

New Kids on the Block


UNION RIDGE
SCHOOL DISTRICT 86

How to Keep the Community Informed from
Referendum through Construction



Introductions

Arthur Chmiel – Speaker
Business Manager/CSBO, Union Ridge 86



Union Ridge
School District 86
A Blue Ribbon School of Excellence

VP Trinh, AIA, LEED AP – Speaker
Principal, ARCON Associates



Josh Curran, PE, CCM, LEED AP – Speaker
Vice President, F.H. Paschen



Nick Gulino – Moderator
Marketing Director, JP Architects, Ltd.



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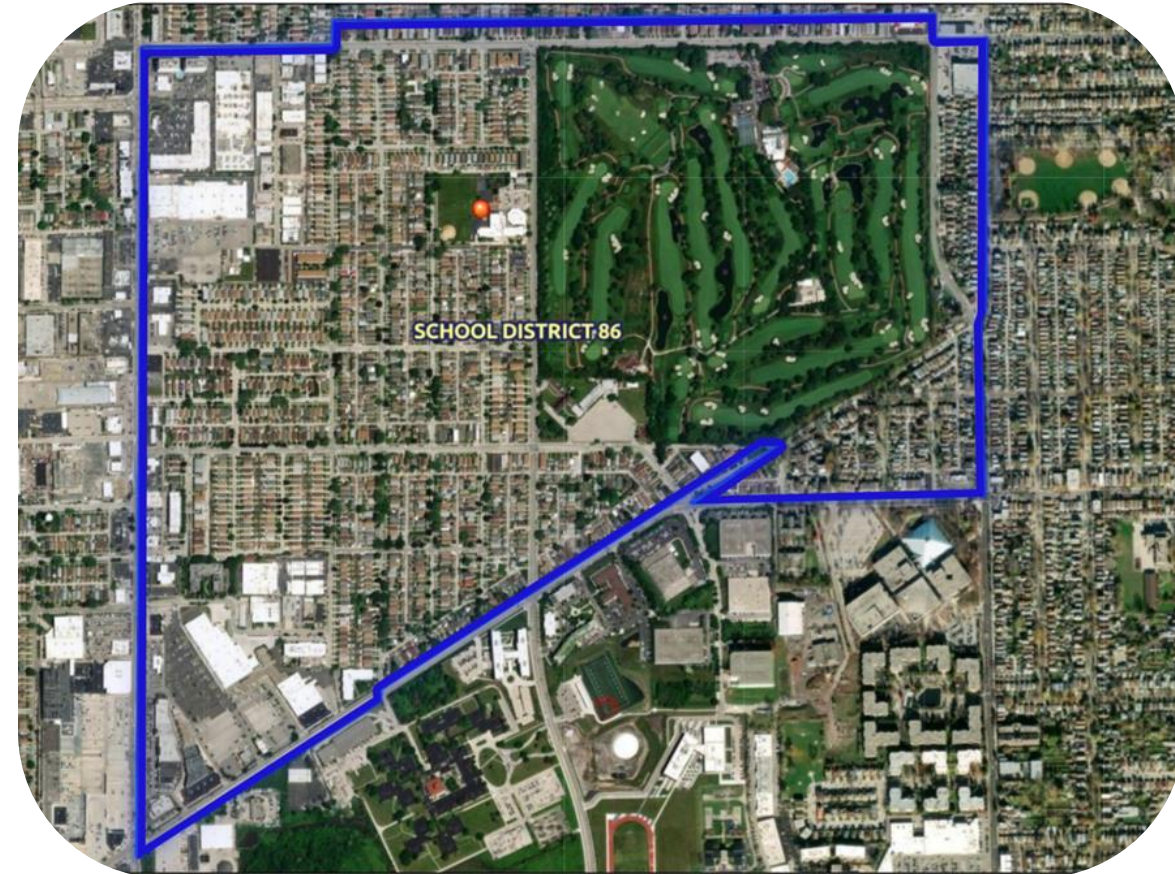
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Who is Union Ridge 86?

Serves Early Childhood through 8th Grade

Enrollment	664	
Low Income	305	46.1%
English Language Learners	241	35.5%
Individual Education Programs	96	14.5%
Homeless	50	7.6%
Immigrant Education	72	10.9%
Average Class Size	19.6	



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History of Union Ridge 86

1876: Union Ridge School opened its doors.

1904: The district became Union Ridge School District 86.

1929: A fire destroyed the one-room schoolhouse and a 2-story, 4-room brick building was built.

1951: 8 classroom and cafeteria addition

1958: 12 classroom addition

1969: Office addition

1970: 8 classroom addition

2021: HVAC and roof coating



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History of Funding

Public school districts receive revenues from three sources:

- Local: 78.34%
- State: 15.60%
- Federal: 6.06%

Union Ridge's largest revenue source is historically local funding.

