

Iroquois West CUSD 10



Bringing the Future Into the Present

Options Forum

Community Engagement Session #3

AGENDA

- **Work to Date**
 - **CES 1**
 - **CES 2**
- **Master Plan Scenarios**
- **Phase 1 Scenarios**
- **Finance Discussion**
- **Vote!**



PROCESS

for Developing a Facilities Master Plan



COMMUNITY ENGAGEMENT SCHEDULE

17
OCT

**Community Meeting #1:
Discovery**

12
DEC

**Community Meeting #2:
Building Solutions**

13
FEB

**Community Meeting #3:
Options Forum**

13
MAR

**Presentation
to the Board
of Education**

**All community engagement
sessions 6:00–8:00pm at the
Middle School in Onarga**

CITIZEN'S LEADERSHIP COMMITTEE

D.J.Harris

Patrick Miller

Greg Zick

Katie Fowler

Carrie Miller

Matt Clark

Clint Perzee

Amy Miller

Heather Frank

Stacy Connor

Vicki Killus

Rodger Bennett

Dave Haase

Jill Murphy

Work to Date: CES 1



PHYSICAL NEEDS ASSESSMENT

Electrical

Exterior Wall

Fire Detection

HVAC

Interior

Lighting

Plumbing

Roof

Site

Building
Envelope

School
Security

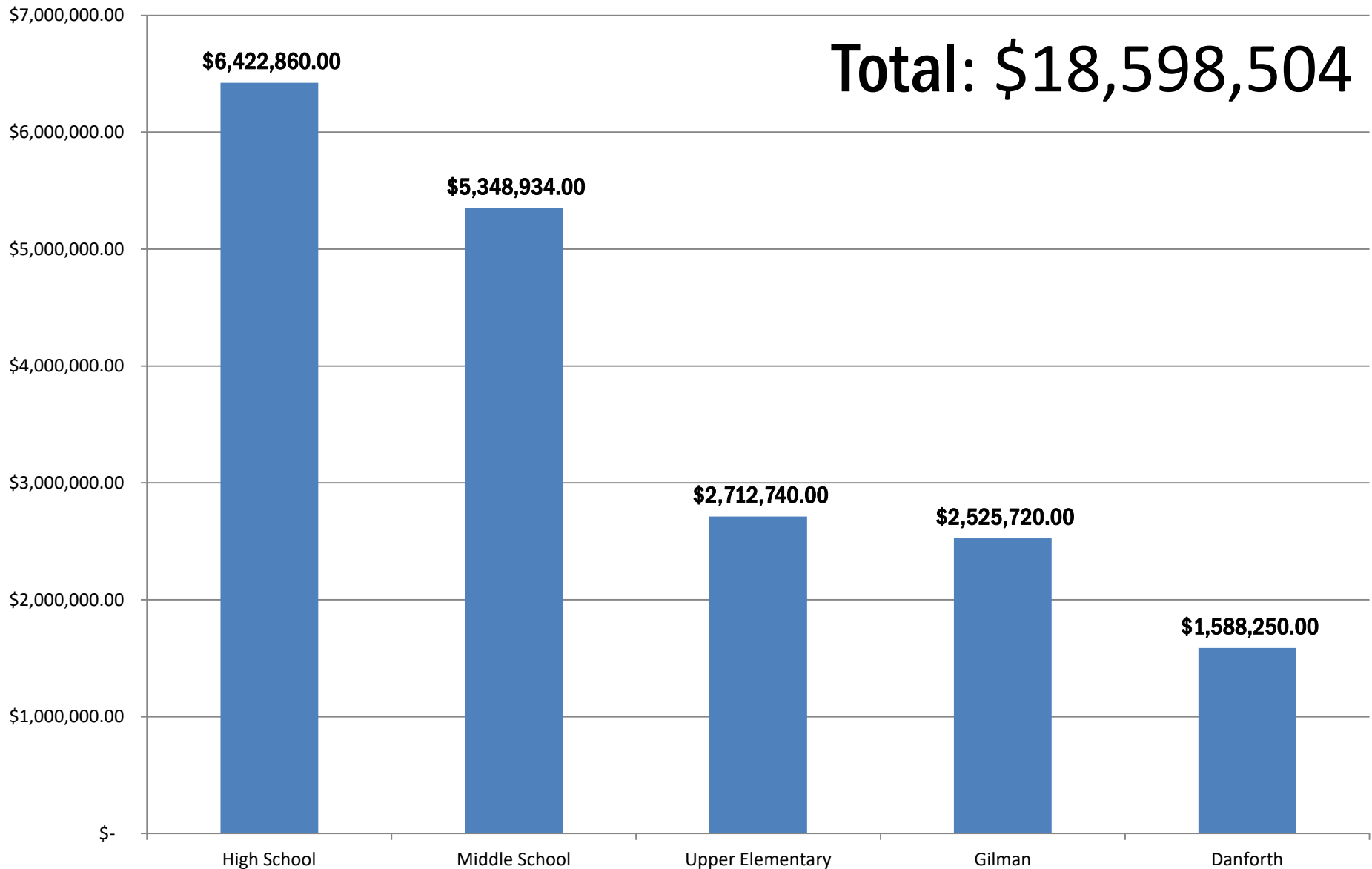
Code
Compliance

PHYSICAL NEEDS

Scope of Work

- **Health and Life Safety Work**
- **Heating Ventilation and Air Conditioning**
- **Plumbing Systems (Bad Pipes/Fixtures)**
- **Roofs Replacement**
- **Asbestos Removal**
- **Flooring Replacement**
- **Ceiling/Lighting Replacement**

TOTAL PHYSICAL NEEDS (A-D)



