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# Facilities and Financing

Finance Committee Meeting  
June 2, 2025

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# Reaffirming Our Vision and Shared Commitment...

- Committed to meeting the needs of all students
  - Committed to finding a solution for Full-Day Kindergarten that is in the best interest of our school community for the long-term.
  - Committed to addressing our ongoing Programming, Safety, and Facility needs.
  - With limited funding options, our solution requires a more strategic and perhaps non-traditional approach.
  - Board and Administration prioritize fiscal responsibility and the effective stewardship of our Communities' resources in both the SHORT and LONG terms.
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# Following the Unsuccessful April Referendum...

We still have needs...

- Full-Day Kindergarten
- Safety enhancements to student pick-up and drop-off at Ike
- Windows, Siding, and Doors at MacArthur
- Strategic Fund Balance Plan
- Long-range facilities and financial planning



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# Following the Unsuccessful April Referendum...

## We still have needs...and options!

- Reduced Build at Eisenhower School
- “No Build” Solution to Accommodate Early Childhood at MacArthur Middle School
- Mobile Classrooms at the Eisenhower Site
- Lease Options
- Remaining Capital Needs
- Funding Options for Consideration
- Tax Rate Increase or Operational Reductions



# Decisions that need to be made:

- Address FDK now or wait until 2026-27 school year?
- Which funding strategy is most acceptable?
- How much funding is available for construction projects?
- Which solution for FDK is most acceptable?
- Which additional capital needs are prioritized?
- Which staff/program reductions minimize negative impact?

# Essential Needs for Full Day Kindergarten

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## Prioritized Needs for Safety and Facilities

4 Classroom spaces

2 FTE for Classroom Teachers

1 FTE for Specialists

~\$50K for Operational  
Expenses

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Parking lot expansion @ Ike  
(East side)

Windows, Siding, and Doors  
project at Mac

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# Funding Strategies and Debt Refinancing Options for Consideration

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| Bond Refinancing and New Money Options for Consideration                                |          |                      |                      |  |
|---|----------|----------------------|----------------------|--|
| Amount of Proceeds  | Scenario | Term of Debt (years) | Earliest DSEB Window | Estimated Borrowing Capacity at that time (5 Year Payback) |
| \$4,400,000   | A        | 10                   | 2032                 | \$3,900,000  |
| \$10,000,000  | A        | 14                   | 2040                 | \$9,260,000  |
| \$10,000,000  | B        | 30                   | 2034                 | \$5,720,000  |
| \$12,000,000  | A        | 17                   | 2042                 | \$8,975,000  |
| \$12,000,000  | B        | 30                   | 2035                 | \$5,030,000  |
| \$14,000,000  | A        | 21                   | 2045                 | \$10,220,000   |
| \$14,000,000  | B        | 30                   | 2036                 | \$4,115,000  |
| \$17,000,000  | A        | 24                   | 2049                 | \$9,735,000  |
| \$17,000,000  | B        | 30                   | 2038                 | \$2,460,000  |
| \$19,968,300  | A        | 30                   | 2055                 | \$10,160,000   |
| SCENARIO A - REPAYS BONDS AS SOON AS POSSIBLE   |          |                      |                      |  |
| SCENARIO B - UTILIZES A 30 YEAR TERM TO FREE UP ADDITIONAL CAPACITY AS SOON AS POSSIBLE |          |                      |                      |  |

## Note:

Interest rates as of May 21, 2025 for Aa3 rated bonds with AA bond insurance and IL credit spreads.

Assumes 2.3% CPI 2026-2028 levy years and 2% thereafter.

