



# LAKE BLUFF SCHOOL DISTRICT 65

**TO:** Board of Education  
Dr. Lisa Leali, Superintendent

**FROM:** Jay Kahn, Chief School Business Official

**DATE:** March 16, 2026

**RE:** LBMS Capital Plan 2026-2029

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## **Recommendation**

Administration has outlined the following capital project priorities for the next several years

## **Background**

The District retained our architect and technology partner to assess the facility condition and future needs as a basis for developing a long-term capital plan. The District will prioritize capital spending based on priority and budgetary constraints.

## **Current Situation**

The current long-range forecast has a base level of \$300,000 per year of capital spending. Any spending incremental to that amount would come out of budget surplus, impact fees and/or fund balance reserves. There is currently \$500 thousand in capital projects fund balance that is tentatively earmarked for the Lake Bluff Elementary School parking lots. Additionally, should the Lake County School Facility Occupation Tax be put on the ballot and passed, that would fund any gaps in our capital plan funding.

The anticipated large capital project needs are listed on Attachment A with priority and remaining useful life if applicable. The actual timing of projects, particularly in future summers will be adjusted based on annual budget needs and other considerations. The table lists calendar years because most capital work is done during the summer, and costs can fall into either fiscal year.

The June 30, 2025 fiscal year end operating fund balance was \$8.3 million – 40% of operating expenses. The gap to the bottom threshold of 30% of operating expenses is \$2.0 million. This means that the District could spend \$2.5 million in one-time expenditures in excess of its annual operating budget, and still be within the target fund balance policy range.

Also attached for historical context is the prior list of capital projects that have been completed in Attachment B, as well as previous Board reports on capital planning and spending.

# Long Term Capital Plan - Future

<b>LBES</b>	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Useful Life	Cond
Main Parking Lot	\$450,000		\$450,000										3-5	fair
North East Lot and Bus Loop	\$200,000		\$200,000										3-5	fair
Boilers	\$350,000			\$350,000									1-9	fair
EM Power Generator	\$300,000	\$300,000												NA
HW Circulating Pump	\$5,000			\$5,000									1-0	good
Sump/Sewage Pump	\$8,000			\$8,000									1-0	good
Fire Panel Upgrade	\$650,000												1-4	good
MDF Room AC	\$15,000			\$15,000									3-5	fair
<b>Subtotal</b>	<b>\$300,000</b>	<b>\$0</b>	<b>\$650,000</b>	<b>\$363,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		
<b>LBMS</b>														
Distribution Panels	\$18,000												Checking w/ generator	
Concrete Stairs/Landings	\$20,000	\$20,000												poor
Backflow Preventer	\$60,000		\$60,000											NA
Entrances Replace wood w/ A	\$65,000												1-2	upgrade/discretionary
Exhaust Fans	\$70,000												5-12	maintain
Rooftop unit	\$100,000			\$100,000									1-0	fair
Galvanized pipe replacement	\$120,000													maintain
Air Handling Units (Band)	\$150,000												1-4	fair
Repair Front Entrance	\$65,000	?	\$65,000											poor
2008/16 Roof Roof	\$250,000												>10	maintain
1954 Bldg Roof	\$250,000												>10	maintain
Tuckpointing	\$300,000	?	\$150,000	\$150,000									1-0	poor
Emergency Power Generators	\$300,000													NA
Locker Rooms	\$300,000													upgrade/discretionary
Chiller	\$400,000				\$400,000								1-8	fair
Windows	\$400,000												>10	maintain
Unit Ventilators	\$420,000												1-4	maintain
Fire Panel Upgrade	\$650,000												1-4	good
Stage Sound & Lightiong	\$100,000												1-2	needs replacement
<b>Subtotal</b>	<b>\$20,000</b>	<b>\$275,000</b>	<b>\$150,000</b>	<b>\$100,000</b>	<b>\$400,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		
<b>Tech</b>														
Access Points (LBES)	\$40,000	\$40,000				\$50,000					\$60,000			
Access Points (LBMS)	\$35,000		\$35,000				\$45,000					\$55,000		
Firewalls	\$75,000					\$75,000								
Phones														
Switches (Core) 4	\$25,000			\$25,000						\$25,000				
Switches (LBES) 10	\$60,000		\$60,000						\$60,000					
Switches (LBMS) 5	\$40,000	\$40,000						\$40,000						
UPS Batteries	\$15,000			\$15,000						\$15,000				
<b>Subtotal</b>	<b>\$80,000</b>	<b>\$95,000</b>	<b>\$25,000</b>	<b>\$15,000</b>	<b>\$0</b>	<b>\$125,000</b>	<b>\$45,000</b>	<b>\$40,000</b>	<b>\$60,000</b>	<b>\$40,000</b>	<b>\$60,000</b>	<b>\$55,000</b>		
<b>Total</b>	<b>\$400,000</b>	<b>\$370,000</b>	<b>\$825,000</b>	<b>\$478,000</b>	<b>\$400,000</b>	<b>\$125,000</b>	<b>\$45,000</b>	<b>\$40,000</b>	<b>\$60,000</b>	<b>\$40,000</b>	<b>\$60,000</b>	<b>\$55,000</b>		