SCHOOL FACILITY EDUCATIONAL ADEQUACY ASSESSMENT



the school
site



safety and
security



building
systems



program
support



maintainability

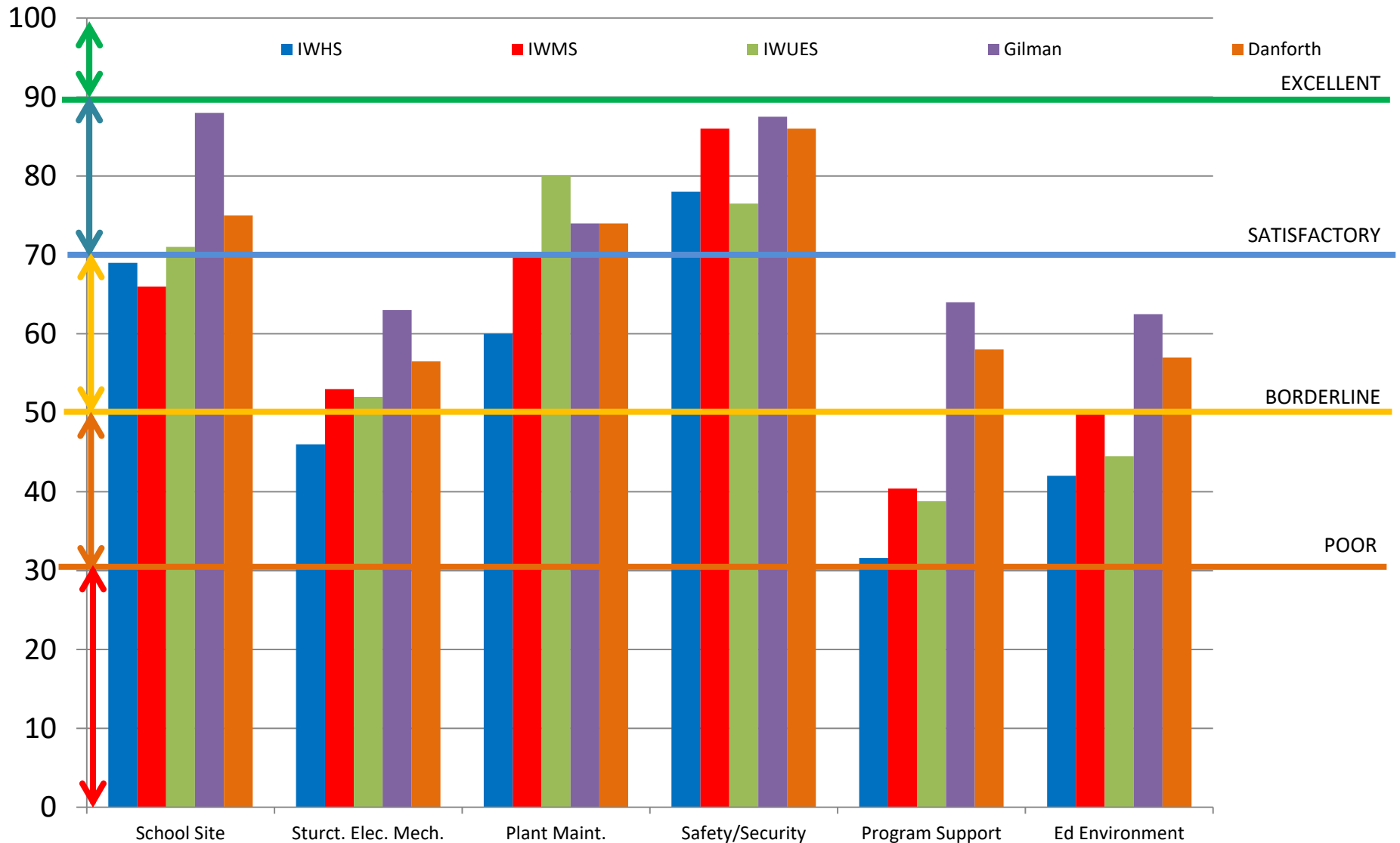


educational
environment

Functional Adequacy



Functional Adequacy



21ST CENTURY

Learning Environments

- Learning is no longer optional
- Meet the needs of every child
- Engage students in learning
- Anywhere/anytime learning
- Support the 4C's:

collaboration - communication

creativity - critical thinking

characteristics of

FUTURE
[READY]
SCHOOLS



FOSTER CREATIVITY



SUPERIOR LIGHTING



SAFE & SECURE



COLLABORATIVE



**TECHNOLOGY
INFUSED**



FLEXIBLE

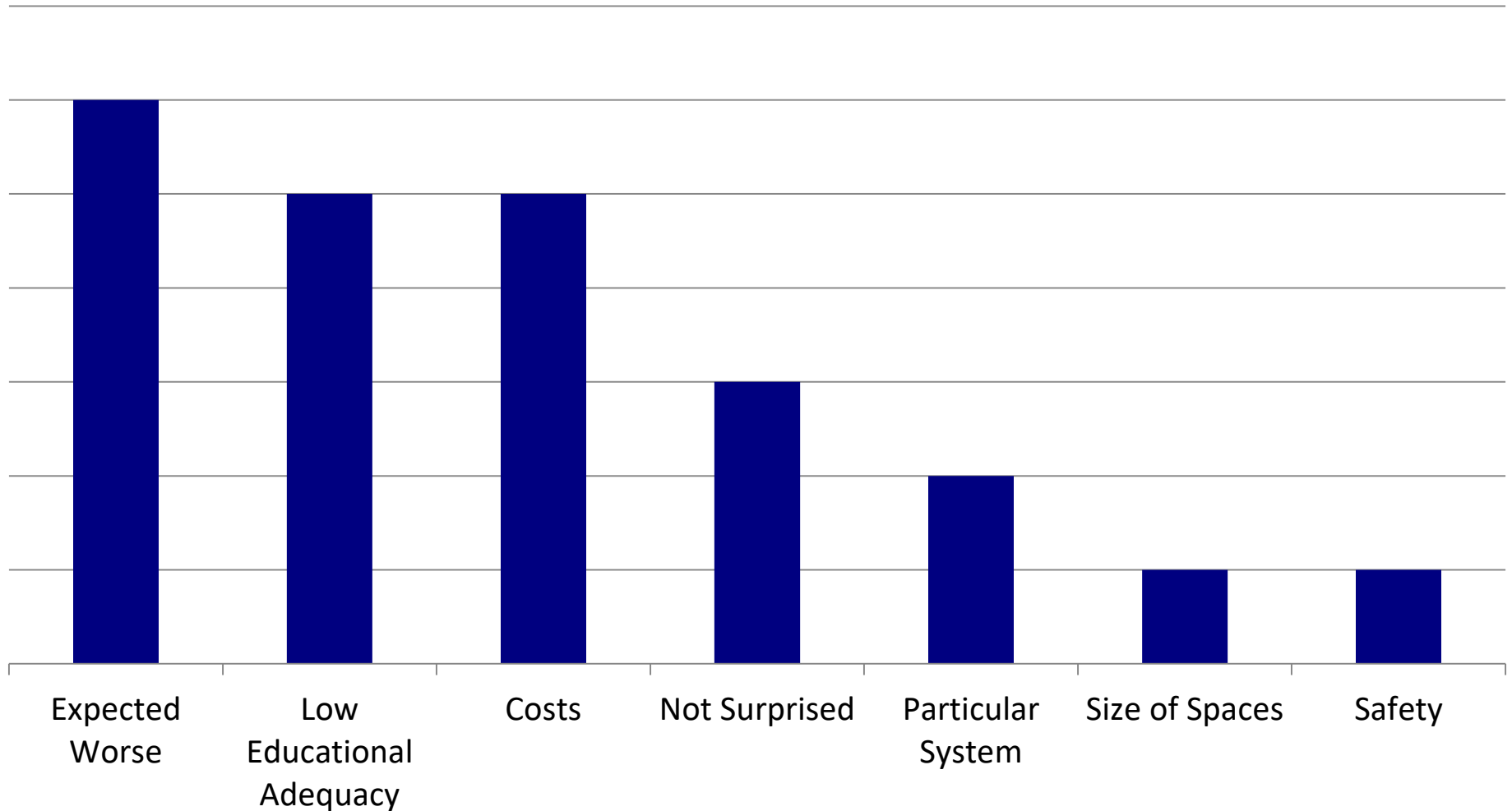


**HANDS ON/
ACTIVE**



**STUDENT-
CENTERED**

What did you learn that surprised you?



In 3 words, how do you think a visitor would describe our **current** district facilities?



A word cloud of visitor feedback. The words are arranged in a roughly rectangular shape, with 'OUTDATED' and 'CONFUSING' being the largest and most prominent. Other words include 'CRAMPED', 'SPREAD-OUT', 'UNINVITING', 'INADEQUATE', 'AGED', 'EMBARASSING', 'ORDINARY', 'TYPICAL', 'CHARMING', 'CLEAN', 'HIDDEN', and 'UNSAFE'.

OUTDATED
CONFUSING
CRAMPED
SPREAD-OUT
UNINVITING
INADEQUATE
AGED
EMBARASSING
ORDINARY
TYPICAL
CHARMING
CLEAN
HIDDEN
UNSAFE

In 3 words, how would you like a visitor to describe our district facilities?

A word cloud of responses to the question 'In 3 words, how would you like a visitor to describe our district facilities?'. The words are arranged in a cluster, with 'Inviting' and 'Innovative' being the largest and most prominent. Other significant words include 'Flexible', 'Safe', 'WOW', 'Functional', 'Adequate', 'Jealous', 'Campus', 'Efficient', 'Impressive', and 'Spacious'. The colors used are red, green, and purple.

