

Maintaining Excellence Update

CCSD 46 Board of Education Meeting
June 5, 2024



Mission

Empowering Learners

Creating Equity

Cultivating Community



Strategic Plan Goals

- Review, expand, and clarify financial practices to increase transparency and communication, with a focus on aligning financial decision making to district goals
- 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

Addressing Highest Priority Needs

The approved limiting-rate request provides \$6 million annually.

50% for capital needs and 50% for operating needs.

Capital Needs:

- Funding emergency response systems/security cameras
- Addressing maintenance/infrastructure needs
- Updating libraries for collaboration/STEM
- Reconfiguring/renovating student support spaces

Operating Needs:

- Attracting, retaining, and training quality teachers
- Protecting current programming
- Maintaining class sizes



When Are New Funds Available?

School Year	Extra funds available	Explanation
FY 2023-2024	\$0	Limiting rate passes.
FY 2024-2025	\$0	Board levies limiting rate increase of \$6M. Additional money from taxpayers is not collected until the next year.
FY 2025-2026	\$0	District collects but does not have available the additional \$6M because Debt Service was abated (reduced). Final payment of debt to build Park Campus to be made on 11/1/25.
FY 2026-2027 (and years forward)	\$6M	District collects additional \$6M because debt to build Park Campus has been paid off.

Next Steps and Considerations

- Continue to update Long-Range Facility Plan with Wold Architects and prioritize projects
- Work with underwriters to sell bonds (so facility projects can begin prior to receiving additional \$3M funds in O&M Fund from levy in 26-27)
- BOE to consider tolerance for future deficit spending before receiving additional \$3M funds in Education Fund from levy in 26-27

Updating Long-Range Facility Plan (LRFP)

- Identify and remove completed work and integrate 10 Year HLS items into LRFP (May 2024)
- Security Assessment (May 2024)
- Walkthroughs of all buildings with Wold and administration (May / June 2024)
- Review capital priorities with administration (July 2024)
 - Update timelines
 - Review costing with escalation

Updating Funding / Financing Plans

Date	Activity
May – June 2024	Walking tours of buildings to determine first tranche of up to \$37M debt certificates payable from funds from the “Maintaining Excellence” Referendum
June 5, 2024	Meeting with Wold Architects to refine building improvements cost estimates and three-year capital plan
Board of Education Meeting July 17, 2024	Review three-year capital plan and cost estimates
Board of Education Meeting August 14, 2024	Review Funding Plan for first phase of capital plan (3 years)
Board of Education Meeting September 18, 2024	Review debt certificate parameters resolution to issue up to \$20M debt certificates for capital plan
Board of Education Meeting October 9, 2024	Approve debt certificate parameters resolution to issue up to \$20M debt certificates for capital plan
November/December 2024	Sell up to \$14.5M debt certificates within parameters set forth in parameters resolution and final approval of Board Delegates
January/February 2024	Sell up to \$5.5M debt certificates within parameters set forth in parameters resolution and final approval of Board Delegates



**Wold Architects
and Engineers**

220 N. Smith Street
Suite 310
Palatine, IL 60067
847 241 6100



Design Process Grayslake CCSD46

June 5, 2024

**PLANNERS
ARCHITECTS
ENGINEERS**



Agenda

1. Congratulations!
2. Design Process: Phases & Involvement
 - Schematic Design (SD)
 - Design Development (DD)
 - Construction Documents (CD)
 - Bidding & Construction
3. Roles & Responsibilities
4. Design Schedule
5. Long-Range Facilities Plan Update





Congratulations

CONGRATULATIONS!

This is a big thing – we are excited to be aboard to help with the process. Over the coming weeks the design teams will start to be organized, and we will get going on these exciting projects. In the meantime, there is always the question:

“What Happens Next?”

Hopefully this will help answer some of those questions!





What is a typical school design schedule?

- **Concept** (*Schematic Design*): 2-3 months
- **Input** (*Design Development*): 2-3 months
- **Details** (*Construction Documents*): 3 months
- **Build** (*Construction*): 12-24 months
- **Beyond**: Move-In, Beyond & On-Going

Design Phases

Who is Involved?

