

SD U-46 Educational Facility Master Plan (EFMP)

BOE Facilities Committee

September 27, 2021

DRAFT

Agenda

- Review MS analyses
- Review ES analyses
- Next Steps

More information on the EFMP

PLANS AND PRIORITIES

[-] Educational Facility Master Plan

- Phase 1: Deeper Understanding
- Phase 2: Discover and Explore
- Phase 3: Program
- Phase 4: Conceptualization
- Phase 5: Game Plan
- Phase 6: Adoption and Implementation

Strategic Plan

Equity Plan

ICARE Standards

Plans and Priorities

Planning For Our Future

Developing an Educational Facility Master Plan

School District U-46 has embarked on an Educational Facility Master Plan (EFMP) process to assess our infrastructure, classrooms, furnishings and overall facility use and efficiency. The Board selected DLR Group, a Chicago-based design firm, as its partner to develop a facilities master plan.

This is long-range work that the District undertook in early 2020, just before the onset of the COVID-19 pandemic. But with some modifications and minor delays, the process has continued, and students, faculty, parents, and community members have been able to participate in the beginning stages of developing a thoughtful, long-term master plan to support our future.

Thank you for your support as the District works to provide equitable access to 21st century learning environments that support academic success for all. If you have any questions about DLR Group's work, please reach out to the District's Operations Department by clicking on the "Educational Facility Master Plan" on [Let's Talk](#).



Steering Committee Members

Cathy Russell

Chief Executive Officer, Boys & Girls Club

Juanita Crear-Price

Community Member, Educator and Psychologist, Substitute Teacher

Kim Wascher

Director of Parks and Recreation for City of South Elgin, Parent, PTO and CAC member

Nathan Gac

Fire Department Employee, CAC Committee, Bartlett High School Booster Club President, U-46 Parent

Trisha Morgan

Youth and Family Manager Taylor Family YMCA Parent of U-46 Students

U-46 District Home

U-46 Schools

User Options

DESIGNING OUR FUTURE

Phase 1: Deeper Understanding

Phase 2: Discover and Explore

Phase 3: Program

Phase 4: Conceptualization

More information on the EFMP



SDU46



Infinite Campus



U46 District Home | U-46 Schools | User Options

HOME / OUR DISTRICT / PLANS AND PRIORITIES / EDUCATIONAL FACILITY MASTER PLAN / PHASE 1: DEEPER UNDERSTANDING

PLANS AND PRIORITIES

[-] Educational Facility Master Plan

- Phase 1: Deeper Understanding
- Phase 2: Discover and Explore
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- Strategic Plan
- Equity Plan
- ICARE Standards
- Plans and Priorities

Phase 1: Deeper Understanding

Phase 1 was focused on developing a deeper understanding of how the District's facilities are currently being utilized and evaluating the quality of the environment in each building. This information gathered during this phase guides the rest of the facilities planning process. Phase 1 began in March 2020.

Key activities that took place in Phase 1:

- o Listening Tours/Staff Survey
- o A Day in the Life of a Student
- o Weeklong Teacher Activity Survey
- o Review Existing Data
- o Utility Use Analyses
- o Capacity & Utilization Analysis
- o Area Comparison Analysis
- o Facility Condition Assessments
- o [Furniture Audit](#)
- o Laser Scanning of Schools

Building Snapshots

All data and analyses are summarized per school in a building snapshot. These snapshots capture a moment in time and will be continually evaluated as more information becomes available throughout this process. You can take a look at each school [here](#).



Middle Schools

How do we provide an equitable experience for all middle school students, while adding 6th grade?