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# Full Day Kindergarten Facility Options for Consideration

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| Facility Options for Consideration   |  |   |   |
|--------------------------------------|--|---|---|
| Options                              | MacArthur Site Options   | Eisenhower Site Options   |   |
|                                      | No Build - Renovations   | Mobile Units  | Eisenhower Additions  |
| <b>Approximate Construction Cost</b> | \$0 - \$1.1M   | \$847K - \$1.3M   | \$11.7 - \$19.4M  |
| <b>Classroom Spaces</b>              | <ul style="list-style-type: none"> <li>* 4 Classrooms</li> <li>* OT/PT &amp; Shared Psych Office</li> <li>* Program Office</li> <li>* with or without Restroom renovations or Toilet Rooms Added to Classrooms</li> </ul>  | <ul style="list-style-type: none"> <li>* 4 Classroom Unit</li> <li>* Restrooms in Unit</li> </ul>   | <ul style="list-style-type: none"> <li>* 4, 5 or 6 Classrooms</li> <li>* 7, 9, or 10 Office Spaces</li> <li>* Reduced to Full Size Multipurpose room</li> <li>* with or without OT/PT Dedicated Space</li> <li>* Main Office Relocation</li> <li>* Parking Lot Expansion</li> <li>* with or without Library Renovation</li> </ul> |
| <b>Pros</b>                          | <ul style="list-style-type: none"> <li>* Provides Space at Ike for FDK</li> <li>* No Cost/Low Cost</li> </ul>  | <ul style="list-style-type: none"> <li>* Provides Space at Ike for FDK</li> <li>* Low Cost</li> <li>* No Mac Impact</li> </ul>  | <ul style="list-style-type: none"> <li>* Provides Space at Ike for FDK</li> <li>* No Mac Impact</li> <li>* 5 or 6 Classroom option can move 1 EC from Sullivan</li> <li>* Alleviates Overcrowding</li> <li>* Provides office spaces for Interventionists</li> <li>* Meets needs for PE and Lunch</li> </ul>                       |
| <b>Cons</b>                          | <ul style="list-style-type: none"> <li>*MacArthur @ capacity</li> <li>* 8th Grade across building</li> <li>* No DHH space</li> <li>* 1 EC @ Sullivan</li> <li>* No MPR @ Ike - PE/Lunch Scheduling</li> <li>* Office Overcrowding @ Ike</li> <li>* No Ike Parking Lot</li> </ul> | <ul style="list-style-type: none"> <li>* Smaller Classroom Size</li> <li>* 1 EC @ Sullivan</li> <li>* No MPR @ Ike - PE/Lunch</li> <li>* Office Overcrowding @ Ike</li> <li>* No Ike Parking Lot</li> </ul> | <ul style="list-style-type: none"> <li>* Higher cost</li> <li>* Only the 6 classroom option provides limited space for program expansion</li> </ul>   |

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# Relocation of Early Childhood Program to MacArthur Scope and Costs

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# “No Build” Option at MacArthur

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# Key Considerations:

## Pros:

- Allows for 4 EC Classrooms & Intervention Spaces
- No cost/low cost
- 8 - 1st Grade Classrooms Upstairs @ Ike
- 7 - Kindergarten Classrooms Downstairs @ Ike

## Cons:

- No sinks/restroom modifications for EC
  - No Addl. MPR @ Ike
    - Doubled up PE sections
    - Need to use existing MPR for lunch (or lunch in classrooms?)
    - Art & Music on cart
  - No office space relief @ Ike
  - No parking lot enhancement @ Ike
  - No available DHH Programming Space @ Mac
  - 8th Grade Classrooms split throughout building
  - 1 EC Section @ Sullivan
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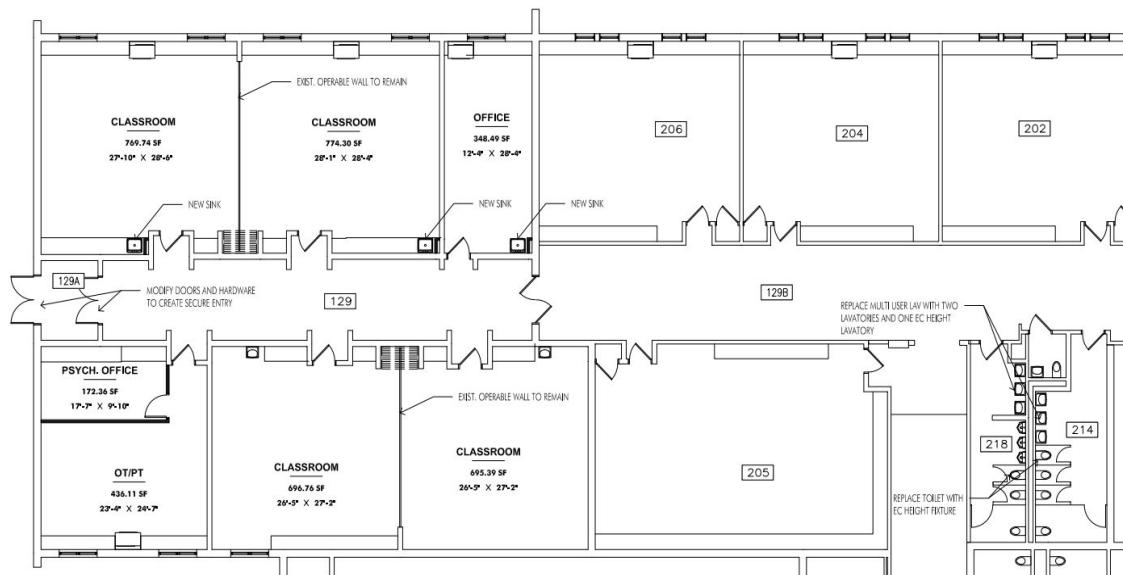
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# Renovation Options at MacArthur

