

BUILDING ROCK ISLAND - MILAN OUR FUTURE

ROCK ISLAND - MILAN SCHOOL DISTRICT 41
FACILITIES MANAGEMENT PLAN FOR EXCELLENCE IN EDUCATION

MARCH 11, 2025



The full district assessment report
and individual school reports can be found at:
www.rimsd41.org/apps/pages/fmpschooldistrictreports

AGENDA

- Purpose
- Facilities Master Plan Project Overview
- Our Partners
- School Community Meetings
- Other Methods & Input of Feedback
- Legat Architects' Report
- Maintaining our Investment
- Beyond
- Next Actions
- Thank You

PURPOSE

THE FACILITIES MASTER PLAN PROVIDES

Educational excellence, cost effectiveness, and upholds school community values by:

- Equitably addressing functional and physical needs across the district
- Creating scholar - centered learning environments based upon current and future educational program needs
- Cost effectively integrating existing building use with new additions
- Maintaining historic and cultural value of existing facilities
- Enhancing community pride
- Creating learning environments that are competitive with surrounding school districts
- Addressing all Health and Life Safety obligations



PURPOSE

As a living document, it is expected that this plan will undergo periodic reviews and adaptations as required to meet the changing needs of the district. The initial scope of work identified through the Community Engagement Planning Process is illustrated in this presentation and the FMP document.





FACILITIES MANAGEMENT TIMELINE

**Phase I: Jan - July
2024**

- Legat Architects Facilities Assessments
- Community Meetings
- FMP Survey Launched
- FMP Committee selected, sets goals/planning schedule

**Phase II: August -
December 2024**

- Educational use & Demography study begins
- District-wide town hall(s)
- Virtual town halls
- FMP Committee site visits
- Funding exploration/discussions

**Phase III: December
2024 - January 2025**

- Prioritization meetings
- Report & present presentation

**Phase IV: February -
June 2025**

- FMP approval
- Demography and Boundary study complete
- Funding decisions finalized & Facilities Management Plan execution begins

RIMS D #41 *Partners*



Legat Architects works with building owners and communities to overcome facility challenges with design that improves performance and lives. Their Services include architecture, interior design, sustainability consulting, and campus master planning.



From enrollment and achievement planning to small or large-scale academic turnaround, MGT supports with close achievement gaps through innovative teaching tools, curriculum design, capacity support, and coaching.

2024-2025 SCHOOL COMMUNITY *Meetings*

APPROXIMATELY 125 PEOPLE ATTENDED MEETINGS AT WASHINGTON JR HIGH, EDISON JR HIGH, AND ROCK ISLAND HIGH SCHOOL. THE COMMITTEE MET OVER FIVE MONTHS.



OTHER METHODS *of Input & Feedback*

RIMSD #41 FACILITIES SURVEY

OVERVIEW

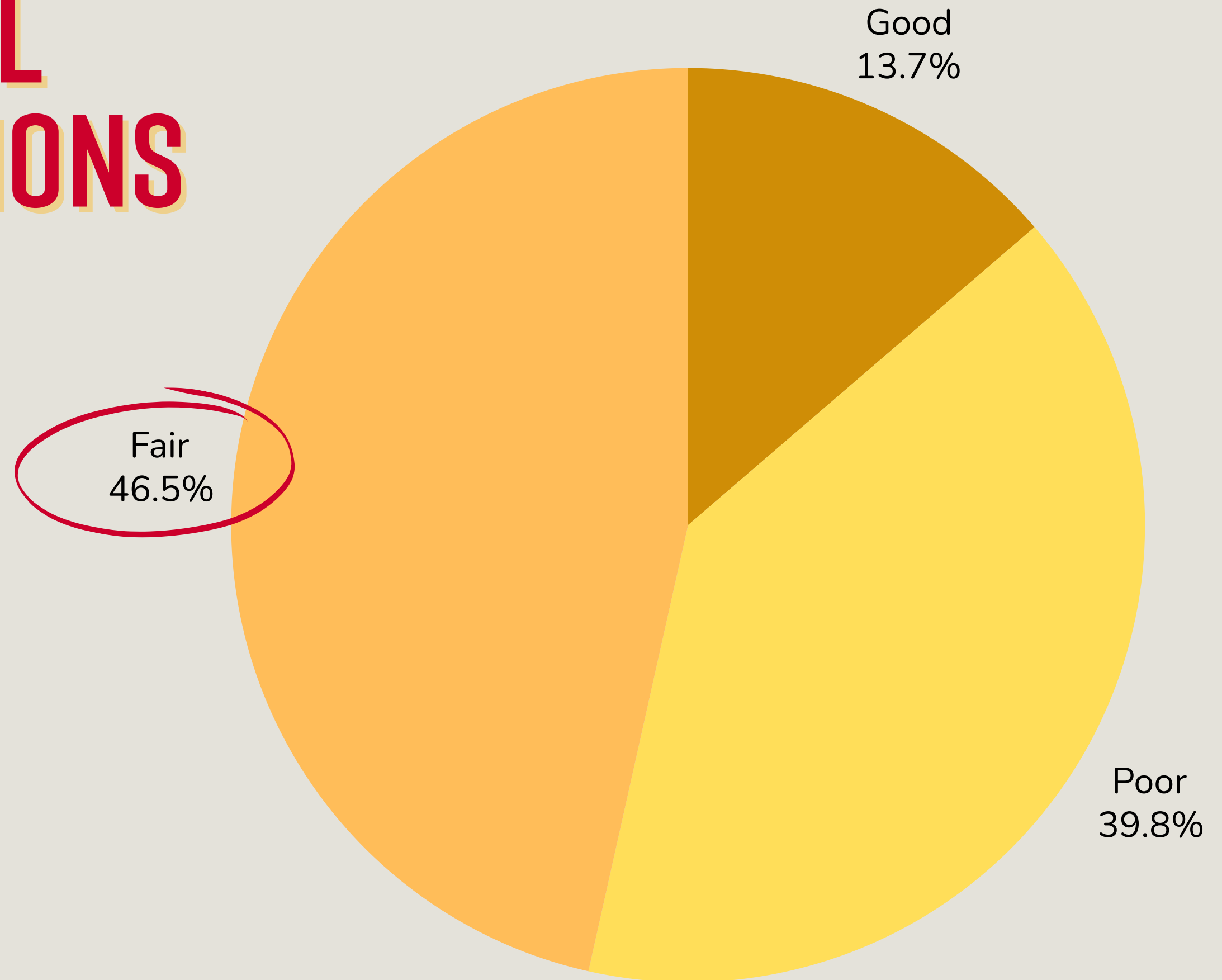
of the Survey

RESPONDENTS: 525

PARENT/ GUARDIAN	123 (23.4%)	STAFF MEMBER	100 (19.0%)
SCHOLAR	108 (20.6%)	COMMUNITY MEMBER	20 (3.8%)
TEACHER	172 (32.8%)	OTHER	2 (0.4%)

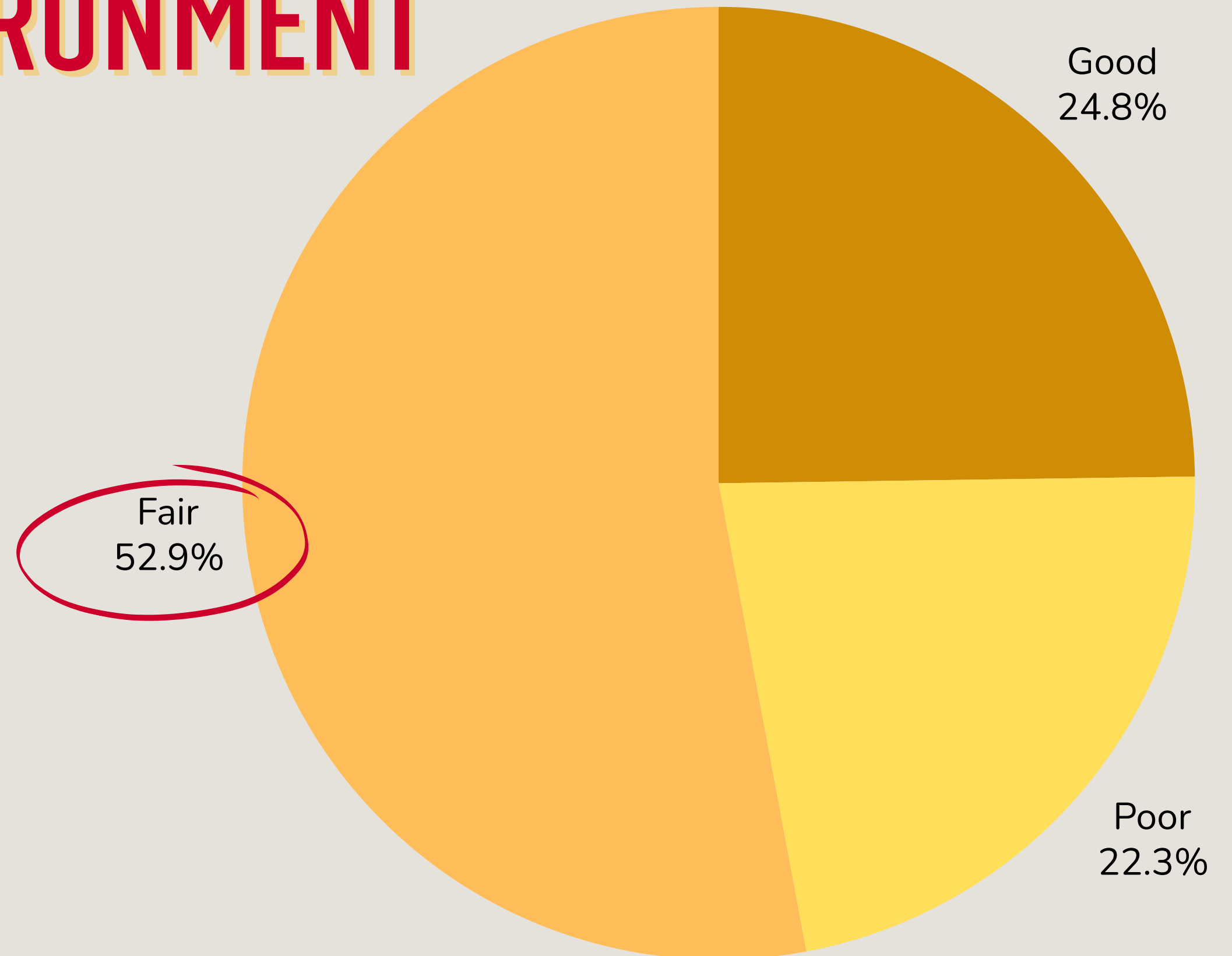
RATING OF SCHOOL BUILDING CONDITIONS

- RESPONDENTS WERE ASKED TO RATE THE **CONDITION** OF THE SCHOOL THEY SELECTED TO FILL OUT A SURVEY FOR.
- **46.5%** (244) RATED FAIR AND **39.8%** (209) RATED POOR. THE REST RATED THEIR BUILDING AS GOOD.