Most State and Federal funding can only be spent on specific programming such as Special Education, etc.

In 1958 a bond was issued for \$241,000

In 1965 a referendum and bond were issued for \$595,000



Who are "The New Kids on the Block"?



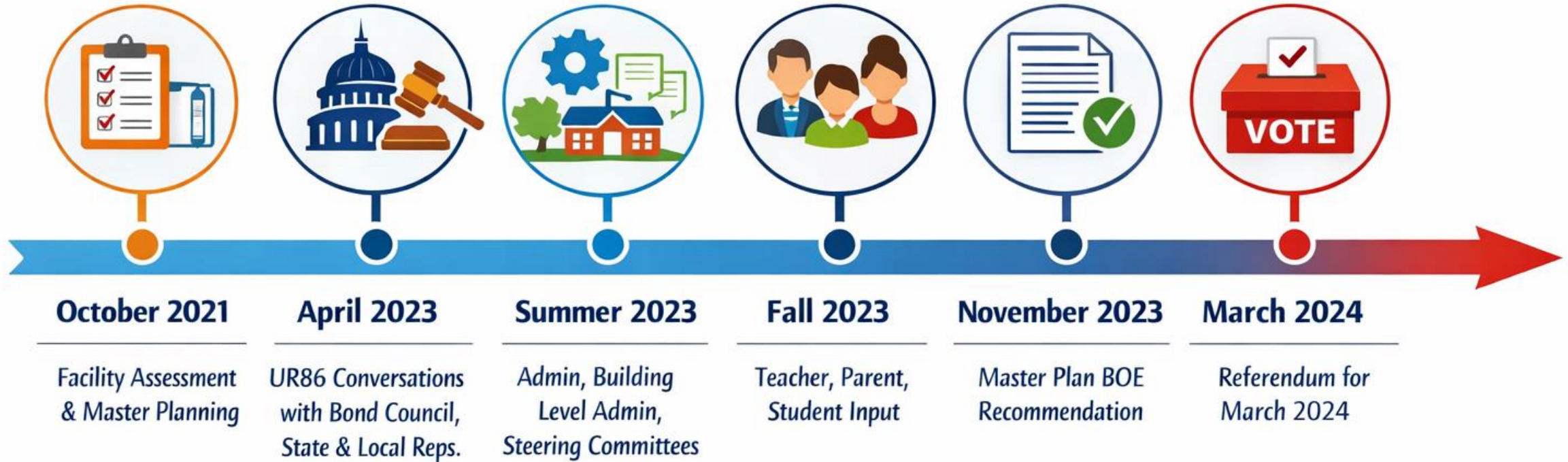
- **Referendum** (previous 1965)
- **Major Building Improvement** (previous 1970)
- **Architect** – ARCON Associates – October 2021
- **Construction Manager** – F.H. Paschen –August 2023
- **Local Opportunities (Challenges):**
 - Referendum successes with surrounding districts.
 - How will the community react to the ask?
- **Strategies:**
 - Building trust through strong community engagement
 - Commitment to full transparency

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Building Trust



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Assessment



Building as the Heart of the Community

- Parents gather and engage each other at drop-off and pick-up
- Plaza acts as a social space
- Space is small & very close to traffic

Better Circulation & Parking Opportunities

- Needed for pick-up
- Parents often double park in teacher lot while taking kids to the park after school

start

ARCON meets with district to discuss existing needs and building related issues

ARCON baseline categories

- ◆ site
- ◆ architectural
- ◆ building envelope
- ◆ environmental
- ◆ accessibility
- ◆ structural
- ◆ mechanical
- ◆ plumbing
- ◆ electrical
- ◆ fire protection
- ◆ safety and security

Site Safety

- Concerns over traffic on Oak Park Ave both during the day with K exits close to street, and during pick-up with car queue along Oak Park
- Needs fencing

Assessment

General

- Current enrollment is approx. 650 Pre K-8 students.
- Building is short classrooms (approx. 41), small group, meeting, mindful calming, and physical break spaces. 5
- The building does not have elevators, does have multiple levels and is not ADA accessible.
- Short (7) Science lab.
- Lacking STEAM/Tech spaces.
- (3) additional student support offices are needed.
- Most 1-on-1 or small group support occurs within the hallways. Highly distracting. Building lacks small group and meeting spaces throughout. The most needy students are in spaces that are not working.
- Building is not zoned in a way that isolates noisy spaces from quiet spaces, now supports grade level centers.
- Building is lacking general washrooms and gender neutral washrooms throughout.
- Building is lacking storage throughout.