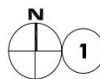
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# MacArthur Option 1:

- Addition of two sinks to the north classrooms.
- Sink added to Office (Nurse).
- OT/PT space shared with a separate office for psychologist.
- Group toilet room group lavatory replaced with three individual lavatories.
- One toilet removed in Boys' and Girls' room and replaced with lower wall mounted toilet fixture
- New Sink Cabinetry



Approximate Construction Cost: \$685,000

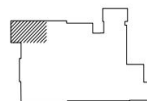


**FIRST FLOOR PLAN - MACARTHUR - OPTION 1**

SCALE: 3/32" = 1'-0"



Prospect Heights School District 23  
Early Childhood Facility Study - MacArthur  
Project No. 23140



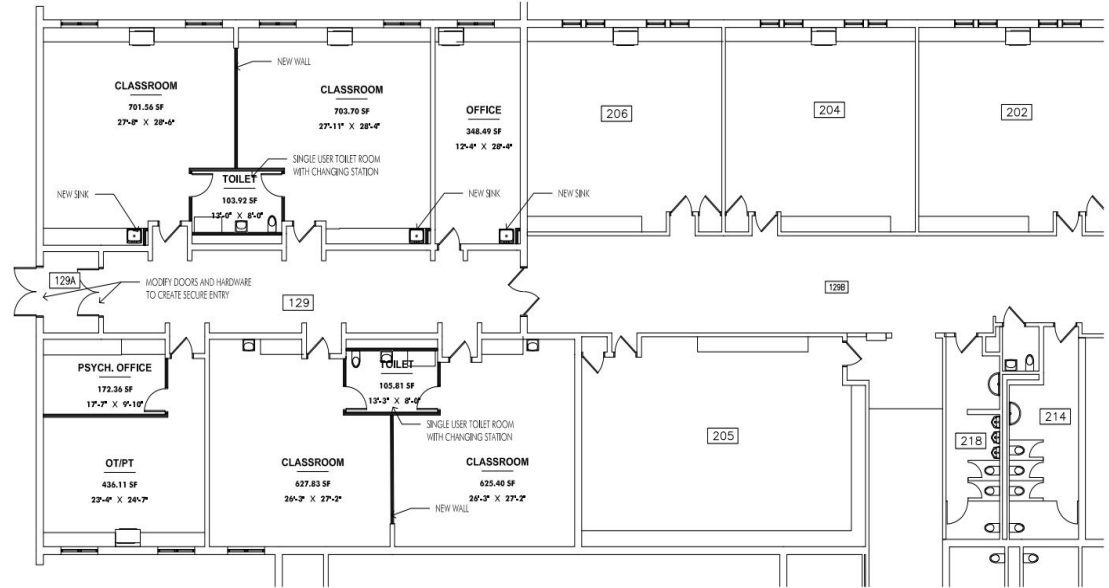
**KEY PLAN**  
NO SCALE

June 6, 2024



# MacArthur Option 2:

- Addition of two sinks to the north classrooms.
- Operable partitions are demolished and replaced with fixed partition.
- Sink added to Office (Nurse).
- OT/PT space shared with a separate office for psych.
- No work at group toilet rooms.
- Shared toilet rooms added to each pair of classrooms.
- Toilet room includes changing station comparable to changing stations currently in use at Eisenhower.
- Classrooms, toilets, offices, and OT/PT budget includes new flooring, ceilings, lighting, and wall finishes.