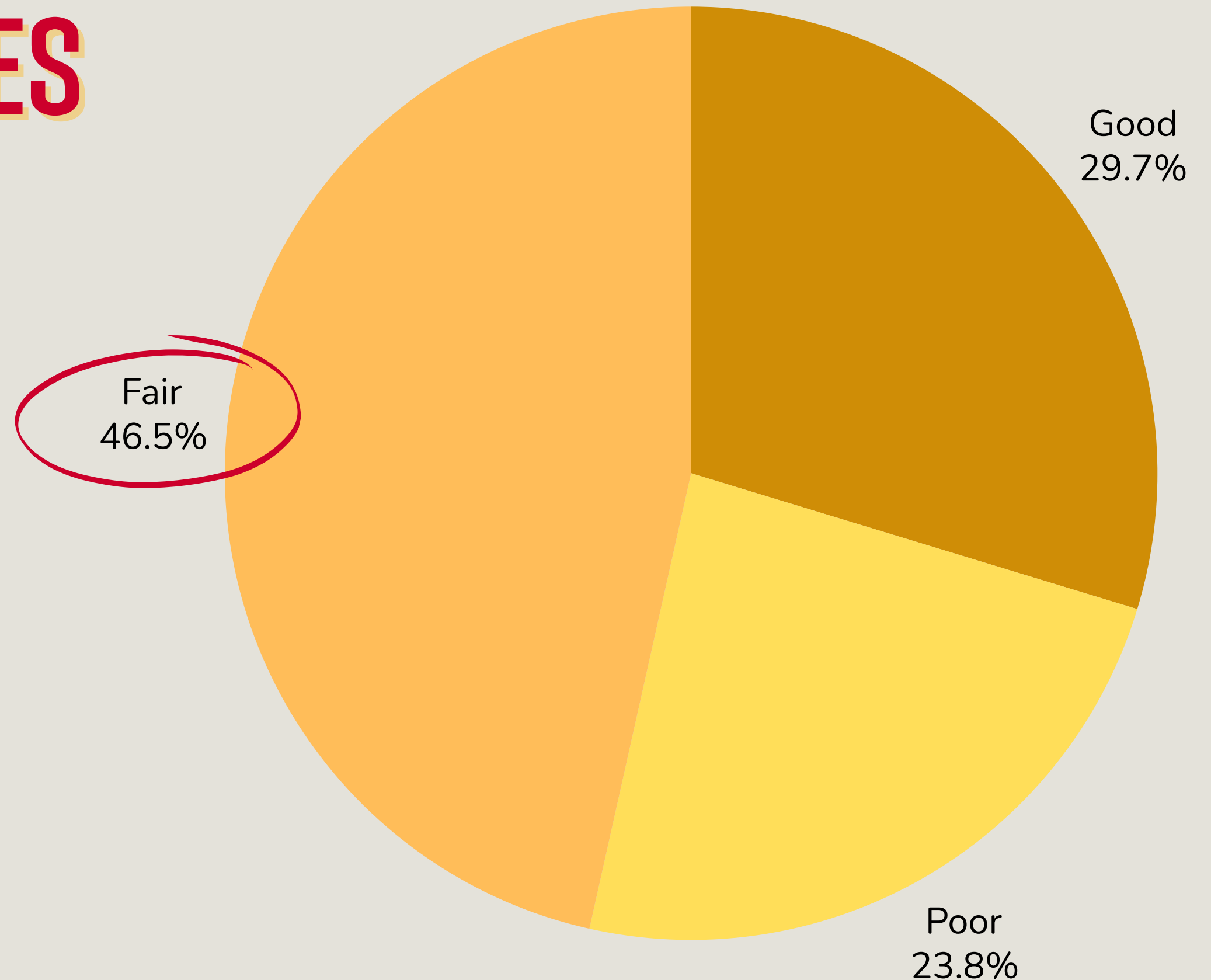
RATING OF BUILDING SPACES: CLASSROOM ENVIRONMENT

- RESPONDENTS WERE ASKED TO RATE THE **CLASSROOM ENVIRONMENT** OF THE SCHOOL THEY SELECTED TO FILL OUT A SURVEY FOR.
- **53%** (278) RATED FAIR AND **24.8%** (130) RATED GOOD. THE REST RATED THEIR BUILDING AS FAIR.



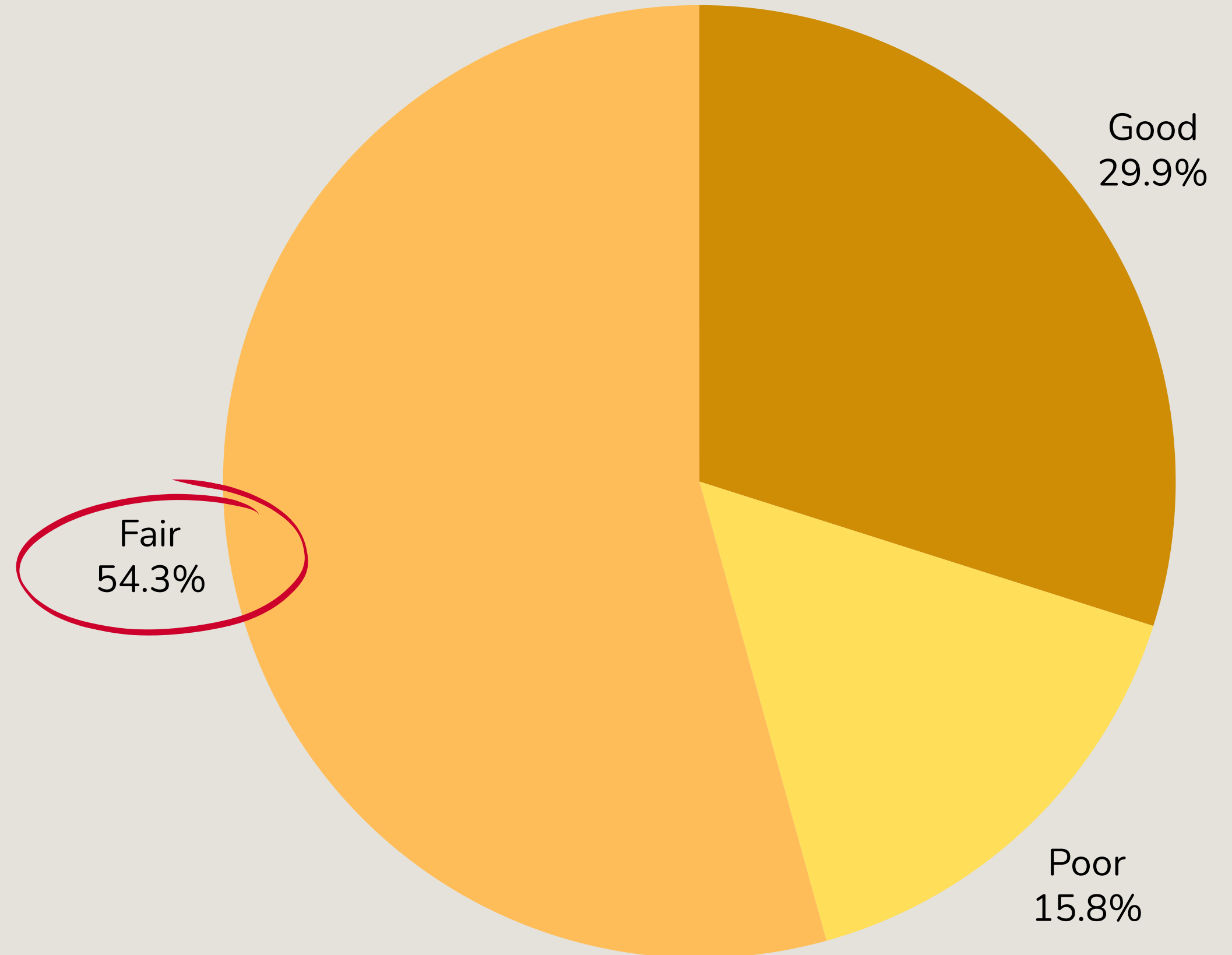
RATING OF BUILDING SPACES: SECURITY FEATURES

- RESPONDENTS WERE ASKED TO RATE THE **SECURITY FEATURES** OF THE SCHOOL THEY SELECTED TO FILL OUT A SURVEY FOR.
- **46.5%** (244) RATED FAIR AND **29.7%** (156) RATED GOOD. THE REST RATED THEIR BUILDING AS POOR.