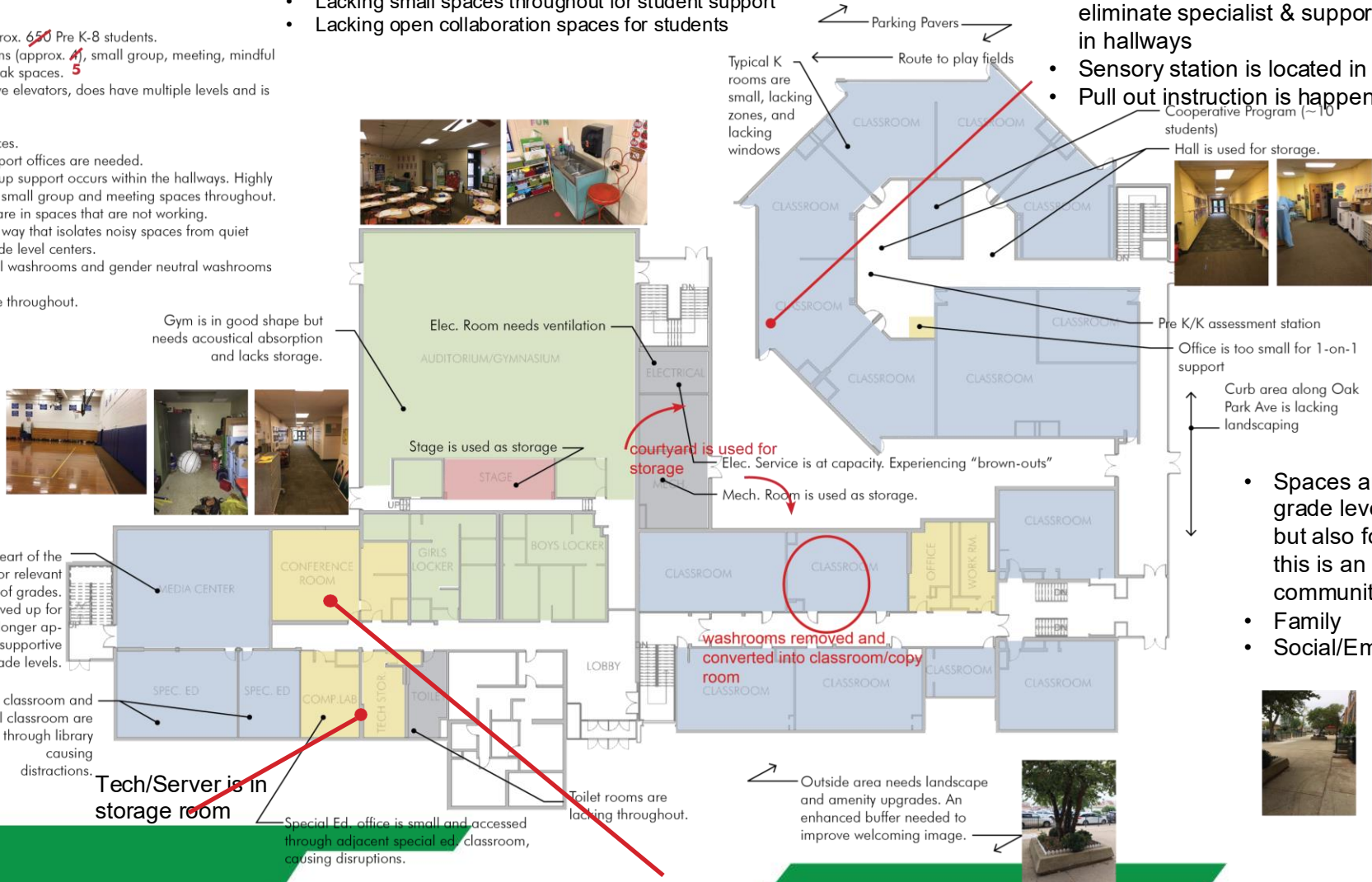
Admin is Crowded

- Need additional spaces
- Assistant Principal office is "on display"
- Lacking meeting privacy
- Congested at counter/mailbox area
- Not inviting

General

- Building is fragmented with grade level classrooms often detached from the rest of the grade
- Middle School wing is not appropriately supported with needed spaces
- Lacking teacher planning/collaboration space
- Lacking small spaces throughout for student support
- Lacking open collaboration spaces for students

- Need to add multiple small spaces throughout to eliminate specialist & support help taking place in hallways
- Sensory station is located in hallway
- Pull out instruction is happening in hallway



- Spaces are needed for individual grade levels to come together, but also for other grade levels; this is an important aspect of the community
- Family
- Social/Emotional support



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Consensus and Priorities

A. Learning Spaces

- Short 6-10 classroom. ●●●●●●
- Lacking small groups, meeting, mindful calming and physical break spaces.
- The most needy students are receiving support in hallways or other marginalized spaces. ●●●●●
- Lacking collaboration and gathering spaces. ●●●
- Lacking appropriate number of science labs. ●●
- Library is not large enough and is not the heart of the building, supportive or relevant to a wide range of grades. ●●●
- Special Education spaces are marginalized. ●●●
- Kindergarten spaces are small and lack windows.
- 1st-4th grade indoor recess needs a home.
- Whole school assembly space lacking. ●●●

B. Circulation & Accessibility

- Significant circulation, accessibility, and congestion issues. ●●●
- Plaza needs upgrades and traffic buffer. ●
- Oak Park buffer needed.

