. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

AHU-1,2 Scope of work includes the following:

1. Disconnect and remove (2) air handling units and associated condensing units
    a. Include reclaim and disposal of refrigerant
2. Furnish and install (1) 20-T air handling unit and condensing unit
    a. Horizontal housed fan with front top discharge, one row preheat hydronic coil, dx coil, 10hp supply fan, and access sections to match existing
    b. No change to duct distribution serving existing lower level reception, board room, staff offices, nursery, etc
3. Furnish and install (1) 5-T air handling unit and condensing unit
    a. Horizontal housed fan with front top discharge, one row preheat hydronic coil, dx coil, 10hp supply fan, and access sections to match existing

Appendix
Full Cost Estimate (HVAC Improvements)

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   b. No change to duct distribution serving existing gymnasium level lobby, maintenance shop, PE room, team rooms, and storage
4. Furnish and install galvanized lined ductwork to reconnect to existing supply and return
5. Furnish and install new canvas connections at air handling units
6. Furnish and install new springs as required
7. Furnish and install heating water piping to reconnect to existing
   a. Include furnish and install of (2) new coil recirculating pumps
8. Furnish and install copper refrigeration lines between AHUs and CUs
9. Furnish and install condensate piping to discharge to floor drain
10. Include $13,000 allowance for electrical scope of work
11. Include $37,000 allowance for building automated controls
12. Include pipe markers (stickers) and equipment nameplates
13. Include insulation of refrigerant lines
14. Include pipe testing, charging, and equipment start-up
15. Include boom crane as required to remove old and set new condensing units
   a. Assumed on straight time
16. Include air pre-reads and post-reads at equipment discharge only
   a. No cost included to balance distribution
17. No cost included for any work with existing VAV boxes
18. No cost included for repairs to existing concrete pads
19. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

VAV Building Automated Controls Scope of work includes the following:

1. Retrofit (24) existing to remain VAV boxes with updated controls and integrate into new building automated controls front end
2. Provide warranty on materials and workmanship provided within this proposal for period of one (1) year from date of substantial completion

HVAC Exclusions & Clarifications:

1. This proposal shall be included within any contract terms and conditions.
2. Hill shall have the right to review the Prime Contract Terms & Conditions, if Hill is to be bound to these Terms and Conditions. This proposal is subject to that review and a mutually acceptable agreement.
3. Sales and use tax exclude; assume tax exempt certificate will be provided.
4. No liquated damages and/or premium costs for schedule improvements not mutually agreed upon prior to award of work.
5. No payment and performance bond costs.
6. No Builders Risk Insurance & deductible costs shall be by Owner or General Contractor
7. No Labor escalation beyond May 31, 2022. It is assumed that all work be completed prior to this date.
8. Pricing based on normal working hours (Monday - Friday), No premium labor work for Hill Mechanical or its Subcontractors is included in above pricing unless noted above.
9. No MBE/WBE/SBE/DBE Subcontractor or Labor workforce requirements.
10. No City of Chicago or other local labor residency requirements.
11. No expediting fees or quick ship costs for material and HMC furnished material and equipment.
12. No extended warranties for equipment furnished by HMC beyond one year unless specified above.

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13. No warranty labor costs or material/equipment costs for existing to remain or owner furnished equipment.
14. No off-site storage costs for all equipment and material.
15. No LEED Requirements
16. No harmonic mitigation filters for variable frequency drives.
17. No costs for an independent ductwork cleaning contractor
18. Any/all sound level testing shall be by others
19. No costs for an independent testing agency to test and/or inspect HMC work.
20. HVAC, Plumbing, and Fire Protection system Level 4 and 5 commissioning and/or functional testing shall be by others
21. Asbestos-Shall not include detection, identification, abatement, encapsulation, removal, disposal or other handling of any hazardous substance, including without limitation, any asbestos, any product or material containing asbestos, or any hazardous product, waste, chemical or other substance.
22. No exterior painting of pipe or ductwork.
23. No vibration isolators or seismic restraint systems for HMC installed systems.
24. No concrete work.
25. No furnishing of any fire life safety devices or systems, including smoke detectors.
26. Repair or replacement of existing fireproofing, if required for hangers, shall be provided by others.
27. No repairs to existing duct or pipe insulation not specified above.
28. No high performance butterfly valves unless noted otherwise.
29. No costs for heating or cooling provisions.
30. Natural gas booster has not been included. It is assumed gas pressure is sufficient.
31. Monitoring and control of all mechanical systems dedicated to life safety.
32. No work included for fire alarm.
33. No Building Information Modeling.
34. Pricing is for budgeting purposes only; pricing subject to change pending further survey of existing systems.

Thank you for the opportunity and please do not hesitate to contact us with any questions at our office at (847) 451-5635, or my mobile phone at (773) 410-0238. I look forward to hearing from you soon.

Sincerely,

Dale Hay III
Hill Mechanical Corp.
Senior Project Manager

Appendix
Full Cost Estimate (Windows)

Saint Petronille Catholic School
Window Replacement Budget

Glen Ellyn, IL

Budget Estimate

Estimate Date: August 2, 2022

Description		Base Estimate
New Windows		$352,241
Remove Existing Windows		$41,491
General Conditions & Supervision		$43,928
Subtotal Direct Construction Cost		$437,660
Contingency	10.00%	$43,766
Insurances & Fee		$41,204
Total Construction Cost		$522,630

Notes:
1. *Construction Cost Estimate Only: Design Fees, Building Permit Fees, Test/Inspection Costs by Others*
2. Add 6% per year for Annual Escalation Adjustments

2022.08.02 St. Petronille Window Replacement Budget Draft 1 *Page:1 of 1* *Print Date: 8/2/2022*

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St. Petronille Catholic School
Window Replacement
Glen Ellyn, IL
Budget Estimate

