

What are the options for the McKinley Street Campus?

The Building and Grounds Committee has brought to the CWC Board a recommendation that a non-binding vote be taken to determine the direction that the Society would like to see the CWC family move as it relates to our facilities. Given the current situation, here are the options:

- A. Remain committed to having our Elementary Campus at the McKinley Street location
 - Take “band-aid” approach at McKinley Street Campus. Address the high-priority concerns, and deal with the others as they occur.
 - Renovate McKinley Street Campus for the present and future and commit long-term to our elementary campus location at 520 McKinley Street

- B. Explore the options of expansion of our Fox Lake Road Campus
 - a. Building Feasibility—what are our needs/wants?
 - Hire an architect to work on initial design/plans--\$10,000
 - b. Financial Readiness—what can we afford?
 - Hire consulting firm to get an idea of the funds available and personal and corporate commitment to such a project--\$15,000



Elementary Campus Facility Assessment —520 McKinley Street

Initially constructed in 1948, with four subsequent additions, the elementary campus building is reaching the stage where it is in need of repairs to its infrastructure. Many of these updates and modifications would not be visible from the outside, but would be necessary to accomplish a safe, efficient, and cost-effective building operation. Items of concern, as compiled by the Building & Grounds Committee, are as follows:

(1) Entry Doors – replacement cost \$18,000

The east doors already are being replaced due to severe security and safety concerns at a cost of \$4500. The other doors also need replacing soon. Security is a major concern, as the doors do not properly close and at times are difficult to open.

(2) Parking Lot -- \$35,000

The main parking area (south side) is in serious need of complete excavation and replacement. By building code, the concrete sidewalk will also need to be extended through the parking lot to match the other flatwork. An additional cost would be replacement and renovation of the current blacktop on the west end of the building.

(3) Handicapped Accessibility – cost to be determined

At present our current facility is not handicapped-accessible. Neither the gymnasium/lunch room nor the Kingdom Kids 4K program in the basement can be accessed without stairways, and none of the bathroom fit ADA compliance.

(4) Windows--\$24,000

Currently a number of rooms in the building are experiencing window fogging issues and would need replacement.

(5) Roof

The roof at the McKinley Street Campus has always been an issue, particularly since the last addition in the late 1980s. This has been an issue of constant repair, and more than \$30,000 has been spent on the roof in the last few years alone. In addition, the construction of a “roof over a roof” in one part of the building also could create a fire-fighting difficulty. We have a good friend “Mr. Squirrel” who currently has a residence between our roofs.

(6) Mold Issues

Due to some of the roof issues we have struggled with over the past years, this also led to some mold concerns. It appears that those have been solved at present, but any future roof problems could again bring out the issue of mold.

(7) Fire Alarm System--\$5000

The building has the original fire alarm system which has been pieced together over the years and now is very close to non-operational. This is a code issue and a major safety concern.

(8) Boiler--\$65,000

The original wing of the building is currently operating on the original boiler installed in 1948. There would be a payback cost of five years or so due to installing a new “step-boiler” system, but this is a significant expense that could come at any time.

(9) Furnaces--\$10,000

In addition to the boilers, there are eight furnaces in the elementary building, several of which are approaching 30 years old. These also could be replaced with more high-efficiency models, resulting in cost savings.

(10) Asbestos Tile--\$72,000

All of the floor tile in the classrooms of the McKinley Street Campus is asbestos floor tile. This past summer we did an \$16,000 replacement job at the Fox Lake Road Campus. The floor space at the elementary building would be about four times the space replaced this past summer.

(11) Electrical--\$25,000

The original electrical system at the McKinley Street building is at its full capacity. We are no longer able to add additional outlets for computers and new technology without a major reworking of the electrical service.

(12) Building Security – cost to be determined

The multiple phases of additions to the building have made security a definite issue. There are no clear sightlines from the office to observe visitors or guests who enter the front doors. At a time where law enforcement officials are emphasizing building security and safety, we need to take this more seriously.

(13) Communication System

This ties into the security issue, as there is no broad based communication system. At present we are using a bullhorn. It is not possible to send a broadcast message regarding security or emergency information through the building.

(14) Plumbing--\$30,000+

The plumbing in the building and the aging fixtures in the bathrooms are a constant source of repair. New fixtures and partitions tied to a renovation or remodeling would also require ADA compliance.

(15) Playground--\$25,000+

Our current playground equipment is at the end of its life expectancy and also would need to be upgraded to meet the current code recommendations. If we are to invest in playground equipment, are we within a timetable of staying at the elementary or would we be best off to focus on new equipment upon relocation?

(16) Logistical Issues

At present we operate with two kitchens, two buildings, two garbage services, two phone systems, and more. In addition, there is travel between campus for multiple staff members, students, teachers’ aides, office staff, and more.

Total Cost of Upgrades/Renovation – approximately \$350,000

Building Addition Components to Fox Lake Road Campus Expansion

- *Classrooms for 4K-5
- *Library/Media Center—either separate or K-12
- *Office / Workroom
- *Elementary Art Room
- *New Kitchen
- *New and expanded Commons (K-12)
- *New Gymnasium / Locker Room Facilities
- *Music/Band Room (K-12)
- *Playground
- *Expand/Relocate Industrial Arts Area
- *Relocate athletic practice fields

Addition would be approximately 40,000 square feet, depending on final plans and needs assessment.

Potential/Long-Range Vision Components

- Fine Arts/Worship Center
- Before school/after school Day Care
- Fitness Center
- Distance Learning Laboratory