Equalizing SF/student at middle schools

Right-sizing capacities

140

SF/student

State Guideline

147

SF/student

National Low
Quartile

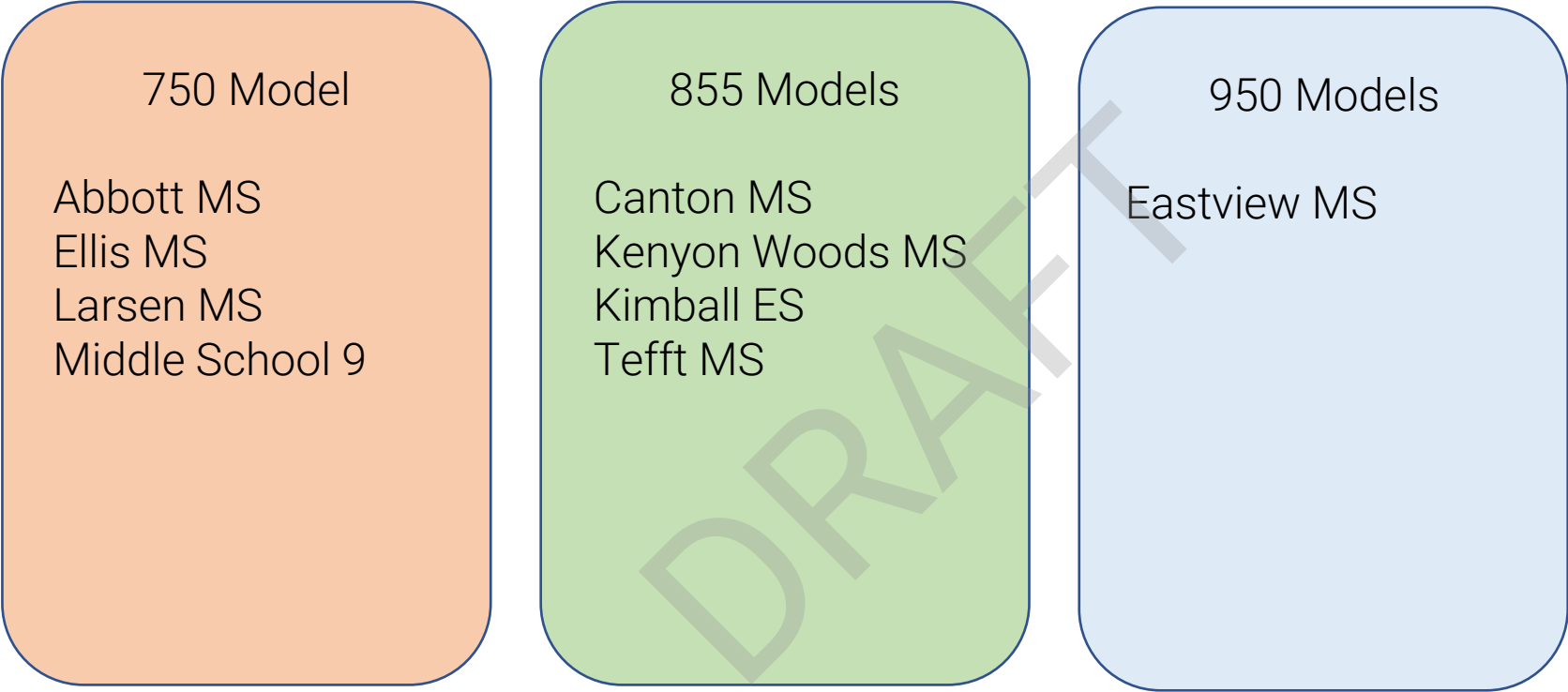
160

SF/student

Future Ready
Recommendation

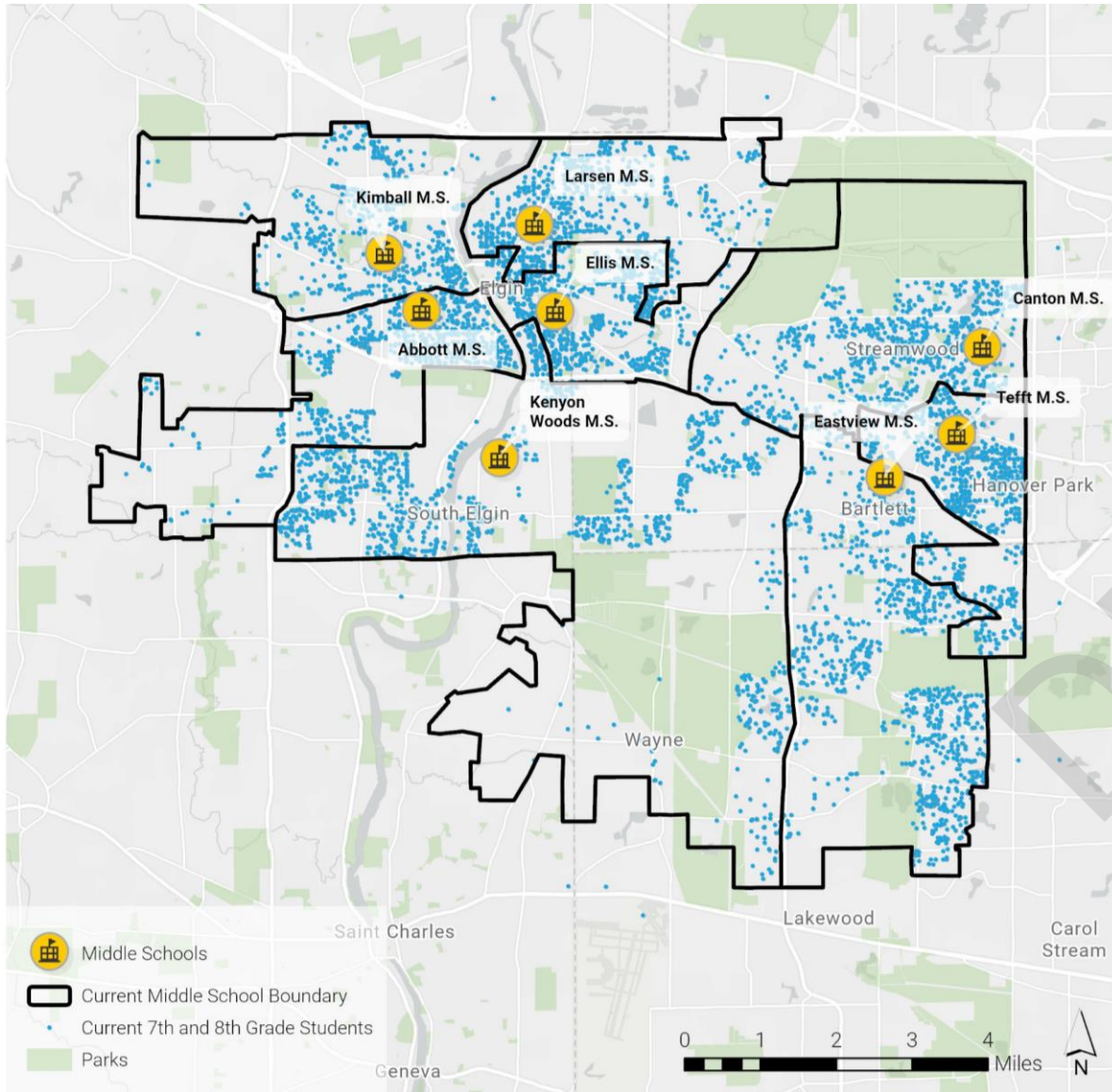