August 2nd, 2022 — Project Qty: 97 ea

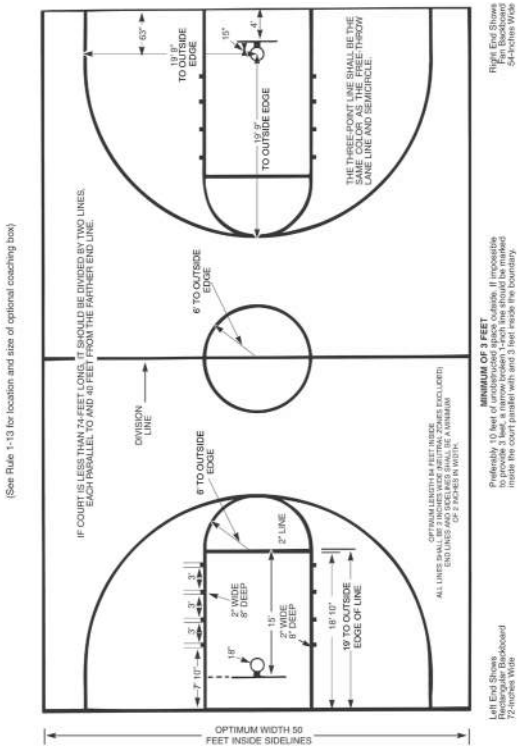
	Description	Quantity		Unit $	Total $'s
1	**EXTERIOR ENCLOSURE**				
2	**Joint Sealants**				
3	Interior Sealants	2,648.00	lf	6.32	16,749
4	Exterior Sealants	2,648.00	lf	10.12	26,798
5	**Joint Sealants Total**	-		-	**43,546**
7	**Plastic Windows**				
8	Windows Furnish	4,366.77	sf	47.44	207,149
9	Install 3-4x5-8 Single Window, PVC	2.00	ea	304.71	609
10	Install 3-2x6-8 Single Window, PVC	9.00	ea	304.71	2,742
11	Install 5-6x4-6 Single Window, PVC	3.00	ea	304.71	914
12	Install 5-6x4-6 Double Window, PVC	9.00	ea	304.71	2,742
13	Install 5-6x6-8 Double Window, PVC	14.00	ea	914.14	12,798
14	Install 6-6x5-8 Double Window, PVC	41.00	ea	914.14	37,480
15	Install 9-0x5-8 Triple Window, PVC	4.00	ea	1,218.85	4,875
16	Install 19-0x5-8 5-Bay Window, PVC	15.00	ea	2,132.99	31,995
17	Unload / Distribute Windows	97.00	ea	76.18	7,389
18	**Plastic Windows Total**	-		-	**308,694**
20	**EXTERIOR ENCLOSURE Total**	-	**sf**	-	**352,241**
22	**SELECTIVE BUILDING DEMOLITION**				
23	**Door & Window Demolition**				
24	Demo 3-4x5-8 Single Window, PVC	2.00	ea	135.33	271
25	Demo 3-2x6-8 Single Window, PVC	9.00	ea	135.33	1,218
26	Demo 5-6x4-6 Single Window, PVC	3.00	ea	202.99	609
27	Demo 5-6x4-6 Double Window, PVC	9.00	ea	202.99	1,827
28	Demo 5-6x6-8 Double Window, PVC	14.00	ea	270.65	3,789
29	Demo 6-6x5-8 Double Window, PVC	41.00	ea	270.65	11,097
30	Demo 9-0x5-8 Triple Window, PVC	4.00	ea	405.98	1,624
31	Demo 19-0x5-8 5-Bay Window, PVC	15.00	ea	541.31	8,120
32	**Door & Window Demolition Total**	-		-	**28,554**
34	**Temporary Facilities & Controls**				
35	Boom Lifts (45' ART, 4WD)	3.00	week	1,495.23	4,486
36	Storage Container	1.00	mnth	218.85	219
37	Trucking	4.00	trip	948.75	3,795
38	Demolition Dumpsters	2.00	load	822.25	1,645
39	Demolition Small Tools & Consumables	736.00	hour	3.80	2,793
40	**Temporary Facilities & Controls Total**	-		-	**12,937**
42	**SELECTIVE BUILDING DEMOLITION Total**	-	**sf**	-	**41,491**
44	**GENERAL REQUIREMENTS**				
45	**General Requirements**				
46	General Requirements	1.00	lsum	43,928.00	43,928
47	**General Requirements Total**	-		-	**43,928**
49	**GENERAL REQUIREMENTS Total**	-	**sf**	-	**43,928**
51	ESTIMATE TOTAL	97.00	ea	4,511.96	437,660

1

Appendix

NFHS Regulation-Sized Basketball Court Guidelines

Figure 1-1
Basketball Court Diagram



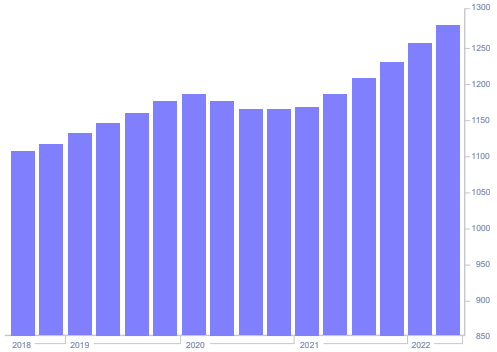
NOTE: Except as specifically stated in the rules, information on field diagrams in this book is suggestive only; it is not required by NFHS rules. The construction and layout of all courts and fields used for high school competition are subject to any controlling laws and building codes, and to the sound judgment of the persons in charge of the facilities.

Turner Construction Q2 2022 Cost Index

Turner Building Cost Index 2022 Second Quarter Forecast

"A project specific comprehensive procurement strategy can reduce the risk of prolonged lead times and price escalation."

Attilio Rivetti
Vice President



TQL Stadium for FC Cincinnati
Cincinnati, Ohio

Quarter	Index	△%
2nd Quarter 2022	**1283**	**2.23**
1st Quarter 2022	1255	2.03
4th Quarter 2021	1230	1.91
3rd Quarter 2021	1207	1.68

Year	Average Index	△%
2021	1199	1.9
2020	1177	1.8
2019	1156	5.5
2018	1096	5.6
2017	1038	5.0
2016	989	4.8
2015	943	4.5
2014	902	4.4
2013	864	4.1
2012	830	2.1
2011	812	1.6
2010	799	-4.0
2009	832	-8.4

The Turner Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.