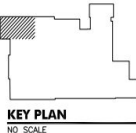


**1 FIRST FLOOR PLAN - MACARTHUR - OPTION 2**

SCALE: 3/32" = 1'-0"



Prospect Heights School District 23  
Early Childhood Facility Study - MacArthur  
Project No. 23140



**KEY PLAN**  
NO SCALE

**Approximate Construction  
Cost: \$1.1M**

June 6, 2024



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# Key Considerations:

## Pros:

- Allows for 4 EC Classrooms & Interventions w/ restroom enhancements
- No cost/low cost
- 8 - 1st Grade Classrooms Upstairs @ Ike
- 7 - Kindergarten Classrooms Downstairs @ Ike

## Cons:

- No Addl. MPR @ Ike
    - Doubled up PE Sections
    - Need to use existing for Lunch (or lunch in classrooms?)
    - Art & Music on Cart
  - No office space relief @ Ike
  - No parking lot enhancement @ Ike
  - No available DHH Programming Space @ Mac
  - 8th Grade Classrooms split throughout building
  - 1 EC section @ Sullivan
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# Mobile Classroom Options Eisenhower Site

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# Standard Mobile Classroom Options at Eisenhower...



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# Key Considerations of Mobile Option:

## Costs:

- **Lease Costs: \$8,405/Month for 24 Months (\$201,720 Total)**
    - \$7,350 per month for the building
    - \$1,055 per month for the IBC/ADA Aluminum steps & ramp
    - Paid from Operational Reductions
  - **Purchase Cost: Approx. \$650,000**
    - Paid from Bond Proceeds
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## **Additional Considerations of Mobile Option:**

- **Delivery/Install of the 4-Classroom Unit with Restrooms - \$85-95K**
    - Includes the transport, installation, skirting, sealed building & foundation design
  - **Additional Cost Considerations - \$200-\$300K**
    - Site planning/architect, electrical, water/sanitary services, concrete flatwork for steps/ramp support, landings and sidewalks
    - Installation will require foundation and concrete piers if on grass
  - **Other Items to Plan**
    - Low voltage wiring & equipment, fire alarm, gutters downspouts, site lighting, and landscaping
    - MWRD Sanitary and Water approvals
    - Permitting, local fees, local service and/or tap fees,
    - Time Constraints from Municipality
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# Key Considerations:

## Pros:

- Allows for 4 EC Classrooms w/ restrooms
- No impact to MacArthur
- Lower Costs
- 8 - 1st Grade Classrooms Upstairs @ Ike
- 7 - Kindergarten Classrooms Downstairs @ Ike

## Cons:

- No Addl. MPR @ Ike
    - Doubled up PE Sections
    - Need to use existing for Lunch (or lunch in classrooms?)
    - Art & Music on Cart
  - No office space relief @ Ike
  - No parking lot enhancement @ Ike
  - 1 EC section @ Sullivan
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# Reduced Build at Eisenhower Scope and Costs

