



Facilities and Financing

Board of Education Meeting
June 12, 2025

Build Options by Referendum:

April 4, 2023

\$20M Construction

\$1.2M Operating Increase

\$486 Tax Impact (\$350K Home)

- 8 Classrooms
- 13 Offices, Including Main Office
- MultiPurpose Room (FEMA Shelter)
- Library Renovation
- Activity Area and Large OT/PT Space



Build Options by Referendum:

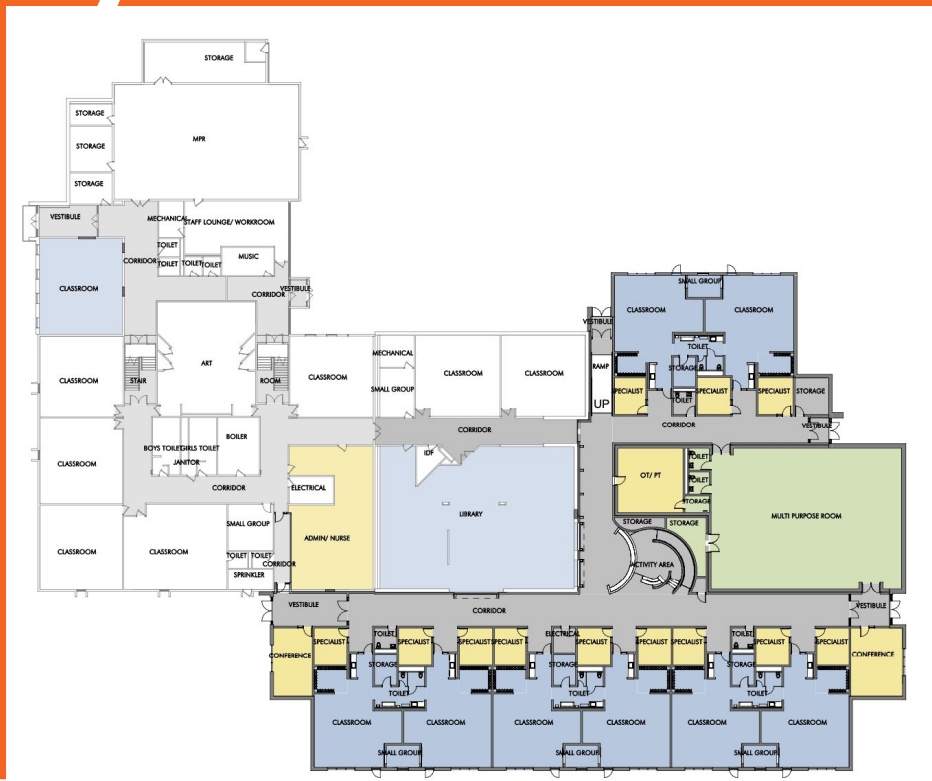
March 19, 2024

\$25.5M Construction

\$1.2M Operating Increase

\$459 Tax Impact (\$350K Home)

- 8 Classrooms
- 13 Offices, Including Main Office
- MultiPurpose Room (FEMA Shelter)
- Library Renovation
- Activity Area and Large OT/PT Space



Build Options by Referendum:

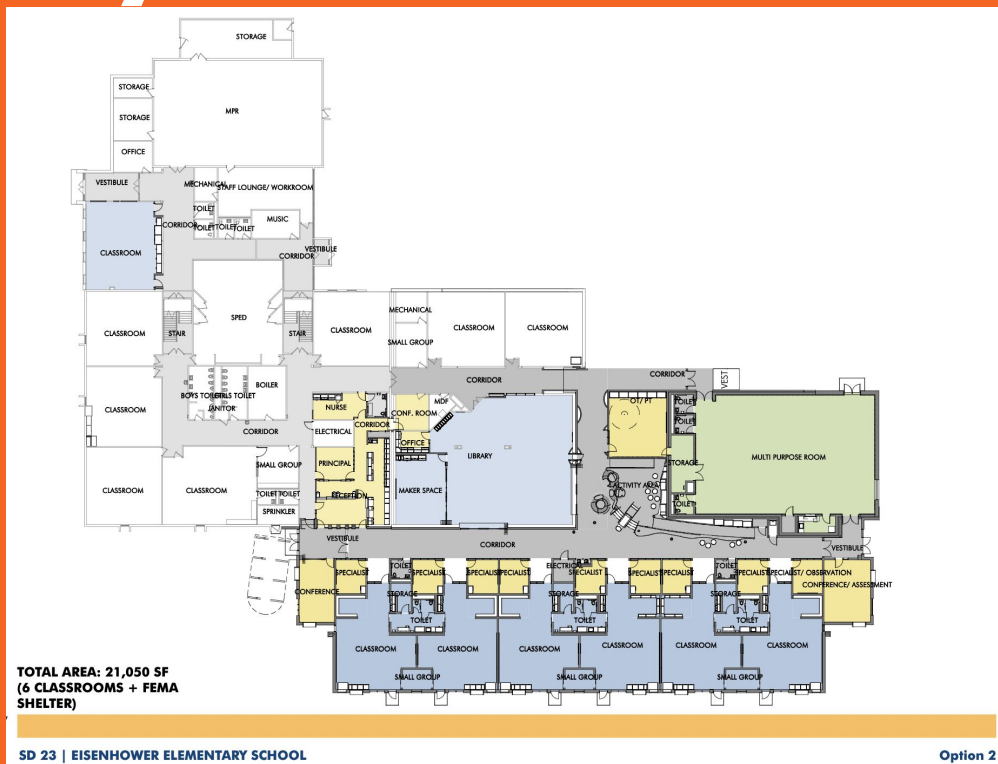
April 1, 2025

\$19.3M Construction

\$1.1M Operating Increase

\$356 Tax Impact (\$350K Home)

- 6 Classrooms
- 11 Offices
- Relocated Main Office
- MultiPurpose Room (FEMA Shelter)
- Library Renovation
- Activity Area and Large OT/PT Space



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



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.
-

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

Prioritized Needs for Safety and Facilities

4 Classroom spaces

2 FTE for Classroom Teachers

1 FTE for Specialists

~\$50K for Operational
Expenses

Parking lot expansion @ Ike
(East side)

Windows, Siding, and Doors
project at Mac

Funding Strategies and Debt Refinancing Options for Consideration

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
\$15,000,000	B	30	2036	\$3,430,000
\$15,500,000	B	30	2037	\$3,380,000
\$16,000,000	B	30	2037	\$3,000,000
\$16,500,000	B	30	2037	\$2,620,000
\$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				

Notes:

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.

Full Day Kindergarten Facility Options for Consideration

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

Relocation of Early Childhood Program to MacArthur Scope and Costs

“No Build” Option at MacArthur

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

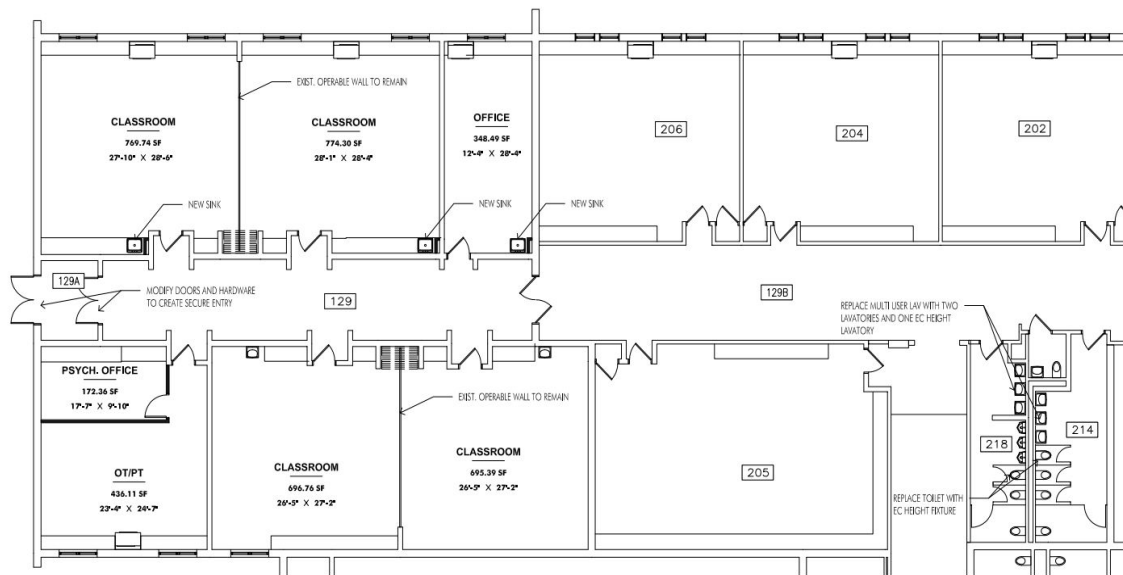
Cons:

