

Educational Adequacy Facilities Assessment

Community Meeting
April 3, 2023



Mission

Empowering Learners

Creating Equity

Cultivating Community

Strategic Plan: Facilities Goal

- Review, expand, and clarify the comprehensive Master Facilities Plan on an annual basis to continue to create equitable, quality learning environments (both inside and outside of the buildings) to serve our students, staff and communities with a focus on aligning decision-making to district goals.



EDUCATIONAL ADEQUACY STUDY AGENDA

- 1. Introductions**
- 2. Overview of Process**
- 3. Information Review**
- 4. Questions**
- 5. Next Steps**





OUR TEAM INTRODUCTIONS



Vaughn Dierks
Educational Planner, Partner



Mike Eichorn
Educational Planner,



Dan Kritta
Educational Planner, Partner



Maggie Crane
Architectural Team

Our team has been carefully chosen for your project. They each have a passion for educational design with experience that is well aligned with your challenges to help you be successful.





Wold Architects & Engineers

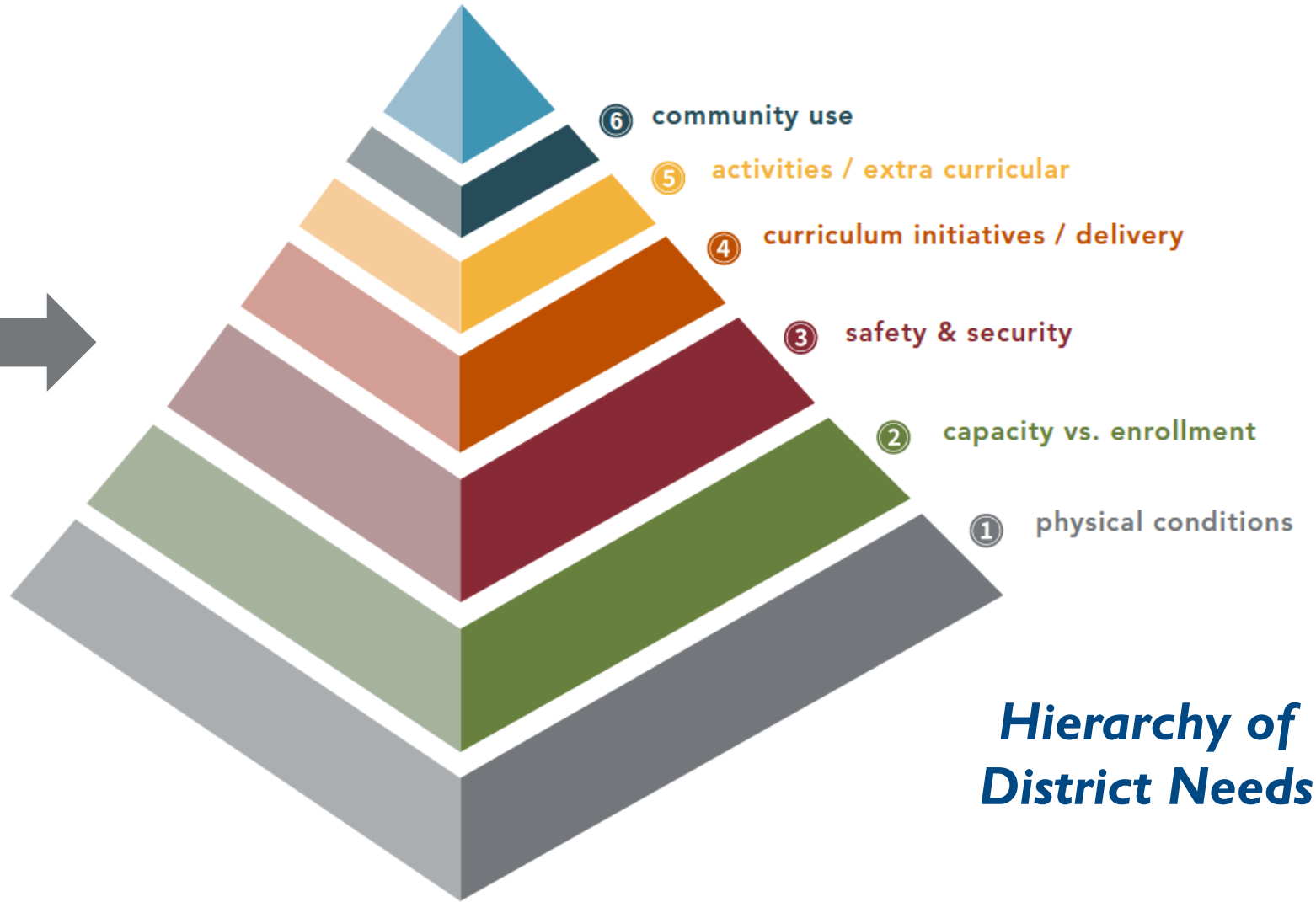
- In business since 1968
- National PK-12 Design Firm
 - St Paul, MN; Palatine, IL; Denver, CO; Nashville, TN
 - 300+ staff across all offices
- Services: Architecture, Engineering, Interior Design, Facilities Master Planning



PROCESS & OVERVIEW



EVERY SCHOOL DISTRICT PLANNING EFFORT GATHERING DATA TO UNDERSTAND NEEDS





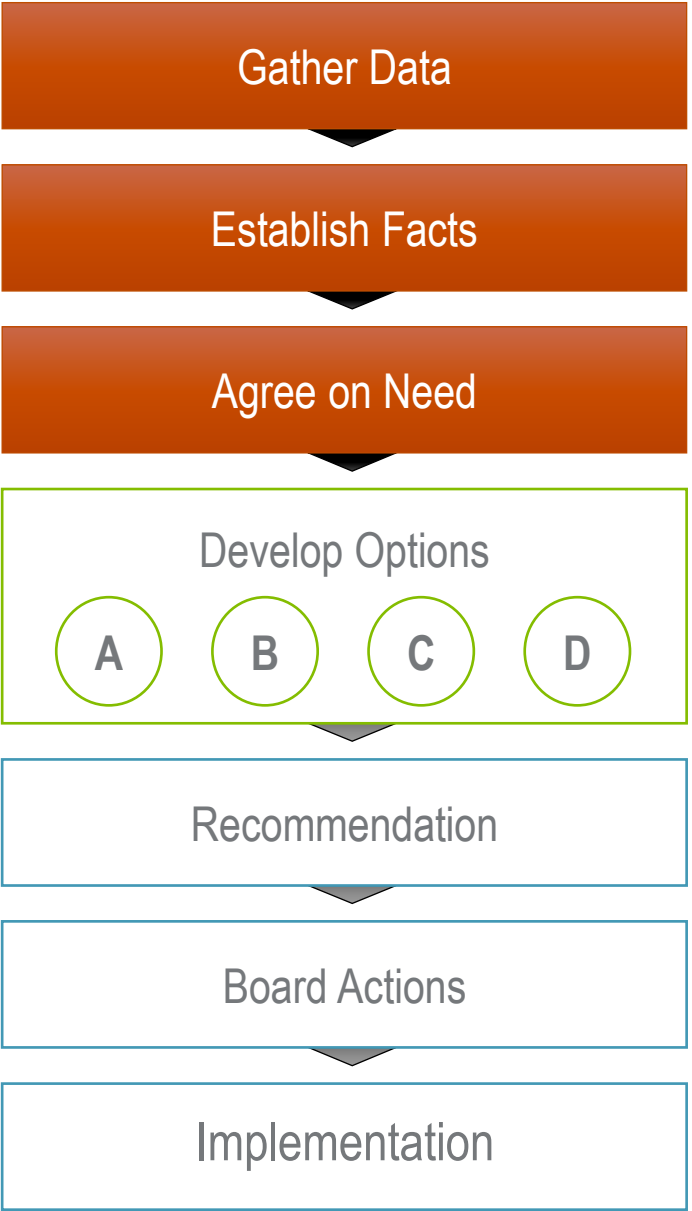
OUR APPROACH MASTER PLANNING



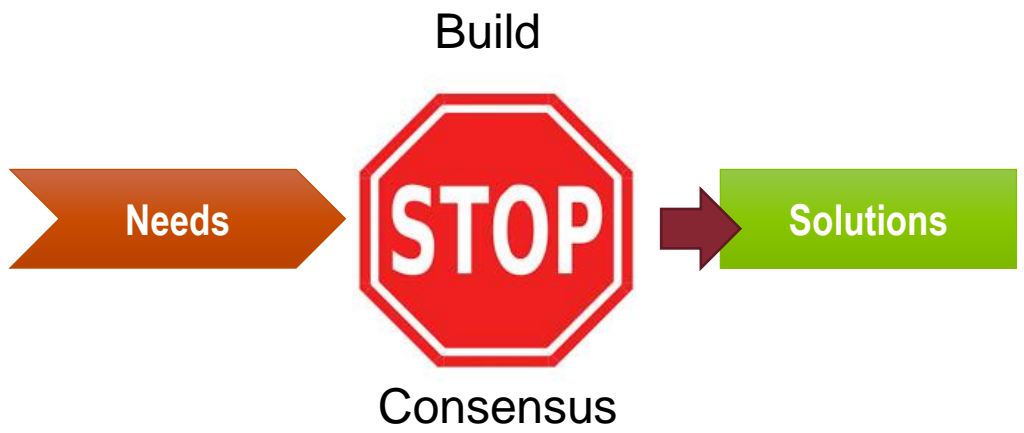
KEY COMPONENTS OF A MASTER PLAN

- Fact Based
- Perceptions Validated
- Agreement on Need
- Community Involved in Process
- No Stone Unturned
- A Good Plan Builds Support at Every Step





OUR APPROACH
MASTER PLANNING



***TONIGHT IS NOT ABOUT
OPTIONS – HAVE WE
GATHERED ALL OF THE
DATA NECESSARY TO
UNDERSTAND THE NEED?***





OUR APPROACH GATHERING DATA

OBJECTIVE DATA

- *Physical Conditions*
- *Capacity vs. Enrollment*
- *Utilization of Buildings*
- *Demographics*
- *Security Analysis / Audit*
- *Energy Performance*
- *Technology Plan*
- *Schedules*



COLLECT

SUBJECTIVE DATA

- *Educational Programming*
- *Functional Fit*
- *Grade Level Organization*
- *Strategic Alignment*
- *District Quality Standards*
- *Engineering Approach*
- *Security Perceptions*
- *Community Support*

