

Sauganash Elementary School Annex-II

Community Meeting

Presentation

6040 N. Kilpatrick Avenue
Chicago, IL 60646

March 22, 2021

AGENDA

Introductions

Alderman Update

Principal Update

Project Overview

Design Proposal

Q & A



SAUGANASH ELEMENTARY SCHOOL ANNEX II AND RENOVATIONS

Project Status

DESIGN ARCHITECT

Legat Architects + Urban Works Ltd. (WBE)

ARCHITECT OF RECORD

RADA Architects (WBE) + Brush Architects LLC (WBE)

DESIGN

50% Schematic Design Phase - Complete

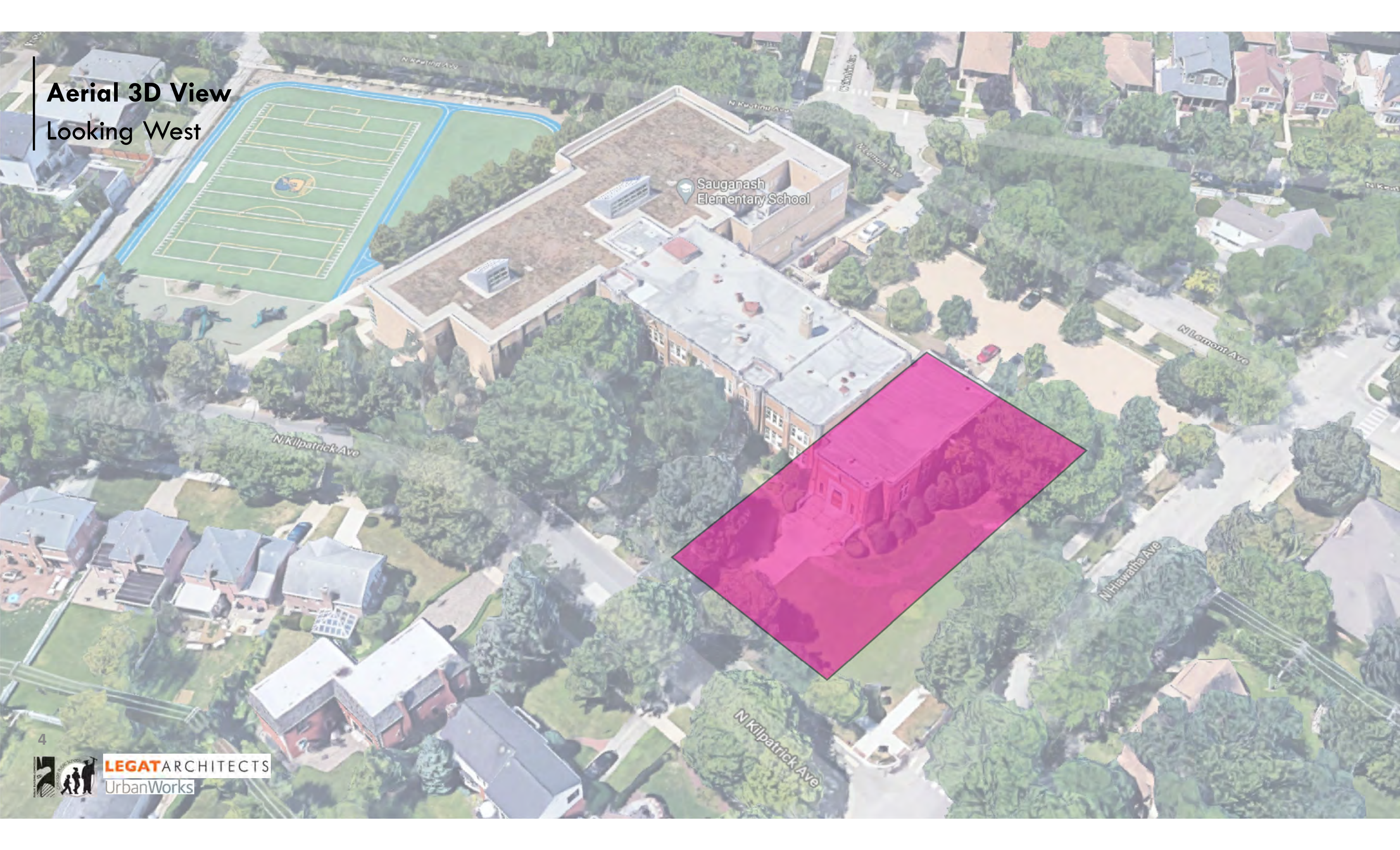
100% Schematic Design Phase - In Progress

DELIVERY

School Opening - Q1 2023



Aerial 3D View
Looking West



Sauganash
Elementary School

Project Overview +

New Scope

Existing Main School Building [1929 + 1954]

