



Short Term Facility Plan “B” 2024-26 & Beyond

10.14.25

Unity Starts with “U”

Short-Term Facility Improvement Plan: June, 2024 - August, 2026

Facility	Balmoral Elementary School	Coretta Scott King Magnet School	Crete Elementary School	Monee Elementary School	Talala Elementary School	Early Learning Center	Crete-Monee Middle School	Crete-Monee High School
Square Footage	62,970	83,750	63,130	61,803	40,700	78,540	104,735	326,000
Contract Balances	\$0	\$0	\$0					\$0
Summer, 2024	Cosmetic Improvements & Classroom Furniture \$1,300,275	Cosmetic Improvements & Classroom Furniture \$1,847,359	Cosmetic Improvements, Classroom Furniture & Roof \$2,917,223	Classroom Furniture \$341,719	Cosmetic Improvements & Classroom Furniture \$1,569,482	Cosmetic Improvements \$2,421,689	Corridor Carpet Replacement/Locker Room Renovation/Upper Balcony Renovation \$475,842	
Contract Balances	\$0	\$0	\$0	\$0	\$24,234	\$48,468	\$0	\$0
2024-25 School Year							Teacher Work Areas & Small Group Rooms	Multi-Sport Stadium
Summer, 2025	\$0	\$0	Replace Roof \$2,350,640		\$0	\$0	\$491,729	Recoat Tennis & Convert to Pickleball & Asphalt \$21,460,205
Contract Balances	\$0	\$0	\$841,303		\$0	\$0	\$305,503	\$5,282,449
2025-26 School Year							Classroom Additions & Replace HVAC Rooftop Units (RTUs) Addition	Capital Needs for Wash and Pack Building (FFA)
Summer, 2026	\$0	\$0	\$0		\$0	\$0	\$6,514,207	\$0
Remaining Balances by Building	\$0	\$0	\$841,303	\$0	\$24,234	\$48,468	\$6,819,710	\$5,282,449

2024-26 Total: \$13,016,164

Pre-Kindergarten - Grade 5 Schools

Balmoral Elementary School

	Summer 2024	Summer 2025	Summer 2026
2024 Renovation: Balmoral Elementary	\$854,312		
Painting interior			
Finish replacing flooring			
Lighting and electrical work			
Painting exterior fascia, soffits, sills and trim			
Contingency and fees (10%)	\$85,431		
Classroom Furniture	\$360,532		
Replace Exterior Doors			
Replace Windows			
Contingency (7.5%)		\$0	
	\$1,300,275	\$0	\$0
	Total Investment:		\$1,300,275

Crete Elementary School

	Summer 2024	Summer 2025	Summer 2026
Roof Restoration and Replacement			
Flat Roofs: B,D,I,K,M,N	\$1,551,911		
Sloped Roofs: A,C,E,F,G,H,L		\$1,975,926	
Roof J		\$161,019	
2024 Renovation: Crete Elementary	\$896,712		
Painting interior			
Finish replacing flooring			
Lighting and electrical work			
Painting exterior fascia, soffits, sills and trim			
	\$89,671		
Classroom Furniture	\$378,929		
Replace Exterior Doors			
Replace Windows			
Contingency and fees (10%)		\$213,695	
	\$2,917,223	\$2,350,640	\$0
	Total Investment:		\$5,267,863

CSK Magnet School

	Summer 2024	Summer 2025	Summer 2026
2024 Renovation: CSK Magnet School	\$1,430,371		
Painting interior			
Finish replacing flooring			
Lighting and electrical work			
Remove casework and flooring and replace casework			
Contingency and fees (10%)	\$143,037		
Classroom Furniture	\$273,951		
Replace Exterior Doors			
Replace Windows			
Contingency		\$0	
	\$1,847,359	\$0	\$0
	Total Investment:		\$1,847,359

Early Learning Center

	Summer 2024	Summer 2025	Summer 2026
2024 Renovation: Early Learning Center	\$2,201,536		
ELC: Painting interior			
ELC: Replace flooring			
ELC: Replace flooring in multi-purpose room			
ELC: Paint exterior			
ELC: New LED lighting			
Contingency and fees (10%)	\$220,154		
Replace Exterior Doors (ELC)			
Replace Windows (ELC)			
Contingency		\$0	
	\$2,421,689	\$0	\$0
	Total Investment:		\$2,421,689

Pre-Kindergarten - Grade 5 Schools

Monee Elementary School

	Summer 2024	Summer 2025	Summer 2026
Classroom Furniture	\$341,719		
	\$341,719	\$0	\$0
	Total Investment:		\$341,719

Talala Elementary School

	Summer 2024	Summer 2025	Summer 2026
2024 Renovation: ELC & Talala Elementary	\$1,197,412		
Talala: Paint interior			
Talala: Finish replacing flooring			
Talala: Replace corridor concrete and sanitary line			
Talala: New LED lighting			
Talala: New electric cabinet heaters			
Contingency and fees (10%)	\$119,741		
Classroom Furniture (Talala)	\$252,328		
Replace Exterior Doors (Talala)			
Replace Windows (Talala)			
Contingency		\$0	
	\$1,569,482	\$0	\$0
	Total Investment:		\$1,569,482