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turnerconstruction.com/cost-index

Turner

Appendix
Mortenson Construction Q2 2022 Cost Index

COST INDEX
CHICAGO Q2 2022

Mortenson

ADVICE FOR BUILDING OWNERS IN CHICAGO

The data collected for the *Mortenson Cost Index* is showing an increase of 3.3% nationally and 4.0% in Chicago for the second quarter of 2022. The construction market, as with many, continued to experience inflationary headwinds through the first half of the year. Material costs in Q1 increased consistent with expectations and Q2 costs followed the same trend line across the markets tracked (<4.0%).

Product lead times, fuel price increases, and labor availability and costs continue to challenge suppliers, contractors, and projects. Some early signs have emerged, however, that may signal changes ahead although it's too premature to draw conclusions. The recent Bureau of Labor Statistics Producer Price Index report[1] indicated a softening of input prices in a few categories while the indexes for many still advanced. Experts are watching in Q3 to see if any broader trends begin to emerge[2].

The latest Federal Reserve Beige Book[3], an informal report of economic activity, noted that some construction and real estate activity had slowed in Chicago and Minneapolis, two otherwise healthy markets, although all markets tracked continued to experience higher input and labor costs.

The recent Federal Reserve report noted that, "Construction activity has remained steady overall. Nonresidential construction starts have weakened for both commercial and industrial space." It also clarified that, "much of the softness reflects widespread shortages of labor and materials, as well as escalating costs."

The Mortenson Construction Cost Index data reflects current market conditions with increases in all 30 component categories tracked, which includes labor, material, equipment, and trade partner feedback. For the second quarter of 2022, our construction cost data indicates an average input cost increase of 3.3%.

Based on market data and observations and our insights, we see much of the same moving forward in the second half of the year including ongoing workforce challenges, increases in material shipping costs, and product lead times and material shortages remaining a challenge. A resilient approach to adapt to and minimize these ongoing impacts during project planning and execution will continue to be necessary into 2023.

Sources

1. Bureau of Labor Statistics, U.S. Department of Labor. (2022, July 14). *Producer Price Indexes—June 2022.* https://www.bls.gov/news.release/pdf/ppi.pdf
2. Bousquin, J. (2022, July 15). *Peak pricing? June's PPI shows signs of relief for construction materials.* https://bit.ly/3J5B19O
3. Federal Reserve System. *Beige Book – June 1, 2022.* https://www.federalreserve.gov/monetarypolicy/beigebook202206.htm

For a more specific update or questions regarding this report, please contact:

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Chief Estimator
847.472.8114
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Sheryl Van Anne
Vice President General Manager
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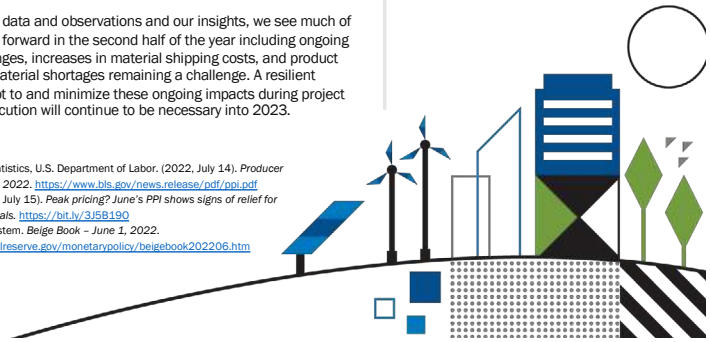
sheryl.vananne@mortenson.com

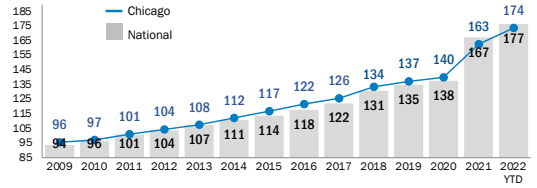
VIEW THE FULL CONSTRUCTION COST INDEX



COST INDEX
CHICAGO Q2 2022

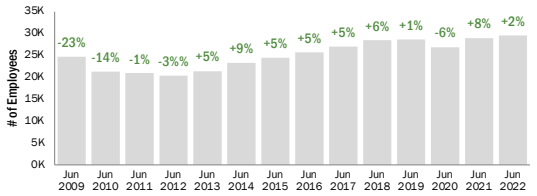
Mortenson

CONSTRUCTION COST INDEX
(January 2009 = 100)



The *Mortenson Cost Index* is showing a single quarter increase of 3.3% nationally and 4.0% in Chicago. Over the last twelve months, costs increased 11.8% nationally and 13.3% in Chicago.

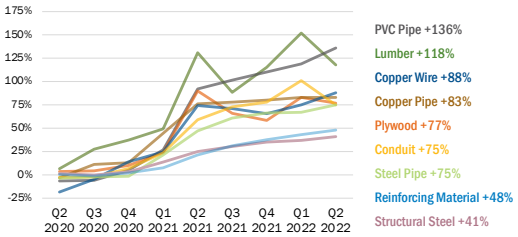
CHICAGO CONSTRUCTION EMPLOYMENT
(Number of Employees and 12-Month Change)



Building construction employment in the Chicago metro region increased to 29,600 in June 2022. This is 2% higher (600 jobs) compared to June 2021. Labor availability will remain a top concern throughout 2022.