- 23,637 SF, Two-Story Building
- 11 Typical Classrooms
- Library
- Administrative Suite
- Student Boys & Girls Toilets
- Teacher's Lounge & Toilets Partial Basement
- Gymnasium w/Stage & Office/Kitchen

Existing South Addition [2011]

- 42,154 SF, Two-Story Building
- 12 Typical Classrooms
- 1 Science Lab w/Storage
- Kitchen and Dining Facility
- Student Boys & Girls Toilets
- Mechanical Plant & Chiller Well, Partial Basement
- Green Roof & Site Stormwater Infiltration
- Permeable Paved Parking Lot [30 Spaces w/2 ADA]

New Annex-II Program [Projected Q1-2023]

- +/- 37,500 SF, Three-Story Building
- 8 Typical Classrooms
- 2 Pre-K Classrooms w/Toilets and Storage
- 1 Art Classroom w/Kiln
- 1 Science Classroom w/Storage
- 1 STEM Classroom w/Storage
- 1 Music Classroom w/Storage
- 2-Position Gymnasium/Multi-Purpose w/Stage
- Administrative Offices
- Counseling Rooms
- Student Boys & Girls Toilets w/All-Gender Toilets
- ADA Elevator for Accessibility
- Site Development and Landscaping

Existing School Renovations [Projected Q1-2023]

- Abatement & Demolition of Existing 1954 Gymnasium
- Conversion of Workroom w/Storage to (1) Typical Classroom
- Existing Mechanical AHU System Upgrades

Design Concept

Concept Statement



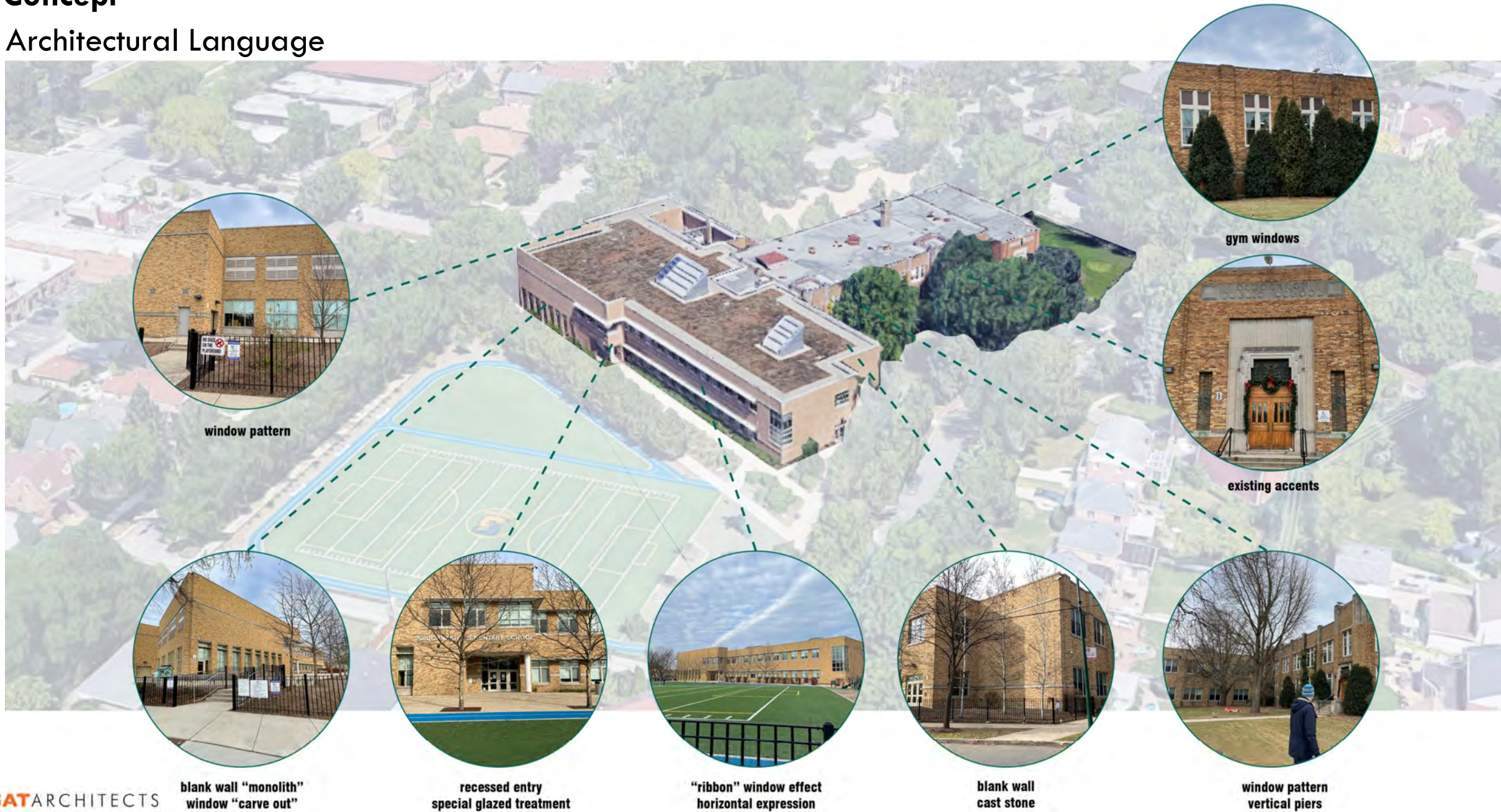
continuum

Sparked by the neighborhood's accomplishment of preserving and protecting the established identity of Sauganash, the new Annex II promotes/celebrates the concept of continuum.

