# COMMUNITY UNIT SCHOOL DISTRICT # 60

#### Purchase/Sale Agreement 214 Washington Street Waukegan, IL 60085

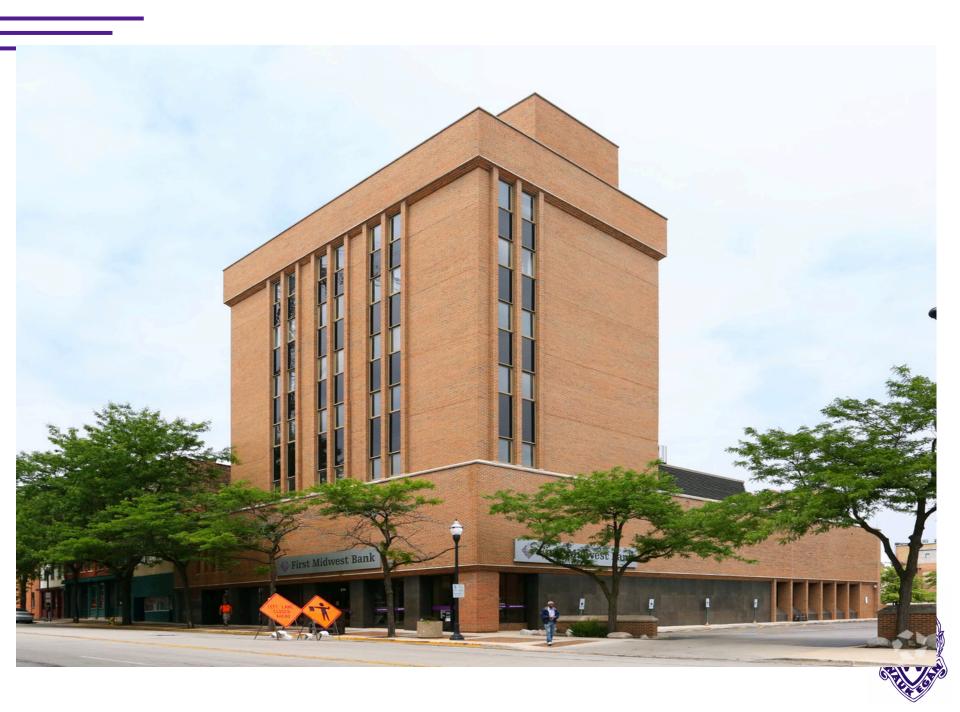
Board of Education Meeting September 10, 2019



### **Property Information**

- Address 214 Washington Street, Waukegan
- Current Owner First Midwest Bank
- List Price \$1,300,000.00
- Square Footage 37,687
- Parking Availability 65 spaces
- Occupancy 100
- Offer Price \$700,000.00





### **Tentative Schedule**

\*Schedule subject to change

- Purchase/Sale Agreement, pending legal review
  - September 13, 2019
- Final execution pending legal review and detailed inspection of the property – 45 days after PSA
- Design and programming November 2019
- Construction documentation January 2020
- Bid Issuance February 2020
- Contract Award March 2020
- Construction Start April 2020
- Move- In October 2020



#### Need

- Expand space utilization for more efficient functionality of district office services and student/staff support services.
- Increase student academic programming and community engagement offerings at the current administrative office location



#### **Financial Considerations**

- Purchase \$700,000.00
  - Allocated from Education Fund
- Design and construction management costs
  - Up to 8.5% of final construction estimate
- Construction costs
  - \$3.2M \$8.1M
  - Funding source TBD
- Annual Operating Costs
  - \$300,000.00



## **Repurposing of Lincoln Center**

- A Design Committee will be established
  - Comprised of Parents, Staff, Community Members
- Focus Identifying most impactful use of Lincoln Center for our students with input from all necessary stakeholders
  - Parent University in support of the Family and Community Engagement Strategic Plan
  - Staff Development Center (Grow Your Own)
  - Academic Support Functions



#### QUESTIONS