C. Proximity

- Grade levels are fractured.
- Library is not large enough and is not the heart of the building, supportive or relevant to a wide range of grades.
- Lunchroom access, noise, atmosphere, congestion, and food service deliveries are all concerns. ●●●●●
- Band and Music are in the basement remote from the gym.

D. Support

- Lack appropriate washrooms throughout. ●
- Lacking storage. ●
- Facility assessment items.

Full Transparency

- **Listening** to all voices.
 - Steering committee
 - Community buy-in
 - Staff and students
- Multiple design options with **Informed Choices**
 - Cost, impacts, and tradeoffs
- Strategic, inclusive **School Tours**
 - Community centered events (movie nights) to connect with families in a welcoming setting
- **Financial Planning** with administration and council leadership

	OPTION 1	OPTION 2	OPTION 3	OPTION 3B	OPTION 4	OPTION 5	OPTION 5B	OPTION 5C	OPTION 6
LEARNING SPACES									
short 4-5 classrooms	●	●	●	●	●	●	●	●	●
lacking small groups, meeting, mindful calming and physical break spaces	●	●	●	●	●	●	●	●	●
the most needy students are receiving support in hallways or other marginalized spaces	●	●	●	●	●	●	●	●	●
lacking collaboration and gathering spaces	●	●	●	●	●	●	●	●	●
lacking appropriate number of science labs	●	●	●	●	●	●	●	●	●
library is not large enough and is not the heart of the building, supportive or relevant to a wide range of grades	●	●	●	●	●	●	●	●	●
special education spaces are marginalized	●	●	●	●	●	●	●	●	●
kindergarten and preK spaces are small and lack windows	●	●	●	●	●	●	●	●	●
1st-4th grade indoor recess needs a home	●	●	●	●	●	●	●	●	●
whole school assembly space lacking	●	●	●	●	●	●	●	●	●
CIRCULATION & ACCESSIBILITY									
significant circulation, accessibility, and congestion issues	●	●	●	●	●	●	●	●	●
entry plaza needs upgrades and traffic buffer	●	●	●	●	●	●	●	●	●
oak park buffer needed	●	●	●	●	●	●	●	●	●
PROXIMITY									
grade levels are fractured	●	●	●	●	●	●	●	●	●
library is not large enough and is not the heart of the building, supportive or relevant to a wide range of grades	●	●	●	●	●	●	●	●	●
lunchroom access, noise, atmosphere, congestion, and food services deliveries are all concerns	●	●	●	●	●	●	●	●	●
SUPPORT									
lack appropriate washrooms throughout	●	●	●	●	●	●	●	●	●
lacking storage	●	●	●	●	●	●	●	●	●
facility assessment items	●	●	●	●	●	●	●	●	●
	\$700,000 annually	\$27.7 - \$30 million	\$30.8 - 33.6 million	\$30 - 32.5 million	\$45 - \$48.8 million	\$54 - \$59 million	\$49.3 - \$53.8 million	\$69.9 - \$76 million	\$111.3 - \$120.7 million

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\$35 Million Referendum Debt Structure