Program Models by School

Looking at capacity based on existing SF

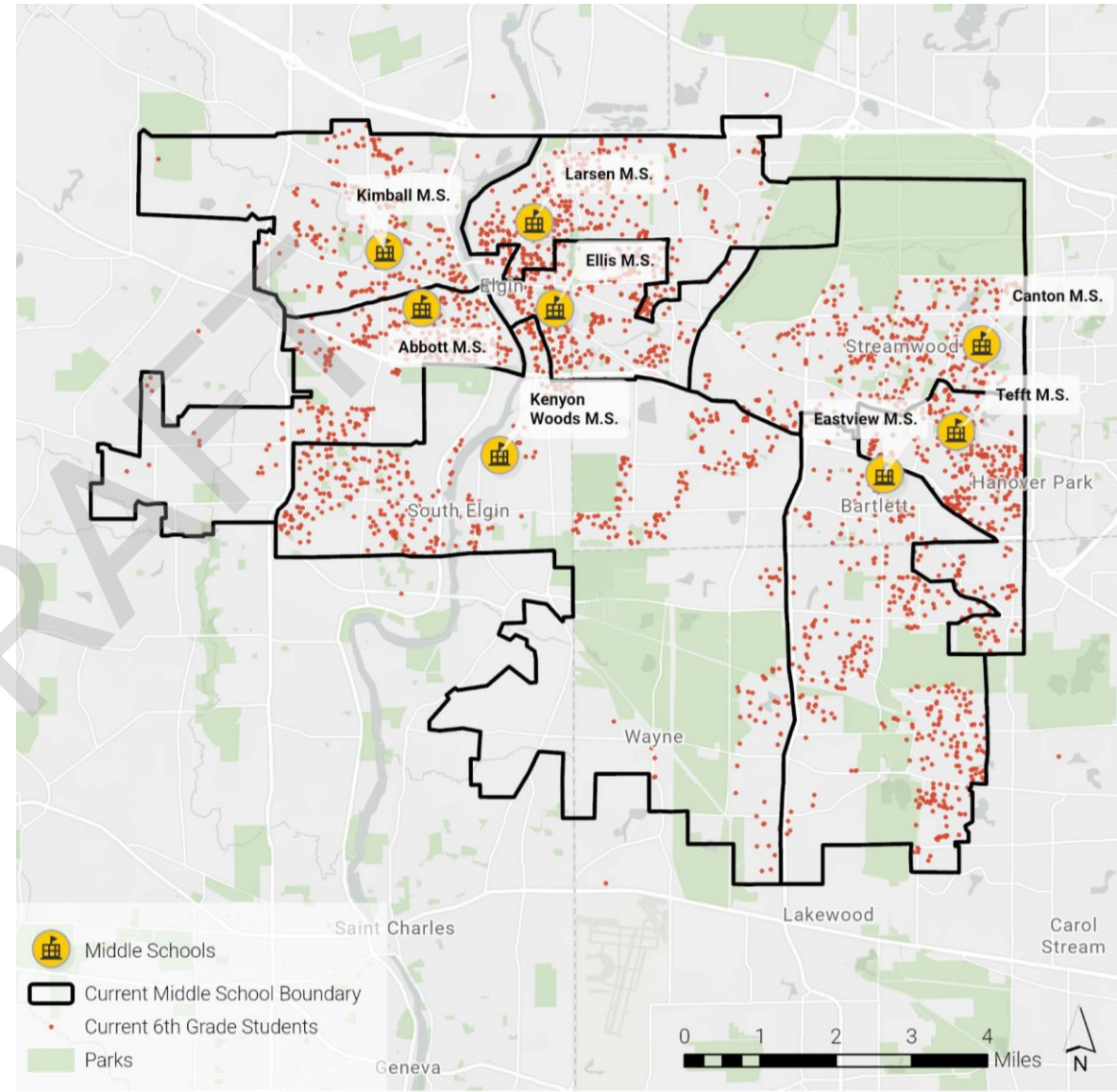


Where are students located?