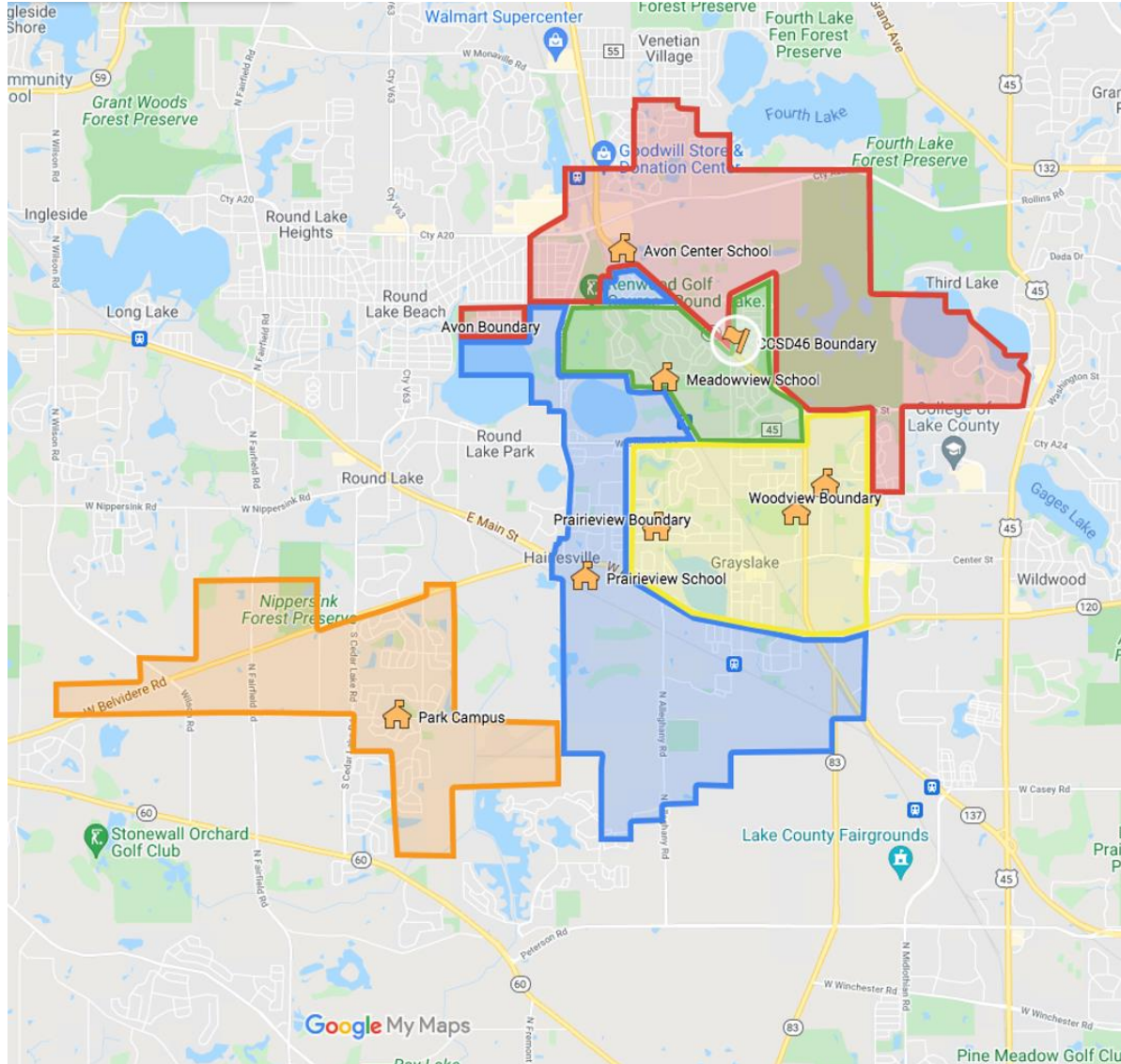


DISCUSS





CCSD 46 OVERVIEW BUILDING INVENTORY



(7) Schools 716,370 SF

- (4) K-4 Elementary Schools
 - ▭ Avon Center
 - ▭ Meadowview
 - ▭ Prairieview (ECC)
 - ▭ Woodview
- (1) K-8 School
 - ▭ Park Campus East (K-4)
 - ▭ Park Campus West (5-8)
- (1) 5-6 School
 - Frederick
- (1) 7-8 School
 - Grayslake Middle School

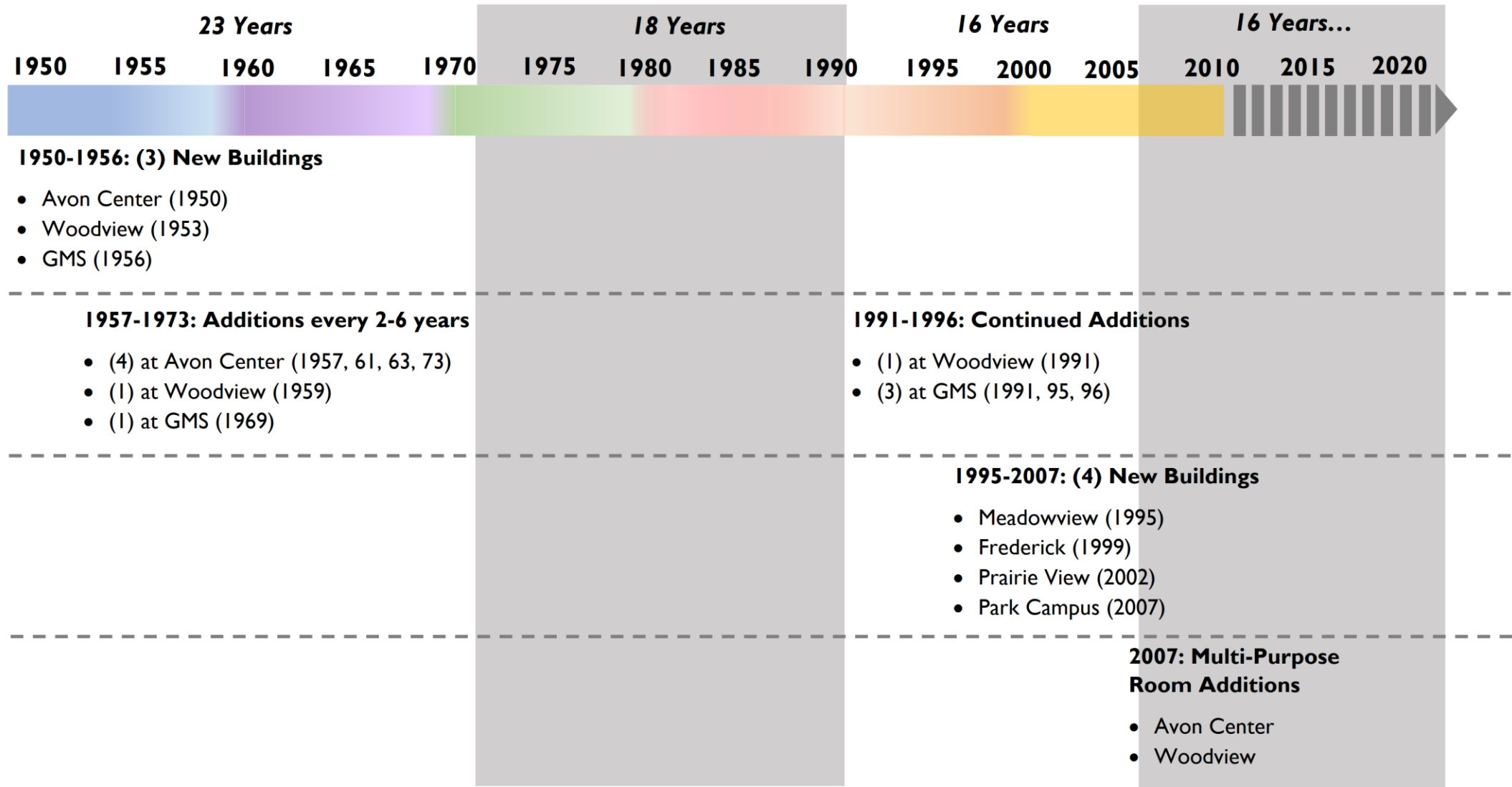
(3) Operational

- District Offices
- IT Center
- Maintenance





CCSD 46 OVERVIEW BUILDING HISTORY





CCSD 46 OVERVIEW BUILDING COMPARISON

	Avon Center (K-4)	Meadowview (K-4)	Prairieview (K-4)	Woodview (K-4)	Park Campus (K-8)	Frederick (5-6)	Grayslake Middle School (7-8)
Site (1)							
D46 Property	22.5 Acres	4.3 Acres	16.4 Acres	9.4 Acres	15.9 Acres	19.9 Acres	10.9 Acres
Adjacent Park / Public	136.1 Acres (D127)	47.8 Acres (Park)	NA	NA	4.8 Acres (Park)	NA	78.2 Acres (Park)
Parking	108	109 (2)	94	90	220	129	116
Bus	14		14	8	14	10	14
Separate Bus Lot	Yes	No	Yes	No (3)	Yes (3)	Yes (3)	No
Building							
Capacity	485	480	500	450	915	875	840
Total Square Feet	73,320	66,166	106,529	56,861	184,000	108,000	121,494
SF / Student (Enrollment)	215	195	220	123	277	335	183
SF / Student (Capacity)	151	138	213	126	201	123	145
Stories	2	1	1	1	2	2	1
Original Construction	1,950	1,995	2,002	1,954	2,007	1,999	1,956
Additions	57, 61, 63, 73, 07			1959, 1999, 2007			1969, 91, 95, 96
Expansion Options	Minimal	Minimal	Potential	Potential	High	Potential	High

Notes:

- 1 Recommended Acres: Elementary: 5 acres + 1 additional acre per 100 students. Middle/Jr. High: 10 acres + 1 additional acre per 100 students.
- 2 Parking not on D46 Property
- 3 Recent traffic pattern layout not as originally designed





CCSD 46 OVERVIEW BUILDING SUMMARY



- *Site Sizes meet standards*
 - *Includes adjacent properties*
 - *Some property issues to address*
- *SF / Student is reasonable*
 - *Prairieview and Park Campus are slightly High*
 - *Woodview, Frederick and GMS are slightly Low*
- *Some of the sites will be difficult to accommodate future Additions if considered*
- *Current Traffic modifications illustrate a challenge with original designed layouts*



PHYSICAL CONDITIONS



PHYSICAL CONDITIONS FACILITY ASSESSMENT

Methodology

- Building walk-throughs of every space to review physical conditions
- Meetings with District maintenance team to understand issues
- Development of needed repairs to address issues
- Development of corresponding cost estimates
- Prioritization based on life cycle, urgency, and planning
- Escalation / inflation for pending years

Categories

- Sitework (*Parking, Paving, Sidewalks, Features*)
- Building Exterior Envelope (*Walls, Doors, Windows*)
- Roofing
- Interior Work (*Finishes, Accessibility, Doors & Hardware*)
- Life Safety (*Fire Alarms, Code Issues*)
- Mechanical & Plumbing (*HVAC Systems, Fixtures, Infrastructure*)
- Electrical (*Power, Data, Infrastructure*)
- Commissioning (*Review of System Operations*)
- Incorporation of District Annual Maintenance Plans



OBJECTIVE REVIEW

“It’s either in good condition or needs to be addressed”

