Master Facility Plan Update

December 9, 2025





Today's Presenters

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STR Partners

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Agenda

Previous 10-Year Plan Background

Scope Generation and Prioritization

Recommendations & Considerations

Appendix

INDIAN PARK ELEMENTARY SCHOOL DISTRICT 97

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Previous 10-Year Plan Background

LAST 10-YEAR CAPITAL PLAN

The previous Capital Plan was based on surveys with principals, facility assessments, and Health and Life Safety Surveys.

Work items were categorized as follows:

- **Life Safety** Priority "a" and "b" Items - i.e. Plumbing Code Violations, Fire Rating at doors and walls, etc.
- **Facility Assessment** Improvements / Maintenance - i.e. Boilers, Lighting, Sitework
- **Capacity** and Modernization - Additions + Renovations at Holmes, Lincoln, Longfellow
- **Temperature Controls** - Air Conditioning @ 3rd Floor Classrooms
- **Educational Enhancement** - Library Renovations
- **Accessibility** Improvements - i.e. Elevators, Ramps, Lifts, Restrooms

SUSTAINABLE FEATURES FOR MULTI-YEAR IMPROVEMENTS

In each school, we've thought about sustainability, including:

- **Stormwater Management** - Stormwater Volume Control
- **Exterior Envelope Improvements** - i.e. Roof System and Window Replacements
- **Lighting Upgrades** - LED Fixtures, Daylight & Dimming Controls
- **Indoor Environmental Quality Improvements** - i.e. specified finishes with low Volatile Organic Compounds, improved 3rd floor classroom acoustics
- **Mechanical System Upgrades** - i.e. Boiler Replacements, 3rd Floor Classroom Unit Ventilators

LAST 10-YEAR CAPITAL PLAN

Annual Total Project Cost Budget Estimates *(not Fiscal Year)*

2017	2018	2019	2020	2021	2022	2023	2024	2025
$4,924,770	$11,546,440	$33,464,170	$16,370,340	$17,545,020	$4,429,425	$7,117,970	$750,000	$0
		Referendum Funds						

Each year, D97 and STR evaluated the scope against current needs and changed priorities as needed.

The plan is a living document.



Scope Generation and Prioritization

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ITEM GENERATION

Work items have been generated through the following activities:

- Health & Life Safety Surveys
- Facility Assessment Surveys
- D97 School Staff and Building Engineer Requests
- Space Utilization Plan Surveys with Principals and PTO

ENGAGEMENT OPPORTUNITIES

Facility Condition Assessment	Capacity & Utilization	Educational Adequacy	Safety & Security	Alignment w/ Sustainability Task Force Plan
• **STR** (architectural) • **CS2** (Mech, Elec, Plumb, Fire Protection) • **STR - SEG** (roofing & hardscape) • **D97 Buildings & Grounds** • **D97 Principals** • **Facilities Advisory Committee**	• **STR** • **D97 Principals** • **D97 Teachers and Staff** • **Parent Teacher Organization** • **D97 Admin Team**	• **STR** • **D97 Admin Team** • **D97 Principals** • **D97 Teachers and Staff** • **D97 Building Leaders**	• **West 40** (Safety Consultant) • **STR** • **D97 Buildings & Grounds** • **D97 Chief Safety Officer** • **D97 Principals**	• **STR** • **CS2** • **STR - SEG** • **D97 Sustainability Task Force** • **D97 Buildings & Grounds** • **D97 Admin Team** • **Facilities Advisory Committee** • **Community** • **Students**

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PRIORITIZATION FRAMEWORK

Factors that guide the scope of work prioritization:

- Alignment with **guiding principles.**
- **Roofing** is the most critical infrastructure need.
  - Roof conditions dictate the order of schools
- **Avoid closing a school two summers in a row.**
- **Avoid closing too many schools in one summer.**
- All **HLS a/b items** are Priority 1 (must be addressed within 5 years).