## Lake Bluff 65 Large Capital Expenditures - Historical

## Attachment B

Cost Estimate	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Lifespan Left	Priority	Notes
<b>LBES</b>																		
Painting Plan																Ongoing		
<b>Concrete work-</b>																		
Energy Efficiency	\$50,000																	
Front Playground	\$80,000		\$80,000													0 yrs	High	
Main Parking Lot	\$450,000										\$450,000					4-6 yrs	Low	
North East Lot and Bus Loop	\$200,000										\$200,000					4-6 yrs	Low	
Bicycle Parking	\$13,000																	Concrete pad
Concrete Sidewalk	\$2,500															1- 2 yrs		Repair crack
MDF Room A/C	\$15,000											\$15,000				5 yrs	Low	
HW Circulating Pump	\$4,000											\$4,000				5 yrs	Low	
Sump/Sewage Pump	\$8,000															5 yrs	Low	
Emergency Lights	\$30,000															11 yrs	Low	Inverter battery replacement Would provide energy efficiency savings, would qualify for incentive rebates.
Replace T-5 Lamps with LED	\$130,000															6 yrs	Low	Could do over time in house
Lighting Control System	\$150,000																	
Emergency Power Generators	\$300,000								\$300,000									
Boilers	\$350,000											\$350,000						
<b>LBMS</b>																		
Remaining Casework at LBMS	\$130,000		\$130,000															
Locker Painting	\$45,000		\$45,000															
Bathroom Renovations	\$88,200		\$88,200															
Boilers	\$300,000		\$300,000													5 yrs		
Gas Water Heater and Recirc Pump	\$15,000		\$15,000													0 yrs		
Base Mounted Boiler pumps (2)	\$18,000	\$8,000														0-2 yrs	High	
West Parking Lot	\$800-\$1M						\$1,000,000									2-3 yrs	High	
LBMS Basketball Courts	\$40,000																	
Concrete Stairs/Landings	\$20,000																	probably makes sense to do at the same time as the concrete slab
Concrete Slab by Boiler Room	\$50,000								\$20,000							0-2 yrs	Medium High	
Air Handling Units (6)	\$750,000						\$375,000	\$375,000								0-2 yrs	High	
Air Handling Units (Band)	\$150,000																	
Tuckpointing	\$300,000									\$150,000	\$150,000					2-5 yrs	Medium	
Entrances Replace wood w/ Al	\$85,000															2-5 yrs	Medium	
Aluminum Storm Shutters	\$12,000			\$13,000	\$5,000											0-2 yrs	High	
Backflow Preventer	\$60,000															0 yrs	High	none existing; Install 2 RPZ backflow preventers, 2" for main and 1.5" for makeup
Exhaust Fans	\$70,000															0 yrs		
Gym Lights to LED	\$420,000															13 yrs	Low	Would provide energy efficiency savings, would qualify for incentive rebates
Rooftop unit	\$100,000															3-5 yrs	Low	
Distribution Panels	\$18,000															10 yrs	Low	Antiquated
Surge Protection	\$7,000															5 yrs	Low	
2008/16 Roof Roof	\$250,000																	
1954 Bldg Roof	\$250,000															5-10 yrs	Low	Single Ply roof \$250k for Single Ply roof, \$450 for built up roof (like replacement) w/ longer life
1986 Bldg Roof	\$250,000						\$250,000									5-10 yrs	Low	
Windows	\$400,000															5-10 yrs	Low	
Stage Curtains	\$30,000						\$30,000											
Unit Ventilators	\$420,000																	
Chiller	\$350,000															5 yrs	Medium	
Emergency Power Generators	\$300,000																	
Tackable Surfaces	\$30,000						\$30,000											
Locker Rooms	\$300,000																	
Repair Front Entrance	\$200,000																Low	
Galvanized pipe replacement	\$120,000																	
<b>Subtotal</b>	<b>\$8,000</b>	<b>\$548,200</b>	<b>\$80,000</b>	<b>\$13,000</b>	<b>\$5,000</b>	<b>\$1,685,000</b>	<b>\$425,000</b>	<b>\$0</b>	<b>\$320,000</b>	<b>\$150,000</b>	<b>\$800,000</b>	<b>\$369,000</b>	<b>\$0</b>					
Tech																		
Security Cameras	\$115,000					\$115,000												
Access Points (LBES)	\$45,000					\$45,000				\$45,000				\$50,000				
Access Points (LBMS)	\$35,000						\$33,000				\$35,000				\$40,000			
Bell/Clock/PA system	\$300,000																	
Wireless/Fob-Door locks	\$420,000									\$300,000	\$270,000							
Firewalls	\$75,000									\$75,000					\$75,000			
Switches (LBES) 10	\$60,000																	
Switches (LBMS) 5	\$40,000						\$7,000			\$40,000	\$60,000						\$30,000	
Switches (Core) 4	\$25,000											\$25,000						
UPS Batteries	\$15,000							\$15,000				\$15,000						
Phones								\$22,500										
<b>Subtotal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$160,000</b>	<b>\$55,000</b>	<b>\$525,000</b>	<b>\$270,000</b>	<b>\$85,000</b>	<b>\$95,000</b>	<b>\$25,000</b>	<b>\$15,000</b>	<b>\$0</b>	<b>\$125,000</b>	<b>\$70,000</b>			
Classroom Furniture							\$1,000,000											
Vehicles						\$25,000	\$50,000	\$50,000										
<b>Total</b>	<b>\$8,000</b>	<b>\$548,200</b>	<b>\$80,000</b>	<b>\$13,000</b>	<b>\$165,000</b>	<b>\$1,740,000</b>	<b>\$950,000</b>	<b>\$270,000</b>	<b>\$405,000</b>	<b>\$245,000</b>	<b>\$825,000</b>	<b>\$384,000</b>	<b>\$0</b>	<b>\$125,000</b>	<b>\$70,000</b>			