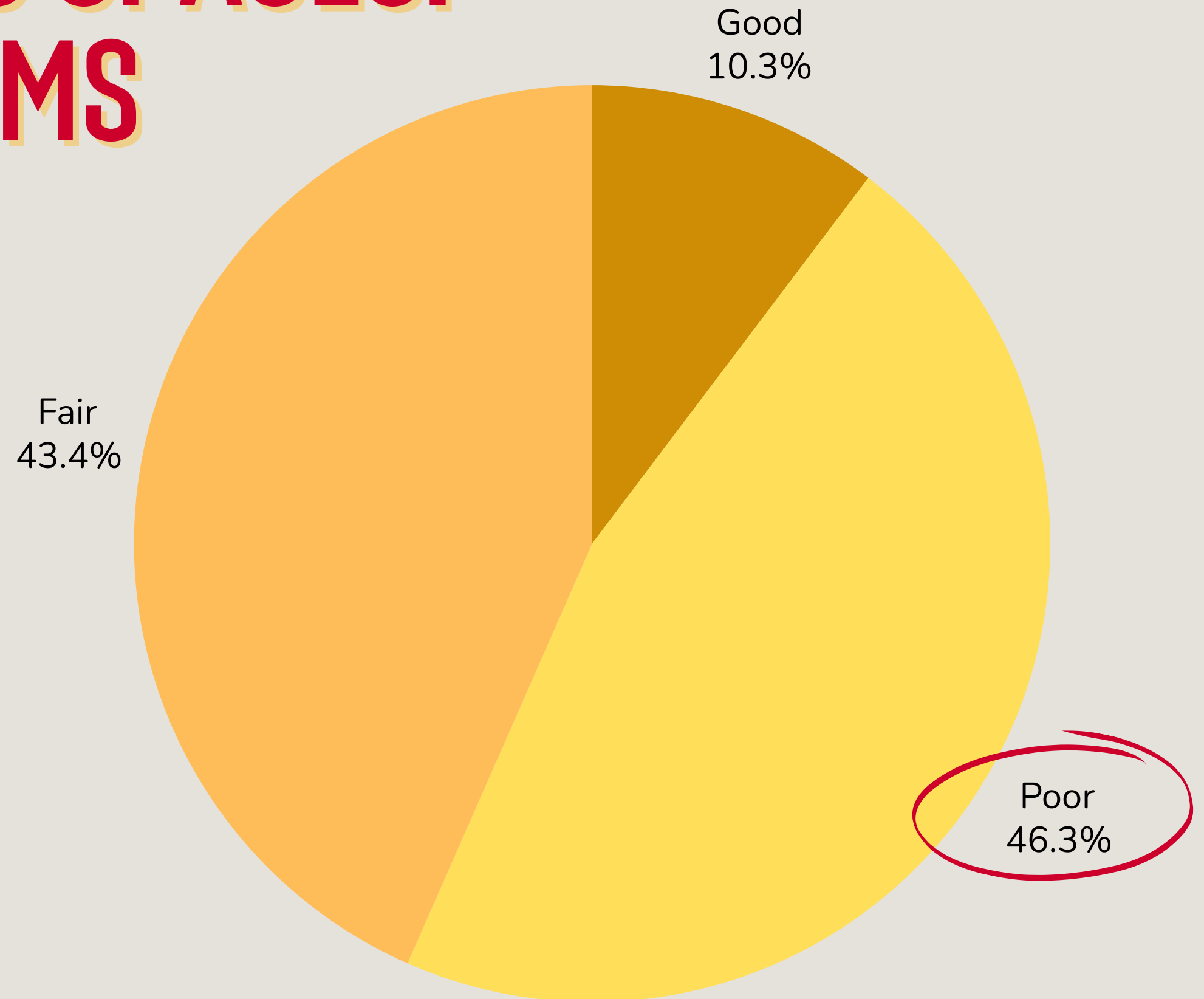
RATING OF BUILDING SPACES: TECHNOLOGY

- RESPONDENTS WERE ASKED TO RATE THE **TECHNOLOGY** OF THE SCHOOL THEY SELECTED TO FILL OUT A SURVEY FOR.
- **54.3%** (285) RATED FAIR AND **29.9%** (157) RATED GOOD. THE REST RATED THEIR BUILDING AS POOR.



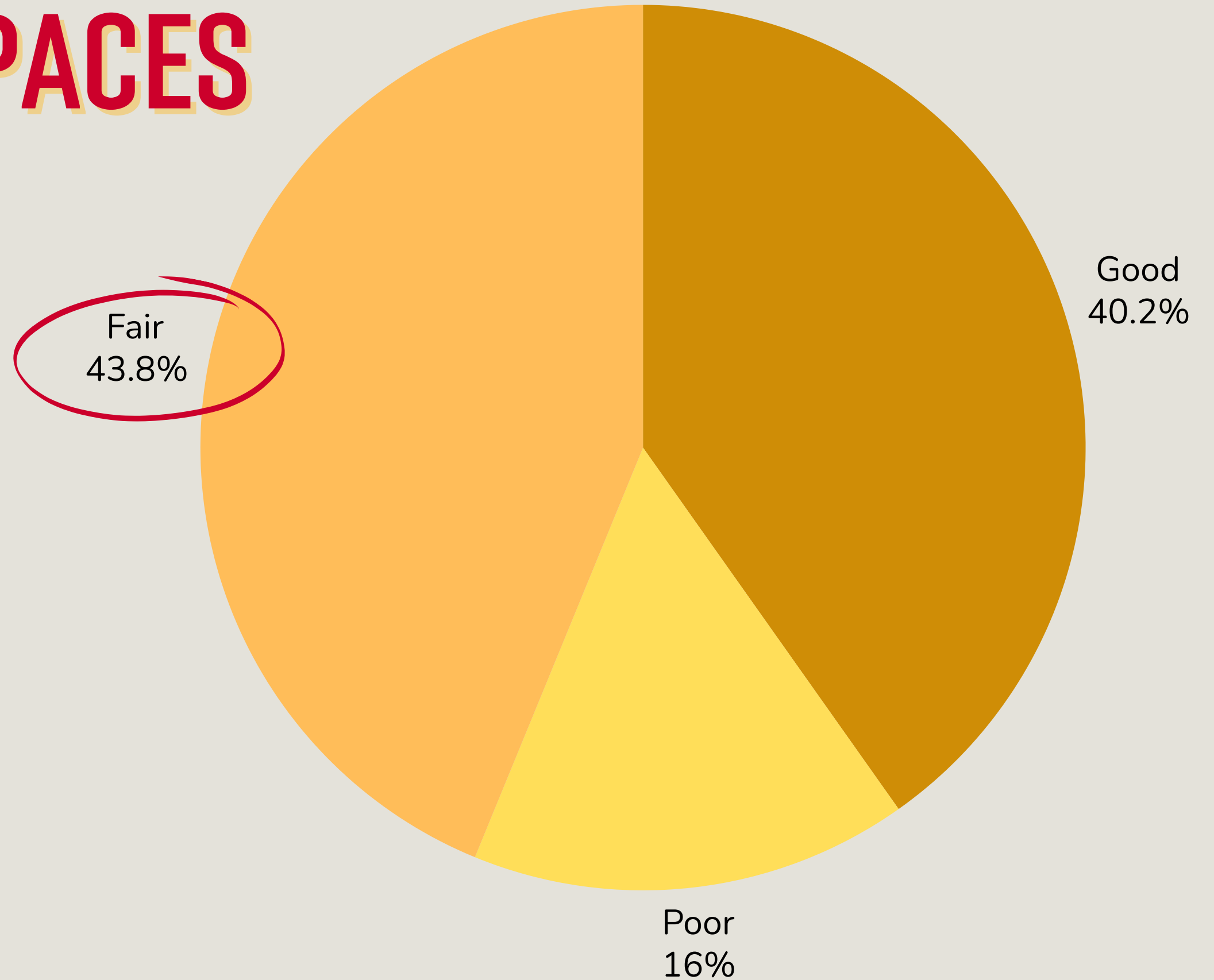
RATING OF BUILDING SPACES: MECHANICAL SYSTEMS

- RESPONDENTS WERE ASKED TO RATE THE **MECHANICAL SYSTEMS** OF THE SCHOOL THEY SELECTED TO FILL OUT A SURVEY FOR.
- **46.3%** (243) RATED POOR AND **43.4%** (128) RATED FAIR. THE REST RATED THEIR MECHANICAL SYSTEMS AS GOOD.



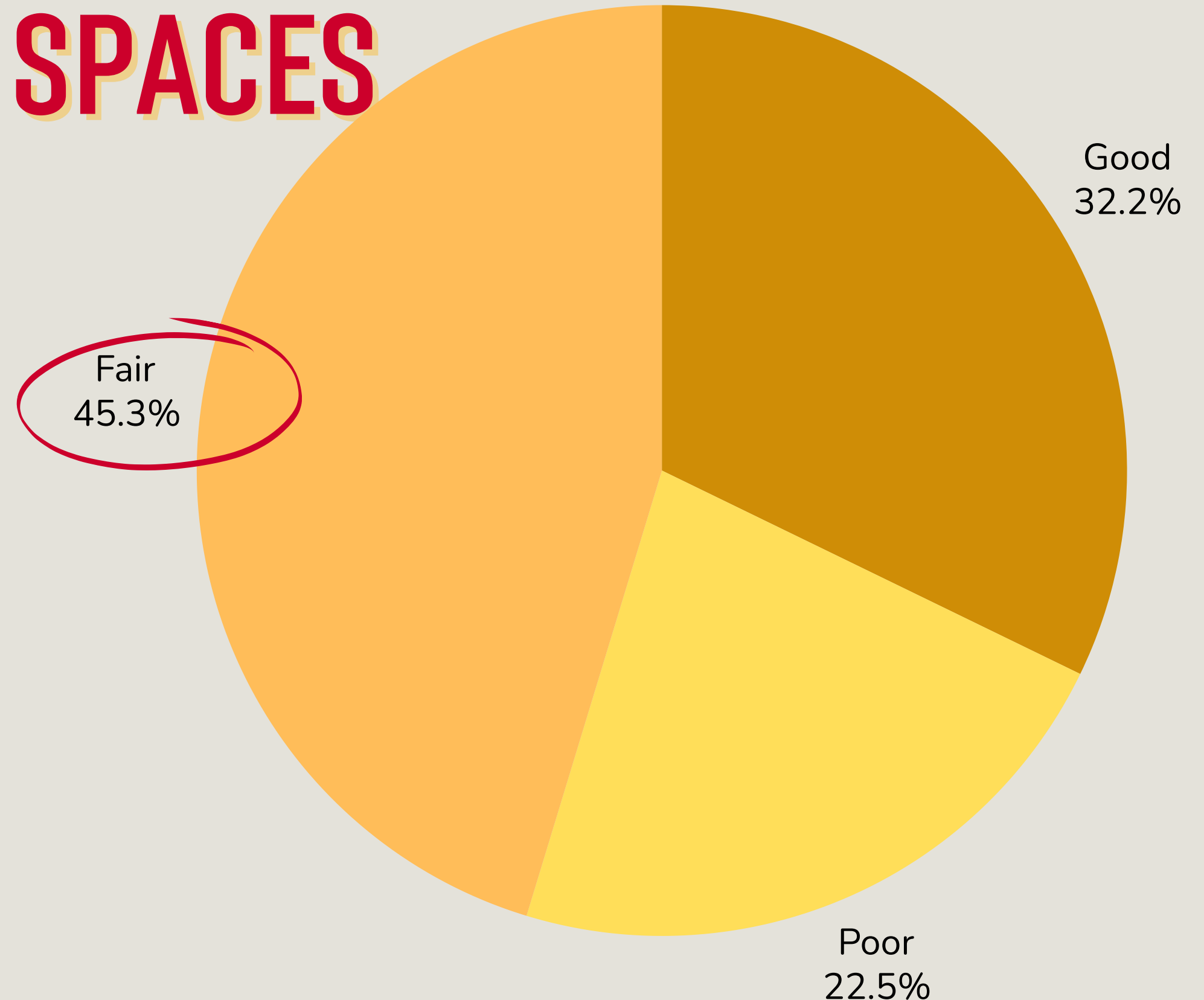
RATING OF BUILDING SPACES: MULTI-PURPOSE SPACES

- RESPONDENTS WERE ASKED TO RATE THE **MULTI-PURPOSE SPACES** OF THE SCHOOL THEY SELECTED TO FILL OUT A SURVEY FOR.
- **43.8%** (230) RATED FAIR AND **40.2%** (211) RATED GOOD. THE REST RATED THEIR MULTI-PURPOSE SPACES AS POOR.