Crete-Monee Middle School

	Summer 2024	Summer 2025	Summer 2026
Replace HVAC Rooftop Units (RTUs)			\$2,000,000
Classroom Addition - Exterior (2)			\$1,793,795
Classroom Addition - Interior (5)			\$1,710,433
Small Group Rooms (4) & Teacher Work Areas (2)		\$185,707	
Amphitheater Demolition		\$306,022	
Locker Room Storage	\$181,999		
Gymnasium Balcony Renovation	\$68,000		
Carpet Replacement - Corridors	\$225,843		
Classroom Furniture for 7 Additional Classrooms			\$94,815
Furniture for 4 Small Group Rooms & 2 Teacher Work Rooms			\$18,418
Design Fee (10%)			\$335,000
Contingency (10%)			\$561,746
	\$475,842	\$491,729	\$6,514,207
	Total Investment:		\$7,481,778

Crete-Monee High School

	Summer, 2024	Summer, 2025	Summer, 2026
New Multi-Sport Stadium & New Baseball & Softball Fields		\$10,569,600	
Demolition of current stadium			
General Site Work			
Synthetic Turf Multi-Sport Field & Stadium			
Video Display for Scoreboard			
Independent Sound System (\$75,000 budget)			
3,000-seat bleacher system (2,000 home/1,000 visitor)			
Pre-Manufactured Press Box			
New IHSA-Regulation Running Track			
Field Events			
Synthetic Turf Baseball Field (includes new scoreboard & concrete dugouts)			
Block backstop with brick veneer and precast cap for baseball field		\$77,000	
Synthetic Turf Softball Field (includes new scoreboard & concrete dugouts)			
Block backstop with brick veneer and precast cap for softball field		\$56,000	
Install blue structural spray with gold exchange zones for the track		\$49,000	
Utility Work			
Electricity		\$136,140	
Gas		\$10,000	
Water		\$152,400	
Fiber		\$215,000	
Stadium Building: 13,000 square feet		\$4,517,737	
2 Storage Areas: 2,000 square feet each			
2 Locker Rooms: 2,300 square feet each			
Separate Home/Visitor Public Bathrooms			
Concession Stand			
Changing Stalls vs. Showers			
Office in each Locker Room			
Training Room in each Locker Room			
Server		\$88,000	
Remodel Existing Field near Heritage Park		\$390,000	
General Site Work			
Improvements to Softball Field			
Pulverize, re-grade, install irrigation, and sod the practice field east of new Baseball & Softball Fields		\$247,500	
Crack fill, install crack fabric over large cracks, and recolor existing tennis courts. Convert 4 tennis courts into 14 pickle ball courts		\$239,000	
Remove high school asphalt to aggregate base, regrade the existing base prime and install 5" of new hot mix asphalt with striping		\$1,927,000	
Remove asphalt by new athletic fields to aggregate base, regrade the existing base prime and install 5" of new hot mix asphalt with striping. And asphalt walking path from parking lot.		\$659,900	
Concrete, Insulation, Plumbing, HVAC, Electrical, Earthwork, Landscaping, Site Utilities			
Contingency for stabilization		\$175,000	
Contingency (10%)		\$1,950,928	
		\$21,460,205	\$0
		Total Investment:	\$21,460,205

**Remaining Proceeds From Short-Term Facility Plan of 2021-24
as of 4.3.2025**

Transaction Date	Type of Certificates/Bonds	Amount
December, 2020	2020A: Working Cash Bonds	\$6,786,781
November, 2021	2020B: Debt Certificates (\$44,786,000)	\$0
February, 2022	2022: Working Cash Bonds to Pay-Off Debt Certificates and Additional Working Cash Bonds (\$44,786,000 + \$7,500,000)	\$0
September, 2022	2022E: Working Cash Bonds	\$0
Total Proceeds:		\$6,786,781
Less 2020A Bonds for Fund Balance:		\$6,786,781
Proceeds Available:		\$0

Additional Proceeds to Pay Short-Term Facility Plan of 2024-26

Transaction Date	Type of Certificates/Bonds	Amount
Summer, 2024	<u>2024: Alternate Revenue Bonds</u> 20-Year Term \$2,250,000/year payment Paid with operating funds from TIF	\$28,455,283
	Remaining Funds	\$19,103,261
FY25	School Maintenance Project Grant	\$50,000
FY26	School Maintenance Project Grant	\$50,000
Total Additional Proceeds:		\$19,203,261

Updated Financial Summary

Contract Balances

Balmoral Elementary School	\$0
Crete Elementary School	\$841,303
Coretta Scott King Magnet School	\$0
Early Learning Center	\$48,468
Monee Elementary School	\$0
Talala Elementary School	\$24,234
Crete-Monee Middle School	\$6,819,710
Crete-Monee High School	\$5,282,449
	\$13,016,164

Summary of Short-Term Facility Plan 2024-26

Remaining Proceeds From Short-Term Facility Plan of 2022	\$0
Remaining Proceeds to Pay for Short-Term Facility Plan of 2024	\$19,203,261
Total	\$19,203,261
Surplus/Deficit:	\$6,187,098

Estimated Funds Available for Capital Projects Beyond 2026

- Surplus from Short Term Facility Plan 2024-2026
 - \$6,187,098
- Estimated Proceeds from Sale of Remaining Alternative Revenue Bonds
 - \$5,000,000
 - Annual Payment Increase of \$358,934
 - \$7,000,000
 - Annual Payment Increase of \$520,134
 - Sale Must Occur by March of 2027
- Total Funds Available:
 - \$11,187,098 (w/\$5,000,000 sale)
 - \$13,187,098 (w/\$7,000,000 sale)

Next Steps

- Create a Short Term Capital Projects Committee
- Identify and Prioritize Additional Capital Project
- Create a Timeline for Projects

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