**These are
maintenance items
that need to be
considered regardless
of renovations or use**



PHYSICAL CONDITIONS FACILITY ASSESSMENT

History / Schedule

- FGM Report 2010 - Updated 2013
- Wold Health / Life Safety Survey 2018
- Trane Development of Mechanical and Electrical Plan 2021
- Wold Facility Assessment Report 2021
- Board Update December 2021 on 3-Year Plan
- Wold Facility Assessment Report Updated 2023

Outcome

- Final Report including all costs and appendices
- 10 Year Maintenance Plan
- Health & Life Safety Plans & Application
- Capital Budget for District Use
- District 3-Year Priority Capital Plan



OBJECTIVE REVIEW

“It’s either in good condition or needs to be addressed”

**These are
maintenance items
that need to be
considered regardless
of renovations or use**



PHYSICAL CONDITIONS FACILITY ASSESSMENT

ANNUAL TOTAL PLUS MAINTENANCE ITEMS BY CATEGORY

	2023 Scope Estimate	TIMELINE AND REPLACEMENT BUDGET Escalated				Totals
		1-2 Years	3-5 Years	6-10 Years	11-15+ Years	
SITework	\$ 3,544,624	\$ 877,441	\$ 3,380,684	\$ 80,680	\$ 98,159	\$ 4,436,964
BUILDING EXTERIOR ENVELOPE	\$ 1,983,448	\$ 519,011	\$ 467,009	\$ 1,790,587	\$ 98,159	\$ 2,874,766
ROOFS	\$ 7,617,705	\$ 3,806,363	\$ -	\$ 6,066,794	\$ -	\$ 9,873,157
INTERIOR / ADA	\$ 4,782,347	\$ 1,623,303	\$ 2,869,296	\$ 2,128,909	\$ 98,159	\$ 6,719,667
LIFE SAFETY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MECHANICAL & PLUMBING	\$ 2,630,715	\$ 967,857	\$ 2,070,066	\$ 50,970	\$ -	\$ 3,088,893
ELECTRICAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COMMISSIONING	\$ 317,851	\$ 57,298	\$ 257,809	\$ 78,416	\$ -	\$ 393,523
ANNUAL DISTRICT MAINTENANCE	\$ 7,181,073	\$ 1,523,536	\$ 2,521,544	\$ 4,921,459	\$ -	\$ 8,966,539
TOTAL ANNUAL DISTRICT PLANNING	\$ 28,057,763	\$ 9,374,810	\$ 11,566,408	\$ 15,117,815	\$ 294,477	\$ 36,353,511

¹ Life Safety work previously completed by District as part of a separate initiative

² Mechanical, Electrical & Commissioning work completed or on-going based on Trane review and planning

³ District Annual Maintenance only project 10 Years

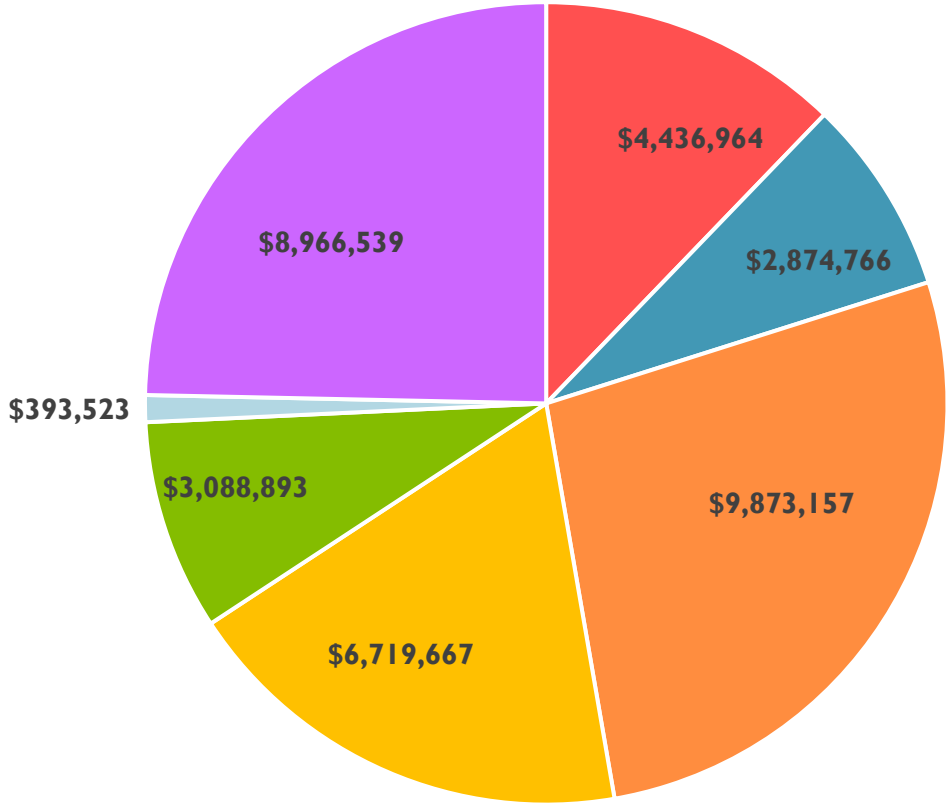




PHYSICAL CONDITIONS FACILITY ASSESSMENT

ANNUAL TOTAL PLUS MAINTENANCE ITEMS BY CATEGORY

- SITEWORK
- BUILDING EXTERIOR ENVELOPE
- ROOFS
- INTERIOR / ADA
- MECHANICAL & PLUMBING
- COMMISSIONING
- ANNUAL DISTRICT MAINTENANCE



- *Roofs represent significant cost*
 - Avon Center
 - Prairieview (2023)
 - Woodview
 - Park Pending (6-10 Years)
- *Interior work predominantly in the (3) oldest buildings*
 - Avon Center
 - Woodview
 - GMS
- *Trane M&E Systems plan is addressing needs effectively*





PHYSICAL CONDITIONS FACILITY ASSESSMENT

ANNUAL TOTAL PLUS MAINTENANCE ITEMS BY BUILDING

	2023 Scope Estimate	TIMELINE AND REPLACEMENT BUDGET Escalated				Totals
		1-2 Years	3-5 Years	6-10 Years	11-15+ Years	
AVON CENTER SCHOOL	\$ 3,640,451	\$ 1,165,395	\$ 1,755,842	\$ 1,731,150	\$ 98,159	\$ 4,750,547
FREDERICK SCHOOL	\$ 1,974,883	\$ 623,991	\$ 1,009,894	\$ 763,060	\$ -	\$ 2,396,945
GRAYSLAKE MIDDLE SCHOOL	\$ 3,346,674	\$ 956,478	\$ 1,899,552	\$ 1,497,557	\$ -	\$ 4,353,587
MEADOWVIEW SCHOOL	\$ 3,071,133	\$ 1,104,586	\$ 500,747	\$ 2,518,190	\$ 98,159	\$ 4,221,682
PARK CAMPUS SCHOOL	\$ 7,920,958	\$ 397,437	\$ 3,293,989	\$ 7,064,138	\$ -	\$ 10,755,564
PRAIRIEVIEW SCHOOL	\$ 3,428,020	\$ 1,833,778	\$ 1,216,447	\$ 1,034,634	\$ 49,080	\$ 4,133,939
WOODVIEW SCHOOL	\$ 4,675,643	\$ 3,293,145	\$ 1,889,936	\$ 509,085	\$ 49,080	\$ 5,741,246
TOTAL ANNUAL DISTRICT PLANNING	\$ 28,057,763	\$ 9,374,810	\$ 11,566,408	\$ 15,117,815	\$ 294,477	\$ 36,353,511

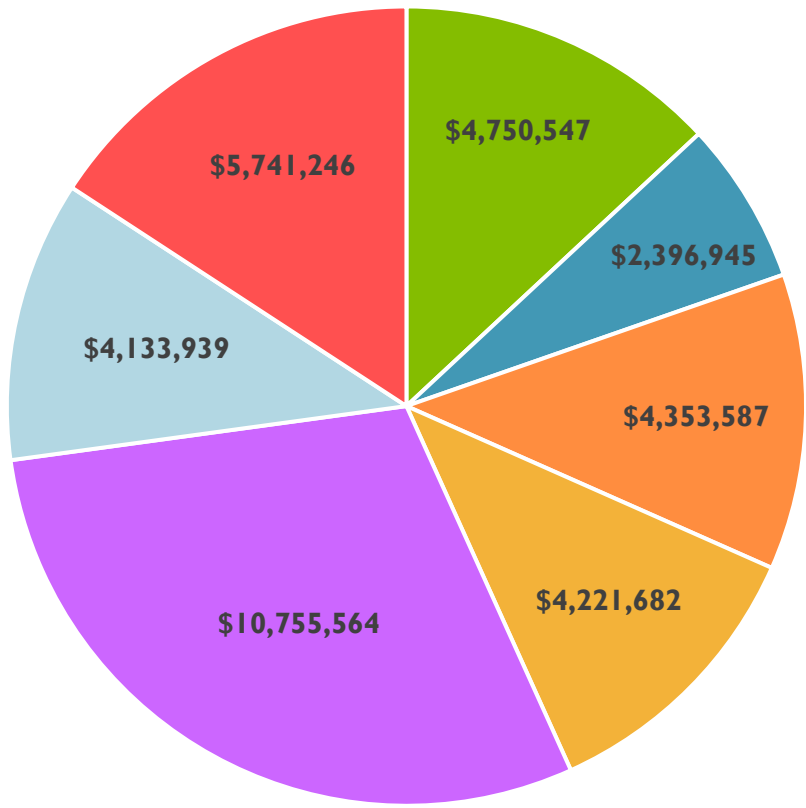




PHYSICAL CONDITIONS FACILITY ASSESSMENT

ANNUAL TOTAL PLUS MAINTENANCE ITEMS BY BUILDING

- AVON CENTER SCHOOL
- FREDERICK SCHOOL
- GRAYSLAKE MIDDLE SCHOOL
- MEADOWVIEW SCHOOL
- PARK CAMPUS SCHOOL
- PRAIRIEVIEW SCHOOL
- WOODVIEW SCHOOL



- *Park Campus is Highest?*
 - Roofing (6-10 Years)
 - Parking Lots (3-5 Years)
 - Building Automation System (3-5 Years)
 - Similar at Prairieview
- *(3) Oldest Buildings*
 - Interior work and roofs
 - Woodview Unit Ventilators (1-2 Years)
 - Prioritized in Trane approach
- *Solid annual District approach in all buildings*
 - Flooring, Ceilings, Casework



Building Maintenance is an absolute need, and has to be planned for as a Primary Focus

- All systems and components have a Life-Cycle
- Prevents major emergency event
- Foundation for quality learning environments (*Air Quality, Lighting, Temperature, Acoustics*)

\$36M over next 10 years is appropriate

- Benchmark Annual Investment: 2% of replacement, or \$5/SF = \$3.6M +/-
- District has been doing an outstanding annual job

District Financing \$9.2M per 3-Year Priority Capital Plan

- FY 2022-24
- Prioritized items from original \$15.7M report
- ***Need a Funding Strategy to address outstanding items***



