



**Downers Grove Grade
School District 58**

We Envision. We Seek. We Believe

Spotlight on Facilities

Focus on Longfellow & the Citizen Task Force

Monday, April 12, 2021

Mission & Vision of District 58

Mission:

*The mission of District 58, in partnership with parents and community, is to **challenge** and **engage** each child by providing **quality educational programs** and support services in **safe, nurturing,** and **child-centered environments** in order to prepare all students to be lifelong learners and contributing members of a global society.*

Vision:

- **We Envision** a school district that **inspires children**, sparks creative and innovative thinking, celebrates diversity, and builds visionaries.
- **We Seek** an education that excites minds, touches spirits, challenges abilities, and prepares our children for life.
- **We Believe** every child should be expected to grow, stretch, evolve and embrace the challenges of the future in a global environment.



Why are we discussing the Longfellow Center?

Strategic Plan Goal # 3

Ensure the availability of resources necessary to reinvigorate and sustain District facilities, support quality programming, and attract and retain highly effective staff to meet the needs of all students.

Included in Step 2 of Goal #3: Continue district facility use study **reviewing current and future functions of Longfellow and ASC.**



Master Facility Plan Summary

Initial Total Budget Estimate \$244.8M

*** Due to the conceptual level of this process, initial total budget estimate excluded any abatement that may be disturbed and require removal.*

An initial total budget estimate was developed based on a component-by-component analysis of each key ingredient, a broad understanding of each building area effected, and consideration of how all components are inter-related. Due to the conceptual nature and stage of the process, at this time initial budget estimates were calculated on a per square foot basis stemming from industry-standards. Overall, the initial total budget estimate represents a planned breakdown of program elements and will provide a guide (and serve as parameters) to how the final designs evolve. When full design efforts are complete, work will be put out to bid and awarded to the lowest responsible construction bidders through a competitive, public bidding process.



Maintenance (\$115.6M)

- Site – playground/ field/ detention cleaning (approx. \$6.4M)
- Roofing (approx. \$26.1M)
- Misc. Building Envelope (approx. \$5.8M)
- Electrical upgrades (approx. \$31.6M)
- HVAC boilers, misc. repairs to equipment/ systems (approx. \$3.4M)
*most of the HVAC replacement needs across facilities will occur as part of the quality of indoor environments below
- Plumbing (approx. \$5.8M)
- Misc. interior improvements bathroom remodels, door hardware, ADA signage (approx. \$36.5M)



Safe & Healthy Environments (\$60.6M)

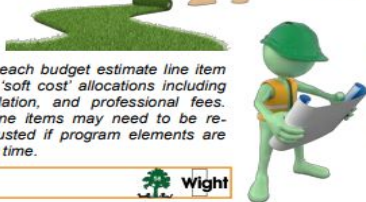
- Secure Vestibules (approx. \$10.4M)
- Quality indoor environments with sufficient ventilation, temperature, and natural light (approx. \$50.2M)



21st Century Learning (\$13.9M)

Focus on elementary schools when 6th grade shifts out and frees up space in buildings

- flexible furniture in existing classrooms (approx. \$6.1M)
- renovate approximately two classrooms (approx. \$7.8M)



Grade Reconfiguration plus 21st Century Learning (\$54.7M)

Focus on middle school buildings when 6th grade shifts in - increasing building population

- Site – detention/ stormwater control (approx. \$2.9M)
- Addition (approx. \$31.7M)
- Partial Renovation (approx. \$20.1M)

**Embedded within each budget estimate line item are program level 'soft cost' allocations including contingency, escalation, and professional fees. Budget estimate line items may need to be re-examined and adjusted if program elements are deferred to another time.*

Background Information on the Longfellow Center

- History
 - Closed as a school in 1978
 - Served multiple purposes over the years
 - Rentals (1979-1981)
 - Storage
 - Media Center
 - Professional Development Center
 - Board Meetings
 - Current Use - Admin. Center/Technology/Maintenance
- No longer effectively meets the needs of the District
 - Space concerns
 - Maintenance needs
 - The administration is divided (housed at the ASC and Longfellow)
 - The site likely would not be used to build another school or admin. center



Background Information on the Longfellow Center

- Ongoing topic
 - Discussed for decades with continual focus since the early 2000s
 - Short-term maintenance “fixes”
 - 2011 roof replacement was not passed
 - 2012 a temporary roof was put on (10 year warranty)
 - Recent Conversations
 - Citizen Task Force (Longfellow is separate)
 - Board of Education
 - Ongoing
 - March of 2020
 - February of 2021
 - The FAC has advocated for moving forward
 - The SCAC has advocated for moving forward
 - 6 ■ Small working group led by Todd Drafall



Why consider changing the status quo now?

