

# U-46 Facilities Master Plan Update September 18, 2023



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## Today's Agenda

- **Unite U-46 Vision**
- **Middle School Transition**
  - Hawk Hollow
  - New middle school
  - Additions at KMS, KWMS
  - Potential school closings
  - Timeline
- **Elementary projects**
  - Establishing district standards
  - Prioritizing construction projects
- **Recommendation for Construction Management**
- **Architect RFP**

SCHOOL DISTRICT U-46



# *Unite U-46 Progress*

# Goals Set Forth By Unite U-46



## GOAL

Increase the annual budget for maintenance and repairs by \$10 million per year as recommended by architectural firm DLR Group in the facilities master plan.

## STATUS

- Planning for increased maintenance and repairs districtwide to start in Summer 2024.

# Goals Set Forth By Unite U-46



## GOAL

Balance enrollment at schools throughout the District.

## STATUS

- 2023-2024: Redistricting process begins with community input through Unite U-46

# Goals Set Forth By Unite U-46

## GOAL

Update elementary school buildings to support expanded preschool opportunities for more students districtwide.

## STATUS

- **Additional preschool classrooms next year at four schools**
  - 134 more slots for our youngest learners

# Goals Set Forth By Unite U-46



## GOAL

**Improve equitable access to programs at more schools districtwide.**

## STATUS

- **Work to balance enrollments across the district through boundary adjustments will also include a review of program placements (dual language, gifted, special education)**

# Goals Set Forth By Unite U-46



## GOAL

**Implement a true 6th through 8th grade middle school model districtwide.**

## STATUS

- **Hawk Hollow construction to start this Winter**
  - Provides access to a middle school in southwest area of district
- **Planning underway to update additional U-46 middle schools for more equitable facilities districtwide**



# Goals Set Forth By Unite U-46



## GOAL

**Develop an initial timeline for the implementation of the Unite U-46 recommendations and thoroughly communicate this timeline with the community.**

## STATUS

- **Developing an Implementation Plan informed by:**
  - Updated enrollment data and projections
  - Architectural site planning
  - Financial planning recommendations
- **Unite U-46 Updates**

# Guiding Principles

- Board commitment to Unite U-46 plan to move forward
- Many existing buildings do not meet the needs of students and teachers
- We must remain fiscally responsible and phase in building updates
- We will encourage community involvement throughout the process
- Decisions must be rooted in data and best practices
- Commitment that anytime we retire a school, we will ensure that students will be moved to an improved learning environment

# Changing Factors

- Enrollment
- Construction costs and inflation
- Land availability
- Ongoing development of middle school instructional model

# Goals

*From Unite U-46 recommendations to  
Board of Education on December 12, 2022*

**Implement a true  
6th through 8th  
grade middle  
school model  
districtwide.**



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# Middle School Transition

# Achieving our Goals

*From Unite U-46 recommendations to Board of Education  
on December 12, 2022*



**Make necessary  
updates to  
existing middle  
schools to  
implement 6th-8th  
grade model.**

# Capacity Planning Assumptions for our Middle Schools

School	Capacity	Enrollment
Abbott	600	545
Canton	750	390
Eastview	1,000	707
Ellis	750	554
Hawk Hollow	750	
Kenyon Woods	850	750
Kimball	800	551
Larsen	600	529
Tefft	850	857



# Middle School Projects - Hawk Hollow

- Obtained zoning approval
- Currently in construction bidding process
- Scheduled to break ground February 2024
- Planned Capacity 750





# Construction of new Middle School

- Letter of intent for 12.4 acre property
- Several design options with adjacent land
- In NE corner of current Ellis MS attendance area
- Will need zoning approval from City of Elgin
- If project is approved and started in Fall, could be ready for 2026-2027 year
- Estimated cost  
**~\$90-130M**



# Middle School Projects - Kimball

- Addition to increase capacity to 1,125
- Would absorb students from Abbott, Larsen
- If project is approved and started in Fall, could be ready for 2026-2027 year
- Estimated cost ~\$40-60M



# Middle School Projects - KWMS

- Addition to increase capacity to 1,125
- Would absorb students from Abbott
- If project is approved and started in Fall, could be ready for 2026-2027 year
- Estimated cost ~\$30-40M