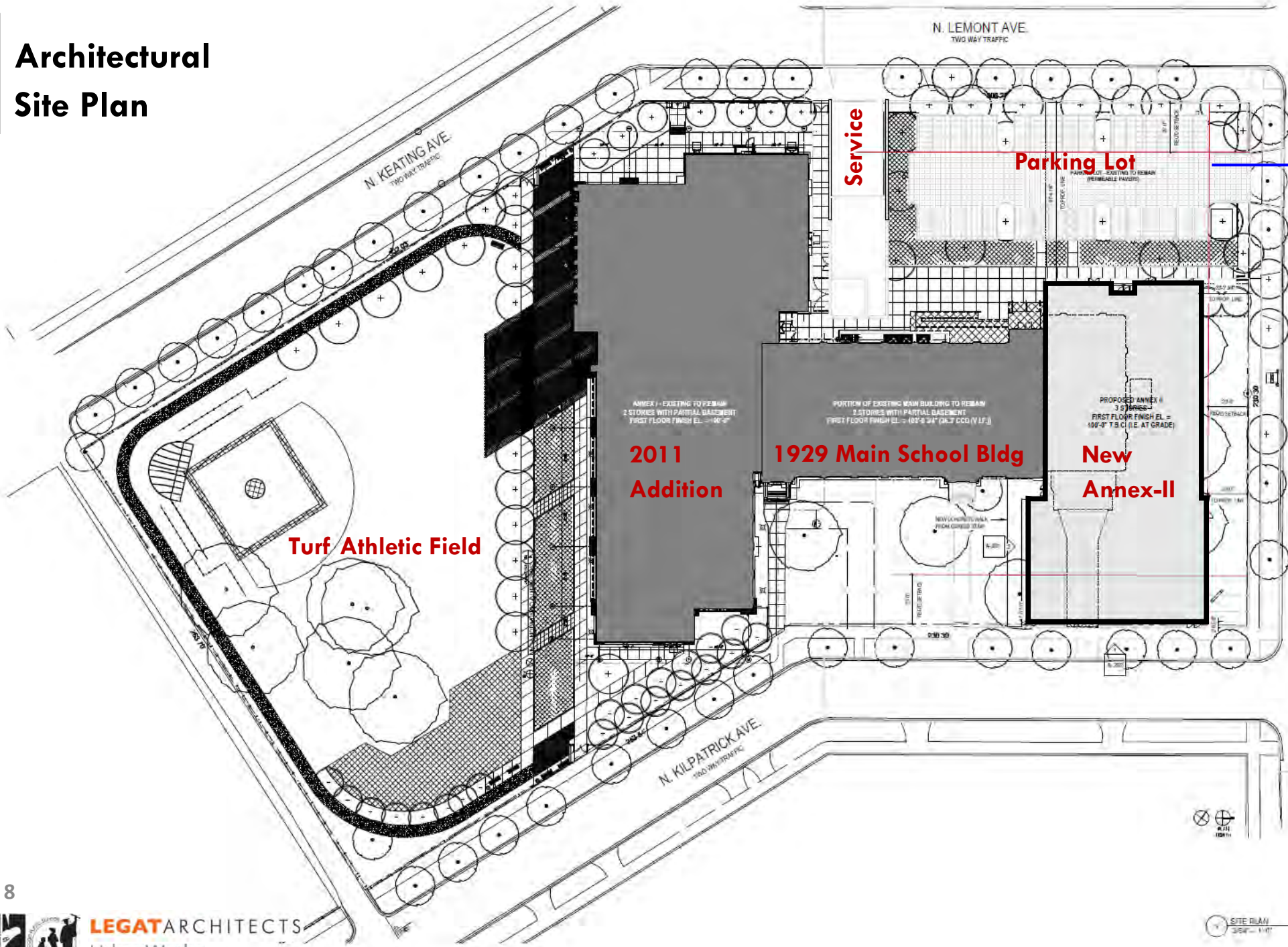
Taking cues of the Original and Annex I buildings, the new Annex II continues the ideals of the school's principles and vision into a fitting yet modern approach for the future education of the students of Sauganash.