Recommendation

CAPACITY VS. ENROLLMENT

Capacity is the ability of a school to house the students & programs each year, and into the projected future

- A change in space use can change capacity
- Assigning classrooms to Labs, Student Services, and Small Group or Resource spaces reduces the overall building capacity
- Room assignments vary from year to year, so capacity can change every year
- Number of seats per room is a fundamental component and defines building capacity. For CCSD 46: ECC = 20, Grades K-4 = 25, Grades 5-8 = 30





CAPACITY VS. ENROLLMENT EXAMPLE CALCULATION

GRADES (K-4)

If there are (20) “Classrooms”

- (4) each for Kindergarten – 4th Grade
- Students are either in their “Classroom” (Homeroom) or out at a Specialist Room
 - Art, Music, PE, etc. aren’t included in the capacity
 - Student Services Rooms are only counted if used similar to a “Homeroom”

CAPACITY:
(20) Classrooms
x (25) Students per Classroom
500 Student Total Capacity

GRADES (5-8)

If there are (30) “Teaching Stations”, where students move rooms based on a Schedule

- Ideally, Stations are scheduled each “period” allowing for an unscheduled prep period
- Art, Music, PE, etc. are all included provided they are scheduled
- Assuming the prep period, rooms are utilized an average of 85% of the day

CAPACITY:
(30) Teaching Stations
x (30) Students per Station
x 85% Utilization Factor
765 Student Total Capacity



STUDENT SERVICES

Based on standards or requirements the total number of students per room (instructor) is limited in total to provide appropriate services

- SEDOL (10)
- ECSE (10)
- MILE Rooms (10)

MULTILINGUAL

In the current I-Way approach (Non-English speakers), a classroom or teaching space may be sized for a capacity of (25) or (30) depending on the Grade Level, but have a lower number of students based on actual enrollment

- This will impact how many rooms are needed at each grade level in a building. For example:
 - (72) 3rd Graders Enrolled: 60 Students + 12 Bilingual Students
 - *Bilingual Students may be in a classroom sized for (25) if smaller room not available*
 - *Remaining Students will be allocated to (3) classrooms of (20) each*
 - *Total Required Classrooms or “Sections” = (4) as opposed to (3)*
- Grades may be combined when fewer students are enrolled (for example, 1st & 2nd together in a classroom)



CAPACITY VS. ENROLLMENT EXAMPLE

NOTE: This image has been intentionally modified based on District Security

MEADOWVIEW SCHOOL

K-4 Classrooms	18
Students / Classroom	x 25
	450
MILE Classrooms	3
Students / Classroom	x 10
	30
Capacity	480

Multilingual:

- K: (8) of (91) Total
- Combined 1st-2nd: (14) of (83) Total at 1st & (66) Total at 2nd

Spaces Not Included:

- Student Services Resource Spaces
- EL Teacher-Of-Record
- Specialist Rooms
- Flexible Learning Spaces



CAPACITY VS. ENROLLMENT
DISTRICT TOTAL CAPACITY

ECC	K-4 Schools	5-6 Schools *	7-8 Schools
<i>Prairieview</i>	Avon Center 485	Park West 210	Park West 255
	Meadowview 480	Frederick 865	Grayslake MS 840
	Prairieview 500		
	Park East 450		
	Woodview 450		
135+/- (Varies)	2,365	1,075	1,095

** Park Campus operates 5th & 6th in a Contained model, while Frederick operates in a Scheduled model*



Buildings are roughly in balance: K-4 schools provide capacity for an average of 475 per grade, and 5-8 schools for 545 per grade



Demographic Trends and Enrollment Projections

Prepared by
John D. Kasarda, Ph.D.
Consulting Demographer

CAPACITY VS. ENROLLMENT ENROLLMENT PROJECTIONS

Ideal to have projections developed by an objective 3rd party

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
K	388	360	355	361	364	367	363	368	366	369	371
1	358	409	381	376	382	385	388	384	389	387	390
2	362	369	420	392	387	393	394	397	393	398	396
3	409	365	372	423	395	390	396	397	400	396	401
4	386	417	373	380	431	403	396	402	403	406	402
5	367	392	423	379	386	437	408	401	407	408	411
6	426	380	405	436	392	399	449	420	413	419	420
7	399	437	391	416	447	403	409	459	430	423	429
8	432	407	445	399	424	455	411	417	467	438	431
K-4	1903	1920	1901	1932	1959	1938	1937	1948	1951	1956	1960
5-6	793	772	828	815	778	836	857	821	820	827	831
7-8	831	844	836	815	871	858	820	876	897	861	860
K-8	3527	3536	3565	3562	3608	3632	3614	3645	3668	3644	3651
Pre-K	150	164	162	164	166	167	165	168	167	168	169
Total	3677	3700	3727	3726	3774	3799	3779	3813	3835	3812	3820

	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	10 Yr
K-4 Annual Change	0.89%	-0.99%	1.63%	1.40%	-1.07%	-0.05%	0.57%	0.15%	0.26%	0.20%		3.00%
5-6 Annual Change	-2.65%	7.25%	-1.57%	-4.54%	7.46%	2.51%	-4.20%	-0.12%	0.85%	0.48%		4.79%
7-8 Annual Change	1.56%	-0.95%	-2.51%	6.87%	-1.49%	-4.43%	6.83%	2.40%	-4.01%	-0.12%		3.49%
K-8 Annual Change	0.26%	0.82%	-0.08%	1.29%	0.67%	-0.50%	0.86%	0.63%	-0.65%	0.19%		3.52%





Demographic Trends and Enrollment Projections

Prepared by
John D. Kasarda, Ph.D.
Consulting Demographer

**CAPACITY VS. ENROLLMENT
5 YEAR PROJECTIONS**

K-4 Capacity

Capacity	Projections								
	2022-23	Actual	2023-24	District	2024-25	2025-26	2026-27	2027-28	
Avon Center	485	341	330	344	332	339	335	341	347
Meadowview	480	390	411	397	402	403	412	414	405
Prairieview	500	366	367	373	375	377	383	388	383
Woodview	450	463	409	471	406	466	484	499	488
Park Campus	450	343	333	343	306	335	340	341	344

5-8 Capacity

Capacity	Projections								
	2022-23	Actual	2023-24	District	2024-25	2025-26	2026-27	2027-28	
Park Campus	465	322	346	297	286	310	286	293	292
Frederick	865	637	609	634	590	676	668	638	678
Grayslake MS	840	665	624	682	626	672	669	711	703

District Capacity

Capacity	Projections								
	22-23	Actual	23-24	District	24-25	25-26	26-27	27-28	
K-4	2,365	1,903	1,839	1,920	1,853	1,901	1,932	1,959	1,938
5-6	1,075	793	774	772	722	828	815	778	836
7-8	1,095	831	805	844	780	836	815	871	858
	4,535	3,527	3,418	3,536	3,355	3,565	3,562	3,608	3,632

**Building Review:
District has Adequate Capacity (10-Year)**

- Woodview actual enrollment and Projections for 23-24 lower than Kasarda report projections
- **WATCH ANNUALLY FOR VARIATION**
- Options to address future issues with Boundary or Programming adjustments if needed as opposed to building Capacity Additions

Recommendation



**SAFETY &
SECURITY**



NOTE: The information contained within this audit is considered confidential and is not to be discussed or communicated without explicit direction from District Administration.

SAFETY AND SECURITY SECURITY AUDIT

Methodology

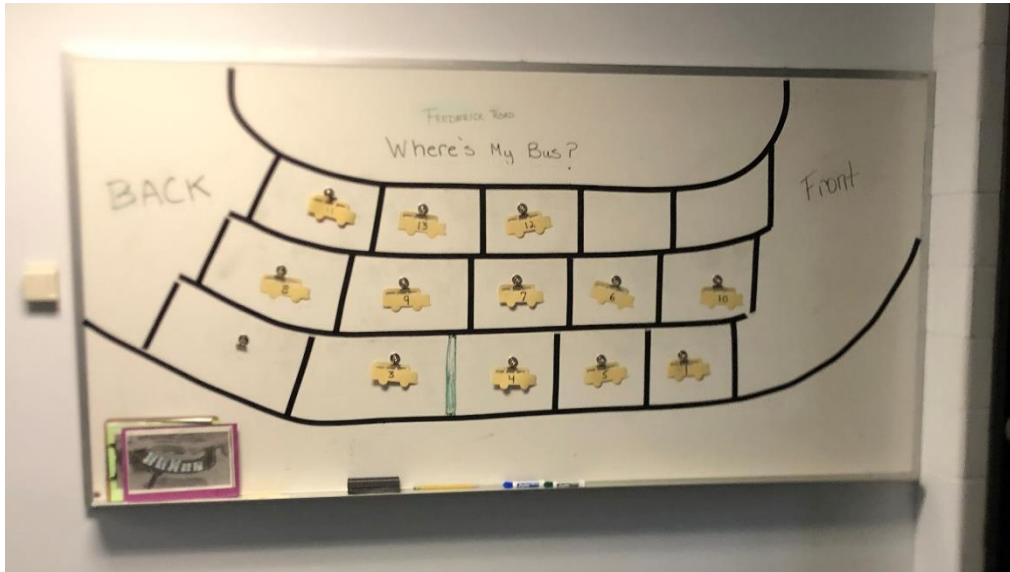
- Wold reviewed Facilities based on a range of Security Protocols and Conditions
- Best Practices beyond typical Educational Facilities
- Comparison for consistency

Categories

- Entry Sequence (Visibility, Office Locations, Secure Access)
- Building Perimeter (Doors, Windows, Systems)
- Site (Lighting, Observation, Access)
- Interior Circulation (Lockdown Zones, Access)
- Classrooms (Hardware, Visibility, Resilience)