Current 7th and 8th Graders

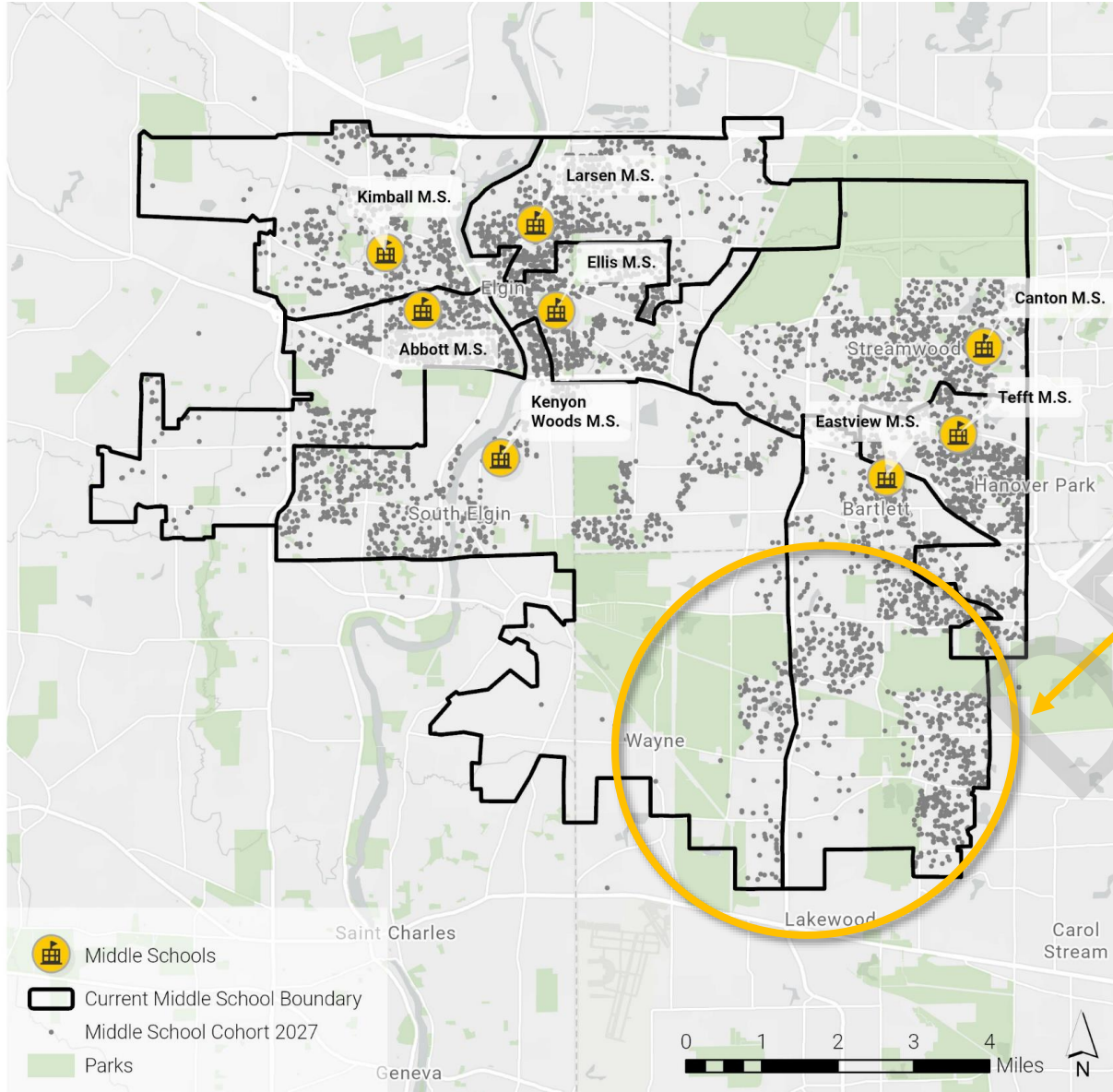


Current 6th Graders



Do we have the right number and location of middle schools?