Source: Bureau of Labor Statistics

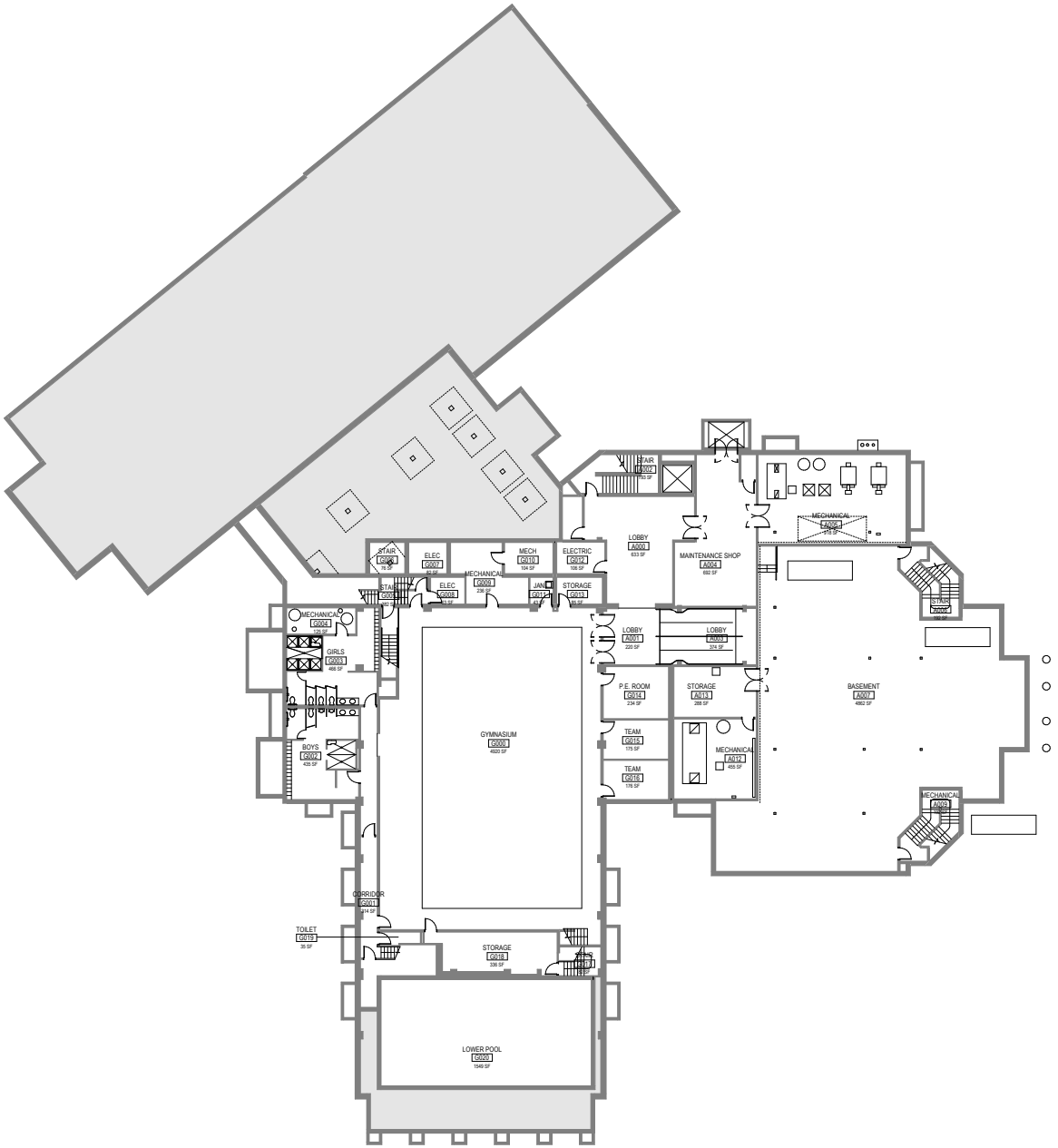
MATERIAL PRICING CHANGES
(Cumulative Q2 2020 to Q2 2022)



Costs for building materials remain escalated due to continued increases in shipping costs, fuel surcharges, product lead times, and material shortages.