**LAKE BLUFF  
SCHOOLS**  
DISTRICT 65

**TO:** Board of Education  
Dr. Lisa Leali, Superintendent

**FROM:** Jay Kahn, Director of Finance and Operations/CSBO

**DATE:** January 10, 2023

**RE:** Capital Budgeting 2023-2026

### **Recommendation**

Administration has outlined the following capital project priorities for the next several years

### **Background**

The District retained our architect and technology partner to assess the facility condition and future needs as a basis for developing a long-term capital plan. The District will prioritize capital spending based on priority and budgetary constraints.

### **Current Situation**

The current long range forecast has a base level of \$200,000 per year of capital spending. Any spending incremental to that amount would come out of fund balance reserves.

The anticipated large capital project needs are listed in the attachment with priority and remaining useful life if applicable. The actual timing of projects, particularly in future summers will be adjusted based on annual budget needs and other considerations. Most capital work is done during the summer, but costs can fall into either fiscal year.

The June 30, 2022 fiscal year end operating fund balance was \$8.7 million – 50% of operating expenses. The gap to the bottom threshold of 30% of operating expenses is \$3.5 million. This means that the District could spend \$3.5 million in one-time expenditures in excess of its annual operating budget, and still be within the target fund balance policy range.

	Cost Estimate	Summer of				Lifespan Left (Yrs)	Priority	Notes
		2023	2024	2025	2026			
<b><u>LBES</u></b>								
Parking Lot security Enhancements	\$175,000	\$175,000					High	Bollards, security planters
Main Parking Lot	\$250,000					5	Low	Grind and repave
North East Lot and Bus Loop	\$150,000					5	Low	Grind and repave
Emergency Lights	\$30,000					7	Low	Inverter battery replacement
Replace T-5 Lamps with LED	\$130,000						Low	Doing over time in house and utilizing incentive rebates
Lighting Control System	\$150,000						Low	Not necessary, efficiency only
Classroom Door Fob system	\$90,000						Medium	Security Enhancement
<b><u>LBMS</u></b>								
West Parking Lot	\$800k-\$1M	\$1,000,000					High	
Concrete Slab by Boiler Room	\$50,000	\$50,000					Medium	May replace with west parking lot concrete work
Air Handling Units (5)	\$650k-\$1M		\$650,000				High	
Tuckpointing 1986 Addition	\$100,000			\$100,000		2	Medium	
Vestibule Replace wood w/ Aluminum	\$100,000						Medium	
1954 Bldg Roof	\$250,000					5	Low	Single Ply roof
1986 Bldg Roof	\$250,000	\$250,000				1	High	Leaking
Windows	\$400,000					5	Low	
Locker rooms/ Fitness Center	??						Medium	
Replace Front Railing w SS	\$200,000						Low	Aesthetics/maintenance
Classroom Door Fob system	\$50,000						Medium	Security Enhancement
PV (solar) Installation	??						Low	Dependent on roof life, government incentives
<b><u>Technology</u></b>								
Security Cameras	\$80,000	\$80,000					High	Convert to Cloud
WiFi Access Points	\$50,000	\$50,000					High	
Phone System	\$125,000			\$125,000			Med	Convert to Cloud
Other IT Infrastructure	\$100,000		\$50,000	\$50,000			Med	
<b><u>Classroom Furniture</u></b>								
	\$1.0-\$1.5M	\$1,500,000					High	
<b>Total</b>		\$3,105,000	\$700,000	\$275,000				