Core Planning Group

User Groups

District Admin

District Admin

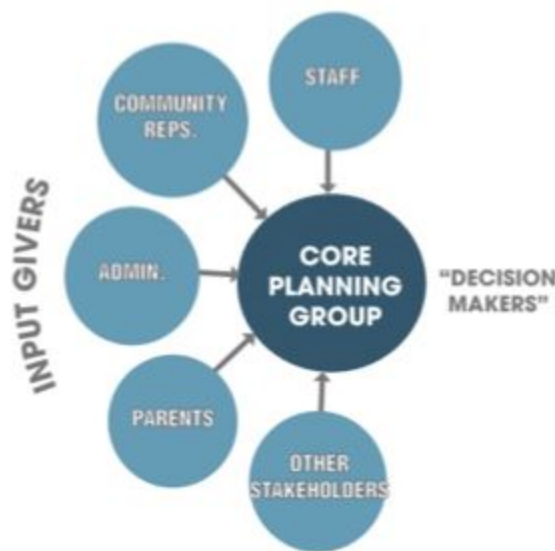
Everyone



For the Media Centers and similar Educational Spaces, we will be working with a Core Planning Group [CPG]. Their job is to help us determine criteria for adjacencies and functionality.

It is BIG PICTURE – NOT DETAILS!

Schematic Design



Expectations for a successful Core Planning Group

- Be a manageable size (25-30 people)
- Be empowered and willing to make decisions
- Represent **ALL**: You are not here for special interests!
- Attend all meetings.
- Be prepared – review meeting minutes & do your homework.
- Be respectful of others.
- Work with **CRITERIA**, not solutions.
- Discuss this with your community and bring input.





Schematic Design

Conceptual Approach to Design:

- CPG Starts together as a whole to outline “What needs to be present in any building – specific to the age of the students – to provide a consistent experience”
 - CPG establishes Criteria for the Design
 - Once Criteria is determined, CPG broken into smaller groups to address specific design at each building appropriate to grades (TBD)
 - Elementary Schools
 - Frederick School
 - GMS
 - Park Campus
- CPG Sub-Groups may overlap as needed*
- CPG Reconvened as a Whole to review all buildings together



Design Development

If Schematic Design is focused on Big Picture, the next Phase – Design Development – is what most staff want to know about and be involved with

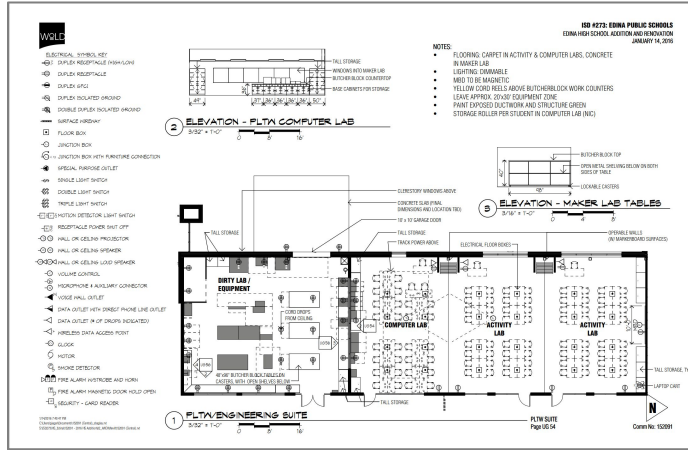
- For every space we touch, we will have “User Group” meetings to layout all of the detail in that area
- Each User Group is 3-5 people typically, but can be more as needed
- We will have 2-3 rounds of meetings (about 60-90 minutes each) to make sure we get all of the detail covered
- Principals will attend each meeting and help us coordinate involvement

Student Service support spaces will be addressed during User Groups given the specificity of the Design (as opposed to CPG Process)





Design Development



User Group Process:

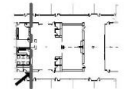
- *Confirms Details with Staff*
- *Gives Staff Ownership in Decisions + Design*
- *Documents Key Decisions During Design Graphically + Verbally*



Design Process & Stakeholder Input: DD

Typically 3-5 Representatives per Area

We will use detailed drawings, renderings, and meeting minutes to help you understand what it will look like



MEDIA OVERALL - AXON 1
Contract No. 152248



Construction Documents

With all of the detail and input gathered, Construction Documents (CD's) is the time for detailed construction drawings and specifications to be completed

Bidding

Once the CD's are complete, drawings are issued to Contractors to prepare bids for the work as part of the required Public Bid Process