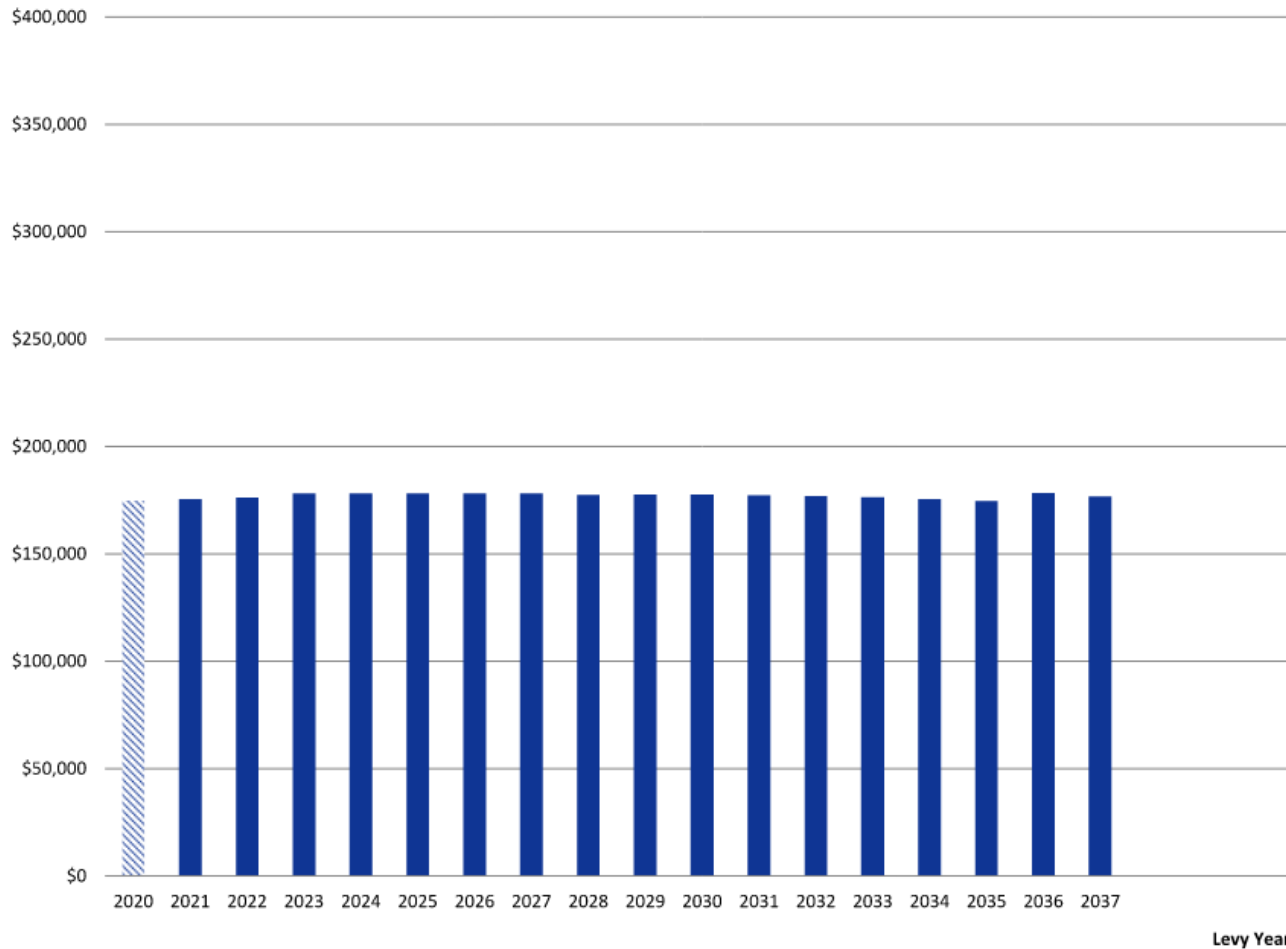
- Upon a successful referendum on March 19th, bonds will be sold with a 25-year maturity
- Property tax bills will increase in levy year 2024 (tax bills payable in calendar year 2025)
- Estimated tax rate increase is \$1.01 per \$100 of Equalized Assessed Value
 - Based on current market rates plus 0.50%

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Existing Debt Service on Bonds