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## 6 Classroom Plan

## 6 Classrooms

## 11 Offices

## OT/PT Therapy Room

## FEMA Shelter

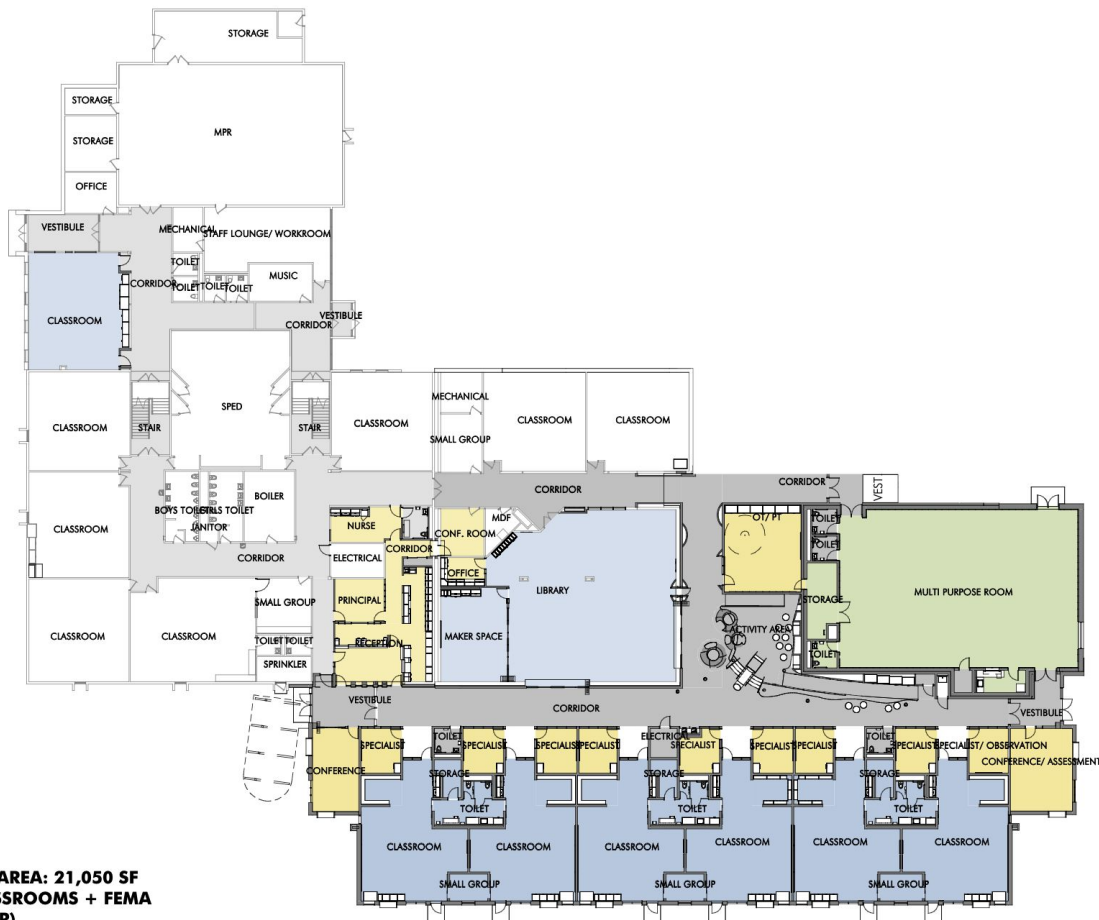
# Renovated Library

## Relocated Main Office

## New Parking Lot

21,050 sq.ft

\$19,450,200



