

**School District U-46**  
Elgin, Illinois  
September 27, 2021

The Finance Committee of the Board of Education met at 4:32 p.m. via Zoom and made available to the public in Room 140 of the Educational Services Center, 355 East Chicago Street, Elgin, Illinois, to discuss the update on DLR Group's Educational Facility Master Plan. In attendance were Board members John Devereux and Melissa Owens. Also in attendance were Board Members Sue Kerr, Dawn Martin, Eva Porter, and Kate Thommes as well as Tony Sanders, Superintendent, Trisha Olson, Chief Legal Officer, Brian Lindholm, Chief of Staff, Sheila Downs, Director of Plant Operations, Bruce Phelps, Director of Business Services, and Keri VanSant, Project Manager and Senior Associate with DLR Group.

1. Open Meeting and Introduction

Ms. Owens opened the meeting and stated everyone present.

2. Presentation and Discussion of the Update on DLR Group's Educational Facility Master Plan

Ms. VanSant began the discussion regarding the Educational Facility Master Plan conducted by DLR Group. Ms. VanSant stated DLR Group began with administration's question of how they can provide an equitable student experience for all middle school students while adding 6<sup>th</sup> grade. Ms. VanSant stated information from the Baragar System was used to see where students reside within the district, where the densities are in conjunction with the locations of the schools. DLR Group used this information to find where the students are clustered in relation to the location of the middle schools.

Ms. VanSant stated as DLR Group was moving through the process, it was noticed there is a large area in the southeast region of the district without a middle school. Those students travel north to other schools via bus. DLR Group reviewed whether it would be beneficial and more efficient to add a new middle school in this area to help equalize the middle school experience. Ms. VanSant stated adding a new middle school would provide less student time on busses as presumably the students in that area would not be traveling to the north and this would provide an opportunity for a walkable middle school for some of these students.

As part of reviewing projected enrollment across the district, DLR Group worked with the district's demographer, Barager, and looked at the projected enrollment over a 10 year period. In this case, DLR Group focused on 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grades. DLR Group then went through the building sizes to determine the capacity of each of the current middle schools based on the existing square footage.

Ms. VanSant discussed the ideal square footage per school and compared it to the existing square footage as it relates to the current middle schools and the proposed additional middle school. Ms. VanSant stated there would be a cushion of approximately 420 students to accommodate development impacts and/or housing turnover using their program model for nine middle schools to begin to provide for better program access, program availability, evening out enrollment at each of the school. Ms. VanSant went on to discuss the middle school model incorporating 6<sup>th</sup> grade with the existing eight middle schools indicating it would leave very little cushion to accommodate development impacts and/or housing

turnover and also would require three additions to current middle schools. Ms. VanSant then discussed the capacity of each building using the existing square footage using the existing eight middle schools in addition to the proposed additional middle school site.

Ms. VanSant went on to discuss the elementary model to provide an equitable experience for all elementary school students, while providing preschool at all schools once 6<sup>th</sup> grade is moved to middle school. All elementary schools were reviewed based on the following criteria:

- Oldest Elementary Schools
- Smallest Site Acreage
- Lowest Square Footage per 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

Ms. VanSant stated DLR Group used a mixed methodology method to review the buildings and advised all of the schools were rated and looked at objectively. Based on this review, the DLR Group is recommending to decommission Illinois Park as well as Garfield Elementary School. In addition, Ms. VanSant stated Hanover Countryside Elementary School would be used as a swing space and then be decommissioned. Ms. VanSant stated it would be most beneficial to repurpose Hawk Hollow Elementary School to become a new middle school site for the district. Ms. VanSant stated the Educational Facility Master Plan also concluded with Lowrie, Glenbrook, Century Oaks, and Parkwood Elementary Schools being replaced and McKinley Elementary School either being replaced or renovated. Ms. VanSant stated an addition or renovation is recommended at Washington Elementary School.

Ms. VanSant stated the phased recommendations to address the defined district priorities would be to first move 6<sup>th</sup> grade to middle school to create space at the elementary level which would then require the need to identify a location for a ninth middle school. Ms. VanSant stated the adjustment of school attendance boundaries would be needed at least at the middle school level if not district-wide. Ms. VanSant stated a review of the elementary schools' ability to accommodate a district-wide preschool program would also be necessary allowing preschool students to attend their home elementary schools.

Ms. VanSant stated the next steps would include a continuation of scenario planning at all cohort levels, confirming a communication path forward, confirming scenarios, moving to phase 5 for a timeline, phasing, and a high-level cost review of confirmed scenarios and finalizing recommendations.

Ms. VanSant stated the timeframe for which it would take a building to be torn down and rebuilt would depend on where students can be moved, and what the different permitting and review setting are for a particular facility. Ms. VanSant stated if you can utilize the

site or redistribute students, it could be done in about 2.5 to 3 years depending on the programs the district would like put into the site. Mr. Sanders stated for a tear down and rebuild, a referendum would be required which would need to be built into the timeline.

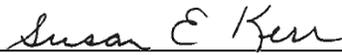
3. Public Participation

There were no public comments.

4. Adjournment

Ms. Owens adjourned the meeting.

Approved this 18th day of October 2021.



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President



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Secretary