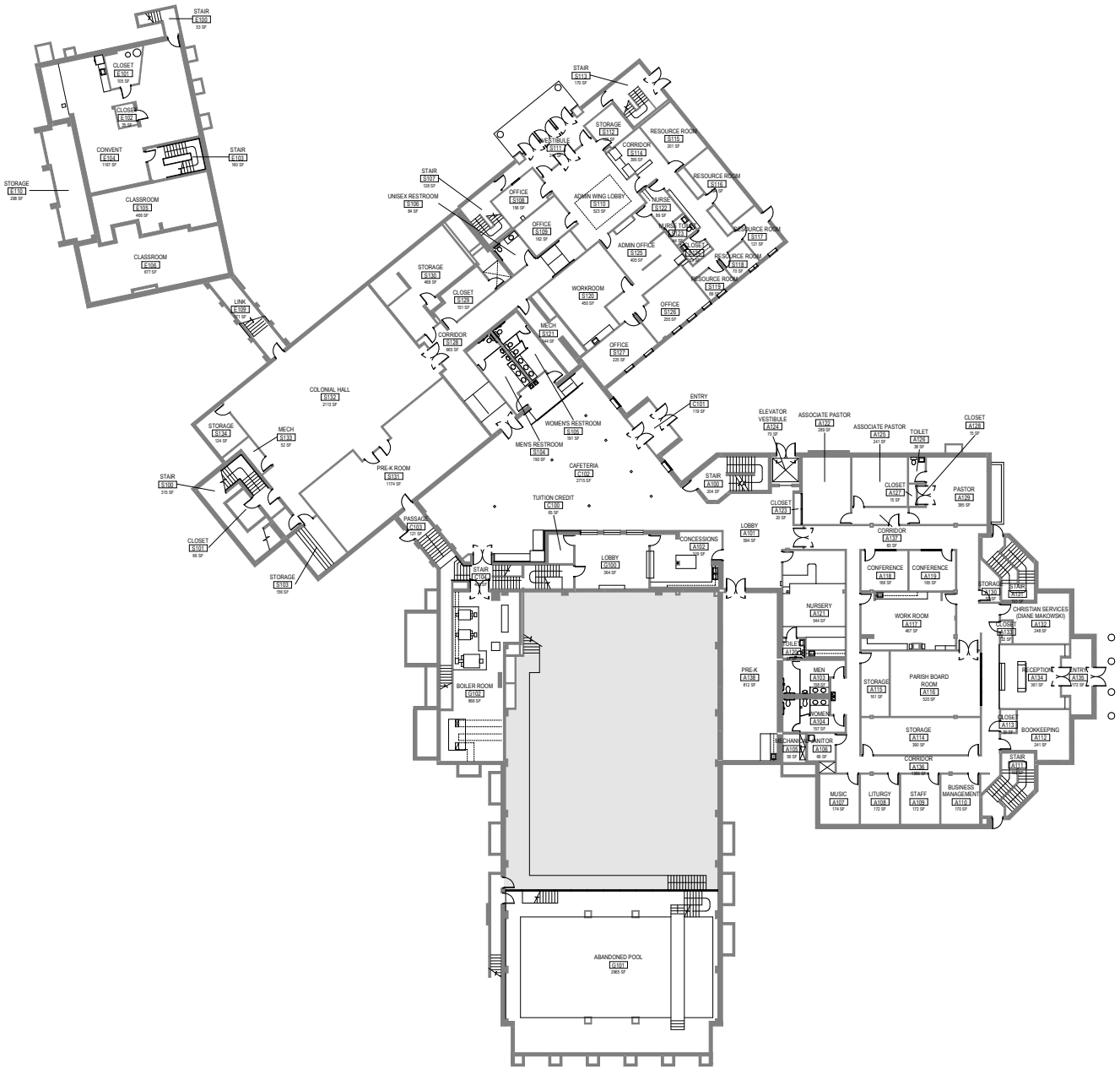
Appendix

Existing Parish Plans - Gymnasium Level



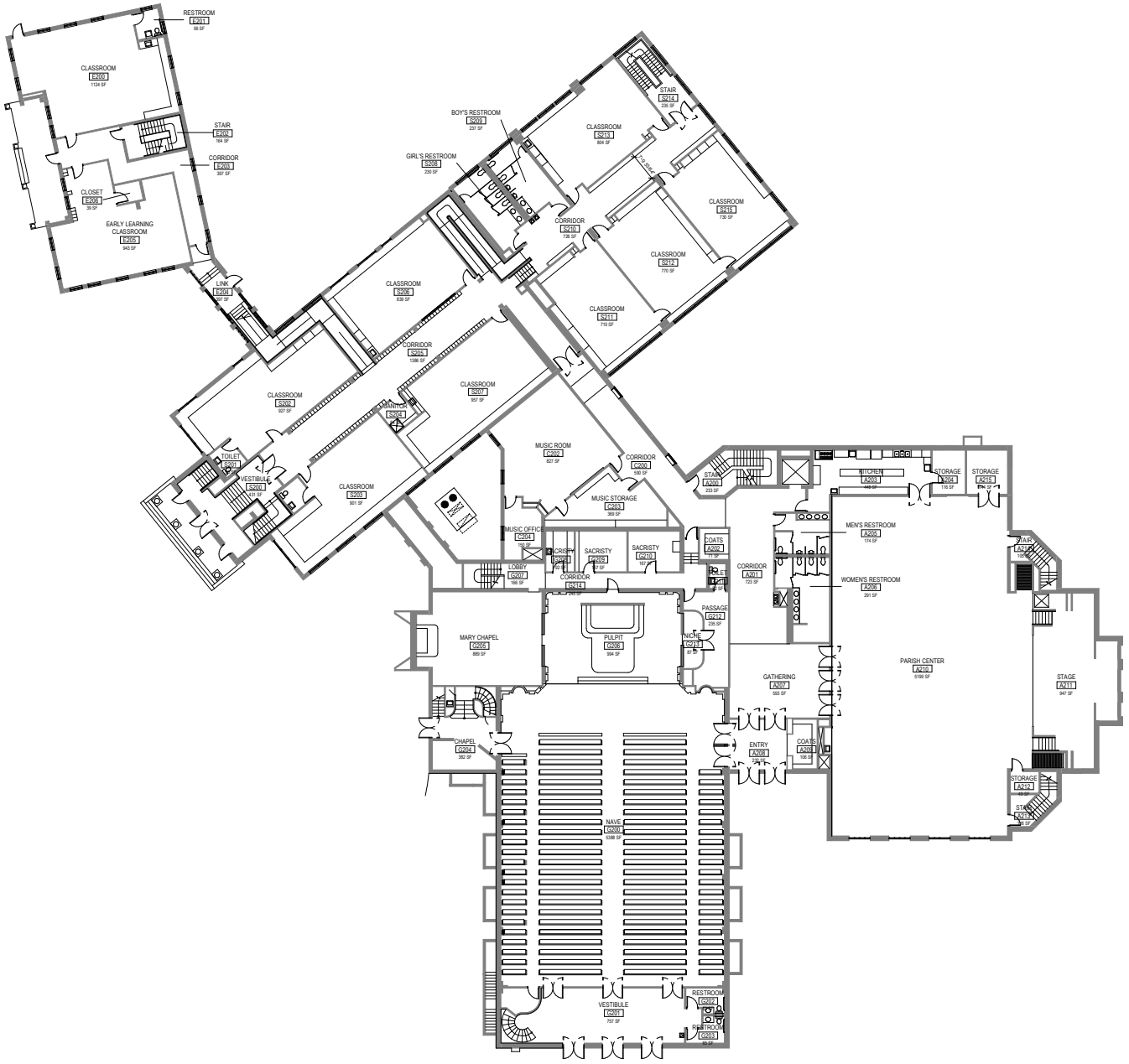
Appendix

Existing Parish Plans - Lower Level



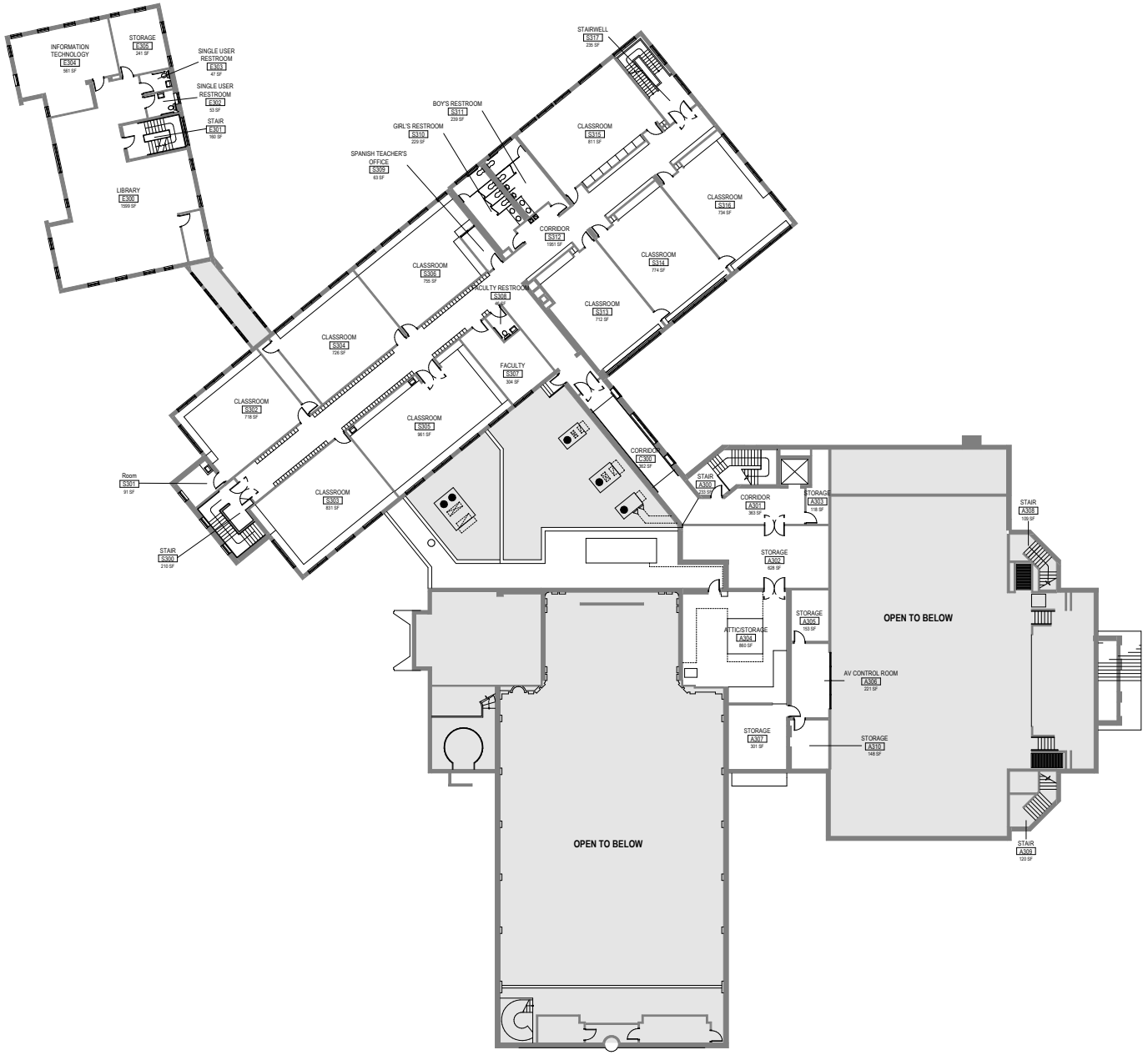
Appendix

Existing Parish Plans - Main Level



Appendix

Existing Parish Plans - Upper Level



Appendix
Existing Campus Program

ROOM SCHEDULE - EXISTING				
LEVEL	**ROOM #**	**ROOM NAME**	**SQUARE**	**FOOTAGE**
GYMNASIUM LEVEL	A000	LOBBY	633	SF
GYMNASIUM LEVEL	A001	LOBBY	220	SF
GYMNASIUM LEVEL	A002	STAIR	193	SF
GYMNASIUM LEVEL	A003	LOBBY	374	SF
GYMNASIUM LEVEL	A004	MAINTENANCE SHOP	692	SF
GYMNASIUM LEVEL	A005	MECHANICAL	918	SF
GYMNASIUM LEVEL	A006	STAIR	192	SF
GYMNASIUM LEVEL	A007	BASEMENT	4862	SF
GYMNASIUM LEVEL	A009	MECHANICAL	192	SF
GYMNASIUM LEVEL	A012	MECHANICAL	455	SF
GYMNASIUM LEVEL	A013	STORAGE	288	SF
GYMNASIUM LEVEL	G000	GYMNASIUM	4920	SF
GYMNASIUM LEVEL	G001	CORRIDOR	314	SF
GYMNASIUM LEVEL	G002	BOYS	435	SF
GYMNASIUM LEVEL	G003	GIRLS	466	SF
GYMNASIUM LEVEL	G004	MECHANICAL	125	SF
GYMNASIUM LEVEL	G005	STAIR	382	SF