MFP GUIDING PRINCIPLES

- **Critical Infrastructure** Needs
- ISBE **Health and Life Safety** Requirements
- **Safety & Security**
- **Sustainability** Task Force
- **Educational Spaces** are Aligned with Curriculum

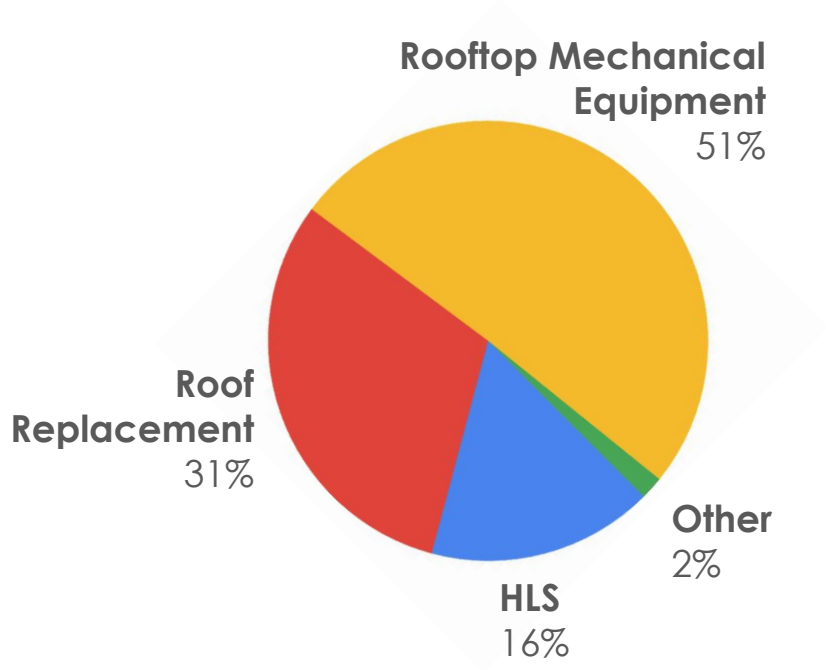
PRIORITIES LEGEND

Priorities Legend	*Please note that priorities are not tied to a specific year of work.*
1	Critical - Immediate 1st Year into the Building (has to happen in the first 5 years)
2	Preferred to be addressed along with other Priority 1 items if budget allows. Otherwise include in 2nd round
3	2nd Round of work at a facility - Good objective to be addressed within the 10 year plan; or at a minimum investigated further for decision on inclusion in plan
4	Items that do not require immediate attention or replacement. OR Items related to how spaces are used within a facility that may not require an architectural solution
D97 Internal	Minor items to be addressed internally with D97 staff within appropriate time lines.

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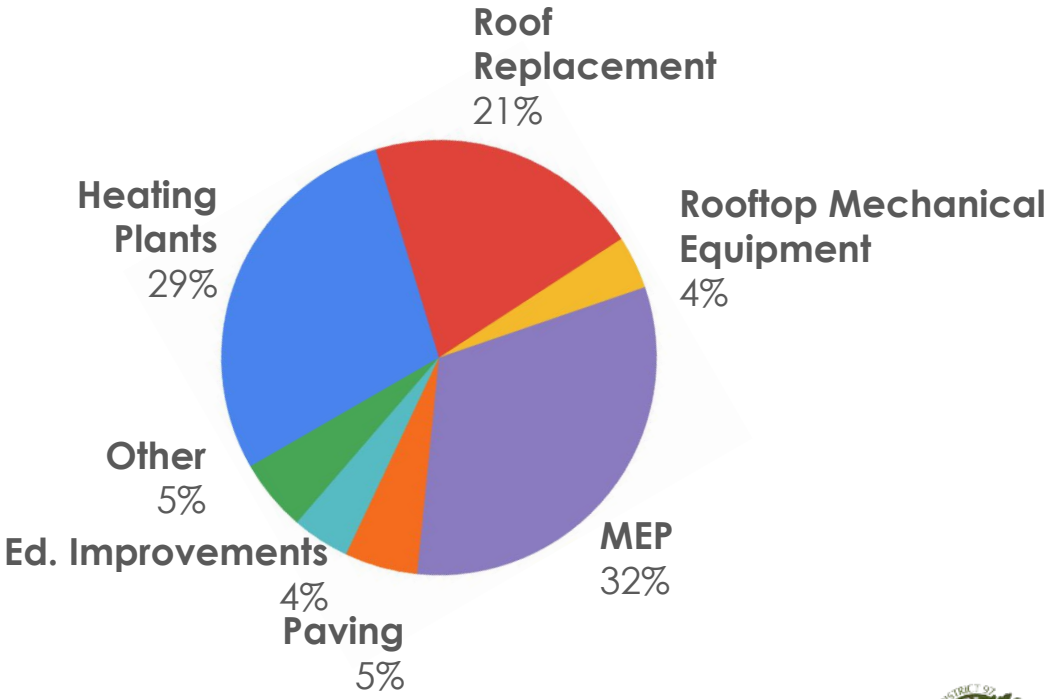
PRIORITY 1 BREAKDOWN