- Liability
 - Deferred maintenance cost for building is \$2.3 million.
- Valuation of property
 - Sale could result in \$2.5 million to help pay for deferred maintenance in school buildings (conservative estimate).
- COVID-19 impacted the potential referendum
- A referendum doesn't address all of the District's needs in terms of facilities
- Needs of the District
 - Having two administrative centers is less than ideal
 - The District has \$111 million in deferred maintenance in school buildings
 - The District has identified \$245 million in total for its facilities
- The District must continue to embrace flexibility and new thinking



Moving Forward - Options Reviewed

- **Status quo**
 - Complete deferred maintenance on Longfellow
- **Renovate ASC and Longfellow**
 - Renovate Longfellow to house central office administration
 - Current ASC becomes the new maintenance and warehouse center
- **Renovate a Current School**
 - Sell Longfellow
 - Repurpose ASC
- **Build a new ASC at Indian Trail or Longfellow**
 - Current ASC becomes the new maintenance and warehouse center
- **Lease a new administrative space**
 - Sell Longfellow
 - Current ASC becomes the new maintenance and warehouse center
- **Partner with the Village of Downers Grove**
 - Co-ownership of a new building
 - Lease space from the Village



Cost of Operating Longfellow

Current operational costs of Longfellow are low; however, the more immediate costs in deferred maintenance have been added to develop an annual cost of operating Longfellow.

Annual costs of Longfellow	
Electric	\$ 8,307
Water/Sewer	\$ 1,721
Gas	\$ 8,054
Garbage	\$ 1,381
annual cost of repairs	\$ 7,059
Grounds	\$ 5,550
Total annual costs	\$ 32,071
1-5 year capital updates	\$ 204,923
5-10 year capital updates	\$ 646,303
Total capital updates 1-10 years*	\$ 851,226
Annualized cost of updates**	\$ 85,123
Total annual cost of ownership	\$ 117,194
*Excludes \$200,000 for updated boilers	
**Total cost of updates divided by 10 years	

A closer look at the numbers....

Note on estimates used in the subsequent tables

Where at all possible, figures used are based on either contractor or architect estimates for costs. The District has had contractors stopping in and giving an estimate based on conditions.

- Architect cost per square foot are based on recent jobs.
- Lease amounts are based on conversations with property managers.
- Some estimates are based on previous detail work with inflation used to bring forward.
- Revenue estimates for sale, property value and property taxes are based on current market conditions.

The biggest uncertainty in the estimates are in renovation costs of District property. Given the current conditions of Dist. 58 property, those per square foot costs could be higher than current projects the architect used for comparisons. A more detailed estimate would require a larger expenditure of funds at a time when resources are limited.



Options for capital replacement of Longfellow

	Build on ASC site	Purchase and renovate space	Renovate another district building ***	Replace longfellow on site with new building	Renovate Longfellow#	Manage Longfellow deferred maintenance
Total square footage	14,000	14,000	14,000	14,000	14,813	14,813
Gross costs for project	5,830,000	6,680,000	4,080,000	000	5,880,000	2,323,475
Est. proceeds from sale	2,500,000	2,500,000	2,500,000			
Net costs	3,330,000	4,180,000	1,580,000	000	5,880,000	2,323,475
Gross cost per square foot	\$ 416	\$ 477	\$ 291	\$ 420	\$ 431	\$ 157
Net cost per square foot	\$ 238	\$ 299	\$ 113	\$ 420	\$ 431	\$ 157



Lease Option and Operational Impact

	<i>Lease A</i>	<i>Lease B</i>
Total square footage	14,509	11,245
<i>Annual cost</i>	<i>232,144</i>	<i>208,033</i>
<i>Budget for FFE/move</i>	<i>300,000</i>	<u><i>100,000</i></u>
<i>Server/Internet Hub move+</i>	<i>125,000</i>	<i>125,000</i>
<i>Conversion of ASC for Maint.+</i>	<i>300,000</i>	<i>300,000</i>
Estimated lease costs: ****	\$16.00	\$18.50
Gross cost per square foot	\$ 370	\$ 417
Net cost per square foot	\$ 198	\$ 194

The per square foot costs on leases are based on a 20-year lease for comparison purpose to capital options. It is not the recommendation at this time to consider a lease for that long. A lease of 5 to 10 years is the likely timespan.