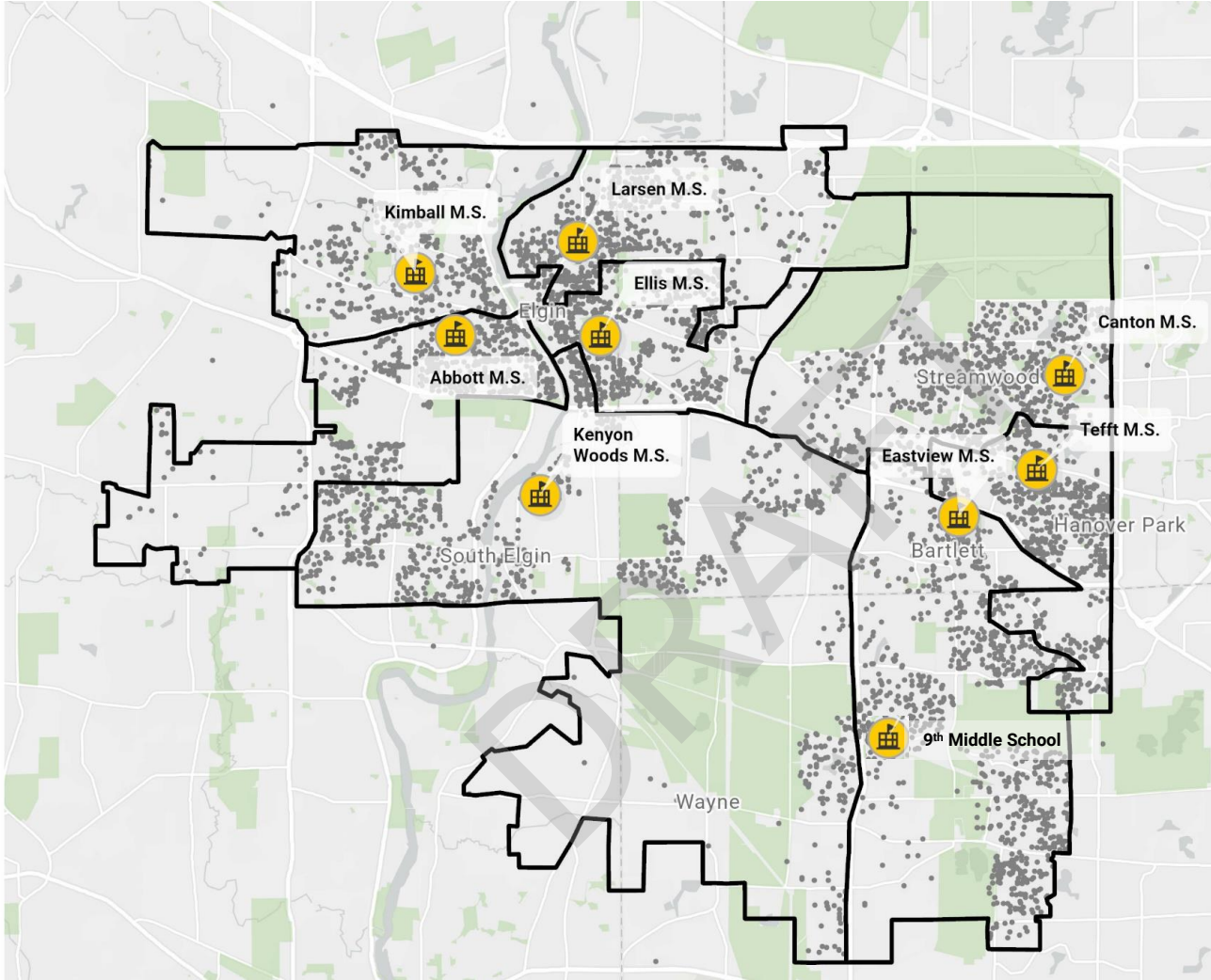
2027 Middle School Cohort



There's a large area in the southeast without a middle school.

Would it make sense to add a new middle school to equalize the student experience for those in the south portion of the district?

Middle School Reference Map



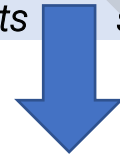
Projected Enrollment Review

Middle School	10-Yr Avg		Combined Avg
	7th & 8th	6th	6,7,8
Abbott	637	258	895
Canton	366	258	625
Eastview	714	258	972
Ellis	570	258	829
Kenyon	741	258	999
Kimball	499	258	758
Larsen	523	258	782
Tefft	831	258	1,089
	6,7,8 Avg @ 9 Middle Schools		772

Program Models by School – 9 Middle Schools

Based on unified capacity models of 750, 855, and 950

School	Current Enrollment (7 th -8 th)**	Projected Enrollment w/ 6 th	Proposed Program Model	Existing SF	Proposed SF*	Gap b/w Proposed & Existing	Addition Needed (SF)
Abbott M.S.	666	895	750	117,288	110,250	-7,038	
Canton M.S.	505	625	855	137,754	125,685	-12,069	
Eastview M.S.	785	972	950	167,762	139,650	-28,112	
Ellis M.S.	755	829	750	121,490	110,250	-11,240	
Kenyon Woods M.S.	962	999	855	135,411	125,685	-9,726	
Kimball M.S.	626	758	855	127,354	125,685	-1,669	
Larsen M.S.	654	782	750	101,675	110,250	8,575	
Middle School 9	0	0	750	60,620	110,250	49,630	49,630
Tefft M.S.	911	1,089	855	128,742	125,685	-3,057	
Totals	5,864 students	6,947 students	7,370 students	1,098,096 SF	1,083,390 SF	-14,706 SF	49,630 SF



Cushion of approx. 420 students to accommodate development impacts and/or housing turnover

*This model uses 147 SF/student

**Current Enrollment numbers are from Oct. 2019

Note: This is a high-level review of SF within the District, but close review of space types and quantities is necessary to make sure classroom needs are met district-wide.

Program Models by School – 8 Middle Schools

Based on unified capacity models of 750, 855, and 1000

School	Current Enrollment**	Projected Enrollment w/ 6th	Proposed Program Model	Existing SF	Proposed SF*	Gap b/w Proposed & Existing	Addition Needed (SF)
Abbott M.S.	666	895	750	117,288	110,250	-7,038	
Canton M.S.	505	625	1000	137,754	147,000	9,246	9,246
Eastview M.S.	785	972	1000	167,762	147,000	-20,762	
Ellis M.S.	755	829	750	121,490	110,250	-11,240	
Kenyon Woods M.S.	962	999	1000	135,411	147,000	11,589	11,589
Kimball M.S.	626	758	855	127,354	125,685	-1,669	
Larsen M.S.	654	782	750	101,675	110,250	8,575	8,575
Tefft M.S.	911	1,089	855	128,742	125,685	-3,057	
Totals	5,864 students	6,947 students	6,960 students	1,037,476 SF	1,023,120 SF	-14,356 SF	29,410 SF



Very little cushion to accommodate development impacts and/or housing turnover

*This model uses 147 SF/student
 **Current Enrollment numbers are from Oct. 2019
 Note: This is a high-level review of SF within the District, but close review of space types and quantities is necessary to make sure classroom needs are met district-wide.