Design Concept

Existing Architectural Language



Architectural Site Plan

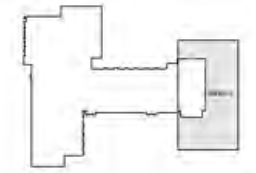


Parking: To Remain

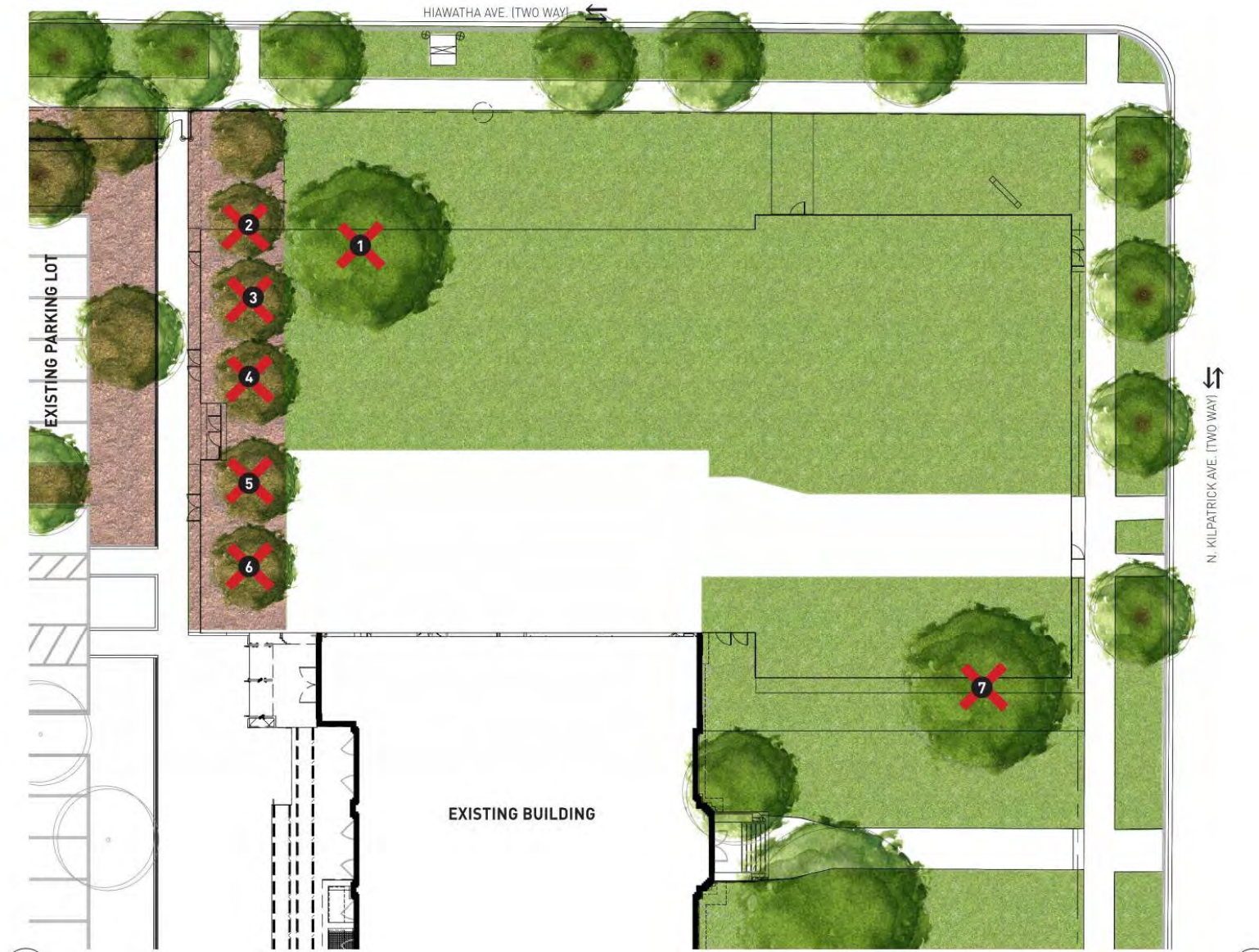
- Existing parking lot at 30 Spaces
- The Zoning Minimum is 23
- FTE (67) Ratio at 1:3

Zoning Entitlement:

- **PD Waiver:** Site over 2 Acres [Actual 3.394]
- **Admin Relief #1:** Encroachment in 25'-0" Side Yd. [Proposed 23'-0"]
- **Admin Relief #2:** FAR over Max at 0.50 per RS-2 [Proposed 0.68]