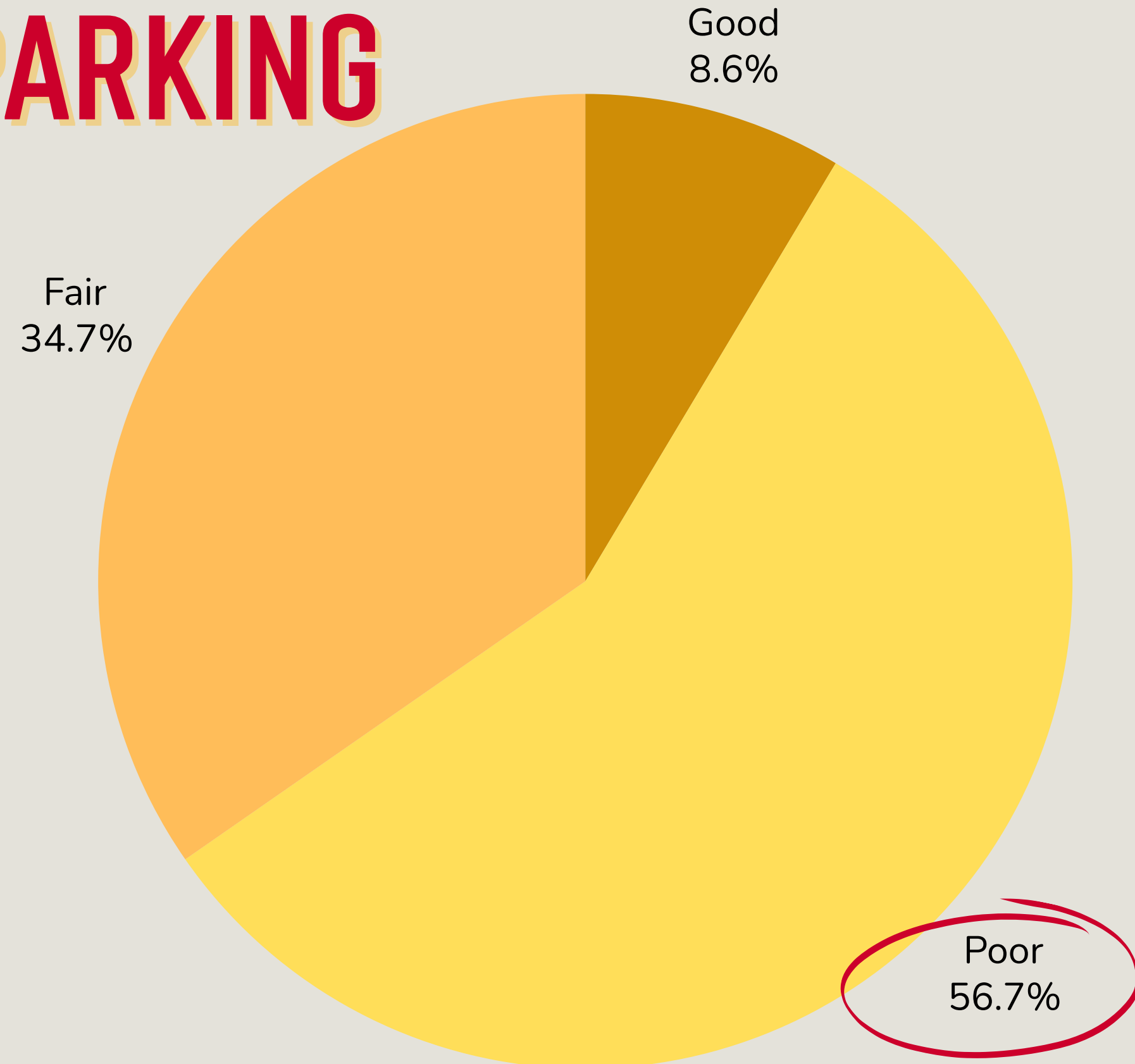
RATING OF BUILDING SPACES: EXTERIOR ACTIVITY SPACES

- RESPONDENTS WERE ASKED TO RATE THE **EXTERIOR ACTIVITY SPACES** OF THE SCHOOL THEY SELECTED TO FILL OUT A SURVEY FOR.
- **45.3%** (238) RATED FAIR AND **32.2%** (169) RATED GOOD. THE REST RATED THEIR EXTERIOR ACTIVITY SPACES AS POOR.



RATING OF BUILDING SPACES: STUDENT DROP-OFF & PARKING

- RESPONDENTS WERE ASKED TO RATE THE **DROP OFF & PARKING** AREA OF THE SCHOOL THEY SELECTED TO FILL OUT A SURVEY FOR.
- **56.8%** (298) RATED POOR AND **34.7%** (182) RATED FAIR. THE REST RATED THEIR DROP-OFF & PARKING AREA AS GOOD.



OTHER METHODS *of Input & Feedback*

RIMSD #41 FACILITIES MANAGEMENT PLANNING SURVEY

OVERVIEW *of the Survey*

RESPONDENTS: 587

PARENT/ GUARDIAN	292 (49.7%)	STAFF MEMBER	82 (14.0%)
SCHOLAR	16 (2.7%)	COMMUNITY MEMBER	21 (3.6%)
TEACHER	173 (29.5%)	OTHER	3 (0.5%)

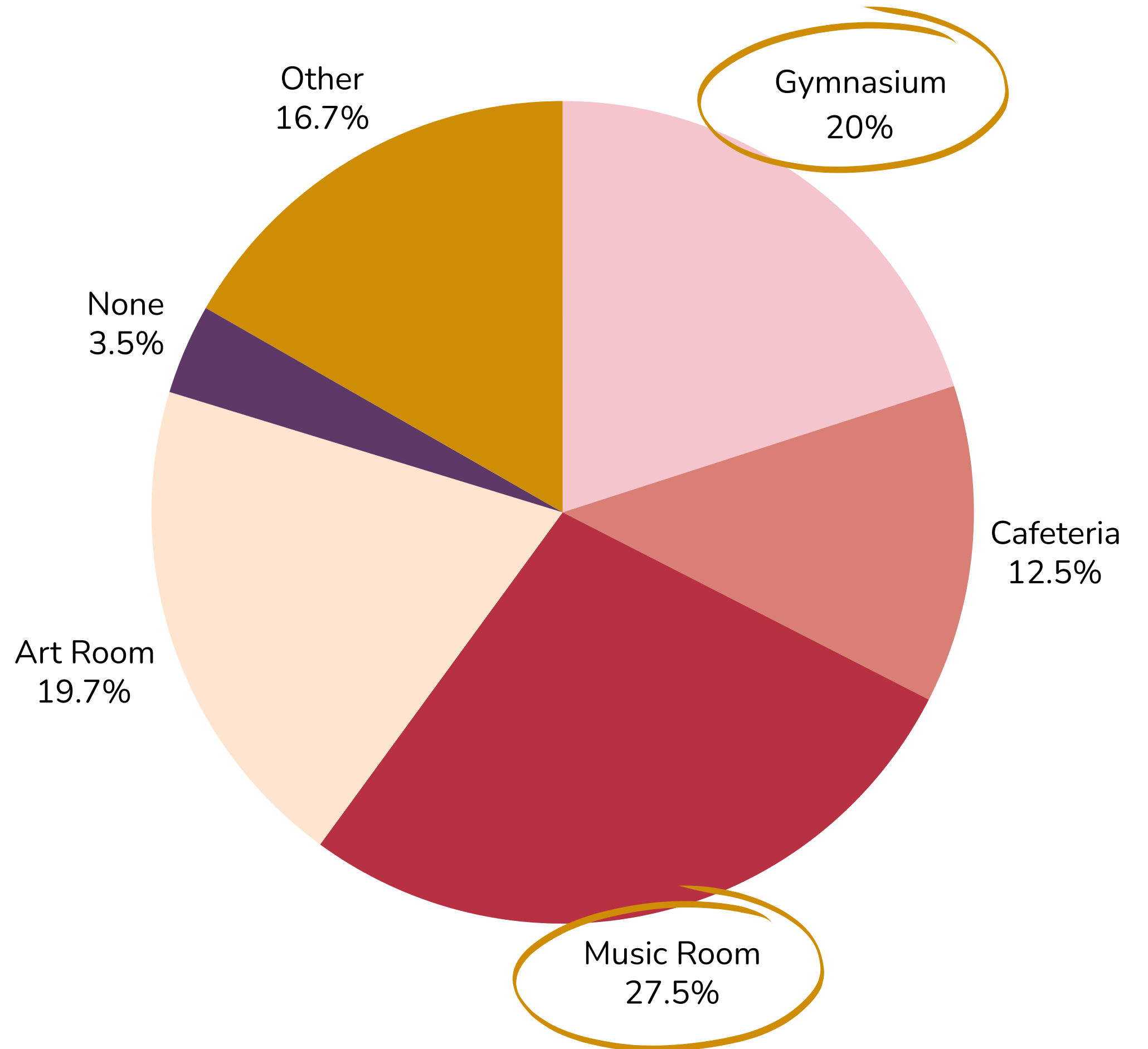
IMPORTANCE OF EXTRACURRICULAR ACTIVITIES

- RESPONDENTS WERE ASKED TO RANK THE IMPORTANCE/SIGNIFICANCE OF THE FOLLOWING EXTRACURRICULAR ACTIVITIES FROM 1 TO 5.
- 1 BEING THE MOST IMPORTANT, 5 BEING THE LEAST IMPORTANT
- **MUSIC, ATHLETICS AND HOMEWORK HELP** RESULTED IN THE HIGHEST RANKINGS OF IMPORTANCE.

EXTRACURRICULAR ACTIVITIES	AVERAGE
MUSIC	2.6
ATHLETICS/ PE SPACES	2.6
STUDY/ HOMEWORK HELP	2.6
THEATER/ DRAMA	3.4
OTHER CLUB/ ORGANIZATION	3.7