**LAKE BLUFF  
SCHOOLS**  
DISTRICT 65

**TO:** Board of Education  
Dr. Jean Sophie, Superintendent

**FROM:** Jay Kahn, Director of Finance and Operations/CSBO

**DATE:** March 10, 2020

**RE:** Capital Improvements Plans 2020-2022

**Recommendation**

Administration has outlined the following capital project priorities for the next several years

**Background**

The District retained our architect and technology partner to assess the facility condition and future needs as a basis for developing a long-term capital plan. The District will prioritize capital spending based on priority and budgetary constraints.

**Current Situation**

The current long range forecast calls for \$250,000 of capital spending per year. The actual amount available may be higher or lower depending on other budgetary factors. The highest priorities are listed below. The actual timing of projects, particularly in future summers will be adjusted based on annual budget needs and other considerations.

**New Classroom Furniture – (\$700,000 - \$750,000)**

The District Furniture plan calls for replacement of classroom furniture at both the Elementary and Middle School. It is anticipated that this will be completed over three years starting with the Elementary school. Furniture cost is estimated at approximately \$15,000 per classroom with the hope of completing 16 classrooms per year over 3 years.

Other near term capital priorities

LBES Classroom Projectors	\$80,000 - \$100,000
LBES Front Gr. 2-5 Playground	\$70,000 - \$ 90,000
District Phone System	\$20,000 - \$ 50,000
District Access Control System	\$20,000 - \$ 50,000

Other longer term projects

LBMS West Parking Lot	\$200,000-\$250,000
LBMS Air Handlers	\$200,000-\$250,000



**LAKE BLUFF  
SCHOOLS**  
DISTRICT 65

**TO:** Board of Education  
Dr. Jean Sophie, Superintendent

**FROM:** Jay Kahn, Director of Finance and Operations/CSBO

**DATE:** January 29, 2019

**RE:** Capital Improvements Plans 2019-2021

**Recommendation**

Administration outlines the following capital project priorities for the next several years, and recommend that the Board approve the attached Wight & Company contract for Boiler Replacement Professional Services in the amount of \$22,000 plus expenses in order to meet the desired project timing of July 2019.

**Background**

The District retained our architect and technology partner to assess the facility condition and future needs as a basis for developing a long-term capital plan. The District will prioritize capital spending based on priority and budgetary constraints.

**Current Situation**

As a precursor to presenting the entire long-term capital plan, the administration is presenting the following priorities for the next few summers for discussion. The actual timing of projects, particularly in future summers will be adjusted based on annual budget needs and other factors.

The District would also like to phase in new furniture as budget allows:

Furniture cost estimate = \$15,000 per classroom; target 4-6 classrooms per year

**Summer of 2019**

**LBMS**

Finish Remaining Casework in Existing Classrooms	\$130,000
Paint remaining lockers, renovate bathrooms	\$100,000
Boiler/Water Heater replacement	\$125,000

**LBES**

Gymnasium Audiovisual Equipment	<u>\$55,000</u>
<b>Total</b>	<b>\$410,000</b>

**Summers of 2020 and 2021**

**LBMS**

HVAC Air handlers (6)	\$215,000
West Parking lot asphalt replacement	\$225,000

**LBES**

Classroom Projectors	\$160,000
Front Gr. 2-5 Playground	\$80,000
Wireless Access Points	\$55,000