- 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
-

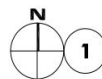
Renovation Options at MacArthur

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

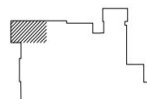


FIRST FLOOR PLAN - MACARTHUR - OPTION 1

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



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



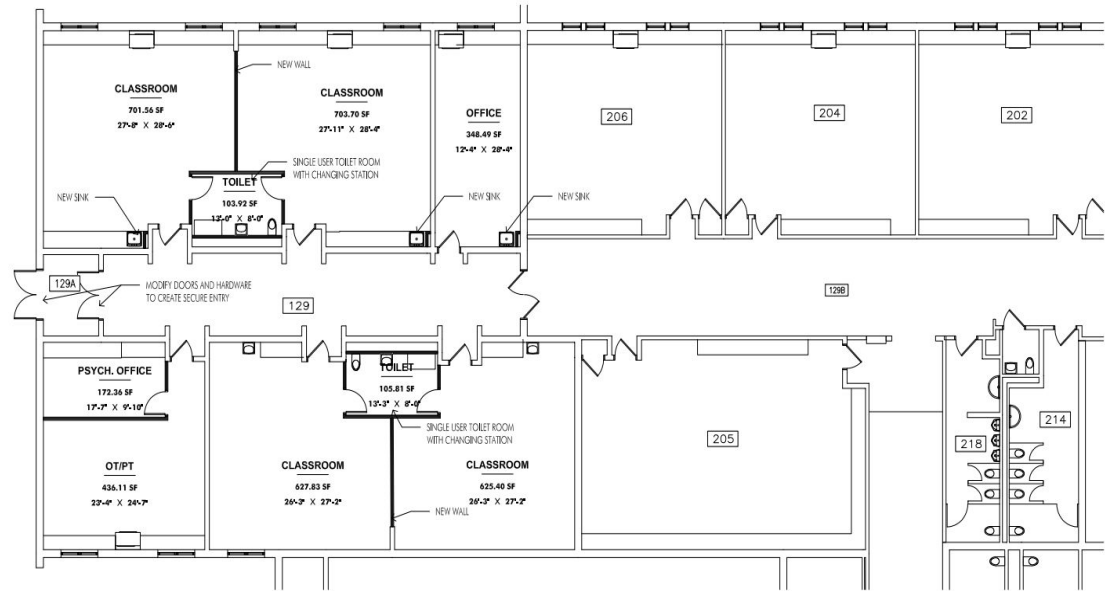
KEY PLAN
NO SCALE

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.

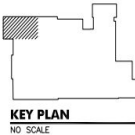


1 FIRST FLOOR PLAN - MACARTHUR - OPTION 2

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



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



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

June 6, 2024



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
-

Mobile Classroom Options Eisenhower Site

Standard Mobile Classroom Options at Eisenhower...