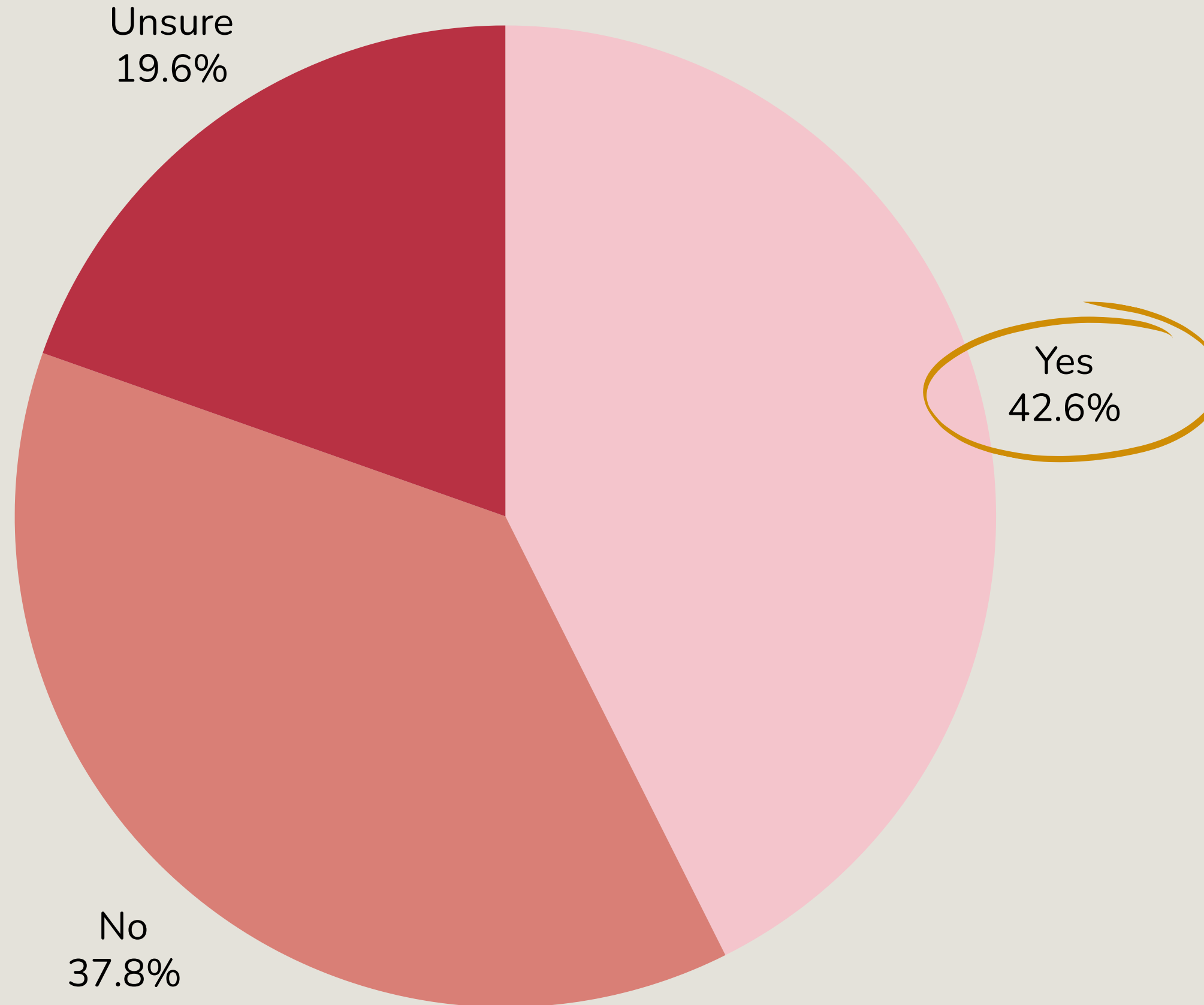
AREAS FOR IMPROVEMENTS

- RESPONDENTS WERE ASKED WHICH SCHOOL FACILITIES THEY'D LIKE TO SEE IMPROVED OR ADDED.
- **MUSIC ROOM AND GYMNASIUM** RECEIVED THE HIGHEST RANKING FOR IMPROVEMENT NEEDS.



INCLUSIVENESS AND ACCESSIBILITY

- RESPONDENTS WERE ASKED IF THEY FEEL THAT THE BUILDING IS INCLUSIVE AND ACCESSIBLE FOR PEOPLE WITH DISABILITIES.
- **42.6%** (250) ANSWERED YES AND **37.8%** (222) ANSWERED NO. THE REST ARE UNSURE.



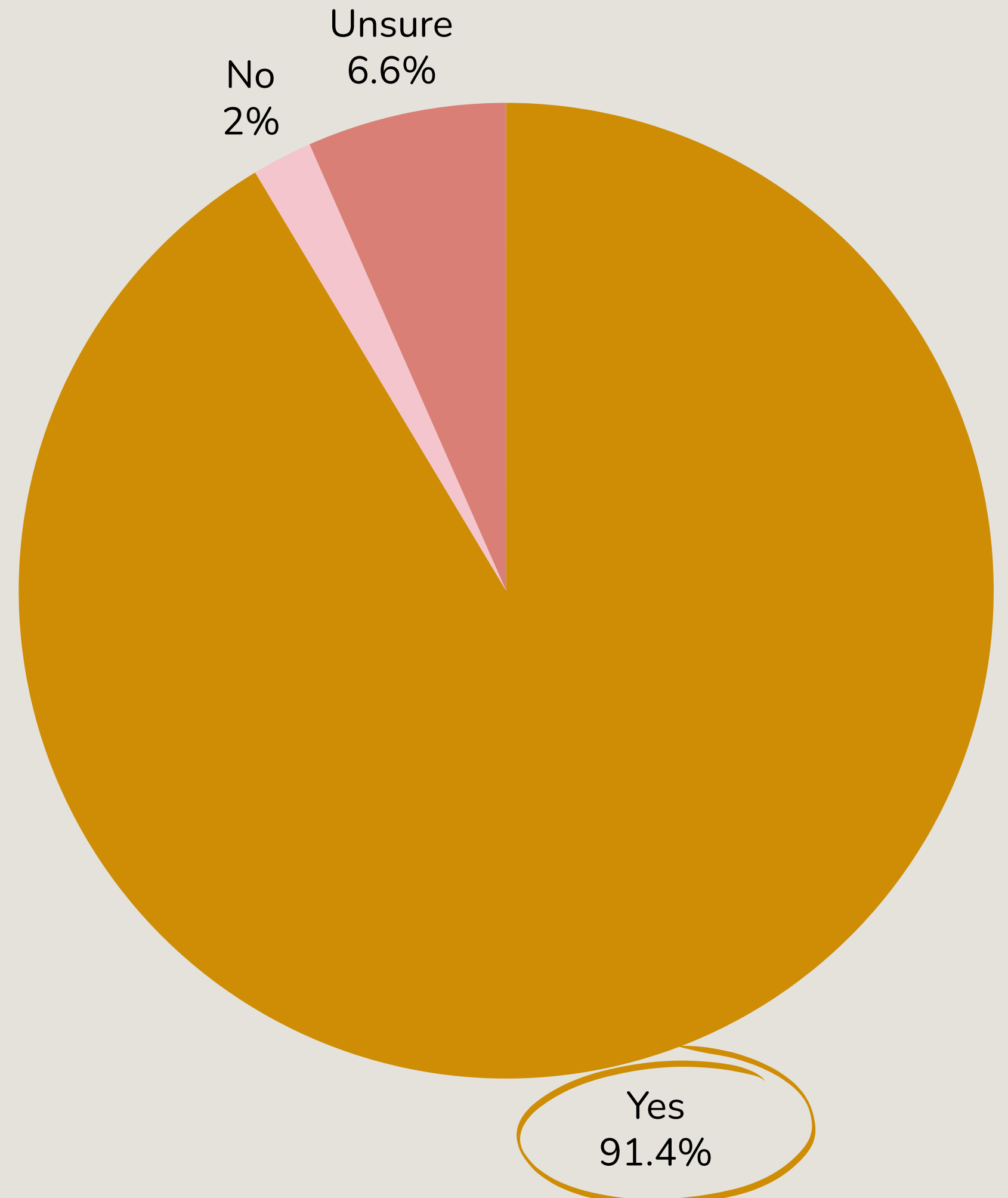
IMPORTANCE OF PROJECT CATEGORIES

- RESPONDENTS WERE ASKED TO RANK THE IMPORTANCE OF PROJECT CATEGORIES FROM 1 TO 6.
- 1 BEING THE MOST IMPORTANT, 6 BEING THE LEAST IMPORTANT
- **MECHANICAL/ ELECTRICAL SYSTEMS AND PLUMBING SYSTEM** RESULTED IN THE HIGHEST RANKINGS OF IMPORTANCE.

PROJECT CATEGORIES	AVERAGE
MECHANICAL/ ELECTRICAL SYSTEM	2.6
PLUMBING SYSTEMS	2.9
ADA COMPLIANCE	3.3
FINISHES IMPROVEMENTS	3.9
BUILDING ADDITIONS	3.9
BUILDING ENVELOPE	4.2

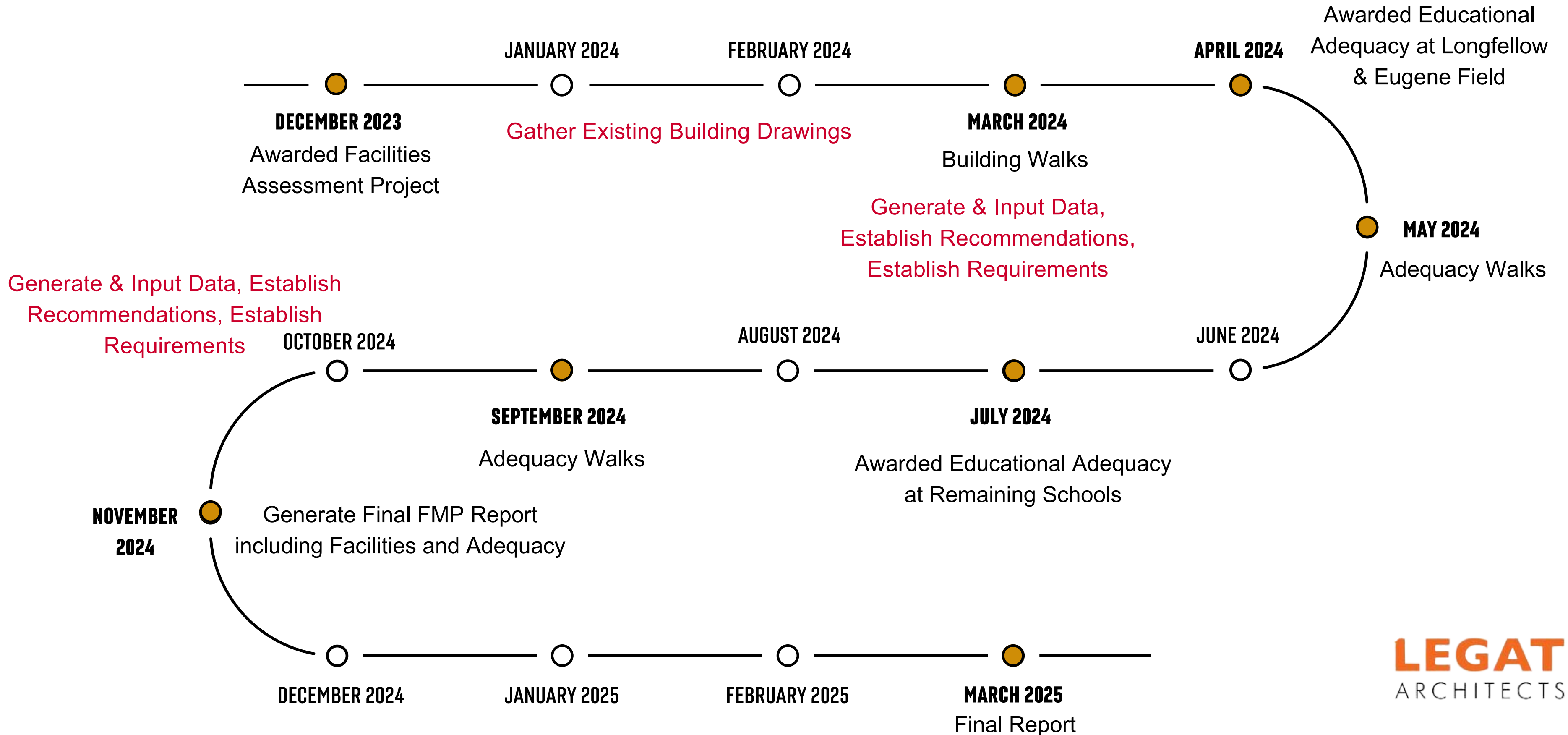
POSITIVE LEARNING EXPERIENCE

- RESPONDENTS WERE ASKED IF THEY BELIEVE UPGRADING THE SCHOOL FACILITIES WOULD POSITIVELY IMPACT THE LEARNING EXPERIENCE FOR SCHOLARS.
- **91.3%** (563) ANSWERED YES AND **2%** (12) ANSWERED NO. THE REST ARE UNSURE.