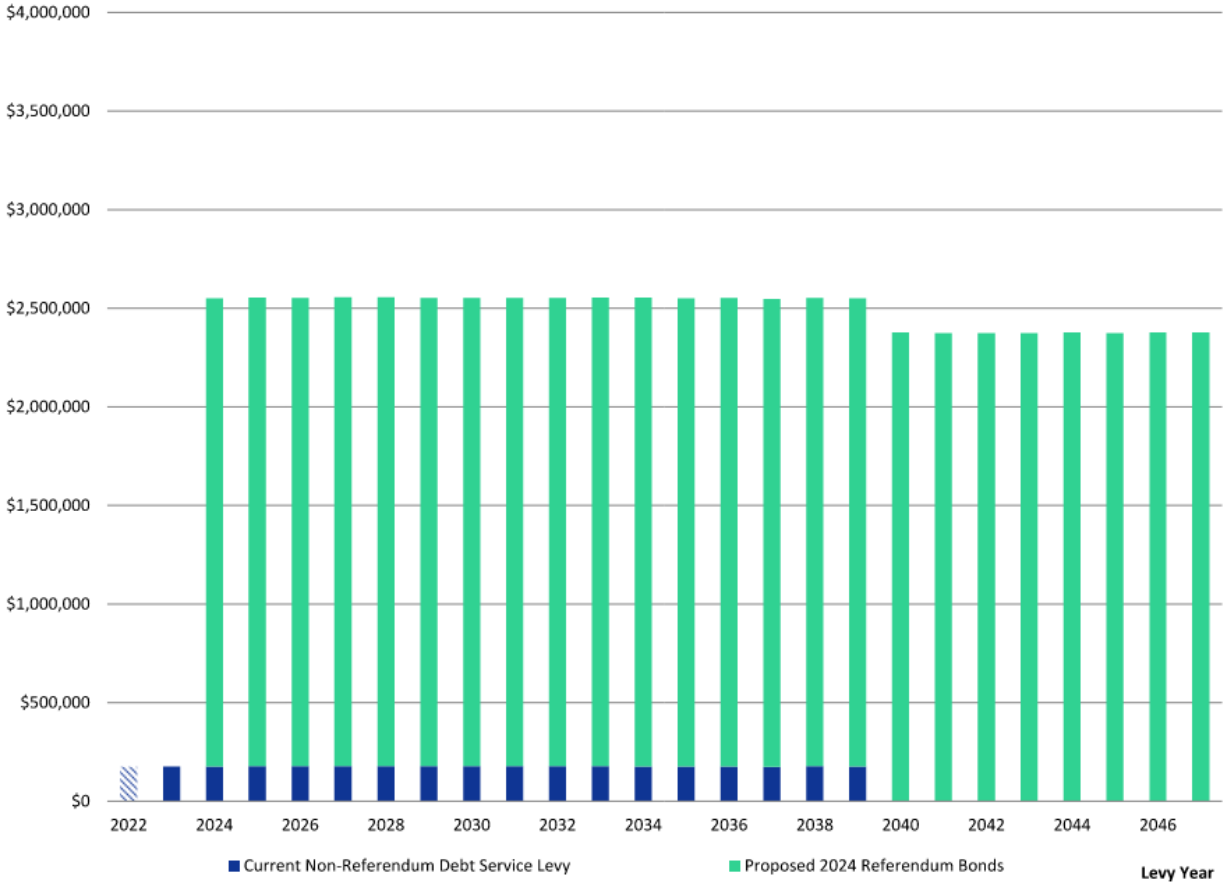
The District's existing debt structure includes annual principal and interest payments of \$178,000 for the next 17 years



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Proposed \$35 Million Referendum Debt Structure with Existing Debt



Upon a successful referendum, the bonds will be issued with level payments for 25 years

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Estimated Taxpayer Impact

Estimated Home Value

	Estimated Annual Impact	Estimated Monthly Impact	Estimated Daily Impact
\$200,000 Home	\$ 493	\$ 41	\$ 1.35
\$300,000 Home	791	66	2.17
\$306,500 Harwood Heights Median Value (3)	810	68	2.22
\$400,000 Home	1,088	91	2.98
\$500,000 Home	1,385	115	3.80

- (1) Rates based upon market conditions as of January 12, 2024 and recent bond sales which PMA believes to be accurate and reliable plus 0.50%.
- (2) Actual tax rates and payments may vary based on EAV growth, State Law changes, property tax rate initiatives and other factors. Includes \$10,000 homeowner exemption.
- (3) Median Home Value is from the Census Bureau's American Community Survey.

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Inform and Engage

- Multiple open **Community Forums** with experts to answer questions directly
- **Strong Advocacy** from staff and students
- Centralized, accessible **Information Hub** for full public visibility
 - <https://www.urs86.org/referendum>
- Referendum Vote: March 2025

Referendum Information - March 2024

Families and Friends,

We start by thanking all the staff, parents, and community members who helped support the building referendum for Union Ridge School. Your time and efforts to get out information about necessary renovations to the building and the need to increase space due to overcrowding, along with all your efforts,

was because of the dedication of parents, staff, and the many friends of Union Ridge School that made this happen. Once the election results and preparation stage begins. We will be providing more information related to the next steps as we begin our planning meetings. Today demonstrates our commitment to education in our school district.

Thank you for your continued support of Union Ridge School.