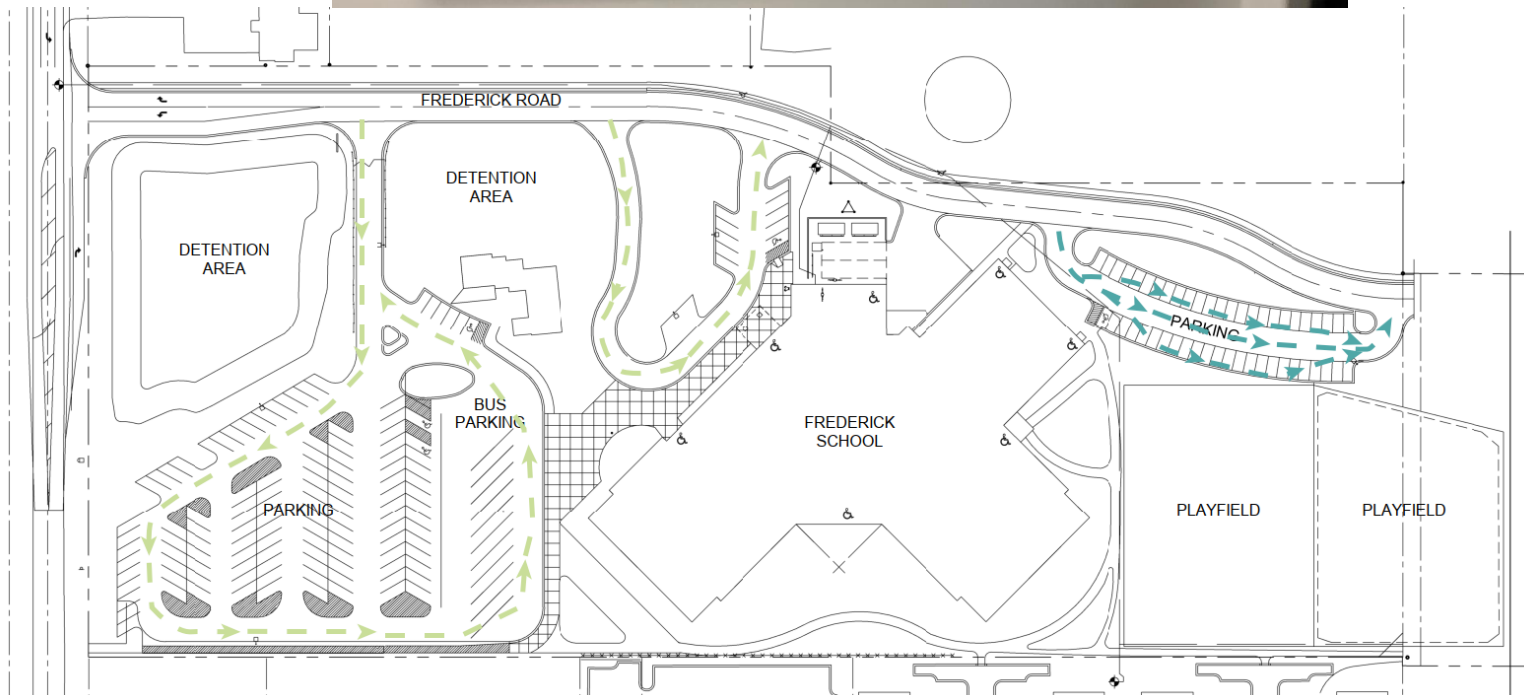
- *All buildings provide secure entries with controlled access for all Visitors during School Hours*
- *Buildings operated within best practices*





SAFETY AND SECURITY TRAFFIC SEQUENCE

- *Increase in parent drivers exceeding original designs and practices*
 - *Only Avon Center, Prairieview operate as planned*
- *Separation of Bus & Car is standard practice*
 - *Some level of mixing at Park, GMS, Woodview*
- *Students move between buses at Frederick*
- **Redesign of site traffic flow for current conditions**
- **May not be feasible with Site constraints**



Frederick

Consideration

**CURRICULUM
INITIATIVES &
DELIVERY**



EDUCATIONAL PROGRAMMING SPACE COMPARISON



		Room Size SF and Quantities													
Space	Typical	Avon (K-4)	#	Meadowview (K-4)	#	Prairieview (K-4)	#	Woodview (K-4)	#	Park Campus (K-8)	#	Frederick (5-6)	#	Grayslake Middle School (7-8)	#
Kindergarten	900-1200			1,150	2	1,400	2	1,285	4	1,125	3				
	800-900	840	4	900	3	1,285	2								
Classrooms 1	800-900	750	2											700	2
Classrooms 2		790	4	860	4	865	16			(K-4) 860	15			825	29
Classrooms 3		850	9	900	10			900	16	(5-8) 860	16	875	28		
EC Classroom	800-900					865	9								
Gym 1	6000-8000	3,750	1	3,000	1	6,075	1	6,000	1	6,235	1	8,600	1	8,175	1
Gym 2										6,235	1			5,880	1
Music (incl. Stor.)	1000-1500	830	1	1,010	1	1,200	1	1,050		1,285	1	1,330	1	1,470	1
Band	1200-1500									2,195	1	1,740	1	3,600	1
												1,030	1		
Art (incl. Stor.)	1000-1500	920	1	1,280	1	1,595	1	885	1	1,485	2	1,365	1	1,900	1
Science 1	1000-1200									1,315	4	825	4	1,500	1
Science 2														1,185	1
Science 3														800	1

Methodology

- Interviews with Administration
- Analysis of Plans
- Site visits of all buildings
- Comparison to Best Practices and Guidelines

Space Comparison

- Consistency in sizes, quantities
- Functionality based on room function
- Potential Change Areas



EDUCATIONAL PROGRAMMING SPACE COMPARISON



Room Size SF and Quantities

Space

Typical	Avon (K-4)	#	Meadowview (K-4)	#	Prairieview (K-4)	#	Woodview (K-4)	#	Park Campus (K-8)	#	Frederick (5-6)	#	Grayslake Middle School (7-8)	#	
Comp / Tech / LRC Lab	1000-1200	885	1	1,140	1	1,320	1	675	1	1,150	1	Falcon Room	1,415	1	
LRC Media Center		2,440		3,035		4,260		1,850		5,125		2,000		4,430	
Language TOR		1,530	2	1,800	2	1,380	2	1,800	2	2,370	4	1,750	2	1,650	2
SpEd (Class / Resource)		2,415	3	4,500	5	2,595	3	905	1	5,950	8	6,125	7	5,455	6
SpEd (Intrv / Support)		3,885		1,100		2,800		1,240		6,420		6,370		3,300	4
Stage		1,230		500		700		(now Music)		1,750		700		1,715	
Outdoor Learning				Yes		Yes		Yes		Yes					
Cafeteria / MPR		2,700		2,900		4,150		2,700		3,800	2	3,690		5,385	
	12-15 sfl/Stud.	27.84	5	30.21	5	41.50	5	30.00	5	32.69	4	17.06	4	25.64	4
Staff Lounge / Work		650		760		875		685		1,120		785		830	
Admin. (incl. Nurse)		1,160		1,780		4,175		1,685		4,345		2,865		1,825	
Kitchen		335		635		975		335		1,735		655		3,200	

General Overview

If a space or area is identified, it is not automatically an issue

- May function adequately (low priority)
- May not be feasible to correct (e.g. Classroom sizes)
- Identification may provide opportunities during Options development

Total SF	73,320	66,166	106,529	56,861	184,000	108,000	121,494
SF / Student (Enrollment)	215	195	220	123	277	335	183
SF / Student (Capacity)	151	138	164	126	201	125	145

Classrooms

- Very good overall – minimal spaces below guidelines
- Kindergarten varies based on conversion of regular classrooms
- Multi-Lingual classrooms may be oversized / underutilized currently depending on enrollment
 - *Would change with 2-Way Dual Language format*
 - *Could support room size realignment*



Specialist Rooms

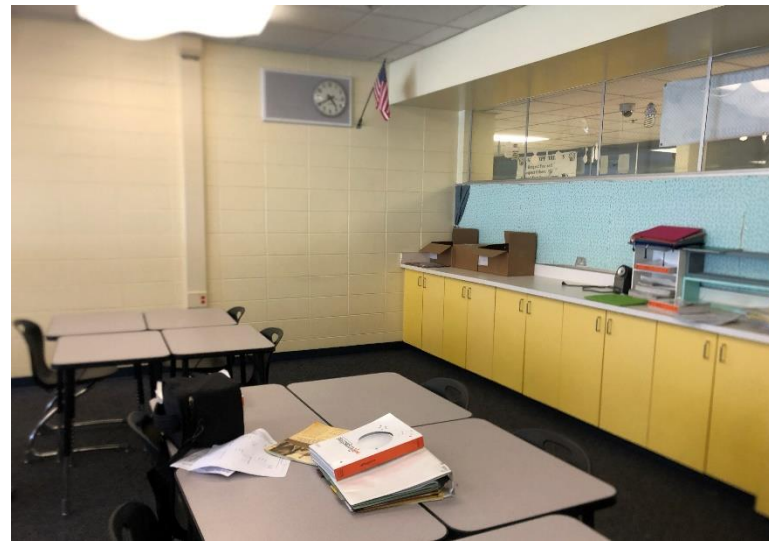
- Music Room at Avon is small
- Music Room at Woodview is former Stage
 - *Woodview only school without a Stage currently*
- Art Rooms at Avon, Woodview are small
- Gyms at Avon, Meadowview are half sized
 - *Significant issue for PE and Community Use*
- Science Labs at Frederick are small

Other

- Outdoor Learning spaces vary in function, consistency
 - *Current District Initiative*
 - *Opportunity for variation*
 - *Opportunity for wider Community Engagement*
- Some Kitchens undersized
 - *Avon, Woodview must use cafeteria space to serve*
 - *Meadowview, Frederick half appropriate size*
- **Total SF/Student may inform Options development**
 - *Lower range may support addition or lower capacity*
 - *Higher range may support additional usage*



EDUCATIONAL PROGRAMMING CURRENT LEARNING SPACE CHALLENGES



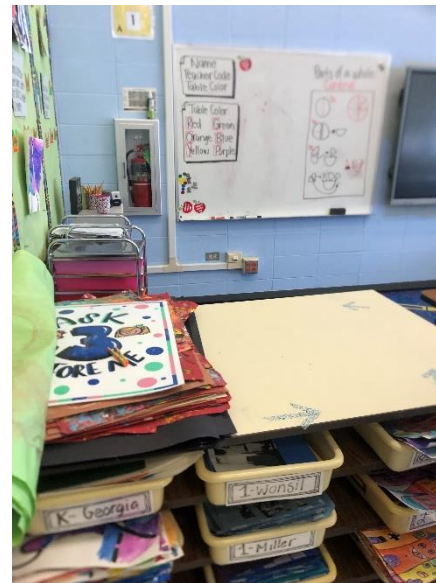
Classrooms

- Built-in lockers/cubbies limit capacity in some (24 or less)
- Power/Data towers exist in many – need to be removed
- Consistency on display boards and writing surfaces
- Flexible furniture greatly improves functionality
- Flexible Learning Spaces are highly utilized where they exist

***Specific to Function –
Not Maintenance***



EDUCATIONAL PROGRAMMING CURRENT LEARNING SPACE CHALLENGES



Specialist Rooms

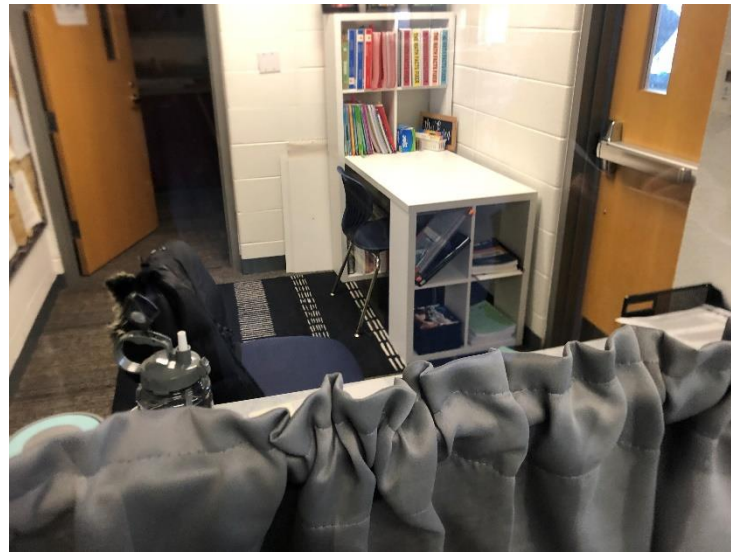
- Where Music and Art are located in non-original spaces, they lack amenities appropriate to function (storage, etc.)
- GMS Band Room challenged for (110) students
- In addition to the undersized gyms, there is a need for different PE spaces (weights, cardio, etc.)
- Computer Labs are obsolete
- No dedicated / designed STEM Spaces