Landscape Plan - Existing

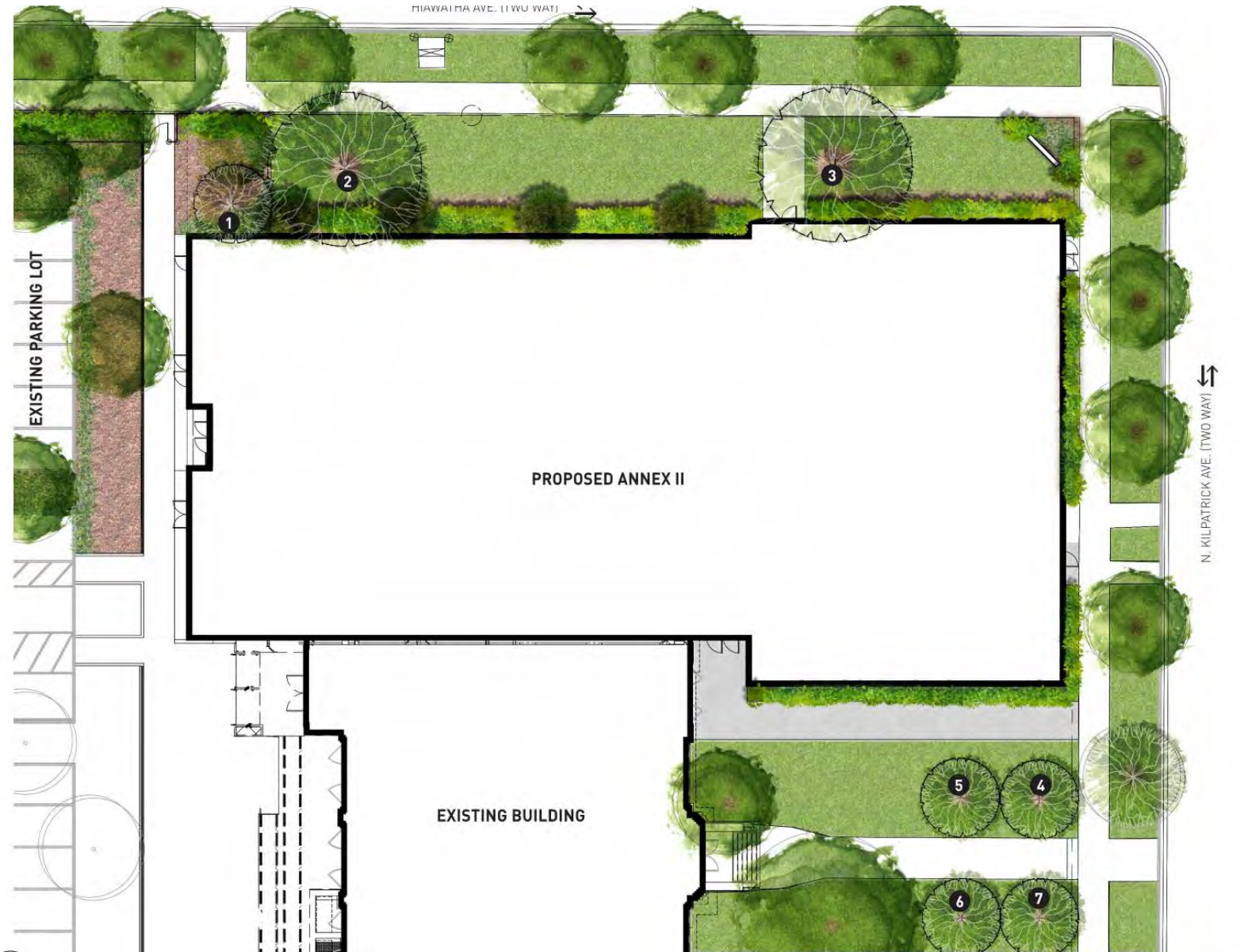


EXISTING TREES TO BE REMOVED:

- 1 SILVER MAPLE
- 2 QUAKING ASPEN
- 3 QUAKING ASPEN
- 4 QUAKING ASPEN
- 5 QUAKING ASPEN
- 6 QUAKING ASPEN
- 7 NORWAY MAPLE