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UNION RIDGE SCHOOL
NATIONAL SCHOOL OF EXCELLENCE
FOUNDED 1909



PEDESTRIAN CROSSING

The Right Stuff

"Boots to the Ground" Team

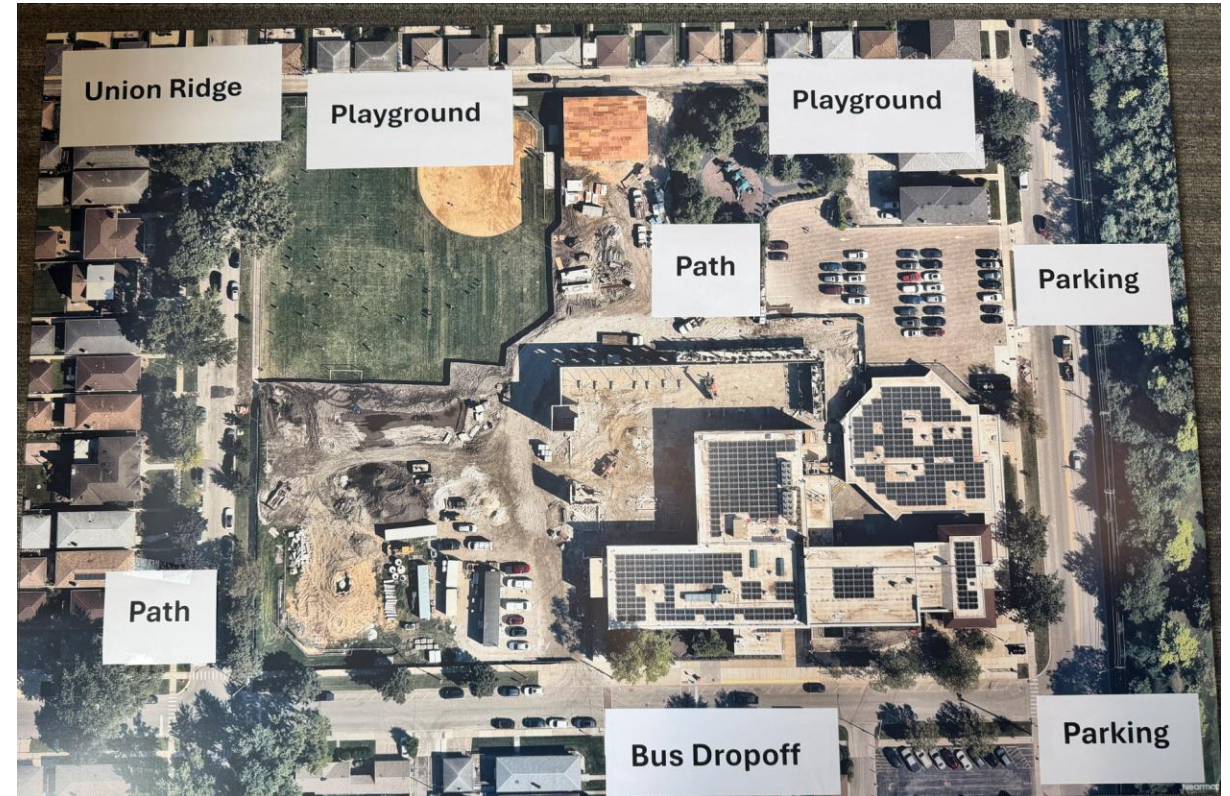


Referendum Passes

- Planning & design to start immediately to maintain **Momentum**.
- Maintaining **Trust & Credibility**
- Designing to the **Budget**
- Frequent stakeholder **Engagement**
- **Transparent** financial reporting.
- Proactive, **Collaborative** risk management discussions.
- Clear timelines and regular **Updates**
- Ongoing **Community** communication

Preconstruction – Mitigating Risk

- Key Deliverables
 - Designing to a Budget
 - Phasing & Logistics Plans
 - Sequencing & Coordination Approaches
- Development of Bid Packages
 - How do we drive competition?
 - Maximizing value to District
 - Bid alternates
 - Clear bid packages



Procurement – Intentional Outreach

- Strategic Bidding Plan
 - Maximize bidder participation
 - Leverage CM subcontractor pool
 - Time of year
 - Public advertisement & vendor outreach
 - Long lead & early bid packages
- Use of Online Bidding Platforms

4784: Union Ridge SD86 Addition & Renovation
 Prepared by: F.H. Paschen • 5515 N. East River Rd., Chicago, IL 60656, USA
 Bid Package Lead: Chris Watson (cwatson@fhpaschen.com)
 Project Location: 4000 North Oak Park Avenue, Hanwood Heights, IL 60706, United States of America

BP 04: Masonry	JAC Masonry Inc.	J & E Duff	Rasco Masonry, Inc.									
Original Proposal, December 18, 2024	Original Proposal, December 17, 2024	Original Proposal, December 17, 2024	Original Proposal, December 17, 2024									
Base Bid	\$2,487,500	\$2,488,000	\$2,513,860									
LINE ITEM	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost
Masonry				\$2,487,500				\$2,488,000				\$2,513,860
ALTERNATES				\$0				\$0				\$0
spec 01 23 00			\$10,000				\$14,000					\$12,000
spec 01 23 00			\$13,000				\$15,000					\$14,000
spec 01 23 00			\$8,000				\$3,800					\$8,000
spec 01 23 00			\$9,000				\$45,000					\$10,000
spec 01 23 00			\$18,000				\$20,000					\$20,000
spec 01 23 00			\$70,000				\$82,000					\$75,000
spec 01 23 00			\$20,000				\$20,000					\$18,000
spec 01 23 00			\$170,000				\$120,000					\$200,000
Base Bid Total				\$2,487,500				\$2,488,000				\$2,513,860
Summary												

FHP F.H. Paschen
 30,671 followers
 1yr • Edited •

BID ADVERTISEMENT: Union Ridge School District 86 - Addition & Renovations

F.H. Paschen is serving as the construction manager on this exciting project for Union Ridge 86. Digital copies of bid documents can be found on Building Connected. [#BuildWithPaschen](#)

The project is a 38,000 SF school addition that includes 10 new classrooms, a library, and a new cafeteria.