GYMNASIUM LEVEL	G006	STAIR	76	SF
GYMNASIUM LEVEL	G007	ELEC	82	SF
GYMNASIUM LEVEL	G008	ELEC	63	SF
GYMNASIUM LEVEL	G009	MECHANICAL	236	SF
GYMNASIUM LEVEL	G010	MECH	104	SF

Appendix
Existing Campus Program

GYMNASIUM LEVEL	G011	JAN	43	SF
GYMNASIUM LEVEL	G012	ELECTRIC	106	SF
GYMNASIUM LEVEL	G013	STORAGE	85	SF
GYMNASIUM LEVEL	G014	P.E. ROOM	234	SF
GYMNASIUM LEVEL	G015	TEAM	175	SF
GYMNASIUM LEVEL	G016	TEAM	176	SF
GYMNASIUM LEVEL	G017	STAIR	82	SF
GYMNASIUM LEVEL	G018	STORAGE	336	SF
GYMNASIUM LEVEL	G019	TOILET	35	SF
GYMNASIUM LEVEL	G020	LOWER POOL	1549	SF
		Gymnasium Level Total	**19,043**	**SF**

LOWER LEVEL	A100	STAIR	204	SF
LOWER LEVEL	A101	LOBBY	594	SF
LOWER LEVEL	A102	CONCESSIONS	319	SF
LOWER LEVEL	A103	MEN	158	SF
LOWER LEVEL	A104	WOMEN	157	SF
LOWER LEVEL	A105	MECHANICAL	56	SF
LOWER LEVEL	A106	JANITOR	66	SF
LOWER LEVEL	A107	MUSIC	174	SF
LOWER LEVEL	A108	LITURGY	172	SF
LOWER LEVEL	A109	STAFF	172	SF
LOWER LEVEL	A110	BUSINESS MANAGEMENT	170	SF
LOWER LEVEL	A111	STAIR	193	SF
LOWER LEVEL	A112	BOOKKEEPING	241	SF
LOWER LEVEL	A113	CLOSET	30	SF