Capacity Using Existing SF – 9 Middle Schools

Based on existing square footage and 147 SF/student; irregular models

School	Current Enrollment*	Projected Enrollment w/ 6th	Existing SF	Potential Maximum Capacity (SF/147 Sf/stu)
Abbott M.S.	666	895	117,288	798
Canton M.S.	505	625	137,754	937
Eastview M.S.	785	972	167,762	1,141
Ellis M.S.	755	829	121,490	826
Kenyon Woods M.S.	962	999	135,411	921
Kimball M.S.	626	758	127,354	866
Larsen M.S.	654	782	101,675	692
Middle School 9	-	-	60,620	412
Tefft M.S.	911	1,089	128,742	876
Totals	5,864 students	6,947 students	1,098,096 SF	7,470 students

*Note: This is a high-level review of SF within the District, but close review of space types and quantities is necessary to make sure classroom needs are met district-wide.
Current Enrollment numbers are from Oct. 2019

Elementary Schools

How do we provide an equitable experience for all elementary school students, while providing pK at all schools once 6th is moved to MS?

Top/Bottom 10's Reviewed for Elementary Schools in SD U-46



Oldest elementary schools

Smallest site acreage

Lowest SF/student

Lowest spatial educational adequacy score

Lowest average projected enrollment

Least amount of space for expansion (any # of levels)

Least amount of space for expansion (more than one level)

Lowest overall building score

Highest FCI (worst condition)

Lowest Building Adequacy Score

**Note: Evaluation may lead to realization of need for renovations, additions, replacement or decommissioning/consolidation.*

Equalizing SF/student at elementary schools

Right-sizing capacities

120

SF/student

State Guideline

150

SF/student

National Low
Quartile

170

SF/student

Future Ready
Recommendation

Capacity Using Existing SF – Elementary Schools

Based on existing square footage and 120 SF/student

1 of 4

School	Current Enrollment*	Projected Enrollment with Pre-K – 5	Existing SF	Potential Maximum Capacity (SF/120 SF/stu)
Bartlett E.S.	485	429	60,466	504
Centennial E.S.	476	467	75,540	630
Century Oaks E.S.	479	370	50,722	423
Channing E.S.	452	398	54,768	456
Clinton E.S.	433	395	47,552	396
Coleman E.S.	648	524	68,779	573
Creekside E.S.	538	462	59,120	493
Fox Meadow E.S.	512	420	73,641	614
Garfield E.S.	277	242	46,711	0
Glenbrook E.S.	497	421	47,250	394
Hanover Countryside E.S.	393	368	46,386	0
Harriet Gifford E.S.	402	344	55,566	463

Note: This is a high-level review of SF within the District, but close review of space types and quantities is necessary to make sure classroom needs are met district-wide.

**Current Enrollment numbers are from Oct. 2019*

Capacity Using Existing SF – Elementary Schools

Based on existing square footage and 120 SF/student

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School	Current Enrollment*	Projected Enrollment with Pre-K - 5	Existing SF	Potential Maximum Capacity (SF/120 SF/stu)
Hawk Hollow E.S.	373	336	60,620	0
Heritage E.S.	424	350	48,126	401
Highland E.S.	610	511	62,911	524
Hillcrest E.S.	494	402	52,093	434
Hilltop E.S.	566	464	67,528	563
Horizon E.S.	579	504	64,573	538
Huff E.S.	629	470	62,150	518
Illinois Park Early Learning	365	0	51,197	0
Independence Early Learning	264	269	32,245	269
Laurel Hill E.S.	472	374	44,530	371
Liberty E.S.	597	480	60,658	505
Lincoln E.S.	469	424	57,552	480

Note: This is a high-level review of SF within the District, but close review of space types and quantities is necessary to make sure classroom needs are met district-wide.