LEGEND - SITE PLAN

ADDITION

TOTAL PARKING SPACES: 246

REGULAR SPACES: 237

ADA PARKING SPACES: 11

ADDITION - SITE PLAN

**KENYON WOODS - ADDITION & REMODELING**  
U46 - KENYON WOODS MIDDLE SCHOOL  
07/27/2023  
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# Other possible Middle School Projects: Canton, Eastview, Larsen, Tefft

- Determine investments we need to make in these buildings
  - Secure front entrances
  - Updated science labs
  - STEM / Tech / CTE spaces
  - Flex / Collaboration spaces



# Plans for Abbott and Ellis Middle Schools



- **Ellis, Abbott to be retired following the 2025-2026 school year**

# Middle School - “Big Picture” Data

## ■ Planned Capacities to support teaming model

- ▶ New Middle School - 1,125
- ▶ Kimball MS (after addition) - 1,125
- ▶ Kenyon Woods MS (after addition ) - 1,125
- ▶ Hawk Hollow MS - 750
- ▶ Eastview MS - 750
- ▶ Canton MS - 750 (add DL)
- ▶ Tefft MS - 750
- ▶ Larsen MS - 600\*
- ▶ Abbott MS - consider retiring after 2025-2026
- ▶ Ellis MS - consider retiring after 2025-2026

## ■ Total Capacity 6,975



# Middle School - “Big Picture” Data

Total Enrollment Projection				
	6	7	8	Total
2023-2024	2286	2413	2363	7062
2024-2025	2300	2267	2386	6953
2025-2026	2288	2298	2241	6827
2026-2027	2222	2284	2274	6780
2027-2028	2163	2240	2261	6664
2028-2029	2133	2178	2218	6529
2029-2030	2033	2143	2157	6333
2030-2031	1956	2044	2122	6122
2031-2032	1870	1969	2024	5863
2032-2033	1791	1882	1949	5622

*Proposal to delay  
transition of 6th  
grade to middle  
school until 26-27*

# Budget Summary for proposed middle school projects

New Middle School	\$90-130M*
Kimball MS addition	\$40-60M*
Kenyon Woods MS addition	\$30-40M*
Updates to CMS, EVMS, LMS, TMS	\$ TBD

***\* Projected costs are based on industry standards for school construction including new builds, additions and renovations***

***\*\* Hawk Hollow conversion is not included as it was approved prior to the referendum and was budgeted to be paid for from district reserves***



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# Elementary School Projects

# All U-46 Students Should:

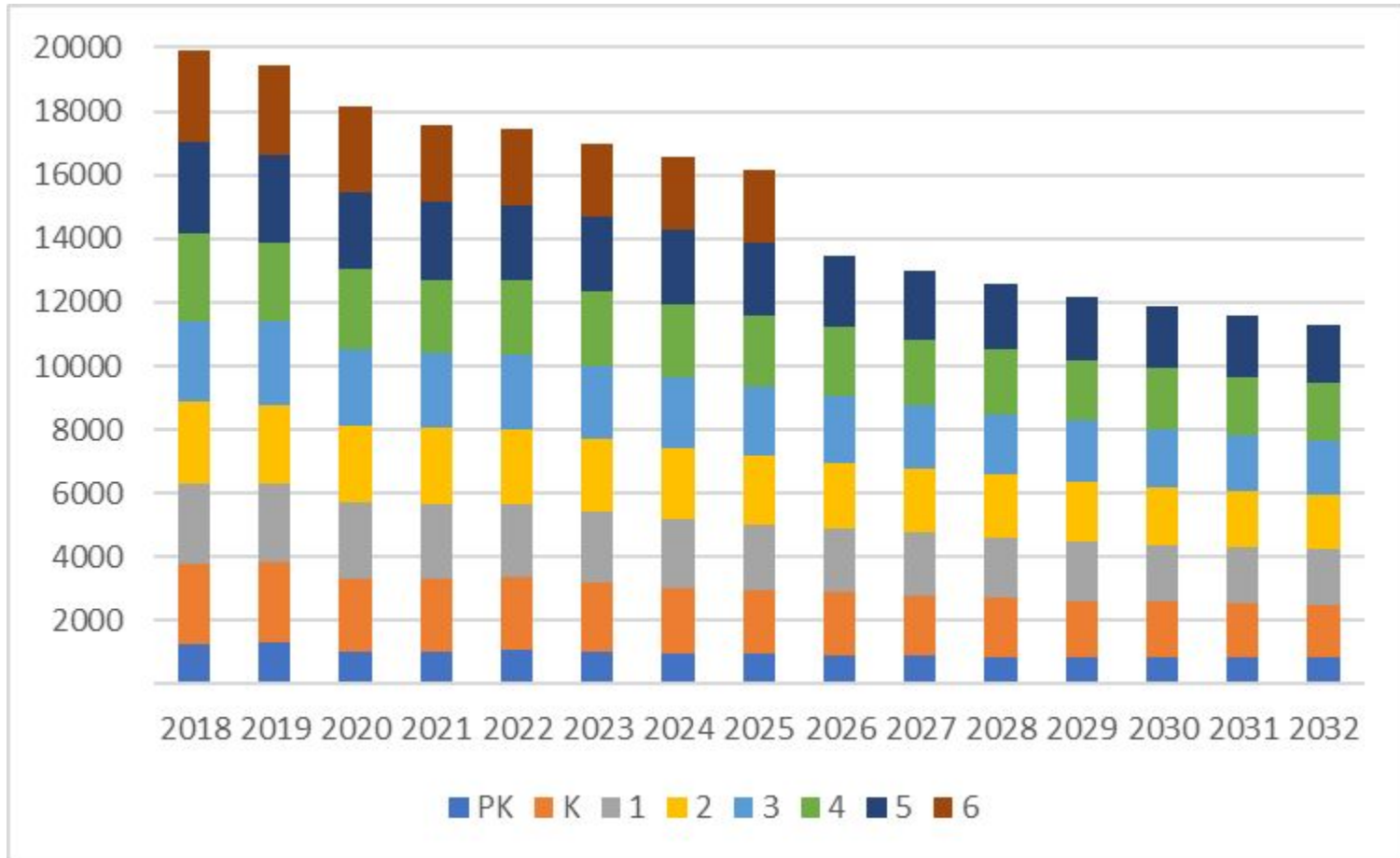
*From Unite U-46 recommendations to  
Board of Education on December 12, 2022*