Other Phases

Construction

The longest phase, this is the actual construction of the projects. The Design team monitors the intent and progress to assure it is built as designed





Schedule

Educational Adequacy Projects:

- » September/October 2024
 - Schematic Design: 3-4 Core Planning Group Meetings
 - Board Update
- » November/December 2024
 - Design Development: 2-3 User Group Meetings
 - Board Update
- » January/February 2025
 - Construction Documents
 - Board Update
- » October 2025
 - Bidding
 - Award Contract (Board Mtg.)
- » Summer 2026
 - Construction





Long-Range Facilities Plan Update:

- » May/June 2024
 - Remove completed projects
 - Add scope from other sources (HLS, Security Survey, etc.)
 - Confirm remaining line items
- » July 2024
 - Review priorities/timeline for each item
 - Update budget to align with inflation
- » August/September 2024
 - Align annual scope with available funding
 - Present updated plan to Board
 - Finance Committee Meeting w/ Underwriters

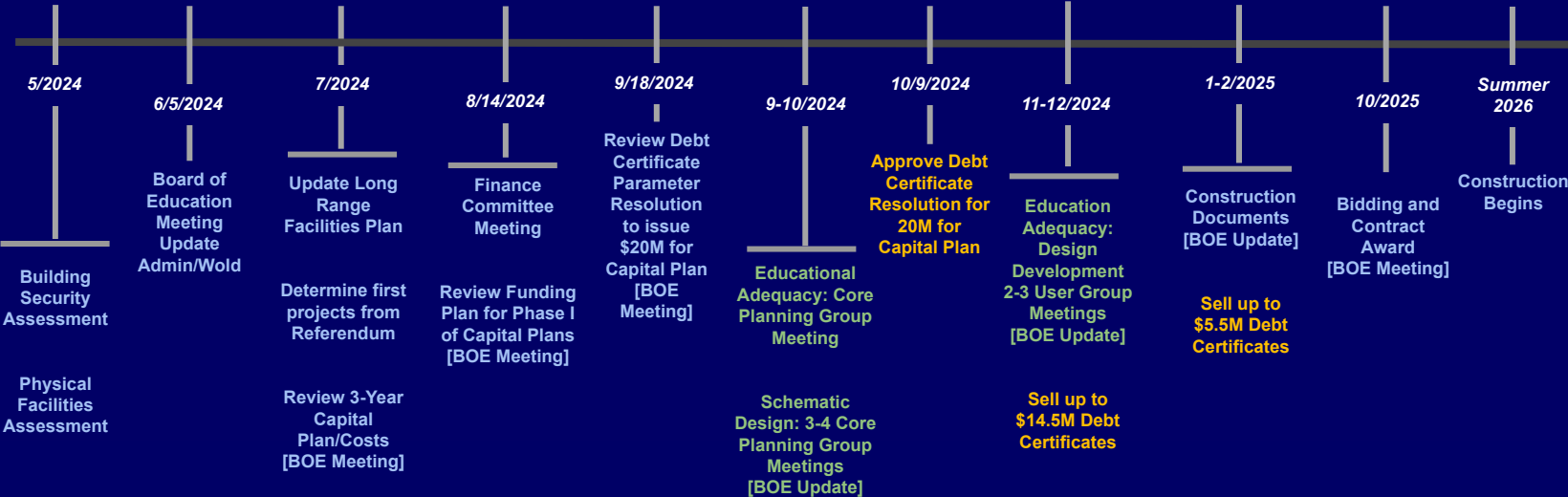


Timeline

Spring 2024

Summer 2026

We're Here



Consolidated Timeline (Summary)

- Summer 2024
 - Security Assessments and building walkthroughs, updates to LRFP
 - Highest needs will be prioritized
 - June 5, 2024 Board meeting - this presentation
 - Board updates and further presentation of information
- Fall 2024
 - Funding and Financing, planning and decision-making
 - Core Planning Group (CPG) meets in Sep / Oct
 - Board updates and further presentation of information

Consolidated Timeline (Summary)

- Winter 2024 and Spring 2025
 - Funding and Financing actions
 - Educational Adequacy decisions made
 - Board updates
- Fall 2025
 - Bidding and contract awards
- Summer 2026
 - Construction starts

Maintaining Excellence Update

CCSD 46 Board of Education Meeting
June 5, 2024