LEGAT
ARCHITECTS

FACILITIES & EDUCATIONAL ADEQUACY ASSESSMENTS

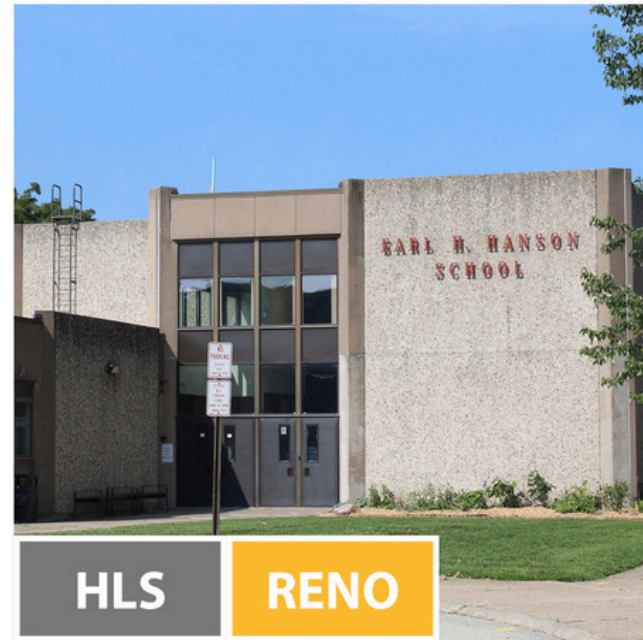


ELEMENTARY SCHOOLS



HLS

DENKMANN ELEMENTARY



HLS RENO

EARL HANSON ELEMENTARY



HLS RENO ADD

EUGENE FIELD ELEMENTARY



HLS RENO

FRANCES WILLARD ELEMENTARY



HLS

LONGFELLOW LIBERAL ARTS



HLS RENO

RIDGEWOOD ELEMENTARY



HLS RENO ADD

ROCK ISLAND ACADEMY ELEMENTARY



HLS RENO

ROCK ISLAND CENTER FOR MATH AND SCIENCE



HLS RENO

THOMAS JEFFERSON ELEMENTARY

HLS	HEALTH & LIFE SAFETY
RENO	RENOVATE
ADD	ADDITION
NEW	NEW CONSTRUCTION
CON	CONSOLIDATED

JR HIGH/ HIGH SCHOOLS



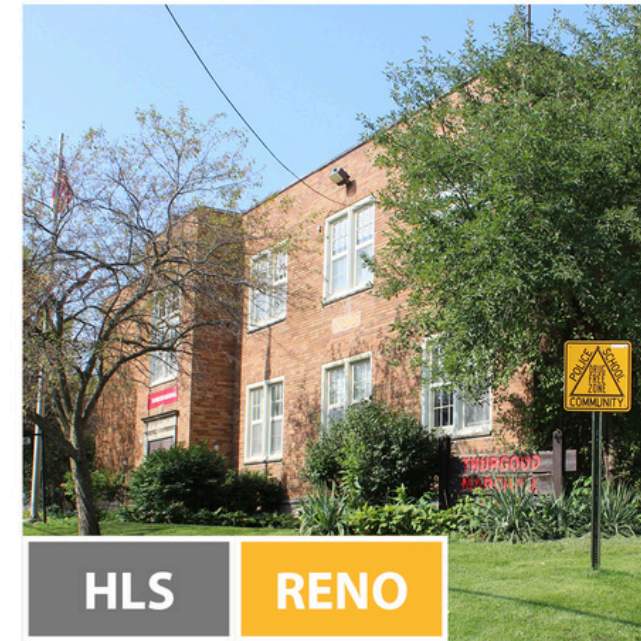
HLS
HORACE MANN EARLY LEARNING



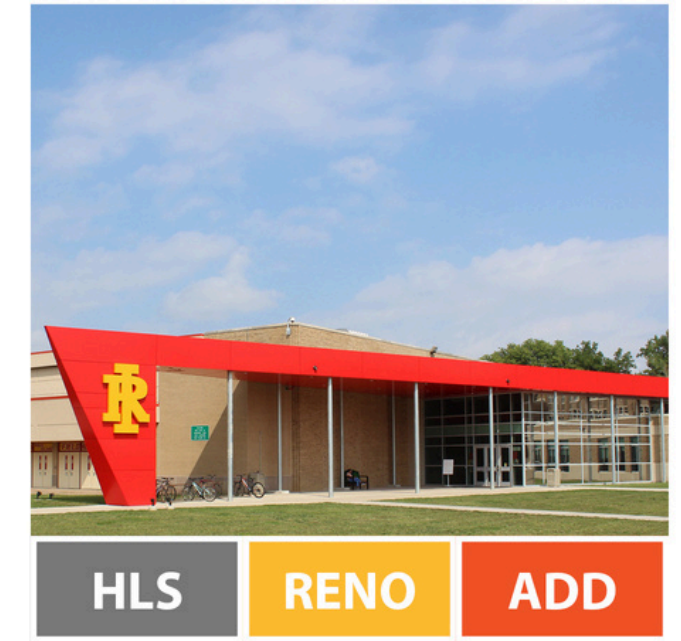
HLS **RENO**
EDISON JUNIOR HIGH SCHOOL



HLS **RENO**
WASHINGTON JUNIOR HIGH SCHOOL



HLS **RENO**
THURGOOD MARSHALL
ALTERNATIVE SCHOOL



HLS **RENO** **ADD**
ROCK ISLAND HIGH SCHOOL



DISTRICT OFFICE

- HLS** HEALTH & LIFE SAFETY
- RENO** RENOVATE
- ADD** ADDITION
- NEW** NEW CONSTRUCTION
- CON** CONSOLIDATED

Assessment of how **students** are **learning and interacting** with the built environment.

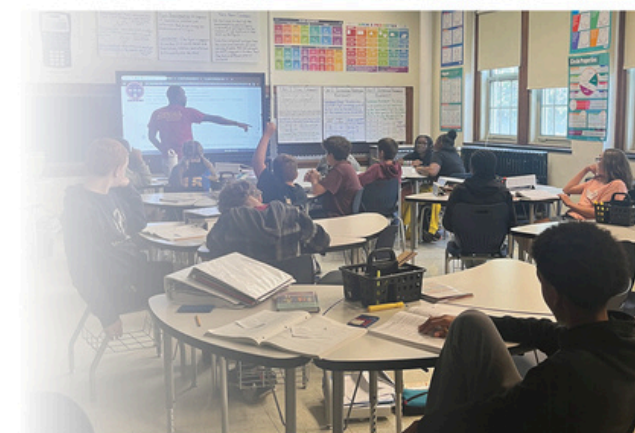
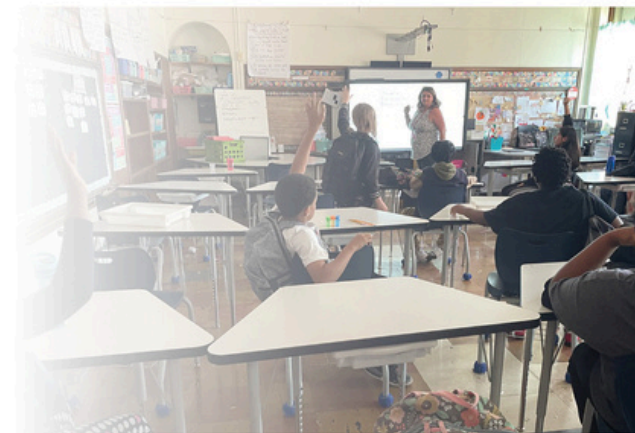
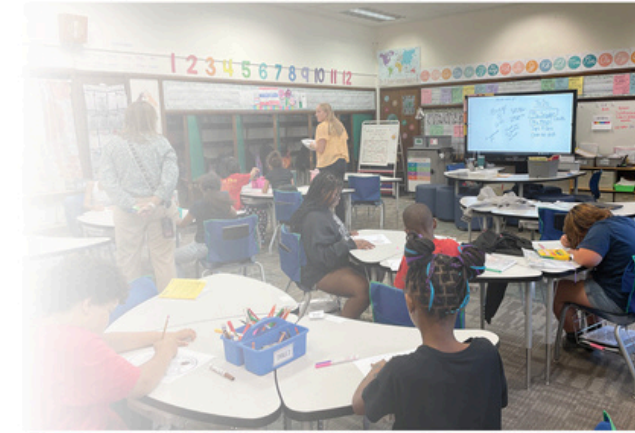
Seeing the learning environment from the **eyes of a student**.

Assessing if spaces are overcrowded, overstimulating, have natural light and create positive learning experiences.