Appendix
Existing Campus Program

LOWER LEVEL	A114	STORAGE	390	SF
LOWER LEVEL	A115	STORAGE	161	SF
LOWER LEVEL	A116	PARISH BOARD ROOM	520	SF
LOWER LEVEL	A117	WORK ROOM	467	SF
LOWER LEVEL	A118	CONFERENCE	166	SF
LOWER LEVEL	A119	CONFERENCE	165	SF
LOWER LEVEL	A120	TOILET	37	SF
LOWER LEVEL	A121	NURSERY	544	SF
LOWER LEVEL	A122	ASSOCIATE PASTOR	289	SF
LOWER LEVEL	A123	CLOSET	20	SF
LOWER LEVEL	A124	ELEVATOR VESTIBULE	70	SF
LOWER LEVEL	A125	ASSOCIATE PASTOR	241	SF
LOWER LEVEL	A126	TOILET	38	SF
LOWER LEVEL	A127	CLOSET	15	SF
LOWER LEVEL	A128	CLOSET	15	SF
LOWER LEVEL	A129	PASTOR	385	SF
LOWER LEVEL	A130	STORAGE	58	SF
LOWER LEVEL	A131	STAIR	193	SF
LOWER LEVEL	A132	CHRISTIAN SERVICES (DIANE MAKOWSKI)	248	SF
LOWER LEVEL	A133	CLOSET	22	SF
LOWER LEVEL	A134	RECEPTION	361	SF
LOWER LEVEL	A135	ENTRY	172	SF
LOWER LEVEL	A136	CORRIDOR	1386	SF
LOWER LEVEL	A137	CORRIDOR	83	SF
LOWER LEVEL	A138	PRE-K	812	SF
LOWER LEVEL	C100	TUITION CREDIT	65	SF

Appendix
Existing Campus Program

LOWER LEVEL	C101	ENTRY	119	SF
LOWER LEVEL	C102	CAFETERIA	2715	SF
LOWER LEVEL	C103	PASSAGE	121	SF
LOWER LEVEL	C104	STAIR	406	SF
LOWER LEVEL	E100	STAIR	53	SF
LOWER LEVEL	E101	CLOSET	105	SF
LOWER LEVEL	E102	CLOSET	35	SF
LOWER LEVEL	E103	STAIR	160	SF
LOWER LEVEL	E104	CONVENT	1167	SF
LOWER LEVEL	E105	CLASSROOM	466	SF
LOWER LEVEL	E106	CLASSROOM	677	SF
LOWER LEVEL	E109	LINK	171	SF
LOWER LEVEL	E110	STORAGE	298	SF
LOWER LEVEL	G100	LOBBY	364	SF
LOWER LEVEL	G101	ABANDONED POOL	2965	SF
LOWER LEVEL	G102	BOILER ROOM	866	SF
LOWER LEVEL	S100	STAIR	315	SF
LOWER LEVEL	S101	CLOSET	66	SF
LOWER LEVEL	S103	STORAGE	156	SF
LOWER LEVEL	S104	MEN'S RESTROOM	190	SF
LOWER LEVEL	S105	WOMEN'S RESTROOM	191	SF
LOWER LEVEL	S106	UNISEX RESTROOM	84	SF
LOWER LEVEL	S107	STAIR	128	SF
LOWER LEVEL	S108	OFFICE	156	SF
LOWER LEVEL	S109	OFFICE	162	SF
LOWER LEVEL	S110	ADMIN WING LOBBY	523	SF

Appendix
Existing Campus Program

LOWER LEVEL	S111	VESTIBULE	241	SF
LOWER LEVEL	S112	STORAGE	103	SF
LOWER LEVEL	S113	STAIR	170	SF
LOWER LEVEL	S114	CORRIDOR	395	SF
LOWER LEVEL	S115	RESOURCE ROOM	201	SF
LOWER LEVEL	S116	RESOURCE ROOM	194	SF
LOWER LEVEL	S117	RESOURCE ROOM	121	SF
LOWER LEVEL	S118	RESOURCE ROOM	70	SF
LOWER LEVEL	S119	RESOURCE ROOM	69	SF
LOWER LEVEL	S120	WORKROOM	450	SF
LOWER LEVEL	S121	MECH	144	SF
LOWER LEVEL	S122	NURSE	89	SF
LOWER LEVEL	S123	NURSE TOILET	44	SF
LOWER LEVEL	S124	CLOSET	52	SF
LOWER LEVEL	S125	ADMIN OFFICE	405	SF
LOWER LEVEL	S126	OFFICE	255	SF
LOWER LEVEL	S127	OFFICE	225	SF
LOWER LEVEL	S128	CORRIDOR	665	SF
LOWER LEVEL	S129	CLOSET	151	SF
LOWER LEVEL	S130	STORAGE	468	SF
LOWER LEVEL	S131	PRE-K ROOM	1174	SF
LOWER LEVEL	S132	COLONIAL HALL	2113	SF
LOWER LEVEL	S133	MECH	52	SF
LOWER LEVEL	S134	STORAGE	124	SF
		Lower Level Total	**30,263**	**SF**

Appendix
Existing Campus Program

MAIN LEVEL	A200	STAIR	233	SF
MAIN LEVEL	A201	CORRIDOR	723	SF
MAIN LEVEL	A202	COATS	71	SF
MAIN LEVEL	A203	KITCHEN	448	SF
MAIN LEVEL	A204	STORAGE	116	SF
MAIN LEVEL	A205	MEN'S RESTROOM	174	SF
MAIN LEVEL	A206	WOMEN'S RESTROOM	291	SF
MAIN LEVEL	A207	GATHERING	593	SF
MAIN LEVEL	A208	ENTRY	232	SF
MAIN LEVEL	A209	COATS	106	SF
MAIN LEVEL	A210	PARISH CENTER	5199	SF
MAIN LEVEL	A211	STAGE	947	SF
MAIN LEVEL	A212	STORAGE	49	SF
MAIN LEVEL	A213	STAIR	116	SF
MAIN LEVEL	A214	STAIR	105	SF
MAIN LEVEL	A215	STORAGE	144	SF
MAIN LEVEL	C200	CORRIDOR	590	SF
MAIN LEVEL	C202	MUSIC ROOM	827	SF
MAIN LEVEL	C203	MUSIC STORAGE	369	SF
MAIN LEVEL	C204	MUSIC OFFICE	150	SF
MAIN LEVEL	E200	CLASSROOM	1124	SF
MAIN LEVEL	E201	RESTROOM	56	SF
MAIN LEVEL	E202	STAIR	164	SF
MAIN LEVEL	E203	CORRIDOR	397	SF
MAIN LEVEL	E204	LINK	397	SF