**Districtwide**

Phone System	\$125,000
Access Control System	\$200,000



Wight & Company

wightco.com

.....  
2500 North Frontage Road

Darien, IL 60561

.....  
P 630.969.7000

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January 17, 2019

Dr. Jean Sophie  
Superintendent of Schools  
Lake Bluff Elementary School District 65  
31 East Sheridan Place  
Lake Bluff, IL 60044

**LAKE BLUFF ELEMENTARY SCHOOL DISTRICT 65  
LAKE BLUFF MIDDLE SCHOOL BOILER REPLACEMENT  
PROFESSIONAL FEE PROPOSAL**

Dear Dr. Sophie:

Thank you for engaging Wight & Company (Wight) to assist Lake Bluff School District 65 (District) with the replacement of the existing Boilers at Lake Bluff Middle School. We are excited about the opportunity to work with your team and are pleased to submit this outline scope of services. Our fee proposal is presented in four parts:

- **PROJECT UNDERSTANDING**
- **SCOPE OF SERVICES**
- **SCHEDULE**
- **COMPENSATION**

**PROJECT UNDERSTANDING**

It is our understanding that the two existing boilers (B-1,2) at the Lake Bluff Middle School are at or over their useful life span. The hot water heating system does not have adequate means of air separation and the circulating pumps are past their useful lifespan as well. Lake Bluff School District 65 would like to replace the entire heating plant with new HW boilers, pumps, accessories and piping within the boiler room to serve the school for their future heating needs.

**SCOPE OF SERVICES**

Wight proposes to provide design and consulting services for replacing the existing boilers, pumps etc. with a new hot water heating system as indicated above and proposes the following:

*Field Survey*

Wight shall visit the site to review existing conditions. This visual survey will review the existing installed heating system, electrical and associated architectural elements, etc. Wight shall meet with the building maintenance crew to review the existing conditions in more detail to understand the various MEP and architectural parameters for the proposed work. Wight will also utilize the existing as-built documents for the units as required for preparing contract documents.

*Contract and Permit Documents*

Wight shall prepare design documents (plans and specifications) depicting work related to the new heating plant for the Middle School. This will include reviewing existing as-built drawings and using them to create the necessary bidding and permit drawings. Before releasing the documents for public bidding, Wight will coordinate with IHC to determine the probable construction cost.

*Bidding and Sub-Contract Awards*

Wight will assist the District and the IHC team in bidding and awarding the subcontracts, including the following services during the pre-construction phase:  
Reach out to our broad group of trade contractors to elicit interest in bidding the project.  
Participate in a pre-bid meeting/job walkthrough to allow prospective bidders to review the site conditions and plan for their work  
Answer questions during the bid period.  
Upon the request of IHC, review and evaluate bids after they received.  
Upon the request of IHC, assist with scope reviews of the low bidder(s) to assure the intended scopes of work are fully covered.

*Contract Administration*

Wight shall review all shop drawings, samples and product data, as required. Wight will answer all RFI's as they relate to this project. Wight will visit the site three (3) times during the construction period for observing the construction. Wight will also prepare a final punch list at the end of the construction and assist with project closeout.

**SCHEDULE**

Wight is prepared to start the work on this project upon receipt of a signed authorization to proceed. The design time is estimated to be 4 weeks after notice to proceed by the District. Execution of the construction work is anticipated to occur in the summer of 2019.

**COMPENSATION**

We propose that Wight will perform the services for a fixed fee of **Twenty-Two Thousand Dollars (\$22,000.00)**.

Invoicing will be developed based on effort completed to date and then reviewed with you and submitted at the end of the month. Reimbursable expenses for direct costs incurred will be in addition to our professional service costs. Qualifying items will be invoiced at ~~1.10~~ <sup>1.0</sup> times the direct cost incurred. For the type of work being conducted we anticipate the likely direct costs to be for outside printing services and mileage. We recommend that **Two Thousand Dollars (\$2,000.00)** be budgeted for these items.

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wightco.com  
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Dr. Jean Sophie  
Lake Bluff Middle School Boiler Replacement  
January 17, 2019  
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Thank you for the opportunity to submit this fee proposal to assist you with this exciting project. We look forward to a successful process and the continued opportunity of partnering with Lake Bluff School District 65.

Respectfully Submitted,  
**WIGHT & COMPANY**



Craig R. Siepka, AIA, LEED-AP BD+C  
Vice President, Project Executive



Jason Dwyer, AIA, LEED AP  
Group President, Design & Construction

**Accepted on behalf of Lake Bluff School District 65**

\_\_\_\_\_

Name

\_\_\_\_\_

Title

\_\_\_\_\_

Date

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wightco.com  
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