Inviting Innovative

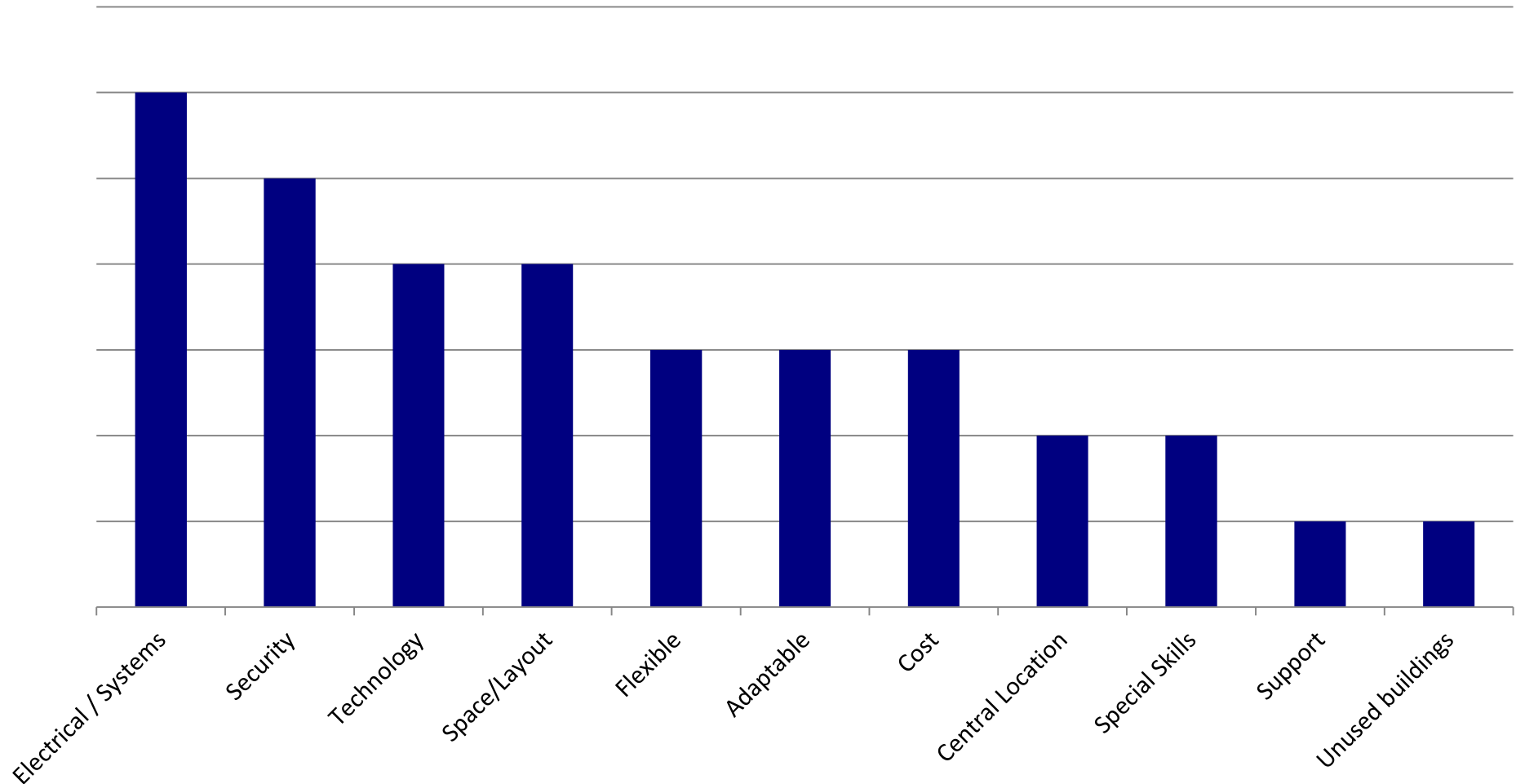
Safe Flexible

WOW Functional

Adequate Jealous Campus Efficient Impressive Spacious

Modern

What are your **concerns** about district facilities that should be addressed by this facilities plan?