Landscape Plan - Proposed



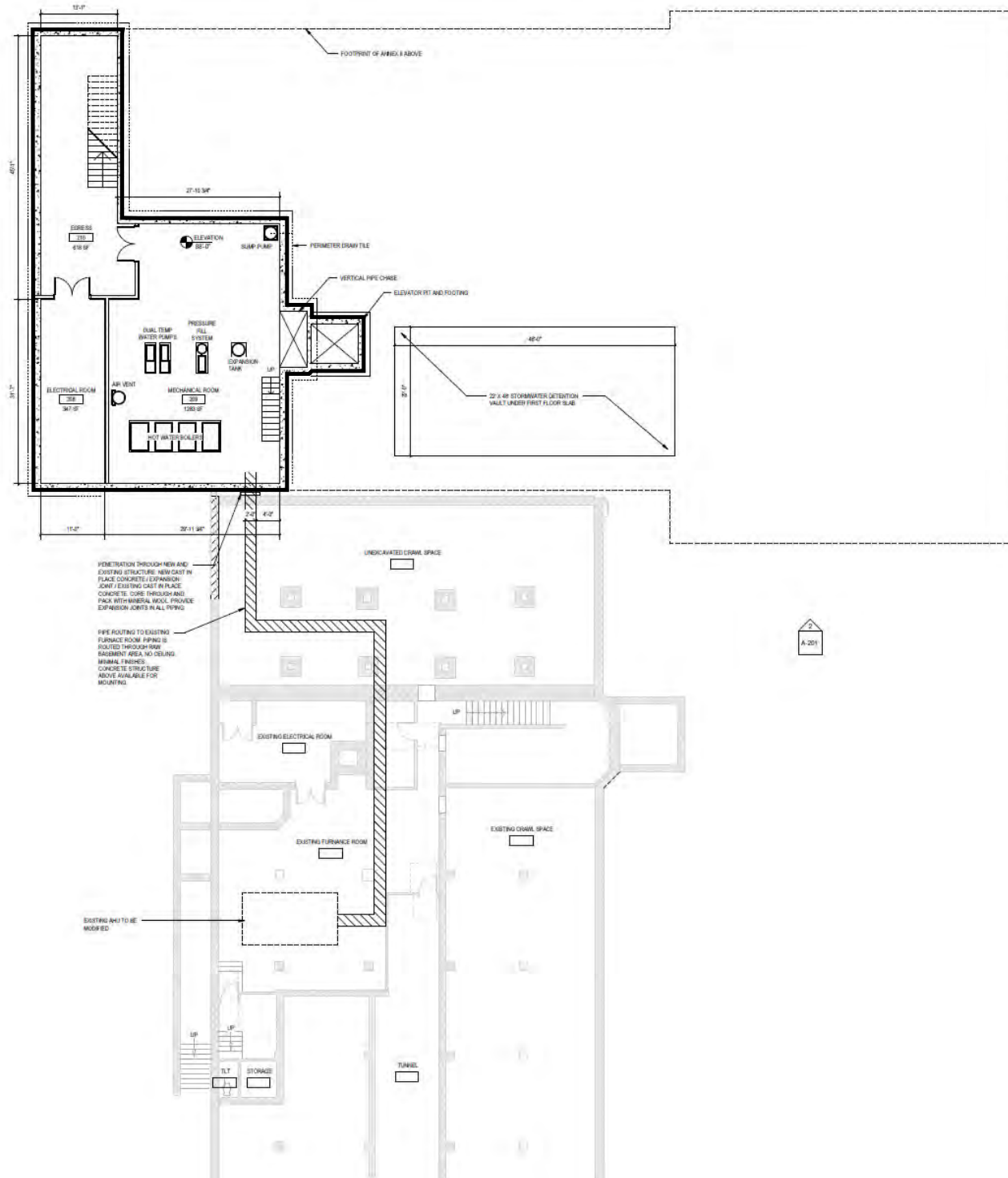
PROPOSED TREES:

- 1 QUAKING ASPEN
- 2 SILVER MAPLE
- 3 NORWAY MAPLE
- 4 QUAKING ASPEN
- 5 QUAKING ASPEN
- 6 QUAKING ASPEN
- 7 QUAKING ASPEN