***Specific to Function –
Not Maintenance***



EDUCATIONAL PROGRAMMING CURRENT LEARNING SPACE CHALLENGES



Student Services

- Spaces at Park and Prairieview identified as District Standard
- Sensory & Therapy space in short supply
- Many spaces using furniture to sub-divide larger rooms to meet function
 - *Conversion to smaller learning environments needed*
- Many of the rooms utilized were not designed for the specific functions, equipment and needs of the students

***Specific to Function –
Not Maintenance***



EDUCATIONAL PROGRAMMING (POTENTIAL) FUTURE DISTRICT INITIATIVES



- STE(A)M Labs
- 2-Way Dual Language
- World Language
- Outdoor Learning
- Newcomer Center



***Learning
Space
Opportunities***

EDUCATIONAL PROGRAMMING LEARNING SPACE OPPORTUNITES



STE(A)M / Maker Labs

- Science, Technology, Engineering, Art, Mathematics
- Hands-On Learning
- Flexible spaces that allow for a variety of activities / experiments

Contemporary Educational Design Approach

- Increased Power / Data
- Project Storage
- Flexible / Moveable Furniture
- Incorporation of Display / Presentation



EDUCATIONAL PROGRAMMING LEARNING SPACE OPPORTUNITES



Adaptable?

- **Former Computer Labs**
 - *Personal devices, 1:1 making labs obsolete*
 - *Many (previous) labs have rigid floor mounted power / data towers that need to be replaced*
 - *Already using spaces “as-is”*

Additional Enhancements

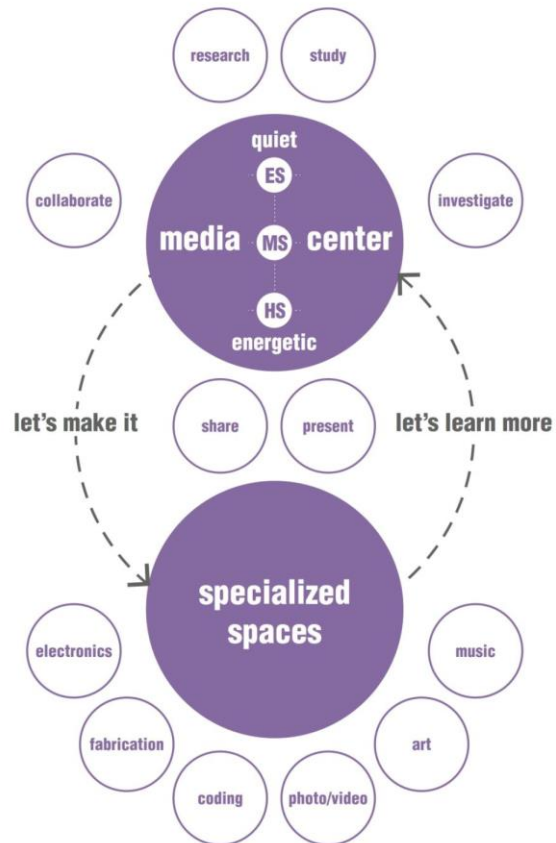
- *Connection to Media Center*
- *Connection to Outdoors*
- *Connection to Art spaces*



Consideration



EDUCATIONAL PROGRAMMING LEARNING SPACE OPPORTUNITIES



Media Center Updates

- Greater incorporation of digital
- Variety of spaces
- Large Group Meeting Areas
- Presentation Space

Contemporary Educational Design Approach

- Fewer shelves in floor space
- Shifting the “secure” line
- Connections to Data Creation Zones
- Aligned with the Design / Exploration process

Media Centers are a constantly evolving space





EDUCATIONAL PROGRAMMING LEARNING SPACE OPPORTUNITIES



Adaptable?

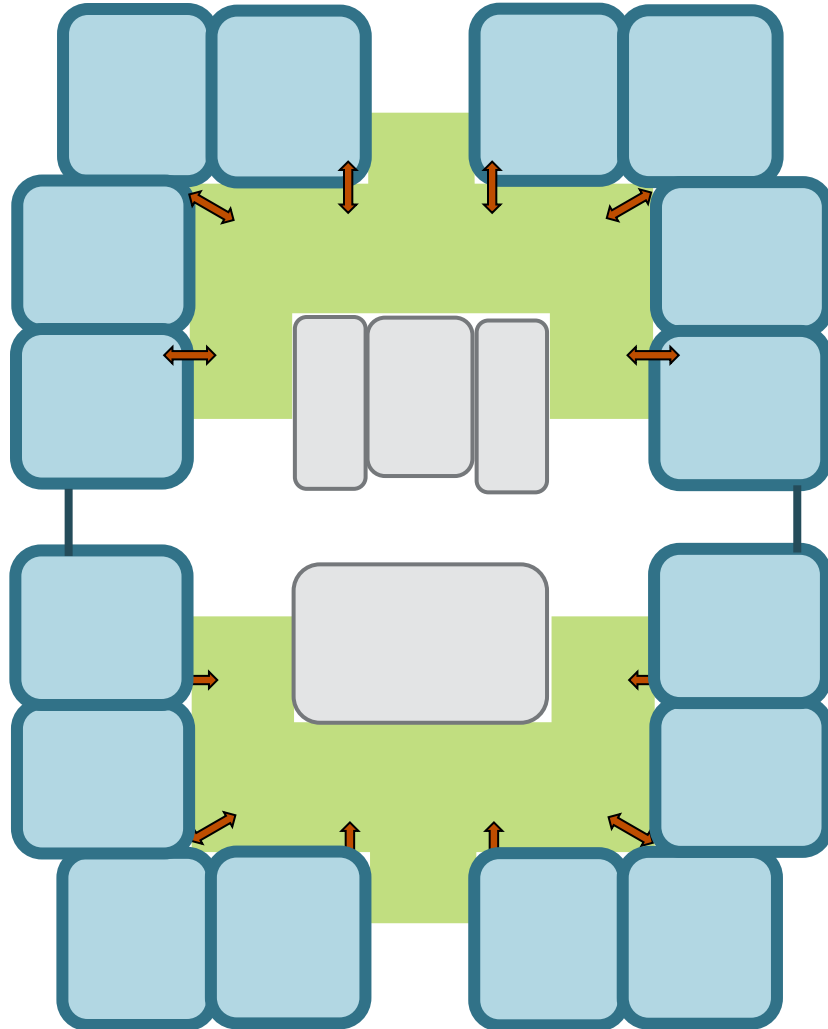
- **Current Media Spaces well located and easily adaptable**
 - Central to most classrooms
 - Preliminary conversions discussed
 - Removal of rigid defining / boundary half-walls would improve function
- **Avon Center, Woodview are smaller**
 - Renovations could improve functionality so this would not be an issue

Additional Enhancements

- *Editing Studios*
- *Greater Variety of Furniture*
- *Movable Shelves*



Consideration



Conceptual Model

Flexible Learning Spaces

- Small & Large Group
- Direct Pull-Out Instruction
- Conference Rooms
- Group Projects
- ***Model Exists in (3) Buildings: Prairieview, Park Campus, Meadowview***

Contemporary Educational Design Approach

- Replaces underutilized corridor space (circulation only) with shared learning spaces
- Typically associated with groups of classrooms / grades
- Many variations at all grade levels
- Reflective of High School (and post-secondary) environments



EDUCATIONAL PROGRAMMING LEARNING SPACE OPPORTUNITES



Adaptable?

- **Avon Center**
 - Additions / Renovations
- **Woodview**
 - Difficult without changing capacity
 - Limited room for Additions
- **Frederick**
 - Additions / Renovations
- **GMS**
 - Additions / Renovations

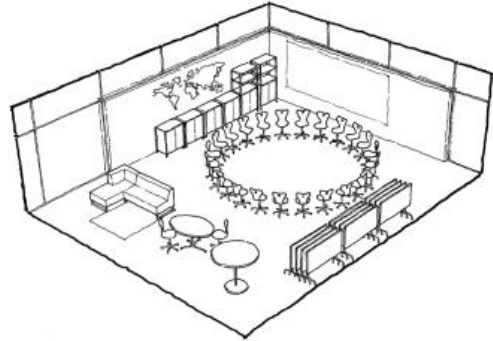


Additional Enhancements

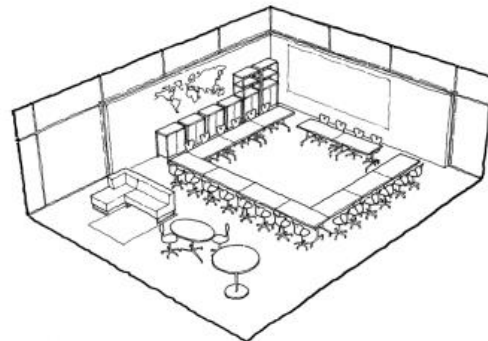
- Increased Visibility from Classrooms
- Greater physical connection between spaces
 - Operable Walls
 - Overhead Doors

Consideration

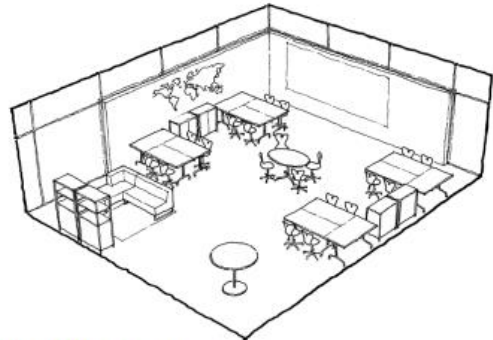
EDUCATIONAL PROGRAMMING LEARNING SPACE OPPORTUNITES



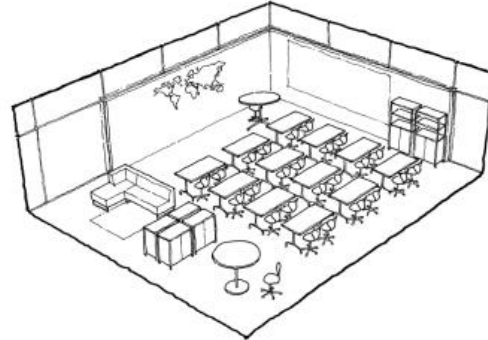
LARGE GROUP DISCUSSIONS AND PRESENTATIONS