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
-

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
-

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
-

Reduced Build at Eisenhower Scope and Costs

Option 1

6 Classroom Plan

6 Classrooms

11 Offices

OT/PT Therapy

Room

FEMA Shelter

Renovated Library

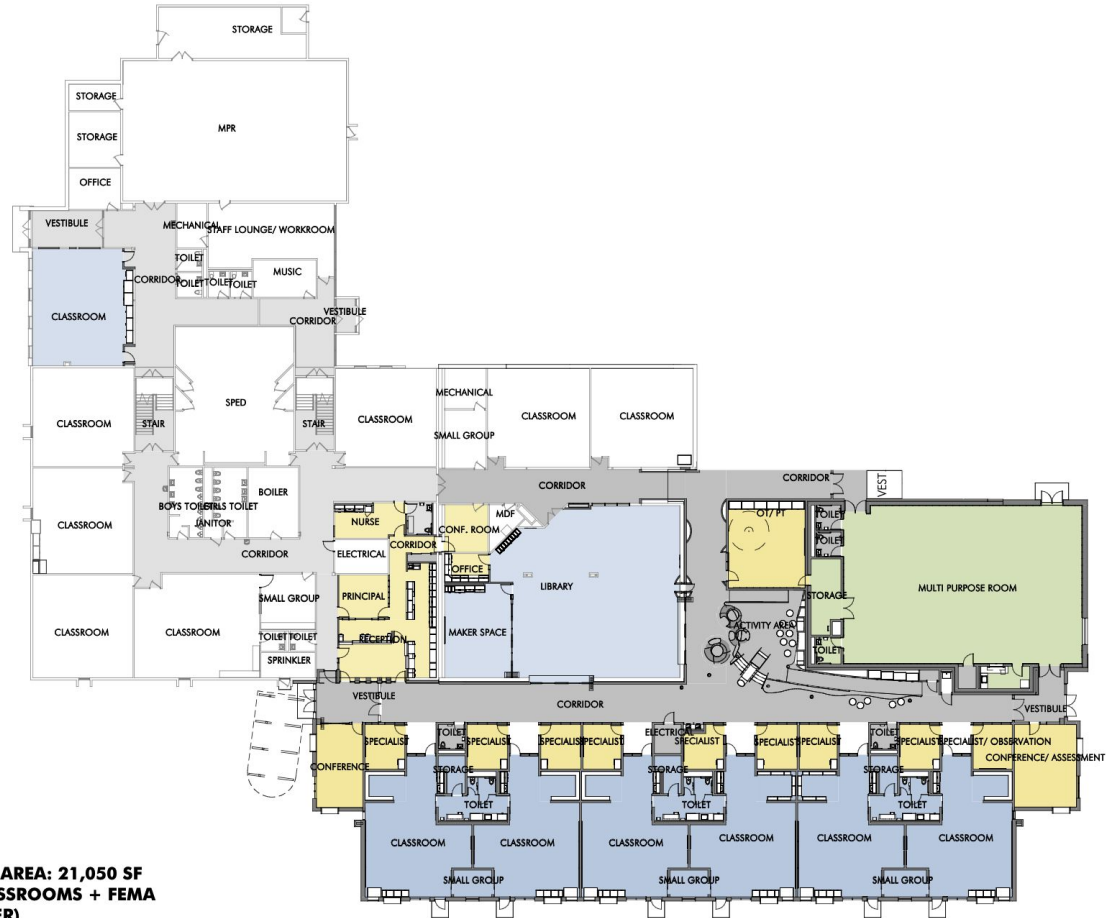
Relocated Main

Office

New Parking Lot

21,050 sq.ft

\$19,450,200



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

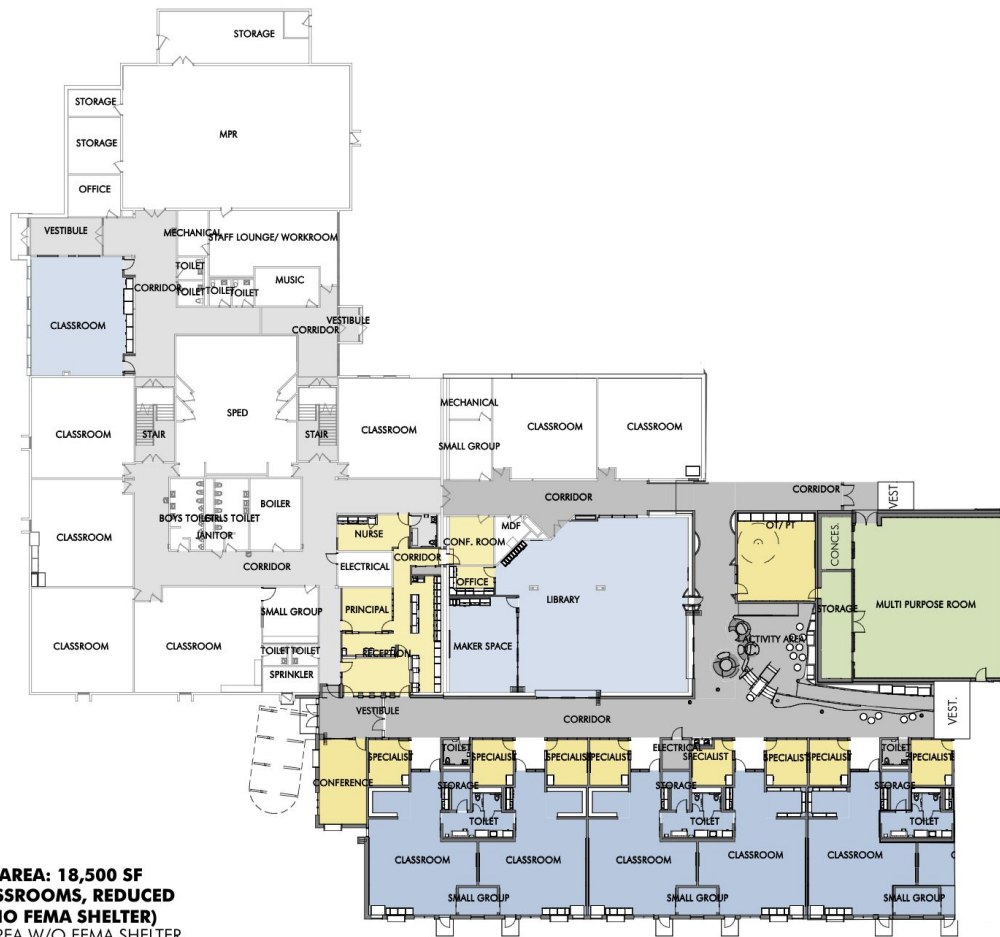
Option 2:

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

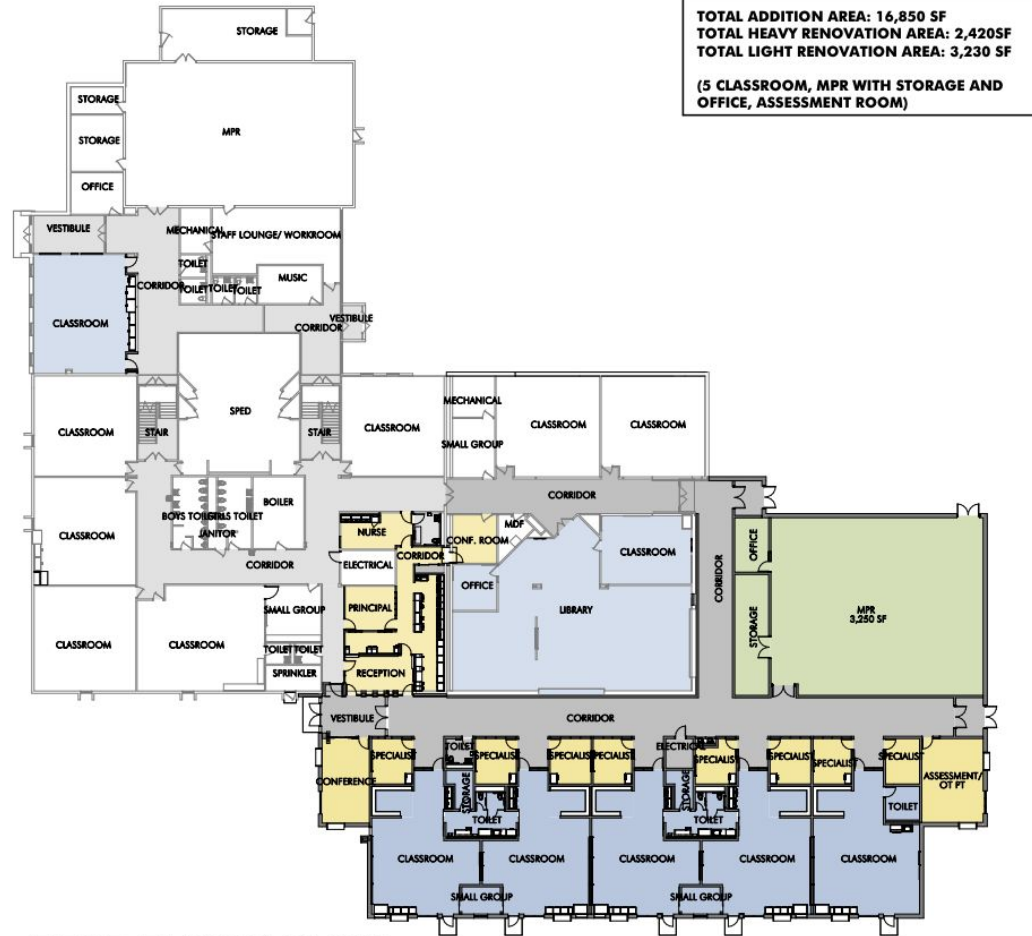
Reduced Multipurpose Room
(3,250 SF MPR)

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

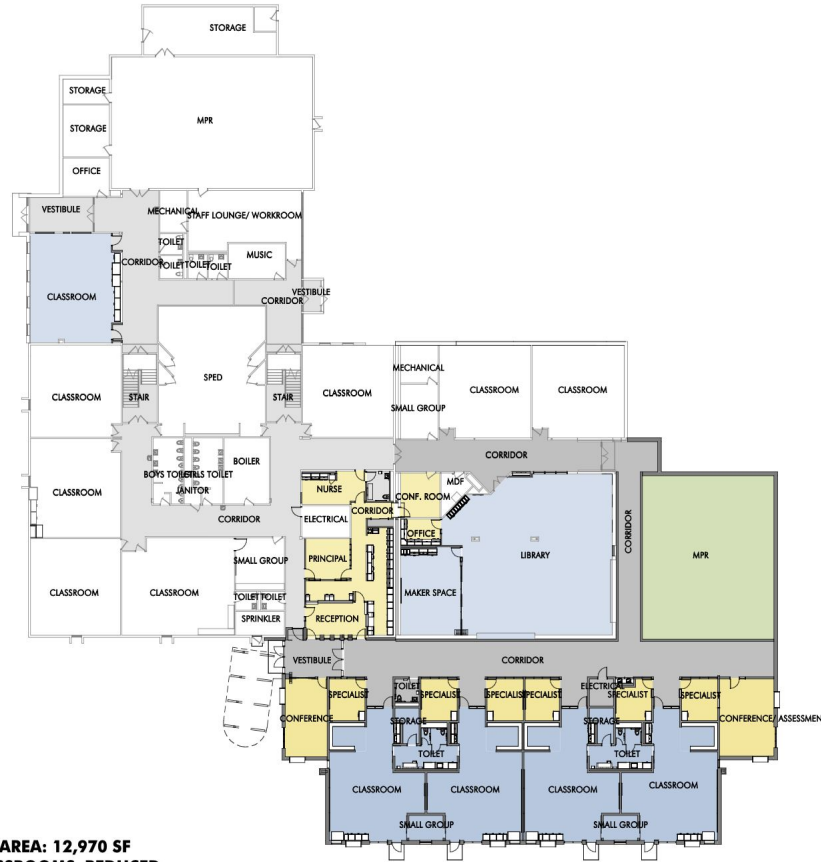
Reduced Multipurpose Room

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)**

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
-

Capital Projects for Consideration

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

Lease Options

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

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
-

Operational Impacts

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 \$310,000 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.