Rooftop Mech. Equip.:	$17,653,613
Roof Replacement:	$10,850,343
HLS a/b Items:	$5,791,502
Other:	$593,106
Totals:	$34,888,564



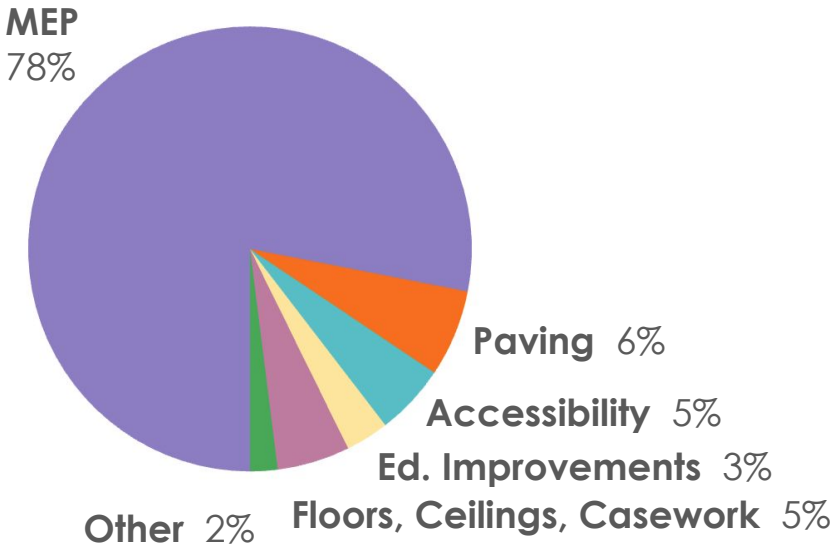
PRIORITY 2 BREAKDOWN

Heating Plants:	$2,550,208
Roof Replacement:	$1,827,661
Rooftop Mech. Equip.:	$351,028
Mech, Elec., Plumbing:	$2,837,445
Site Work/Paving:	$483,064
Ed. Improvements:	$382,567
Other:	$477,362
Totals:	$8,909,335



PRIORITY 3 BREAKDOWN

Mech, Elec., Plumbing:	$31,269,111
Site Work/Paving:	$2,543,177
Floors, Ceilings, Cswk:	$2,136,043
Accessibility:	$2,084,043
Ed. Improvements:	$1,472,536
Other:	$805,400
Totals:	$40,310,310





Recommendations

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Recommendation A

Complete Priority 1 *(2026 thru 2030)*

	2026	2027	2028	2029	2030	
Schools Affected	All Schools	Mann ES Julian MS	Beye ES Hatch ES Brooks MS	Holmes ES Irving ES Whittier ES	Lincoln ES Longfellow ES	Totals
Priority 1	$5,380,554	$9,324,019	$10,317,748	$5,887,153	$3,979,090	**$34,888,564**
Priority 2	$0	$0	$0	$0	$0	**$0**
Priority 3	$0	$0	$0	$0	$0	**$0**
Totals	**$5,380,554**	**$9,324,019**	**$10,317,748**	**$5,887,153**	**$3,979,090**	$34,888,564