SEMINAR DISCUSSIONS



STUDENT WORK STATIONS



TRADITIONAL LECTURES

Flexible Furnishings

- Accommodates a greater variety of learning scenarios within spaces
- Movable, Portable
- Connections to Power / Data
- **District has been purchasing already**
- **Continue to plan into future purchases**



From "The Flexible Classroom" by VS Furniture



EDUCATIONAL PROGRAMMING LEARNING SPACE OPPORTUNITIES



Current Initiatives







- Variations of Outdoor Learning Environments at most sites
- Connections to existing trails
- Community Café to consider opportunities
- PTO Engagement

Additional Connections

- Greater Definition around Teaching & Learning Initiatives
- Community Partnerships for Larger Impact



EDUCATIONAL PROGRAMMING LEARNING SPACE OPPORTUNITIES

Outdoor Learning Features							
Gathering Area for Class		w/ Tables	w/ Tables	w/ Tables	X	w/ Tables	
Covered / Shaded			Roof	Trellis			
Paved / Solid "Floor"		Pavers	Concrete	Natural			
Planting Beds			By Grade	X			
Instructional Signage		Biology					
Connection to Trails	Millennium	Lex. Woods				X	X
Adjacent to Wetland or Habitat	Woods, Wetland	Wetland	Wetland			Mill Creek	Central Park
Water Management Feature				Cistern			
Storage Shed		Small		X			
Tools for Student Use		X		X			
"Teaching" Wall (Pin-Up, Writing)				Pin-Up			
Wildlife Homes		Bird Houses	Feeders				
Sculpture		X					
Sundial		X					
Solar Panels			Ground Field		Roof	Ground Field	Roof
Built in / Natural Seating		Low Wall			X		
Courtyard	3-sided						X





EDUCATIONAL PROGRAMMING LEARNING SPACE OPPORTUNITIES





EDUCATIONAL PROGRAMMING LEARNING SPACE OPPORTUNITIES



Implement at All Schools

- **Avon Center**
 - *Current Proposal*
- **Frederick**
 - *Using Some Areas*
- **GMS**
 - *Courtyard?*
- **Park Campus**
 - *Existing Area Defined*

Additional Enhancements

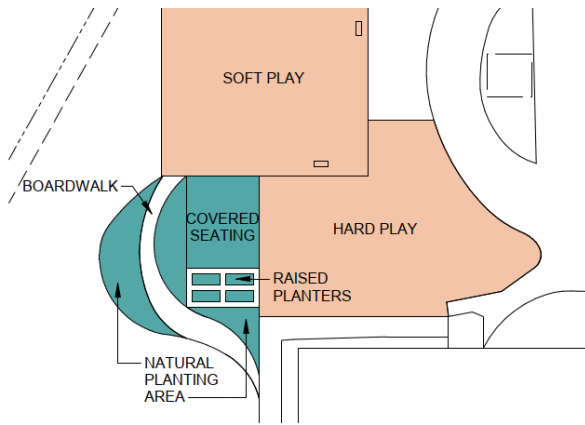
- *Increased Connection to Monitoring*
- *Writing Surfaces*
- *Water Management*
- *Small Solar Arrays*
- *Storage*



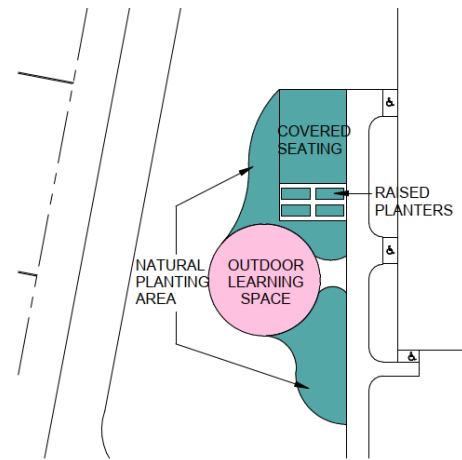
Consideration



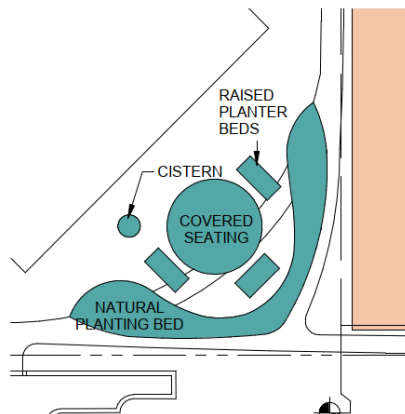
EDUCATIONAL PROGRAMMING LEARNING SPACE OPPORTUNITES



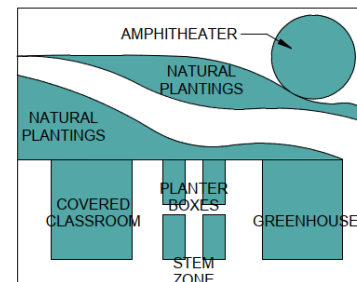
1 AVON- OUTDOOR CLASSROOM
1" = 40'-0"
0 30' 60'



2 PARK CAMPUS- OUTDOOR CLASSROOM
1" = 40'-0"
0 30' 60'



3 FREDERICK- OUTDOOR CLASSROOM
1" = 40'-0"
0 30' 60'



4 GRAYSLAKE MIDDLE SCHOOL- OUTDOOR CLASSROOM
1" = 40'-0"
0 30' 60'

Implement at All Schools

- Avon Center
 - Current Proposal
- Frederick
 - Using Some Areas
- GMS
 - Courtyard?
- Park Campus
 - Existing Area Defined

Additional Enhancements

- Connection to Monitoring Capabilities
- Writing Surfaces
- Water Management
- Small Solar Arrays
- Storage



Consideration

ACTIVITIES & COMMUNITY USE



ACTIVITIES AND COMMUNITY USE SCHEDULING

Park District CCSD46 Facilities Use Schedule							
	Weekly Use - Day - Time						
Buildings	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Notes
Avon - Gym K-4, BB Games	Evening	Evening	Evening	Evening	Evening	Daytime	Bleachers 60-70 capacity - used Saturdays
Avon - Gym Practice	Evening				Evening		Practice only, 10-13, 2 coaches. HS field house overflow mens league, no VB. Community use practice only
Frederick - Gyms	Evening	Evening	Evening	Evening	Evening	Daytime	Travel leagues BB practice. Volleyball Practice. Full-size court with bleachers. Youth BB has security issue
GMS - Gyms	Evening	Evening	Evening	Evening	Evening	Daytime	VB at Large Gym, BB travel league at Large Gym; Bleachers at Sm and Large Gym;
GMS - Summer camp - MPR, 2 Gyms, fields	Daytime	Daytime	Daytime	Daytime	Daytime		Summer months
GMS - Classrooms - future use							Art room, Teacher Lounge, Health, Lockers - Future use discussed
Meadowview - Gyms - practice	Evening	Evening	Evening	Evening	Evening		Gym used 1st-3rd - Basket adjustable. Not full gym size. Divider wall stays shut
Park - Gyms	Evening	Evening	Evening	Evening	Evening	Daytime	Youth BB Practice 3 teams; Leagues; future VB; Sat. games; bleachers; hoop adjustable; K-8 after 6pm;
Prairieview - Gyms	Evening	Evening	Evening	Evening	Evening	Daytime	BB Practice 2nd, 3rd grade; no seating for 60 parents; BV youth classes 7-9 age;
Woodview - Gyms	Evening	Evening	Evening	Evening	Evening		BB Practice with 2 teams cross-court. Basket adjustable. Security issue at restrooms
Woodview - Summer Camp	Daytime	Daytime	Daytime	Daytime	Daytime		40-50 kids age 5-7 daily;
Woodview - Sites - Summer Camp Playgrounds	Daytime	Daytime	Daytime	Daytime	Daytime		

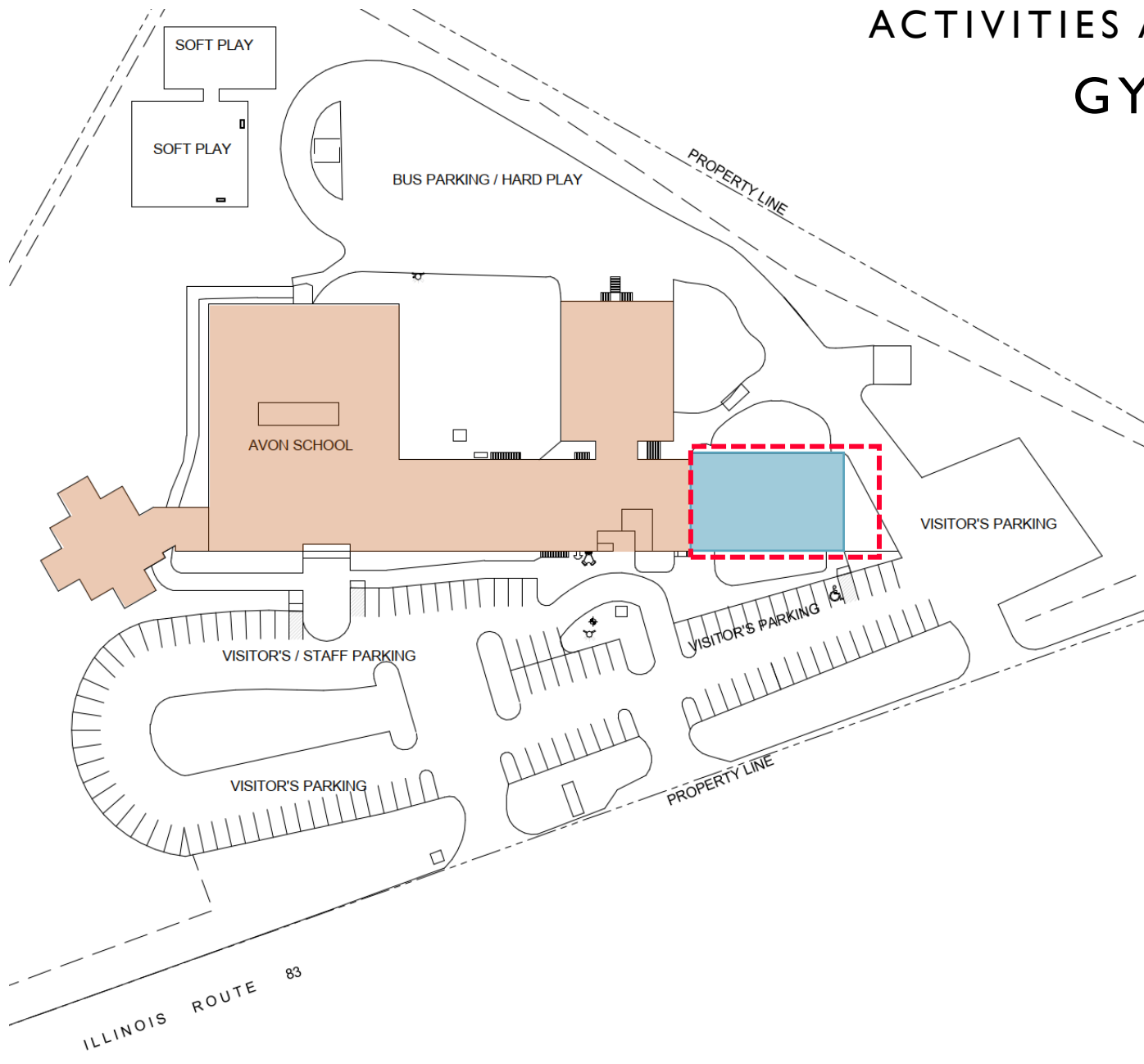
Gyms – Highest Demand

- Meadowview & Avon 1/2 Sized
- Adjacent Multi-Purpose Room at Meadowview
- Bleachers needed