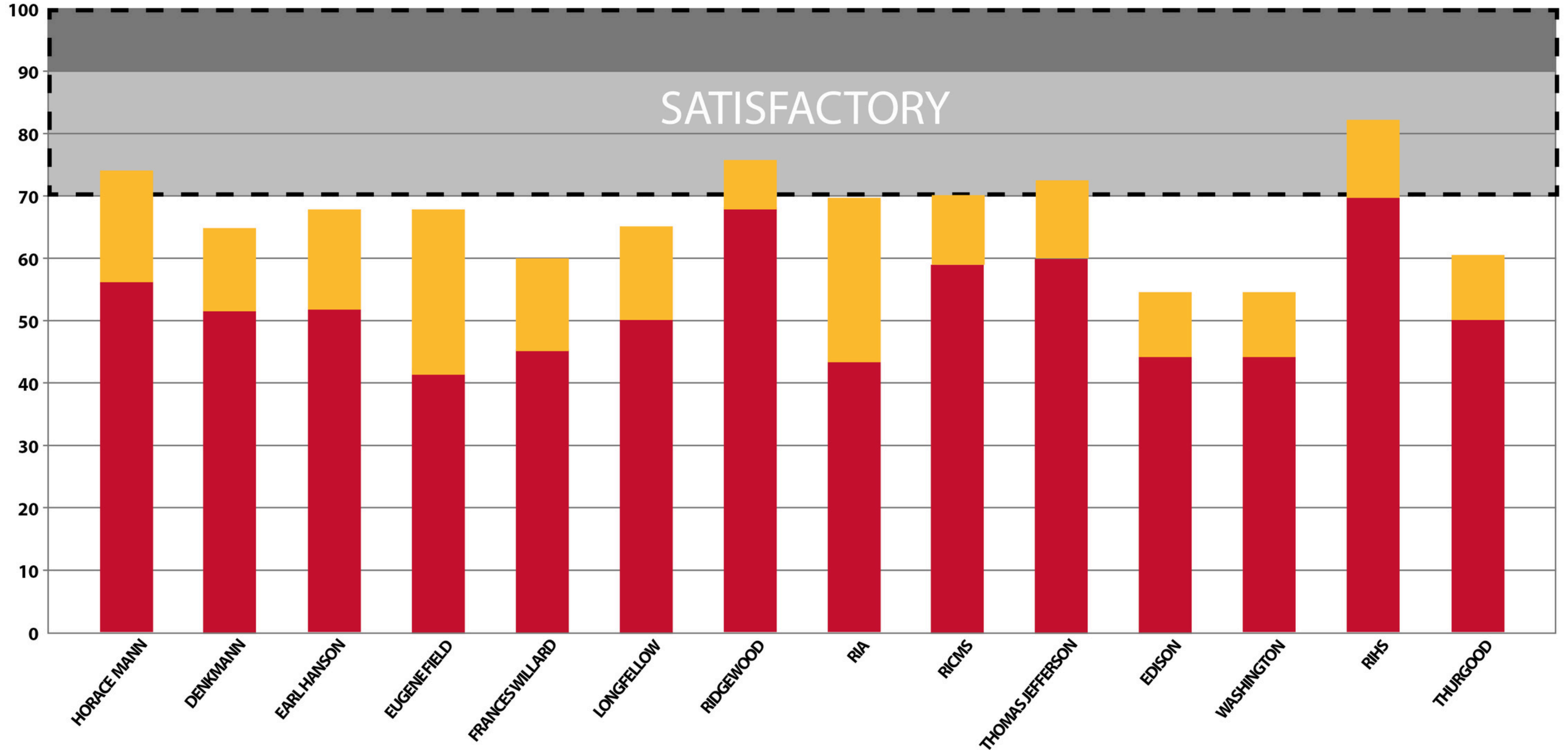
Focuses on items within

- General Curriculum
- Exploratory Curriculum**
- Student Support Services**
- Wellness, Fitness & Nutrition
- Site Amenities**

Helps create a **benchmark** for a District to set standards by.



EDUCATIONAL ADEQUACY



PROJECTS

at a glance

ELEMENTARY SCHOOLS

School Name	Description of Work	Health/Life Safety	Renovate	Addition
Denkman	Civil, Tuckpointing, Roof, Architectural, MEP (Parking lot/Playground Improvement, masonry, roof replacement, structural integrity, fire detectors, electrical, flooring and maintenance)			
Earl Hanson	Civil, Building Envelope, Architectural, MEP, Interior Renovation (Parking lot/playground safety improvements, structural integrity, architectural repairs and reconfiguration, fire alarms, electrical, restroom renovations, interior repairs)			
Eugene Field	Civil, Building Envelope, Architectural, MEP, Interior Renovation (Parking lot/playground safety improvements, addition, structural integrity, architectural repairs and ADA compliance, fire alarms, electrical, and interior repairs)			
Frances Willard	Civil, Building Envelope, Architectural, MEP (Parking lot/playground improvements, masonry, structural integrity, electrical, interior repairs and maintenance, flooring, ADA compliance)			

HLS
RENO
ADD

School Name	Description of Work	Health/Life Safety	Renovate	Addition
Longfellow	Civil, Building Envelope, Architectural, MEP, Interior Renovation (Parking lot/playground improvements, masonry, structural integrity, architectural redesign, electrical, interior repairs and maintenance, flooring, ADA compliance)			
RICMS	Safety/Security, Building Envelope, and Architectural Design (Improving parking lot safety, structural integrity, classroom upgrades, flooring and maintenance)			
Ridgewood	Civil, Building Envelope, Architectural, MEP, Interior Renovation (Parking lot/playground improvements, drop off lane, masonry repairs, restrooms, ADA compliance, structural integrity, interior repairs and maintenance)			
Rock Island Academy	Civil, Building Envelope, Architectural, MEP, Interior Renovation (Parking lot/playground improvements, masonry repairs, classroom addition, electrical, interior flooring, ADA Compliance, repairs and maintenance)			
Thomas Jefferson	Civil, Building Envelope, Architectural, MEP, Interior Renovations (Parking lot and drop off improvements, masonry repairs, structural integrity, ADA compliance, fire detectors, electrical, interior flooring)			

HLS

RENO

ADD

JUNIOR HIGH SCHOOLS

School Name	Description of Work	Health/Life Safety	Renovate	Addition
Edison JHS	Civil, Building Envelope, Architectural, Security, MEP, Interior Renovations (Parking lot/pavement improvements, drop off lane, masonry repairs, structural integrity, interior repairs, electrical, ADA compliance, flooring, maintenance and repairs.)			
Washington JHS	Civil, Building Envelope, Architectural, Security, MEP, Interior Renovations (Parking lot/pavement improvements, drop off lane, masonry repairs, structural integrity, interior repairs, fire alarm, electrical, ADA compliance, flooring, maintenance and repairs.)			

HLS
RENO
ADD

EARLY CHILDHOOD LEARNING CENTER

School Name	Description of Work	Health/Life Safety	Renovate	Addition
Horace Mann	Civil, Building Envelope Architectural, MEP (Improving parking lot safety, structural integrity, updating electrical, mechanical, and restrooms, various maintenance, fire alarms, interior repairs)			

HLS

RENO

ADD

HIGH SCHOOL

School Name	Description of Work	Health/Life Safety	Renovate	Addition
Rock Island High School	Civil, Building Envelope, Architectural, MEP, New Construction (Parking lot improvements, ADA compliance, aquatic center, masonry repairs, structural integrity, flooring, electrical, HVAC/unit upgrades, interior repairs and maintenance)			

HLS

RENO

ADD

THURGOOD MARSHALL LEARNING CENTER

School Name	Description of Work	Health/Life Safety	Renovate	Addition
Thurgood Marshall	Civil, Building Envelope, Architectural, MEP, Interior Renovations (Playground improvements, masonry repairs, structural integrity, secure entry, interior repairs, fire alarm, electrical, ADA compliance, flooring, maintenance and repairs.)			

HLS

RENO

ADD

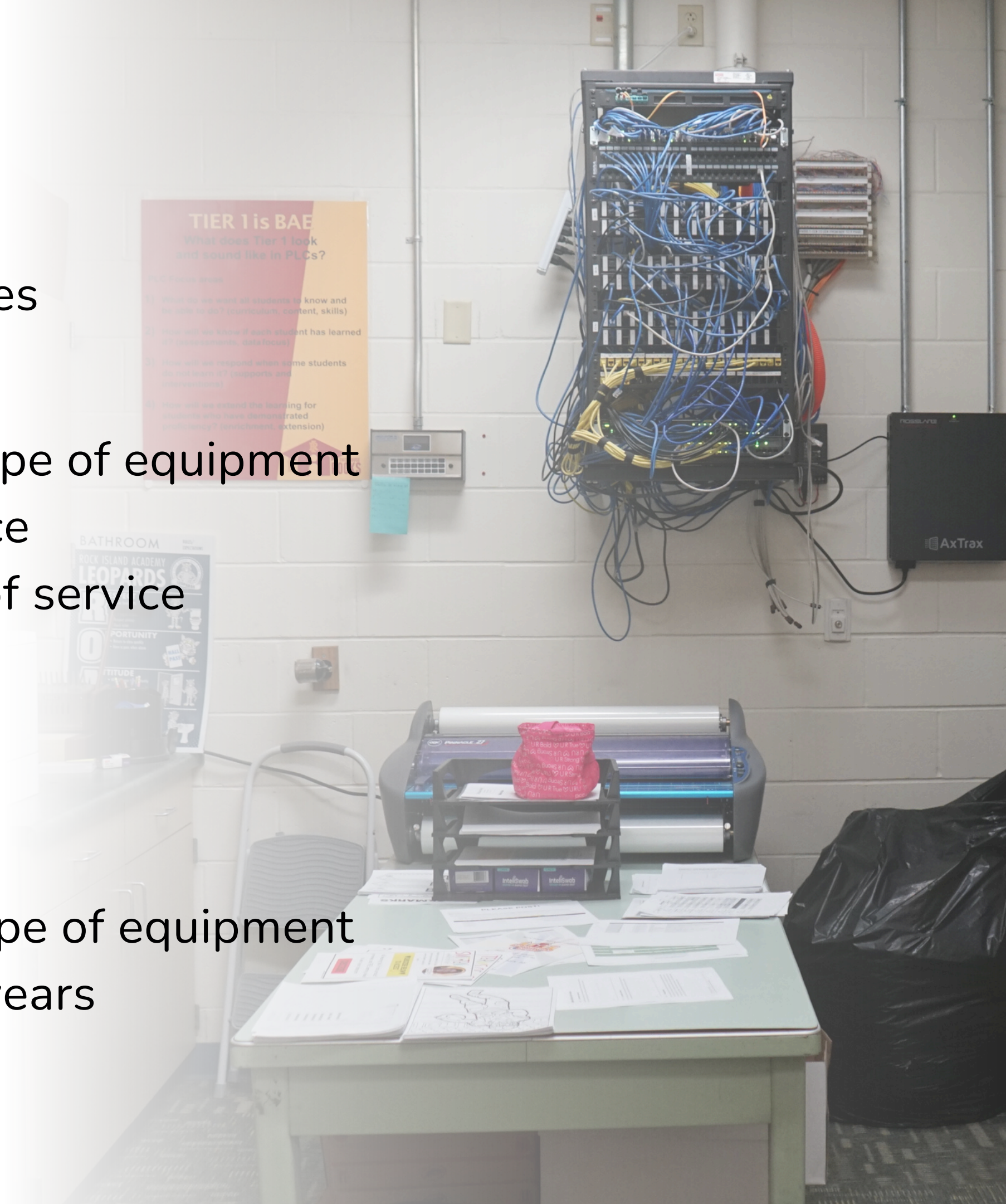
MAINTAINING OUR
Investment

PURPOSE

- Improve Lifespan of Assets
- Ensure Safety
- Enhance Efficiency
- Support Financial Sustainability
- Maximize Trade in/ Sales Value

REPLACEMENT CYCLE

- **Automotive Replacement Cycle**
 - Recommendation: 8 years or 100,000 miles
- **Machinery Replacement Cycle**
 - Recommendation: Varies depending on type of equipment
 - Heavy Machinery: 7-10 years of service
 - Snow/Lawn equipment: 1,000 hours of service
- **HVAC Replacement Cycle**
 - Recommendation: 10 years
- **Kitchen Equipment Cycle**
 - Recommendation: Varies depending on type of equipment
 - Ovens/Refrigerators/Freezers: 15-20 years
 - Cooler: 10-15 years
 - Cafeteria Tables: 20 years