Complete Priority 2 and 3 *(2031 thru 2035)*

	2031	2032	2033	2034	2035	
Schools Affected	Irving ES Mann ES	Hatch ES Brooks MS	Whittier ES Julian MS	Beye ES Lincoln ES	Holmes ES Longfellow ES	Totals
Priority 1	$0	$0	$0	$0	$0	**$0**
Priority 2	$3,014,944	$2,301,666	$1,836,581	$2,983,815	$649,195	**$10,786,200**
Priority 3	$8,423,761	$6,805,276	$5,826,638	$9,842,392	$9,412,243	**$40,310,310**
Totals	**$11,438,705**	**$9,106,941**	**$7,663,219**	**$12,826,206**	**$10,061,439**	$51,096,511

STR/D97 to annually review the scope and adjust priorities in accordance with current needs.
These are forecasts with today's knowledge.
This is a living document.

Recommendation A

Priority 1 Scope

- **Roofing replacement**
  - Repeated leak and repair tickets
  - Improve building envelope=energy savings
  - Replace mechanical units beyond useful life on roofs being replaced
- Replace **46 year old Mechanical Unit**
- Address **Health and Life Safety** items

Recommendation B

Complete Priority 1 and 2A *(2026 thru 2030)*

	2026	2027	2028	2029	2030	
Schools Affected	All Schools	Mann ES Julian MS	Beye ES Hatch ES Brooks MS	Holmes ES Irving ES Whittier ES	Lincoln ES Longfellow ES	Totals
Priority 1	$5,380,554	$9,324,019	$10,317,748	$5,887,153	$3,979,090	**$34,888,564**
Priority 2A	$0	$1,709,400	$1,686,500	$401,625	$0	**$3,797,525**
Priority 2B	$0	$0	$0	$0	$0	**$0**
Priority 3	$0	$0	$0	$0	$0	**$0**
Totals	**$5,380,554**	**$11,033,419**	**$12,004,248**	**$6,288,778**	**$3,979,090**	**$38,686,089**

Complete Priority 2B and 3 *(2031 thru 2035)*

	2031	2032	2033	2034	2035	
Schools Affected	Irving ES Mann ES	Hatch ES Brooks MS	Whittier ES Julian MS	Beye ES Lincoln ES	Holmes ES Longfellow ES	Totals
Priority 1	$0	$0	$0	$0	$0	**$0**
Priority 2A	$0	$0	$0	$0	$0	**$0**
Priority 2B	$559,650	$2,301,666	$1,836,581	$857,358	$649,195	**$6,204,450**
Priority 3	$8,423,761	$6,805,276	$5,826,638	$9,842,392	$9,412,243	**$40,310,310**
Totals	**$8,983,411**	**$9,106,941**	**$7,663,219**	**$10,699,749**	**$10,061,439**	**$46,514,760**

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Recommendation B

Priority 2A Scope

- Any **roofs** not addressed in Priority 1
  - Mann, Beye
  - Includes mechanical units on those roof areas
  - These roofs are at the end of useful life.
- **Boiler** replacement at Beye ES
  - Boiler is beyond its useful life and requiring regular maintenance.
- **Classroom enhancements**
  - Addressing acoustical and accessibility issues in classroom spaces

Recommendation C

Complete Priority 1 and 2 *(2026 thru 2030)*

	2026	2027	2028	2029	2030	
Schools Affected	All Schools	Mann ES Julian MS	Beye ES Hatch ES Brooks MS	Holmes ES Irving ES Whittier ES	Lincoln ES Longfellow ES	Totals
Priority 1	$5,380,554	$9,324,019	$10,317,748	$5,887,153	$3,979,090	**$34,888,564**
Priority 2	$0	$3,239,053	$4,327,152	$1,341,900	$1,230	**$8,909,335**
Priority 3	$0	$0	$0	$0	$0	**$0**
Totals	**$5,380,554**	**$12,563,072**	**$14,644,900**	**$7,229,053**	**$3,980,320**	**$43,797,899**