Trees:
Replacement @ 1:1 ratio

Partial Basement Floor Plan



LEGEND

- PRE-K / K
- CLASSROOMS
- SCIENCE /
- ART
- GYM
- MUSIC



First Floor Plan



LEGEND

- PRE-K / K
- CLASSROOMS
- SCIENCE
- ART
- GYM
- MUSIC



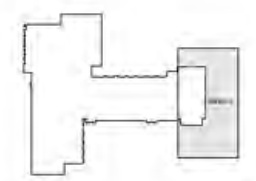
Second Floor Plan



LEGEND

- PRE-K / K
- CLASSROOMS
- SCIENCE
- ART
- GYM
- MUSIC

1 SECOND FLOOR PLAN
1/8" = 1'-0" A-201



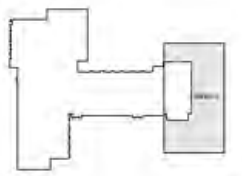
Third Floor Plan



LEGEND

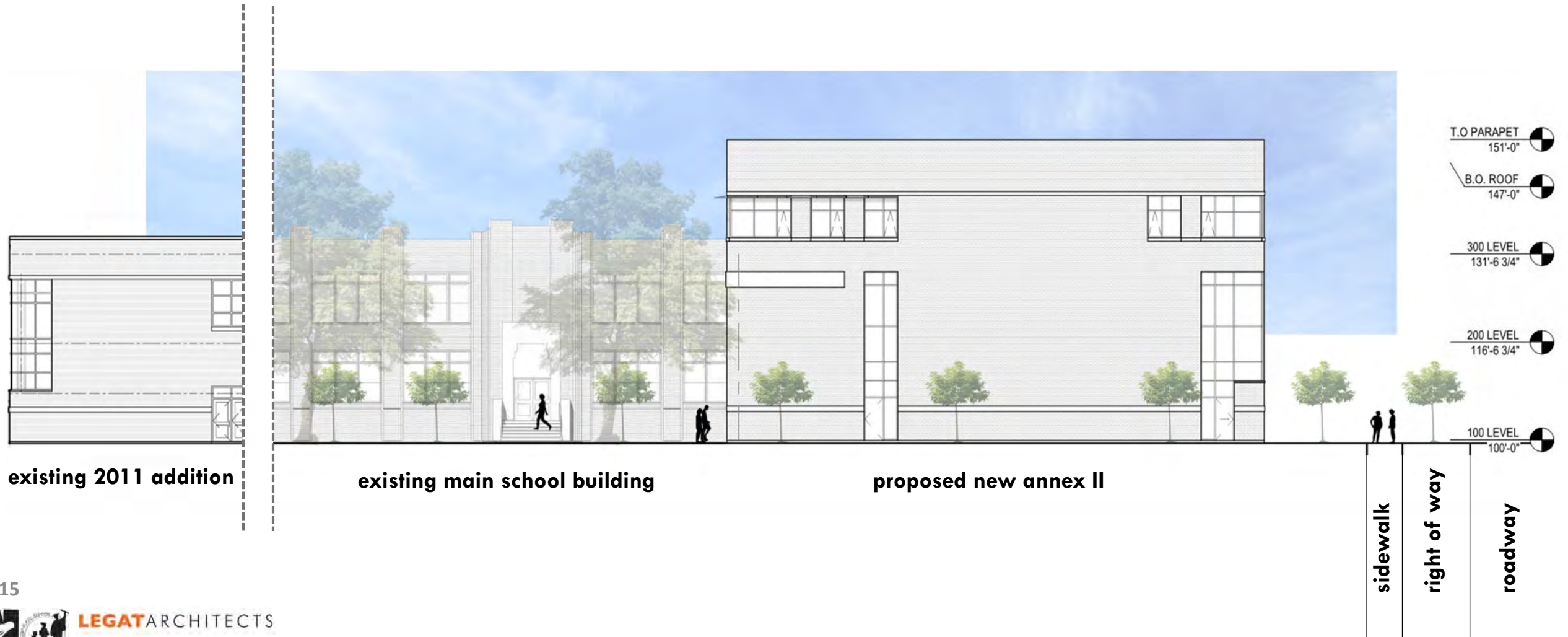
- PRE-K / K
- CLASSROOMS
- SCIENCE
- ART
- GYM
- MUSIC

1 THIRD FLOOR PLAN
1/8" = 1'-0" A/201



Proposed Elevation

N. Kilpatrick Ave



Proposed Elevation

W. Hiawatha Ave



- T.O PARAPET 151'-0"
- B.O. ROOF 147'-0"
- 300 LEVEL 131'-6 3/4"
- 200 LEVEL 116'-6 3/4"
- 100 LEVEL 100'-0"

roadway

right of way

sidewalk

16

Exterior Vignette

N. Kilpatrick Avenue



Exterior Vignette

W. Hiawatha Avenue



existing 2011 addition



Anticipated Schedule

Design + Construction

- **Pre-Planning, Pre-Design, Due Diligence** **Q4 2020 To Date**
- **AOR Appointment** **March 2021**
- **Planning, Design, Engineering, & Permitting** **Q2 2021 – Q3 2021**

- **Bid, Award, and NTP** **Q3 2021 – Q4 2021**
- **Construction Start** **Q4 2021**
- **Facility Opening** **Q1 2023**

PUBLIC BUILDING COMMISSION
PARDON OUR
NOISE & DUST!