Work to Date: CES 2



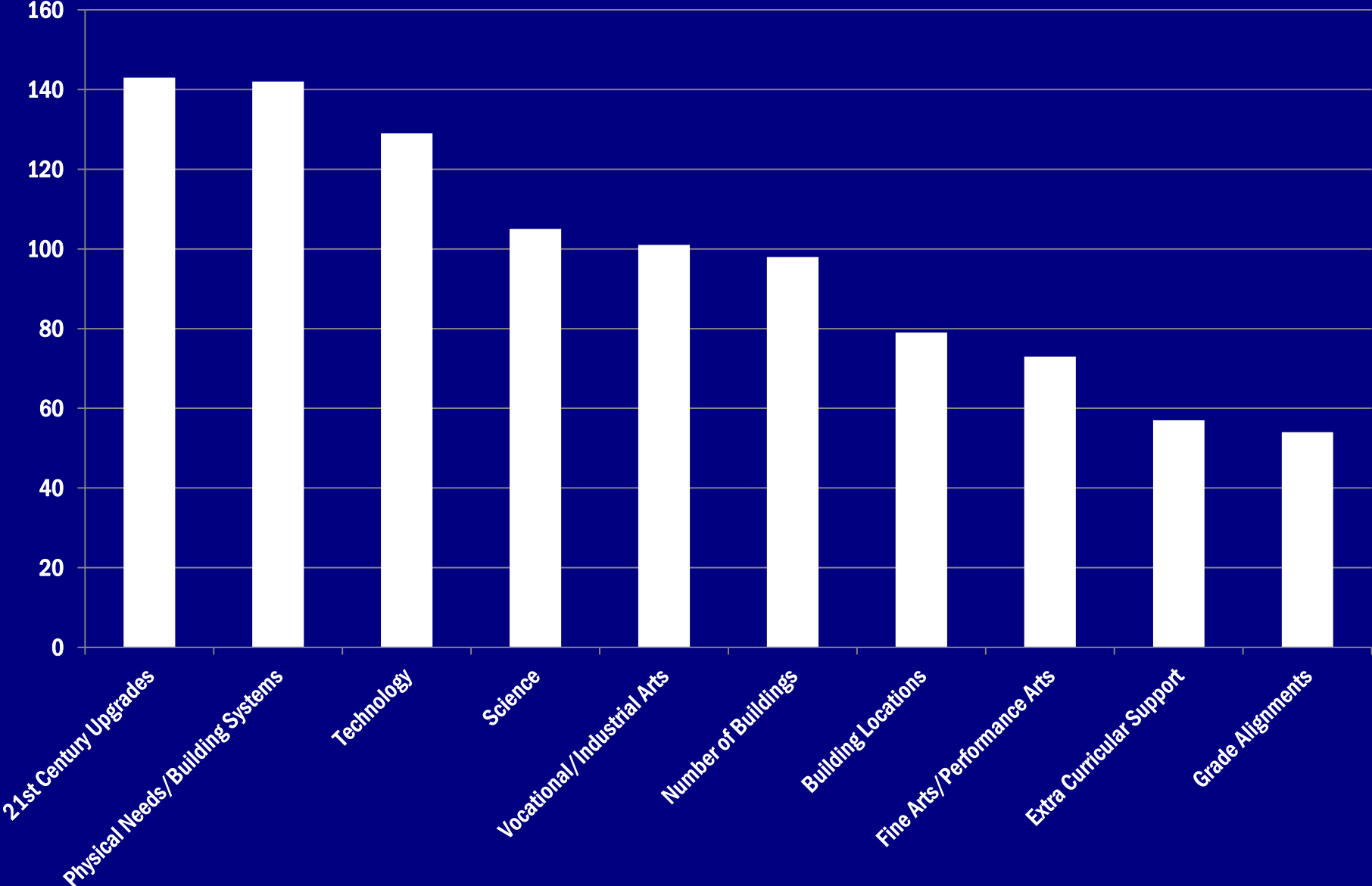
Planning Principles



Planning Principles

- **21st Century Upgrades**
- **Physical Needs/Building Systems**
- **Number of Buildings**
- **Building Locations**
- **Grade Alignments**
- **Science Programs**
- **Extra Curricular Support**
- **Vocational/Ind. Arts Program Support**
- **Technology**
- **Fine Arts/ Performance Arts**