Administrative Recommendation

- **Proceed with Bond sale in July**
 - **Refine Eisenhower construction design plans for a base bid to include: (~\$13M)**
 - **4-5 Classroom configuration**
 - **Reduced MPR**
 - **Relocated Main Office/Nurse**
 - **East Parking Lot**
 - **Develop Operational/Staffing Reductions (~\$310K)**
 - **Proceed with MacArthur Windows, Siding & Doors (~\$2M)**
 - **Proceed with prioritized capital projects (~\$2M)**
 - **Restroom Renovations**
 - **Paving, Roofing, Flooring as Prioritized**
-

Non-Referendum Build Rendering:

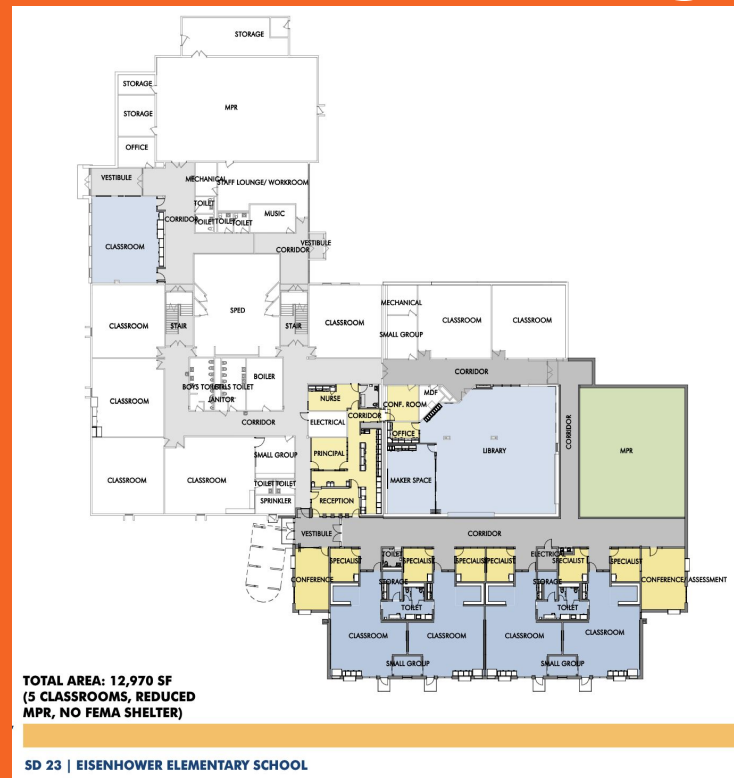
\$0 Tax Impact

\$13M Construction (Estimated)

- 4 or 5 Classrooms (reduced from 6)
- 7 Offices (reduced from 11)
- Relocated Main Office
- Reduced MultiPurpose Room (not a FEMA Shelter)
- Limited Library Renovation
- No Activity Area
- Shared Conference and OT/PT Space

No Operating Increase

- Reductions in staffing/programming of ~\$310K (reduced from \$1.1M)





Next Steps...

- **June 12, 2025** – BOE Deliberation and Direction to Administration with Determination of Funding Option
 - **July 7, 2025** – Adopts Debt Certificate Parameters and Resolution
 - **July 9, 2025** – Sale of Debt Certificates and Proceeds to District
 - **July 11–August 8, 2025** – Publish Notice of Intent and Begin 30 Day Petition Period
 - **August 14, 2025** – Public Hearing on Issuance of Funding Bonds & Approval of Resolution
 - **September 11, 2025** – Approve Parameters Resolution Authorizing Sale of Funding Bonds
 - **September, 2025** – Sale of Funding and Refunding Bonds
 - **October, 2025** – Close Bond Issue
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