Appendix
Existing Campus Program

MAIN LEVEL	E205	EARLY LEARNING CLASSROOM	943	SF
MAIN LEVEL	E206	CLOSET	39	SF
MAIN LEVEL	G200	NAVE	5388	SF
MAIN LEVEL	G201	VESTIBULE	757	SF
MAIN LEVEL	G202	RESTROOM	69	SF
MAIN LEVEL	G203	RESTROOM	65	SF
MAIN LEVEL	G204	CHAPEL	382	SF
MAIN LEVEL	G205	MARY CHAPEL	889	SF
MAIN LEVEL	G206	PULPIT	994	SF
MAIN LEVEL	G207	LOBBY	166	SF
MAIN LEVEL	G208	SACRISTY	92	SF
MAIN LEVEL	G209	SACRISTY	167	SF
MAIN LEVEL	G210	SACRISTY	167	SF
MAIN LEVEL	G211	TOILET	32	SF
MAIN LEVEL	G212	PASSAGE	235	SF
MAIN LEVEL	G213	NICHE	87	SF
MAIN LEVEL	G214	CORRIDOR	245	SF
MAIN LEVEL	S200	VESTIBULE	431	SF
MAIN LEVEL	S201	TOILET	58	SF
MAIN LEVEL	S202	CLASSROOM	927	SF
MAIN LEVEL	S203	CLASSROOM	901	SF
MAIN LEVEL	S204	JANITOR	64	SF
MAIN LEVEL	S205	CORRIDOR	1386	SF
MAIN LEVEL	S206	CLASSROOM	839	SF
MAIN LEVEL	S207	CLASSROOM	957	SF
MAIN LEVEL	S208	GIRL'S RESTROOM	230	SF

Appendix
Existing Campus Program

MAIN LEVEL	S209	BOY'S RESTROOM	237	SF
MAIN LEVEL	S210	CORRIDOR	726	SF
MAIN LEVEL	S211	CLASSROOM	710	SF
MAIN LEVEL	S212	CLASSROOM	770	SF
MAIN LEVEL	S213	CLASSROOM	804	SF
MAIN LEVEL	S214	STAIR	235	SF
MAIN LEVEL	S215	CLASSROOM	730	SF
		Main Level Total	**34,343**	**SF**

UPPER LEVEL	A300	STAIR	233	SF
UPPER LEVEL	A301	CORRIDOR	363	SF
UPPER LEVEL	A302	STORAGE	628	SF
UPPER LEVEL	A303	STORAGE	118	SF
UPPER LEVEL	A304	ATTIC/STORAGE	860	SF
UPPER LEVEL	A305	STORAGE	153	SF
UPPER LEVEL	A306	AV CONTROL ROOM	221	SF
UPPER LEVEL	A307	STORAGE	301	SF
UPPER LEVEL	A308	STAIR	109	SF
UPPER LEVEL	A309	STAIR	120	SF
UPPER LEVEL	A310	STORAGE	148	SF
UPPER LEVEL	C300	CORRIDOR	362	SF
UPPER LEVEL	E300	LIBRARY	1599	SF
UPPER LEVEL	E301	STAIR	160	SF
UPPER LEVEL	E302	SINGLE USER RESTROOM	53	SF
UPPER LEVEL	E303	SINGLE USER RESTROOM	47	SF
UPPER LEVEL	E304	INFORMATION TECHNOLOGY	561	SF

Appendix
Existing Campus Program

UPPER LEVEL	E305	STORAGE	241	SF
UPPER LEVEL	S300	STAIR	210	SF
UPPER LEVEL	S301	TOILET	91	SF
UPPER LEVEL	S302	CLASSROOM	718	SF
UPPER LEVEL	S303	CLASSROOM	831	SF
UPPER LEVEL	S304	CLASSROOM	726	SF
UPPER LEVEL	S305	CLASSROOM	961	SF
UPPER LEVEL	S306	CLASSROOM	755	SF
UPPER LEVEL	S307	FACULTY	304	SF
UPPER LEVEL	S308	FACULTY RESTROOM	46	SF
UPPER LEVEL	S309	SPANISH TEACHER'S OFFICE	63	SF
UPPER LEVEL	S310	GIRL'S RESTROOM	229	SF
UPPER LEVEL	S311	BOY'S RESTROOM	239	SF
UPPER LEVEL	S312	CORRIDOR	1951	SF
UPPER LEVEL	S313	CLASSROOM	712	SF
UPPER LEVEL	S314	CLASSROOM	774	SF
UPPER LEVEL	S315	CLASSROOM	811	SF
UPPER LEVEL	S316	CLASSROOM	734	SF
UPPER LEVEL	S317	STAIRWELL	235	SF
		Upper Level Total	**16,667**	**SF**

Square Footage Grand Total	**100,316**	**SF**

Thank you!

LEGAT ARCHITECTS

DESIGN | PERFORMANCE | SUSTAINABILITY

St. Petronille Parish's vision is...

to advance our **mission** to form young people in the Catholic faith and create a unified **safe haven** for community-building and character-building; to instill **leadership** in our learners and provide an unparalleled education with **state-of-the-art** learning facilities

for our **children and families**, for our **sister parish communities**, and for our **neighbors** in the Glen Ellyn community

to achieve **excellence in education**, attain **distinction among our peers**, and champion our **Catholic faith-based identity** in our families and communities.

ST. PETRONILLE
CATHOLIC SCHOOL