Planning Principles Ranked



Develop Concepts



STATUS QUO - 5 Building Scenario (K/1-3/4-5/6-8/9-12)



IROQUOIS WEST HIGH SCHOOL

57.2

Grades: 9-12	Total SF: 65,301
Needs Assessment Work:	\$6,422,860
21st Century Upgrades:	\$0
Additions (0 sf):	\$0
Total:	\$6,422,860

IROQUOIS WEST MIDDLE SCHOOL

63.3

Grades: 6-8	Total SF: 60,766
Needs Assessment Work:	\$5,348,934
21st Century Upgrades:	\$0
Additions (0 sf):	\$0
Total:	\$5,348,934

IROQUOIS WEST UPPER ELEMENTARY

59.9

Grades: 4-5	Total SF: 25,380
Needs Assessment Work:	\$2,712,740
21st Century Upgrades:	\$0
Additions(0 sf):	\$0
Total:	\$2,712,740

IW ELEMENTARY - GILMAN

76.2

Grades: 1-3	Total SF: 27,497
Needs Assessment Work:	\$2,525,720
21st Century Upgrades:	\$0
Additions(0 sf):	\$0
Total:	\$2,525,720

IW ELEMENTARY - DANFORTH

69.8

Grades: PK-K	Total SF: 16,870
Needs Assessment Work:	\$1,588,250
21st Century Upgrades:	\$0
Additions(0 sf):	\$0
Total:	\$1,588,250

SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

ELEMENTARY:

5AC + 1AC/100 STUDENTS

MIDDLE SCHOOL:

15AC + 1AC/100 STUDENTS

HIGH SCHOOL:

25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

65.0

EDUCATIONAL
ADEQUACY

\$18,598,504

TOTAL SCENARIO
FIRST COSTS



Concepts

Scenario 1	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Pleasa		\$0	\$0.00	\$0	
Gilman	PK-3		\$4,124,550	\$4,710,900.00	\$8,835,450	88.1
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	4-8		\$9,114,900	\$1,352,700.00	\$10,467,600	77.4
MVHS	9-12		\$9,795,150	\$2,909,700.00	\$12,704,850	82.7
					\$32,007,900	82.1

Scenario 6	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Retire		\$0	\$0.00	\$0	
Gilman	PK-5		\$4,124,550	\$10,515,900.00	\$14,640,450	91.5
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	6-8		\$9,114,900	\$0	\$9,114,900	76.8
MVHS	9-12		\$9,795,150	\$2,909,700.00	\$12,704,850	82.7
					\$36,460,200	83.3

Scenario 11	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Pleasa		\$0	\$0.00	\$0	
Gilman	PK-3		\$4,124,550	\$4,710,900.00	\$8,835,450	88.7
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	Retire		\$0	\$0.00	\$0	
MVHS	Retire/New 4-12		\$0	\$42,210,000.00	\$42,210,000	97.5
					\$51,045,450	95.3

Scenario 2	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Pleasa		\$0	\$0.00	\$0	
Gilman	K-4		\$4,124,550	\$7,455,900.00	\$11,580,450	90.2
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	5-8		\$9,114,900	\$0.00	\$9,114,900	76.8
MVHS	9-12		\$9,795,150	\$2,909,700.00	\$12,704,850	82.7
					\$33,400,200	85.6

Scenario 7	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Retire		\$0	\$0.00	\$0	
Gilman	PK-K/ Admin		\$4,124,550	\$0.00	\$4,124,550	84.9
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	Retire/New 1-8		\$0	\$28,927,500.00	\$28,927,500	97.5
MVHS	Retire/New 9-12		\$0	\$22,500,000.00	\$22,500,000	97.5
					\$55,552,050	95.5

Scenario 12	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Pleasa		\$0	\$0.00	\$0	
Gilman	Retire/New PK-5		\$0	\$18,765,000.00	\$18,765,000	97.5
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	Retire		\$0	\$0.00	\$0	
MVHS	REtire/New 6-12		\$0	\$34,083,000.00	\$34,083,000	97.5
					\$52,848,000	97.5