ACTIVITIES AND COMMUNITY USE GYMNASIUM SPACES



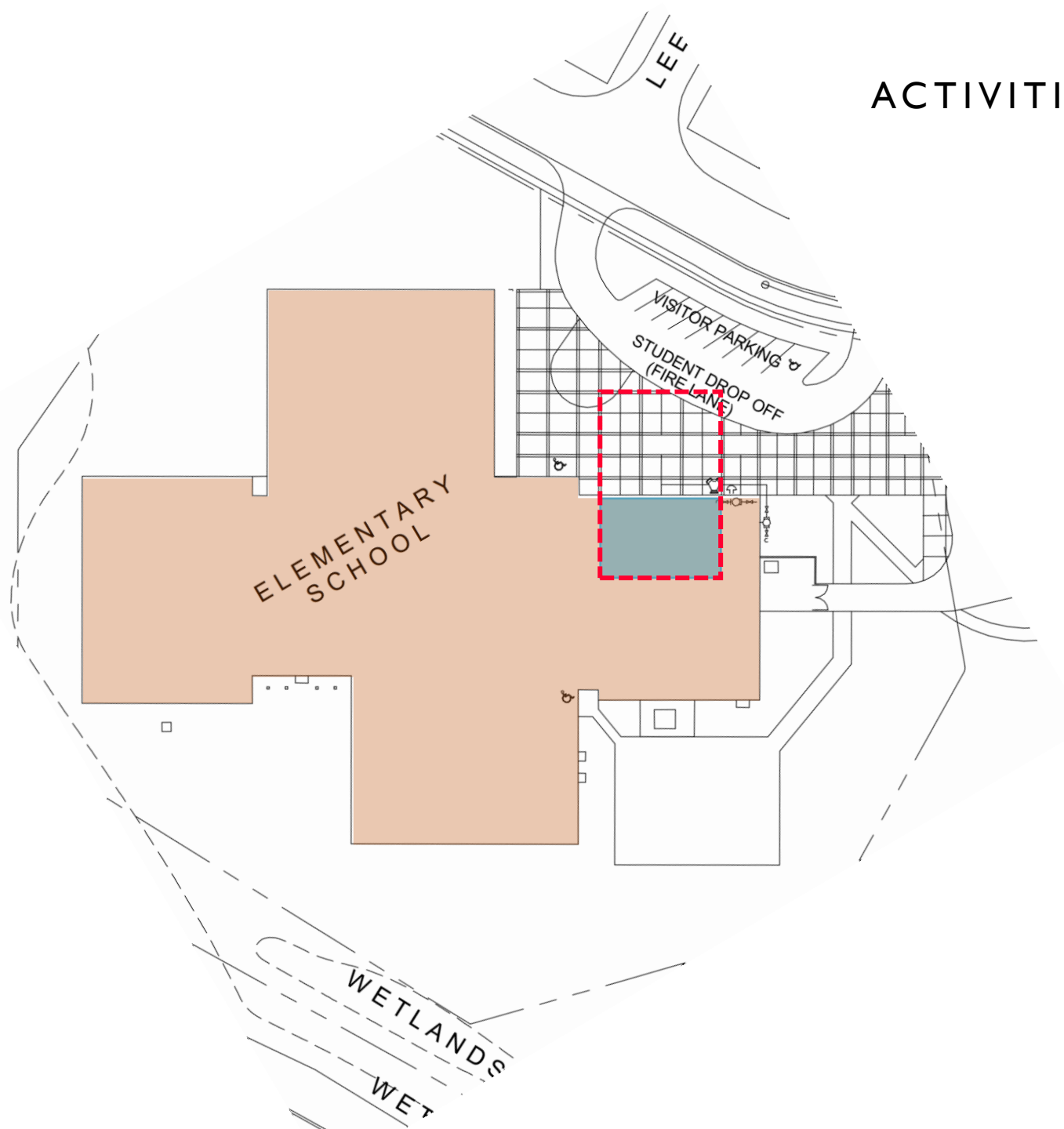
Avon Expansion?

- Not much larger than existing footprint - **but** -
- External Stairs
- Lose Stage
- Reroute Bus Lane
- Some disruption time for students



Consideration

ACTIVITIES AND COMMUNITY USE GYMNASIUM SPACES



Meadowview Expansion?

- Destroys Entry
 - Utility Service for Building
 - Kitchen / Infrastructure
 - **NOT FEASIBLE UNLESS?**
-
- *Relocate Office / Entry*
 - *Address Bus / Site Issues*

ADDITIONAL CONSIDERATIONS



Current Initiatives

- M&E Systems Improvements and Performance
- Solar Panels at sites
 - Frederick, Park, Prairieview, GMS
 - Avon, Meadowview, Woodview continued investigation
- Meadowview 2019 recipient of Green Ribbon Schools Award
- Resource Conservation Committee (RCC)
- Outdoor Learning Spaces



Comparison Approach

Build District Criteria around Green Ribbon Schools Pillars:

- *Pillar 1: Reduce Environmental Impacts and Costs*
- *Pillar 2: Health and Wellness*
- *Pillar 3: Environmental Literacy Overview*

**Focus in Report*

U.S. DEPARTMENT OF EDUCATION



DISTRICT INITIATIVES SUSTAINABILITY

Additional Criteria / Benchmarks to Consider

- Industry Benchmark Standards (LEED, Energy Star, etc.)
- Return On Investment (ROI)
- Net-Zero Operation
- Larger Partnership Opportunities
- Community Engagement

Consideration

- **Pillar 1: Reduce Environmental Impacts and Costs**
 - Gas & Greenhouse Emissions
 - Improved Water Quality & Management
 - Solid & Hazardous Waste
 - Alternative Transportation
- **Pillar 2: Health and Wellness**
 - Whole School, Whole Community, Whole Child (WSCC) Model
 - Guidelines focused on Occupant Health and Safety in all Construction, Operations and Maintenance Work
- **Pillar 3: Environmental Literacy Overview**
 - Interdisciplinary Learning
 - Connective to STEM Content
 - Civic Engagement

Why Green Ribbon Schools?

- Reflective of existing District approaches and initiatives at Woodview
- Specific to School and Educational Environments
- Not a Benchmark or Certification – it is a focus on behavior, mindset and growth
- Already have District initiatives that could evolve for this focus
- Goes beyond facilities

Requires participation at all levels

Consideration





ADDITIONAL DISTRICT FACILITIES DISTRICT OFFICES



Current Status

- (2) Separate Sites / Former Houses
- Lack of meeting space
- Lack of Departmental collaboration and connection
- 4,500 Existing SF

Consolidated Approach

- Single location
- Office appropriate environment
- Training & Development space
- 10,000 SF



Consideration



ADDITIONAL DISTRICT FACILITIES MAINTENANCE BUILDINGS



Current Status

- Metal buildings behind GMS
- Operations & Maintenance located in District Office
- Dirt floors
- No Heat
- No Meeting Space

Consolidated Approach

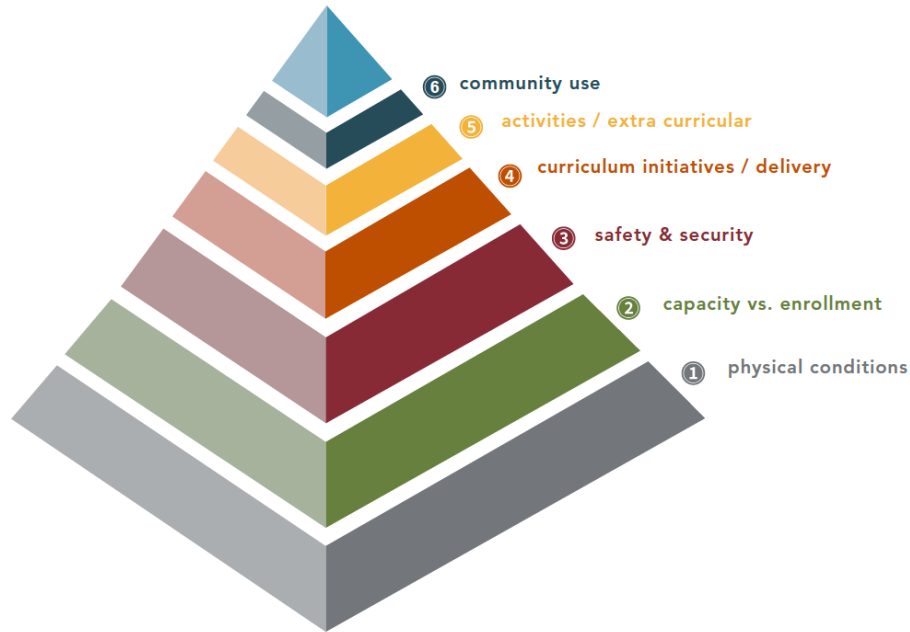
- Relocation of Operations
- Office Space + Utility Space
- 3,000 SF



Consideration



PHASE I: EDUCATIONAL ADEQUACY STUDY SUMMARY OF NEEDS



Physical Conditions

\$27M Remaining over next 10 years

Capacity vs. Enrollment

Adequate Capacity for Projections (Watch Woodview)

Safety & Security

Opportunities to Address Traffic?

Curriculum Initiatives & Delivery

Opportunities to Update and Elevate Instructional Spaces

New Pending Initiatives To Be Ready For

Activities / Community

Indoor and Outdoor Community Uses

Other

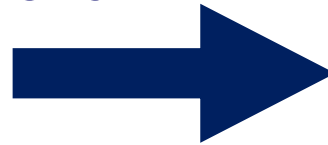
Sustainability, Appropriate Office & Operations Space





We want to hear from you!

- Available 4.4.23 on District Website
 - Presentation
 - Draft Version of Report
 - ThoughtExchange



- 1. What were your Key Take-Aways?*
- 2. What else are you wondering about?*

Community Input as We Start Options

- Meeting #1: Monday April 17 @ 6:30, Frederick School
- Meeting #2: Monday May 1 @ 6:30, Frederick School

Objective – Prioritize Needs and Build Criteria to Inform Options





Wold

Q+A

Educational Adequacy Facilities Assessment

Community Meeting
April 3, 2023