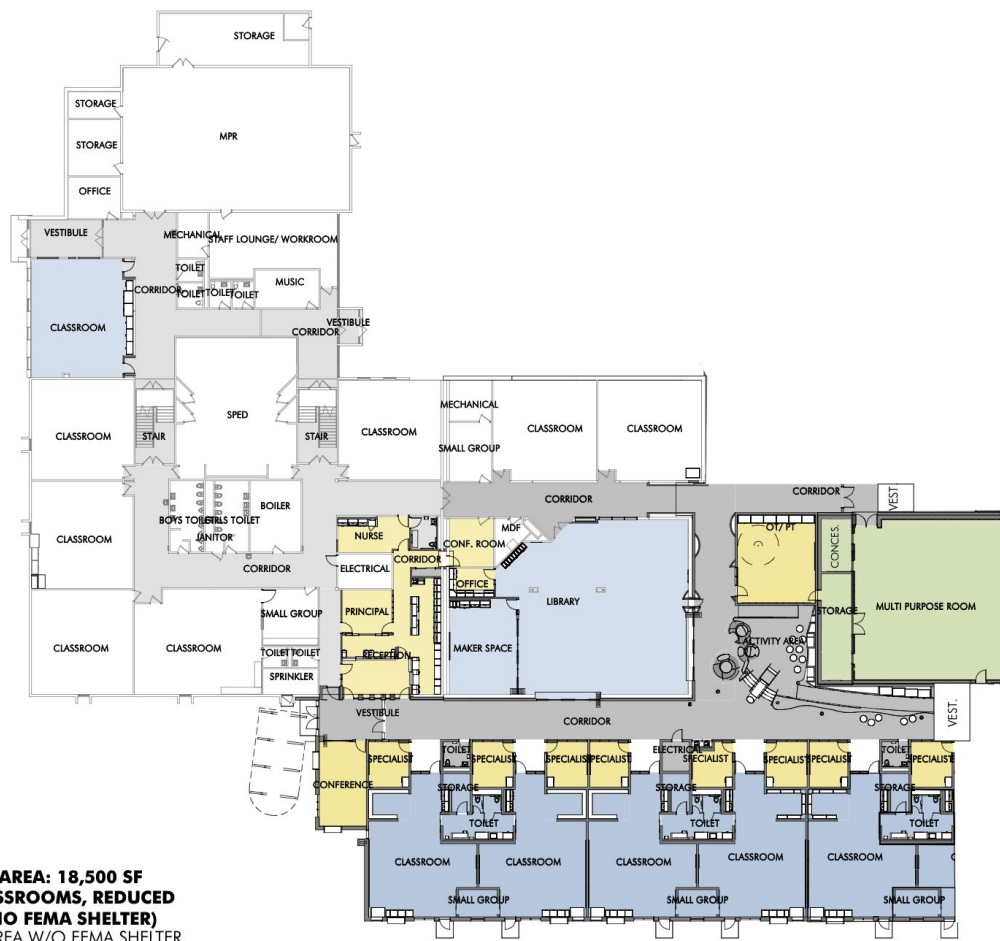
**TOTAL AREA: 21,050 SF  
(6 CLASSROOMS + FEMA  
SHELTER)**

# Option 2:

## 5 Classroom Plan

5 Classrooms  
9 Offices  
OT/PT Therapy Room  
No FEMA Shelter  
Reduced Multipurpose Room  
(3,300 SF MPR)  
Renovated Library  
Relocated Main Office  
New Parking Lot