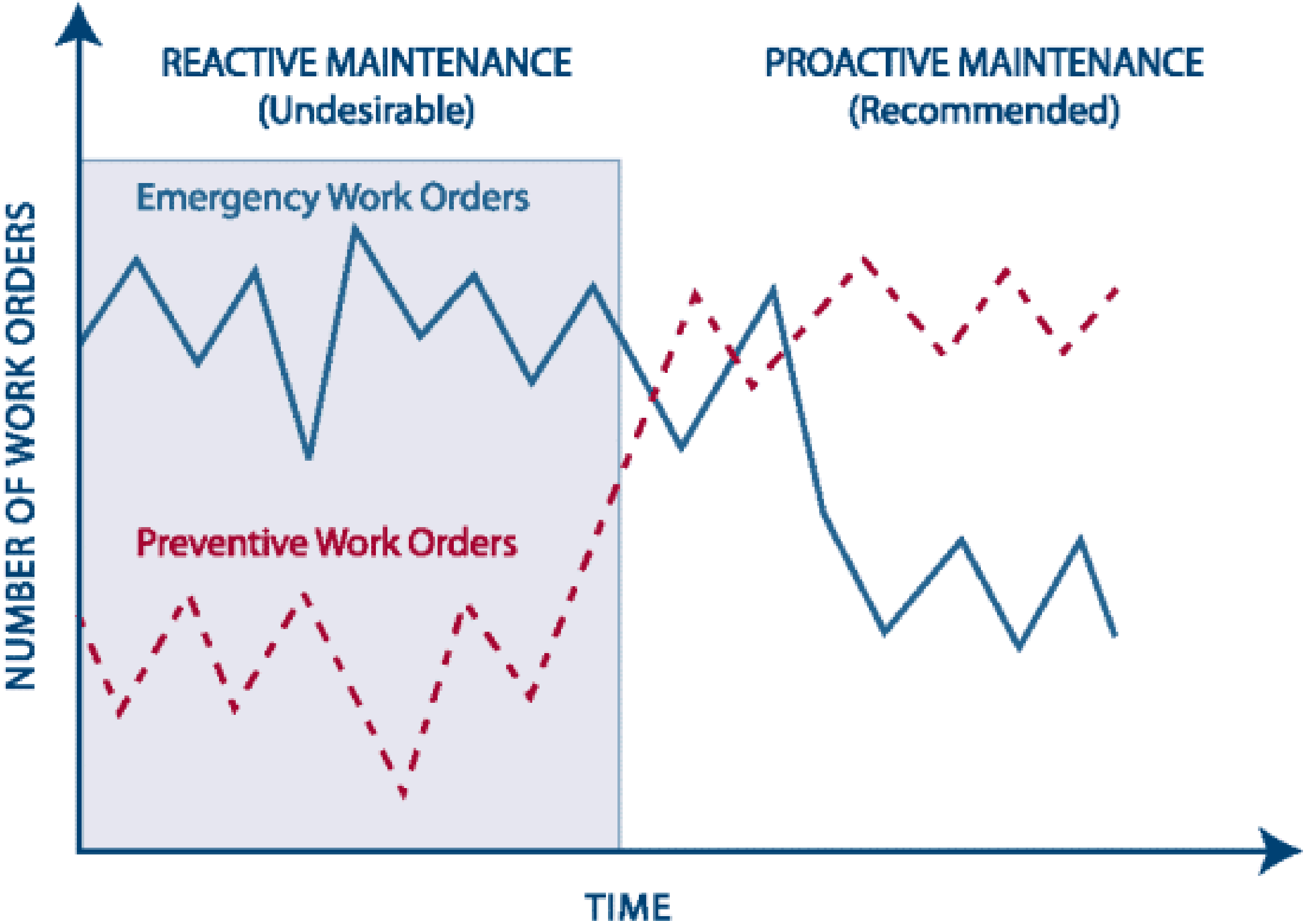


PREVENTATIVE MAINTENANCE

- **Automotive Maintenance**
 - Recommendation: Specific Mileage
- **Machinery Maintenance**
 - Recommendation: Specific Hours
- **HVAC Maintenance**
 - Recommendation: Varies depending on location
 - Filters: 2-4 times per year
 - Coil Cleaning: Annually
- **Kitchen Equipment Maintenance**
 - Recommendation: Varies based on use
 - Daily to bi-annual



PROACTIVE VS. REACTIVE APPROACH





BEYOND

FINANCING & FUTURE STEPS

ROCK ISLAND HIGH SCHOOL FIELDHOUSE

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ROCK ISLAND
ROCKS

VISITOR
PARKING ONLY

VISITOR
PARKING ONLY

VISITOR
PARKING ONLY

SHORT AND LONG-TERM FINANCING PLANS



- **Short-Term Improvements**

- 1% sales tax
- Series 2025 Working Cash Bond
- Capital Improvement and Working Cash Funds

- **Long-Term Improvements**

- Issue bonds
- Referendum

FUNDING OUR FUTURE

Non-Referendum Funding Options						
	Working Cash Fund Bonds	Funding Bonds	Health Life Safety Bonds	Debt Certifications	Alternate Revenue Source Bonds	1% Sales Tax
Voter Approval Required	No	No	No	No	No	Yes - Passed in November 2016
Payment Source	Property Tax	Property Tax	Property Tax	General Revenues	Varies	N/A, Generates Approx. \$5 Million/ Yr
30 Day Petition Period	Yes	Yes	No	No	Yes	N/A
Public Hearing	Yes	Yes	Yes	No	Yes	N/A
Count Toward Debt Limit	Yes	Yes	Yes	Yes	No	N/A
Maximum Term (Years)	20†	20†	30	30	40	N/A

BEYOND

Ongoing Master Plan Considerations

Further study, boundary decisions and funding recommendations are required to implement many of the planning recommendations for long-term projects.



CONSOLIDATING SCHOOLS

Through our Facilities Management Planning process, we have undertaken several key projects that will jump-start our next steps for considering consolidating schools, they are:

- Assessing enrollment trends through our demography and boundary study
- Analyzing the academic performance levels of each school
- Evaluating each of our school facilities
- Analyzing the educational adequacy of each of our school facilities and establishing adequacy standards for district schools

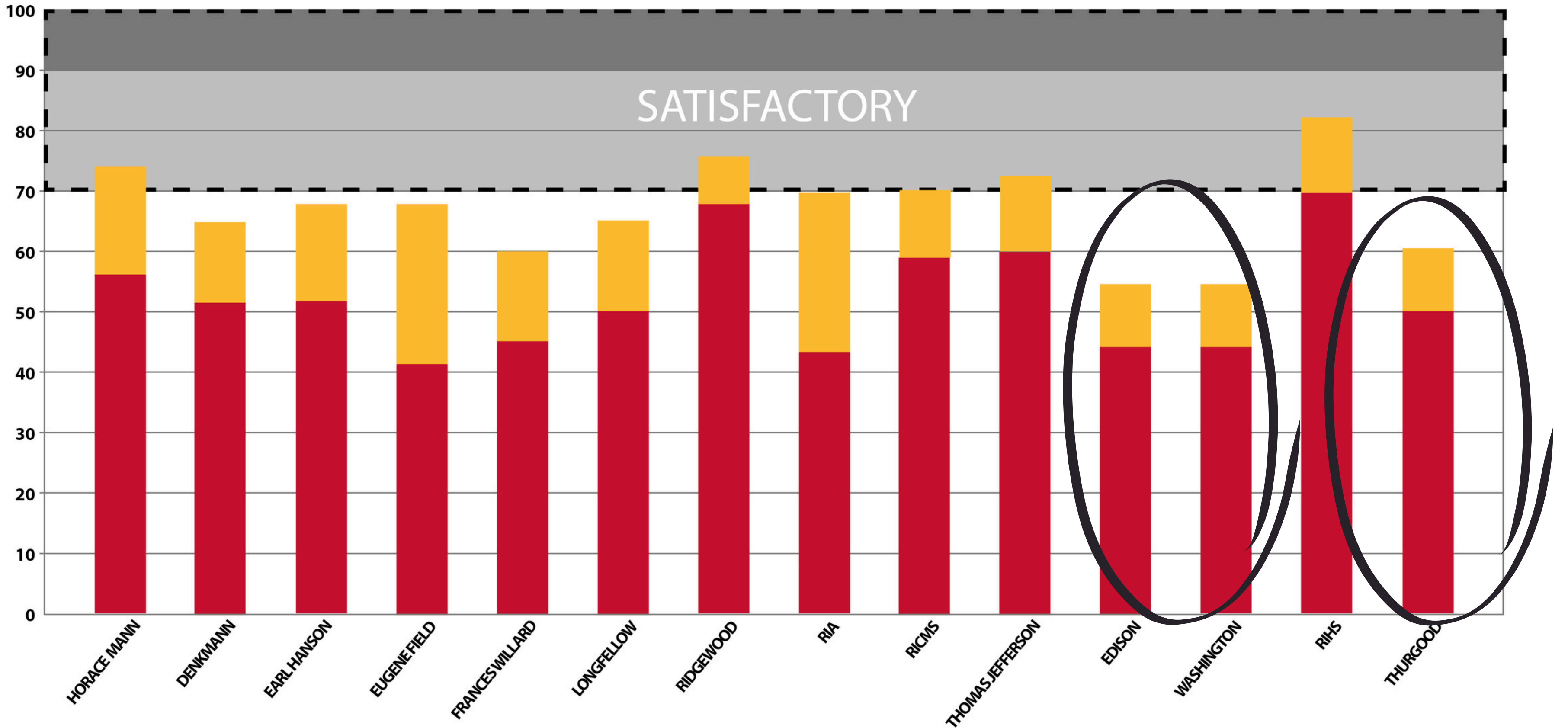
BUILDING NEW SCHOOLS

Building Our Future requires each of us to look beyond what our schools currently provide and consider how education will look in the future.

Consideration:

- Building age, condition and educational adequacy
- Enrollment trends and school utilization (over or under)
- Innovating for our scholars' future learning needs

EDUCATIONAL ADEQUACY



NEXT STEPS

- **Obtain broader, statistically significant community input.** The goal is to gather input and data from enough stakeholders to create a statistically significant representation of registered voters in the District 41 boundary.
- **Partner with a public opinion research company.** Public opinion research is the most effective way to inform the decision making process.
- **Consider forming a finance committee.** A finance committee can review existing school district funding capabilities as well as new funding stream opportunities to develop the financing plan for master plan implementation.
- **Partner with the City of Rock Island and Village of Milan.** There is an opportunity to partner with our municipal partners regarding our infrastructure needs.

THANK YOU!

THE ROCK ISLAND - MILAN SCHOOL DISTRICT 41 BOARD OF EDUCATION WISHES TO THANK OUR PARTNERS, COMMUNITY MEMBERS, FAMILIES, STAFF MEMBERS AND SCHOLARS FOR CONTRIBUTING TO *BUILDING OUR FUTURE*.

THIS PLAN IS A LIVING DOCUMENT, AND AS SUCH, WE SOLICIT YOUR CONTINUOUS INPUT AND FEEDBACK AS WE EMBARK UPON THIS AMBITIOUS PLAN TO CREATE ENRICHING LEARNING SPACES FOR OUR SCHOLARS.