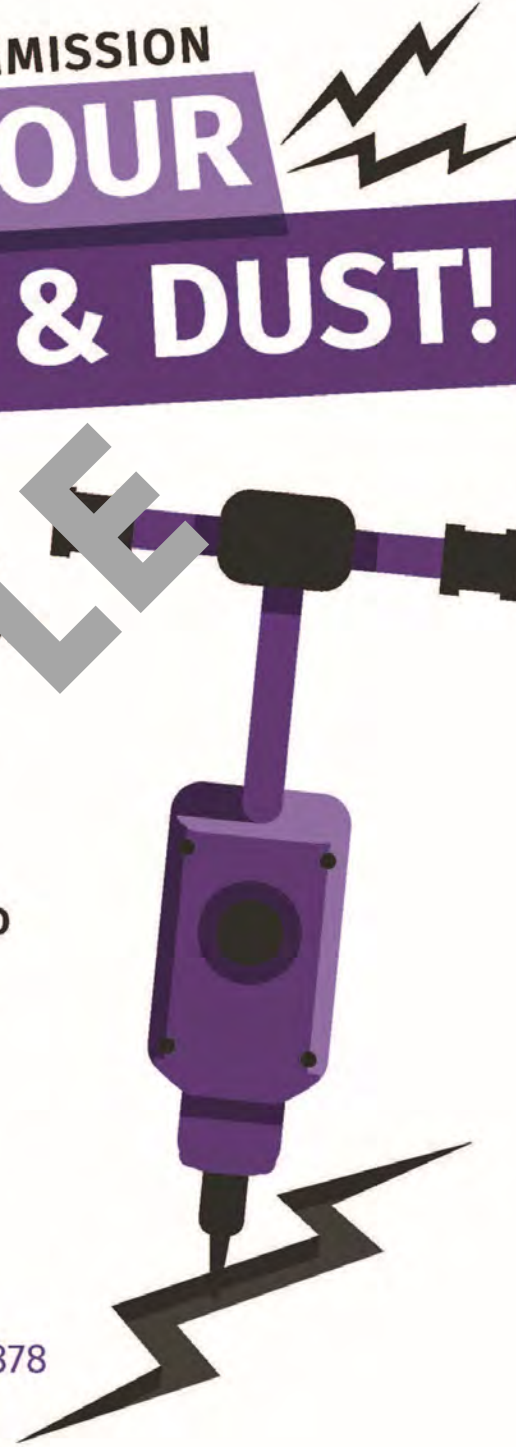
Please be aware of
noise and dust in the
area due to construction
work at Palmer
Elementary school.

We anticipate the
noisiest time period to
be between May and
December 2019.

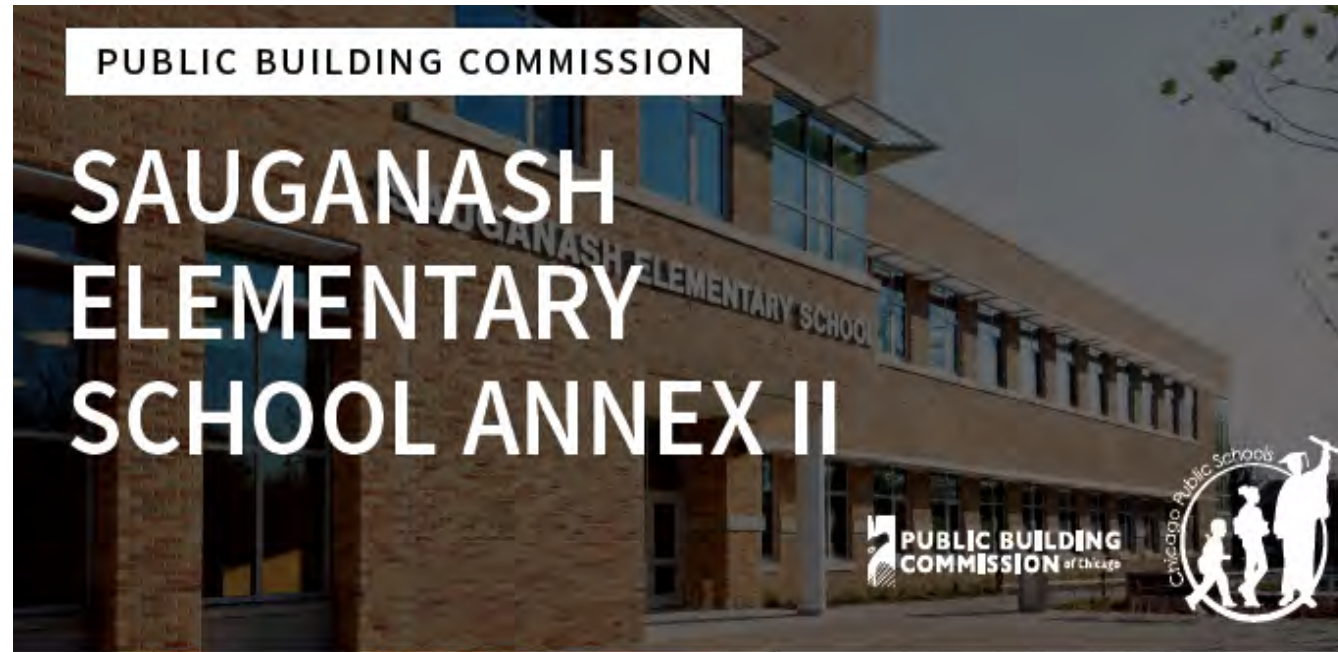
Thank you for your
cooperation!

Questions?

Contact the PBC at (312) 742-0878
or pbc@pbcchicago.com



Contact
Community



COMMUNITY UPDATE

DATE

MONDAY

MARCH 22ND

6:30 PM

REGISTER HERE: <http://bit.ly/Sauganash>

For Project Questions contact Bryant Payne
bryant.payne@cityofchicago.org | 312.742.0878

www.pbcchicago.com

Q & A