Plan Room - <https://lnkd.in/dHea3SjP>

Architect: [ARCON Associates, Inc.](#)



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Groundbreaking... and Party!

- Celebrated the groundbreaking with school, community, local leaders, alumni, BOE.
- Engage the community and keep them informed throughout construction.



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It Takes a Village



Norwood Park
Fire Protection District



COOK COUNTY
HEALTH



West40
connecting communities



ILLINOIS
STATE BOARD OF
EDUCATION



Illinois Environmental
Protection Agency

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Construction Updates

- Tracking and sharing progress with community to earn trust through execution.
 - Lean on partners for content – drones, photos, videos, etc.
 - Social media
 - Newsletters, board meetings, etc.
- Tracking of budget to maximize referendum ask.
 - Leverage bid alternates
 - Monthly meeting with financial advisors



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Construction Updates - Examples



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Construction Updates - Examples

F.H. Paschen
30,675 followers
3mo • 🌐

The Union Ridge project is taking shape!

F.H. Paschen is proud to partner with **Union Ridge School District 86** and **ARCON Associates, Inc.** the New Addition and Renovations project.

This investment will deliver a major building addition and campus improvements, featuring 10 new classrooms, a library, cafeteria, academic support spaces, administrative offices, an ADA-accessible elevator, and two flexible learning labs, creating a more inclusive, modern learning environment for students and staff. #BuildWithPaschen



Dan Milletic, P.E. and 89 others 3 comments · 3 reposts

ARCON Associates, Inc.
2,207 followers
6mo • 🌐

Union Ridge School District 86 is raising the roof — one beam at a time! This week, the spotlight is on the incredible progress happening at our 36,500 SF addition. From soaring structural steel to solid masonry walls, this project is taking shape in a big way!

Things will get more exciting from here as the interior masonry walls will be next. Stay tuned!

Construction Management: **F.H. Paschen**
MEP Engineer: **CS2 Design Group, LLC**
Civil Engineer: **raSmith**
Structural Engineer: **ML Structural, PLLC**
Food Service Designer: **Reitano Design Group**



43 1 comment · 9 reposts

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A Blue Ribbon School of Excellence

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Construction Updates

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Construction Updates

Project Timeline

- June 2024
- October 2024
- Union Ridge Fly-Through
- December 17 2024 - BID Summaries/Tabulations
- December 19 2024 - Abatement Bid
- RDA Submission February 2025

Union Ridge Construction Project Updates

- 2026-01_Project Update.pdf
- 2026-02_Project Update.pdf
- 2026-03_Project Update.pdf
- 2025-12_Project Update.pdf
- 2025-11_Project Update.pdf
- 2025-10_Project Update.pdf
- 2025-08_Project Update.pdf
- 2025-07_Project Update.pdf
- 2025-06_Project Update.pdf
- 2025-05_Project Update.pdf

<https://www.urs86.org/construction-updates>

Union Ridge: January 2026 Project Update

Location: 4600 N. Oak Park Ave. Harwood Heights, IL 60706

Grades: Preschool - 8

Enrollment Estimate: 660 capacity

Project Summary

Architect of Record: ARCON Associates, Inc.
Construction Manager: F.H. Paschen
Civil Engineer: raSmith
M.E.P Engineer: CS2 Design Group
Structural Engineer: ML Structural
Referendum: \$35,000,000
Square Footage:
• Existing Building: 80,000 SF
• Addition: 38,500 SF
• Total: 118,500 SF
Timeline: April 2024 to August 2026

Project Features:

- 10 General Classrooms
- 3 Science/Flex Labs
- Library
- Cafeteria & Full-Service Kitchen
- Learning Commons
- Teacher Workrooms
- Main Office Renovation
- ADA accessibility & security

Project Highlights

- Second floor wall tile in-progress
- Ceiling grid in-progress
- Second floor lighting in-progress
- Second floor painting in-progress
- Curtain wall in-progress
- Concrete slabs prepared for final floor installation
- All interior CMU walls nearing completion



Project Timeline

Phase: Construction

Key Dates:	2024	2025	2026
2024	✓	✓	✓
2025	✓	✓	✓
2026	✓	✓	✓

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Finish Strong .. And Celebrate!!



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Questions and Answers

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