- **Have the opportunity to learn in schools that are:**
  - Safe and secure.
  - Accessible to all.
  - Proactively maintained and updated as needed.
  - Adaptable to changing technology.
  - Integrated with the outdoors and nature.
  - Updated to include collaborative, flexible spaces that encourage group and self-learning.
  - Replaced when they have reached a point where they are more expensive to repair or renovate than replace.

# Renovate, Rebuild, or Retire Schools







# Elementary School Considerations



- Secure entries
- Updated libraries
- Art, music classrooms
- Program locations
- Early learning classrooms
- Adequate capacity in lunchrooms, gymnasiums
- Appropriate office space

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# Construction Management Recommendation

# Construction Management Recommendation



- Update on RFP process
- Proposal to come before the Board on September 25, 2023

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# Architectural Services Recommendation



# Architectural Services Recommendation



■ RFP forthcoming

# Facilities Planning Process - 2023-2024

## Phase 1 Prepare to Inform



### Data Collection and Evaluation

- Enrollment and building capacities
- Facilities assessments
- Demographic research including birth rates
- Boundary considerations

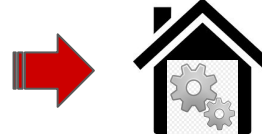
## Phase 2 Consult > Involve



### Establish District-wide Priorities, Baseline and Criteria

- Determine large-scale system priorities and establish district standards
- Audit each site to identify gaps against standards
- Determine facility improvement prioritization criteria

## Phase 3 Involve > Collaborate



### Develop Site-based Priorities and Plans

- Site and floor plan improvements and modifications
- Prioritized phasing of projects
- Estimated improvement costs

## Phase 4 Inform



### Finalize Plan and Share Results

- Inform stakeholders
- Present recommendations to Board of Education

# Facilities Planning Process

## 2023-2024

- Establish district standards, priorities
- Identify first round of construction projects
- Select architects, construction managers for each project
- Begin design work

## 2024-2025





- Construction begins on first round of projects
- Finalize boundaries to take effect in Fall 2026

## 2025-2026

- Complete construction on first round of building projects
- Prepare to transition 6th grade to middle schools in August 2026

# Board of Education Actions

## **Approve the recommendations presented tonight:**

-  Plan to retire Abbott Middle School and Ellis Middle School after the 2025-2026 school year
-  Updated timing for the middle school transition to occur in 2026-2027
-  Initiate design phase for construction of a new middle school
-  Initiate design phase for additions at Kimball Middle School and Kenyon Woods Middle School



# THANK YOU!