18,500 sq.ft  
\$16,844,000



**TOTAL AREA: 18,500 SF**  
**(5 CLASSROOMS, REDUCED**  
**MPR, NO FEMA SHELTER)**  
\*MAX AREA W/O FEMA SHELTER

# Option 3:

## Reduced 5 Classroom Plan

5 Classrooms

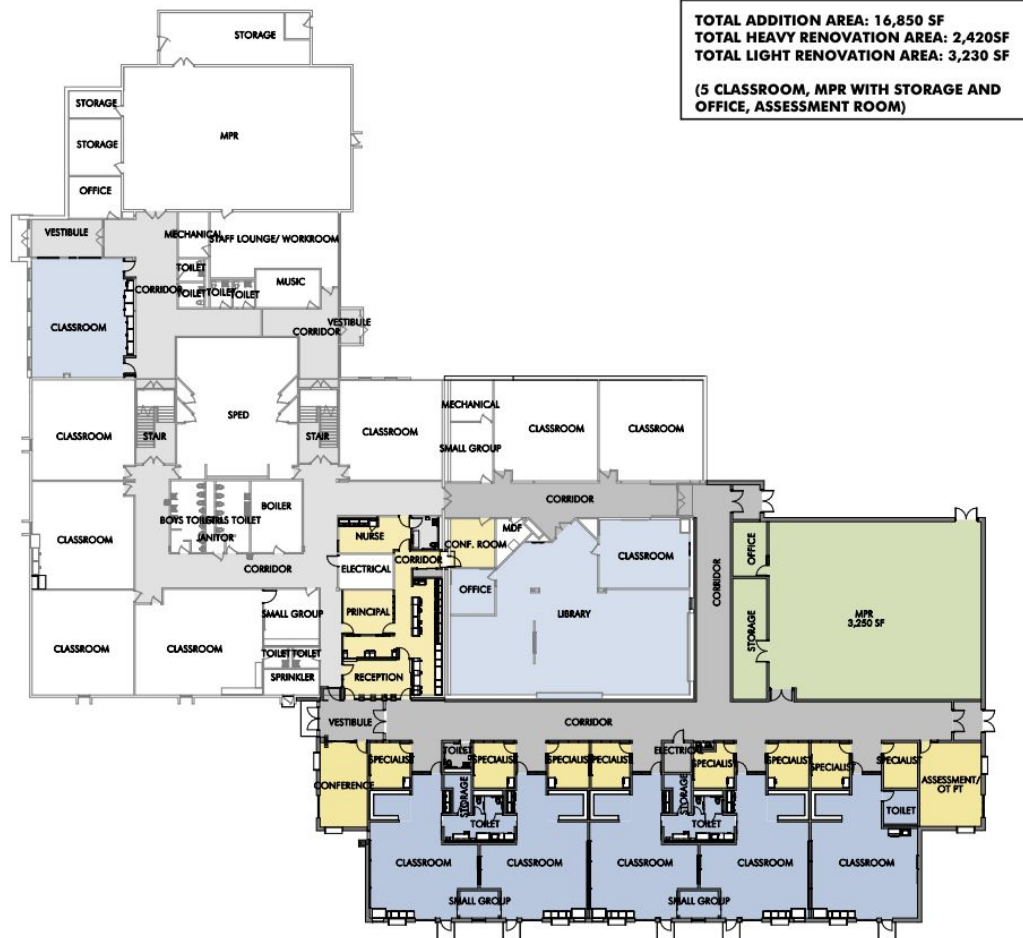
1 Assessment or OT/PT Space

9 Offices

Reduced Multipurpose Room  
(3,250 SF MPR)

Relocated Main Office  
New Parking Lot

16,850 sq.ft  
\$15,165,000



### FIRST FLOOR PLAN

1/32" = 1'-0"



# Option 5:

## Reduced 4 Classroom Plan

4 Classrooms

7 Offices

No OT/PT Space

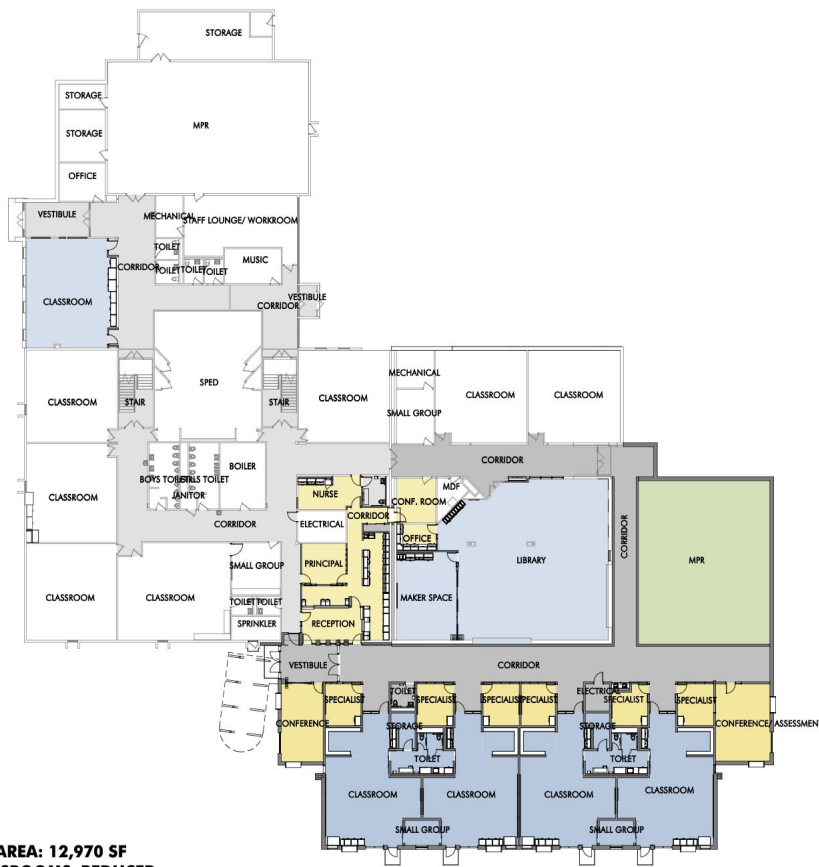
Reduced Multipurpose Room

Relocated Main Office

New Parking Lot

12,970 sq.ft

\$11,734,280



**TOTAL AREA: 12,970 SF  
(5 CLASSROOMS, REDUCED  
MPR, NO FEMA SHELTER)**

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# Key Considerations:

## Pros:

- Allows for at least 4 EC Classrooms w/ restrooms
- Moves 1 EC section from Sullivan in 5 or 6 Classroom models
- No impact to MacArthur
- Provides MPR space for PE and lunch needs
- Art/Music in Classroom space
- 8 - 1st Grade Classrooms Upstairs @ Ike
- 7 - Kindergarten Classrooms Downstairs @ Ike
- Provides relief for offices and interventionist spaces
- Parking lot replacement included in project costs

## Cons:

- Highest Cost
  - Only 6 Classroom model provides space for program expansion/future needs
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# Capital Projects for Consideration

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# Capital Project Needs:

- Eisenhower Parking Lot - \$2,928,000
- MacArthur Windows, Siding, & Door Work - \$1,800,000
- Restroom Renovations - Approx. \$500,000 per Site
- Paving - No immediate needs identified - Approx. \$1,000,000
- Roofing - No current needs identified
- Flooring - No current needs identified

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# Lease Options

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## Lease Options:

- Partner with neighboring school district to lease space in their TBD EC center
- Continue conversations and investigation into other local partners for available spaces

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# Key Considerations:

## Pros:

- Allows for 4 or 5 EC classroom spaces
- Lower cost (Actual Lease costs TBD)
- 8 - 1st Grade Classrooms Upstairs @ Ike
- 7 - Kindergarten Classrooms Downstairs @ Ike

## Cons:

- Investment in Non-D23 facilities
  - Costs paid from Operational Reductions
  - No Addl. MPR @ Ike
    - Doubled up PE sections
    - Need to use existing for lunch (or lunch in classrooms?)
    - Art & Music on cart
  - No office space relief @ Ike
  - No parking lot enhancement @ Ike
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# Operational Impacts

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# Operational Impacts:

- All Staffing, Consumables, Lease and Utility costs must be paid from Operating Funds.
- Our initial ask of \$1.2M would have provided NEW revenue and provided financial stability to expand offerings without program or staffing reductions.
- Without NEW revenue and with a significantly reduced scope of solution, we have made corresponding reductions in the ASK for operational costs.
- To meet the needs of all of the proposed solutions, we need approximately \$310,00 in operational funds.

# Operational Impacts:

- \$65,000 per 1 FTE Salary and Benefits = 4 FTE
- Hold staffing plan flat - Replace necessary retirees with 1 FTE
- Annual Enrollment and Program Reviews to drive reductions or necessary increases. Offset increases with other reductions.
- +2 FTE for Kindergarten teachers from reductions in sections due to enrollment.
- +1 FTE for support staff from shared staff across District.
- -1 FTE for operational funding from targeted program reductions.



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## Administrative Recommendation

- **Proceed with Bond sales for \$17M**
  - **Refine Construction design plans for base bid: (~\$13M)**
    - 4 Classroom configuration
    - Reduced MPR
    - Relocated Main Office/Nurse
    - East Parking Lot
  - **Add alternates for:**
    - 5th Classroom
    - OT Therapy Space
    - West Parking Lot
    - Library Renovation
  - **Proceed with MacArthur Windows, Siding & Doors (~\$2M)**
  - **Proceed with prioritized capital projects (~\$2M)**
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# Next Steps...

- **June 12, 2025** – BOE Adopts Debt Certificate Parameters
  - **July 9, 2025** – Sale of Debt Certificates and Proceeds to District
  - **July 10, 2025** – Public Hearing on Issuance of Funding Bonds & Approval of Resolution
  - **July 11–August 8, 2025** – Publish Notice of Intent and Begin 30 Day Petition Period
  - **August 14, 2025** – Approve Parameters Resolution Authorizing Sale of Funding Bonds
  - **August, 2025** – Sale of Funding and Refunding Bonds
  - **September, 2025** – Close Bond Issue
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