Operational impact of lease adjusted for current cost	
Current longfellow costs	\$ 117,194
Annual Lease of space	208,033
Estimated cost of lease	\$ 90,839
Potential savings in consolidated staff*	\$ 40,000
Cost of lease after staff adjustment	\$ 50,839



Potential Revenue from Longfellow Development

- There are a total of 12 lots on the property
 - The District has met with the Village of DG about the land
 - Lots are already subdivided, zoned R-3, and available for sale
 - The land can be sold within 60 days of the Board approving the sale
 - If one lot is used for water drainage/storage, 11 homes could ultimately be built
 - Home price is expected to be approx. \$800,000 (conservative estimate)
 - The Village is willing to speak with potential buyers to ensure they are aware of building requirements - full compliance is required
 - The DG Park District has not expressed interest in the property



Potential Revenue from Longfellow Development

- Approximately \$63,000 in annual property tax revenue could be generated (conservative est.)
- If the property is sold in 2021, funds could be used in 2022 for capital improvements
 - The District has options as to who ultimately buys the property



Administrative recommendation

- Move forward with the sale of Longfellow
- Leasing office space allows for flexibility and future review
- Eliminates need for capital expenditures at Longfellow
- Frees up capital funding for 2022 school improvement projects
- Allows for property tax revenue from new homes
- Consolidate administrative services to one location



Rationale for the Recommendation

- Further demonstrates to our community that the Board and administration are committed to being fiscally responsible
- We do not feel Longfellow is a good investment
 - We need to focus our resources on schools
- The Longfellow site is not ideal for a future school or administrative center
- Longfellow renovations would cause cuts to District programs and make other things like full-day Kindergarten much tougher to accomplish
- This issue has been debated for decades and it is time to take action
- The Community's Strategic Plan calls for Longfellow and ASC to be addressed
- The real estate market and current interest rates make this an ideal time to sell and lease
- This move provides a short term solution and long term options
 - Immediate capital to address needs throughout the District
 - Bonds (potential new building)
 - Potential partnership with the Village of Downers Grove
 - Potential renovation of an existing school
- We must continue to think differently as a District if we truly want upgraded schools, programs, and facilities



Recommendation and Timeline

April 12th	Board approval to continue forward
May 10th	Resolution for sale of property Architectural plan approval for ASC renovation
July	Bids due on Longfellow property
August	Real estate closing with rent back option
Spring/summer	Bring lease to the Board
Summer/fall	Move ASC to leased space and Operations to ASC



Questions/Discussion



Citizen Task Force

- Overview
- History
- Membership
- COVID-19
- SCAC Feedback
- Timeline for a Potential Referendum
 - Spring/Summer of 2021
 - Communications
 - Public Forums w/ Building Tours (in-person or virtual)
 - Task Force Meetings
 - Continuous Planning
 - Nov. 2021 - Final Task Force Meeting
 - Dec. 2021 - Adopt Ballot Question (if pursued)



Potential Referendum Expanded Timeline

Downers Grove School District 58

DRAFT - Public Policy & Campaign Timeline - March 2022 Election

Public Engagement Program	2021												2022			
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
1 Update Registered Voter Mailing Lists Following Nov 2020 Election		x														
2 Develop New Voter Analysis			x													
3 Develop Video Tours for Posting During Public Information Program		x	x	x	x											
4 Review Pros and Cons of March 2022 vs. Nov 2022					x											
5 Decision Made Regarding Timing of Public Engagement Reboot & Proposal(s) to Share & Test Districtwide							x									
6 Notify Task Force of Board Decision Re: Timing							x									
7 Ongoing Communications With District Employees (Specific to Bond)					x	x	x	x	x	x	x	x				
IF POSSIBLE MARCH 2022 ELECTION PURSUED:																
8 District Website and Facebook Updates/Other Social Media Posts									x	x	x	x				
9 Letter/Attachment to Registered Voter Households									x							
10 Post Videos									x							
11 Earned Media Specific to Bond									x	x	x	x				
12 Ongoing Tweets Specific to Community Outreach Meetings, Etc.									x	x	x	x				
13 Presentations to Business, Civic, Education, Other Groups Specific to Bond Proposal (In Person and/or Virtual)										x	x	x				
14 Community Outreach Meetings Specific to Bond Proposal (In Person and/or Virtual)										x	x	x				
15 Newsletter to Registered Voter Households									x							
16 Mail Survey to Registered Voter Households											x					
17 Hybrid Poll											x					
18 Presentation of Public Opinion Research Results to Task Force & BOE												x				
19 Task Force - Final Meeting												x				
20 OPTIONAL: Follow-Up Correspondence (Prior to Adoption of Question)													x			
21 Adopt Ballot Question (If Pursued)														x		



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