**Current Enrollment numbers are from Oct. 2019*

Capacity Using Existing SF – Elementary Schools

Based on existing square footage and 120 SF/student

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School	Current Enrollment*	Projected Enrollment with Pre-K - 5	Existing SF	Potential Maximum Capacity (SF/120 SF/stu)
Lords Park E.S.	655	517	63,865	532
Lowrie E.S.	385	339	42,332	353
McKinley E.S.	368	306	58,693	489
Nature Ridge E.S.	599	500	58,485	487
Oakhill E.S.	437	379	60,065	501
O'Neal E.S.	529	401	46,808	390
Ontarioville E.S.	528	400	56,533	471
Otter Creek E.S.	676	563	62,769	523
Parkwood E.S.	353	290	51,283	427
Prairieview E.S.	332	279	76,072	634
Ridge Circle E.S.	475	426	69,801	582
Spring Trail E.S.	341	307	60,578	505

*Note: This is a high-level review of SF within the District, but close review of space types and quantities is necessary to make sure classroom needs are met district-wide.
Current Enrollment numbers are from Oct. 2019

Capacity Using Existing SF – Elementary Schools

Based on existing square footage and 120 SF/student

4 of 4

School	Current Enrollment*	Projected Enrollment with Pre-K - 5	Existing SF	Potential Maximum Capacity (SF/120 SF/stu)
Sunnydale E.S.	380	315	47,435	395
Sycamore Trails E.S.	652	583	75,733	631
Timber Trails E.S.	413	337	57,343	478
Washington E.S.	391	375	55,191	460
Wayne E.S.	350	340	60,650	505
Willard E.S.	293	256	43,440	362
Totals	19,591 students	16,339 students	2,397,760 SF	18,274 students

Allows for flexibility in changing space types to accommodate changes in teaching & learning (collaborative, hands-on/project-based learning, etc.)

*Note: This is a high-level review of SF within the District, but close review of space types and quantities is necessary to make sure classroom needs are met district-wide.
Current Enrollment numbers are from Oct. 2019

Potential Elementary/Pre-K Schools to be Decommissioned

School	Meets top/ bottom 10	Proposal	Possible Student Distribution	Additional Notes
Garfield	6/10	Decommission	To Channing & Huff	Renovation and/or potential addition at Channing
Hanover Countryside	4/10	Swing space then decommission	To Glenbrook and/or Oakhill	Replace Glenbrook on existing site
Hawk Hollow	1/10	Repurpose: Becomes new MS site	To Prairieview, Spring Trails & Wayne	Renovation/addition for cohort-shift alignment
Illinois Park	N/A	Decommission	To home elementary schools	Repurpose as another use TBD

Potential Elementary Schools to be Modified or Replaced

School	Meets top/ bottom 10	Proposal	Possible Student Distribution	Additional Notes
Lowrie	7/10	Replace		School needs replacement
Glenbrook	5/10	Replace	Absorb portion of students from Hanover Countryside	Site flooding issues, poor building adequacy & security concerns
McKinley	5/10	Reconstruction or Addition/ Renovation	Absorb students from redrawing boundaries in central Elgin	In historic district although does not hold an historic designation
Washington	5/10	Addition/Renovation	Right-size and absorption of students due to boundary change	Historic district and need to accommodate student population equitably
Century Oaks	4/10	Replace		Given age, location, poor spatial adequacy & condition, building needs replacement
Parkwood	1/10	Replace	Absorb students from Laurel Hill and Ontarioville	Sister school to Century Oaks; inefficient placement on site

**Note: Updates, renovations, additions may be needed at other schools for right-sizing and alignment with curricular goals.*

Recommendations to address defined U-46 Priorities



Move 6th grade to
middle schools →
creates space at
elementary level

Identify location for
9th MS

Assess needed
levels of renovation,
addition, etc. at MS
level



Adjustment of school
attendance boundaries
needed at MS level

Revisit program
placement district-
wide



Review elementary
schools' ability to
accommodate district-
wide pK program

Move pK students
to home elementary
schools

Evaluate need for
renovations,
additions,
replacement or
decommissioning/
consolidation



Next Steps

- Work with F&O team to:
 - Continue scenario planning at all cohort levels
 - Confirm communication path forward (w/Steering Committee, BOE & committees, general public)
- Confirm scenarios
- Move to phase 5 for timeline, phasing, high-level cost review of confirmed scenarios
- Finalize recommendations