Complete Priority 3 *(2031 thru 2035)*

	2031	2032	2033	2034	2035	
Schools Affected	Irving ES Mann ES	Hatch ES Brooks MS	Whittier ES Julian MS	Beye ES Lincoln ES	Holmes ES Longfellow ES	Totals
Priority 1	$0	$0	$0	$0	$0	**$0**
Priority 2	$0	$0	$0	$0	$0	**$0**
Priority 3	$8,423,761	$6,805,276	$5,826,638	$9,842,392	$9,412,243	**$40,310,310**
Totals	**$8,423,761**	**$6,805,276**	**$5,826,638**	**$9,842,392**	**$9,412,243**	**$40,310,310**

STR/D97 to annually review the scope and adjust priorities in accordance with current needs.
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Additional Scope Considerations

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ADDITIONAL SCOPE CONSIDERATIONS

Additional Scope Considerations require direction from D97 for inclusion in the plan, or to put on hold for the next round of planning. *(The plan is a living document.)*

- Replace interior lighting with new **LED Lighting** system including occupancy sensors, daylight dimming, and controls.
- Provide **Air Conditioning** for instructional spaces
  - AC units only vs. AC and Light n' Bright
- Provide **Elevators** at Hatch and Mann
- **Electrification** of all D97 facilities
  - Phased Approach vs. Full Electrification

Additional Considerations - LED Lighting

Scope Considerations	2027	2028	2029	2030	
Schools Affected	Mann ES Julian MS	Beye ES Hatch ES Brooks MS	Holmes ES Irving ES Whittier ES	Lincoln ES Longfellow ES	Totals per Scope Consideration
LED Lighting	$2,135,826	$5,109,301	$7,393,523	$2,230,791	**$16,869,441**

* Fluorescent bulbs are unavailable as of 1/1/2027 in Illinois
**Potential cost-saving investment with incentives and energy savings - investigations ongoing.

33% of Elementary Schools currently have LED lighting.

Brooks and Julian have been converted with the exception of the theater lighting.

Additional Considerations - Classroom Air Conditioning

Scope Considerations	2027	2028	2029	2030	
Schools Affected	Mann ES Julian MS	Beye ES Hatch ES Brooks MS	Holmes ES Irving ES Whittier ES	Lincoln ES Longfellow ES	Totals per Scope Consideration
AC @ Clsrms Scope Only	$3,031,875	$11,410,875	$17,199,000	$8,957,813	**$40,599,563**
AC @ Clsrms + Light n' Bright	$3,898,125	$14,671,125	$22,113,000	$11,517,188	**$52,199,438**

*Light + Bright - paint, ceiling tiles, LED lights, flooring - classroom refresh

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Additional Considerations - Elevators (Hatch & Mann only)

Scope Considerations	2027	2028	2029	2030	
Schools Affected	Mann ES Julian MS	Beye ES Hatch ES Brooks MS	Holmes ES Irving ES Whittier ES	Lincoln ES Longfellow ES	Totals per Scope Consideration
Elevators	$974,531	$641,484	$0	$0	**$1,616,016**

Additional Considerations - Electrification

For about 8% of the full cost to electrify, can put in baseline service to allow for converting system and units over time

Scope Considerations	2027	2028	2029	2030	
Schools Affected	Mann ES Julian MS	Beye ES Hatch ES Brooks MS	Holmes ES Irving ES Whittier ES	Lincoln ES Longfellow ES	Totals per Scope Consideration
Full Facility Electrification	$22,088,861	$36,393,612	$24,272,939	$10,463,742	**$93,219,154**

*Policy 4.72 - GHG goal (from 2010 levels): 45% by 2030; 100% by 2050

QUESTIONS?