Scenario 3	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Pleasa		\$0	\$0.00	\$0	
Gilman	Retire		\$0	\$0.00	\$0	
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	Retire		\$0	\$0.00	\$0	
MVHS	Retire/New K-12		\$0	\$54,000,000.00	\$54,000,000	97.5
					\$54,000,000	97.5

Scenario 8	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Retire		\$0	\$0.00	\$0	
Gilman	K-4		\$4,124,550	\$7,455,900.00	\$11,580,450	90.2
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	5-12		\$9,114,900	\$20,137,200.00	\$29,252,100	85.4
MVHS	Retire		\$0	\$0.00	\$0	
					\$40,832,550	86.7

Scenario 13	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Pleasa		\$0	\$0.00	\$0	
Gilman	PK-4		\$4,124,550	\$7,455,900.00	\$11,580,450	90.2
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	5-6		\$4,197,300	\$0.00	\$4,197,300	76.8
MVHS	7-12		\$9,795,150	\$9,452,700.00	\$19,247,850	85.6
					\$35,025,600	85.4

Scenario 4	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Pleasa		\$0	\$0.00	\$0	
Gilman	Admin		\$2,525,720	\$0.00	\$2,525,720	
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	9-12		\$9,114,900	\$4,270,200.00	\$13,385,100	
MVHS	K-8		\$9,795,150	\$10,154,700.00	\$19,949,850	
					\$35,860,670	83.3

Scenario 9	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Retire		\$0	\$0.00	\$0	
Gilman	Retire/New K-4		\$0	\$15,705,000.00	\$15,705,000	97.5
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	Retire/New 5-8		\$0	\$16,380,000.00	\$16,380,000	97.5
MVHS	Retire/New 9-12		\$0	\$22,500,000.00	\$22,500,000	97.5
					\$54,585,000	97.5

Scenario 14	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Pleasa		\$0	\$0.00	\$0	
Gilman	PK-4		\$4,124,550	\$7,455,900.00	\$11,580,450	90.2
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	Retire		\$0	\$0.00	\$0	
MVHS	Retire/New 5-12		\$0	\$38,367,000.00	\$38,367,000	97.5
					\$49,947,450	95.2

Scenario 5	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Pleasa		\$0	\$0.00	\$0	
Gilman	PK-4		\$4,124,550	\$7,455,900.00	\$11,580,450	90.2
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	5-8		\$9,114,900	\$0.00	\$9,114,900	76.8
MVHS	Retire/New 9-12		\$0	\$22,500,000.00	\$22,500,000	97.5
					\$43,195,350	91.3

Scenario 10	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Retire		\$0	\$0.00	\$0	
Gilman	PK-5		\$4,124,550	\$10,515,900.00	\$14,640,450	91.3
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	9-12		\$9,114,900	\$4,270,200.00	\$13,385,100	80.0
MVHS	6-8		\$9,795,150	\$0.00	\$9,795,150	80.9
					\$37,820,700	83.5

Scenario 15	Building	Grades	Renovation	Addition	Total	Ed Ad
Danforth	Pleasa		\$0	\$0.00	\$0	
Gilman	PK-1		\$4,124,550	\$0.00	\$4,124,550	84.4
Upper Elem.	Retire		\$0	\$0	\$0	
MMS	6-12		\$9,114,900	\$15,853,200.00	\$24,968,100	85.2
MVHS	2-5		\$5,685,000	\$1,335,000.00	\$7,020,000	82.4
					\$36,112,650	85.0

STATUS QUO - 5 Building Scenario (PK-K/1-3/4-5/6-8/9-12)



IROQUOIS WEST HIGH SCHOOL

57.2

Grades: 9-12	Total SF: 65,301
Needs Assessment Work:	\$6,422,860
21st Century Upgrades:	\$0
Additions (0 sf):	\$0
Total:	\$6,422,860

IROQUOIS WEST MIDDLE SCHOOL

63.3

Grades: 6-8	Total SF: 60,766
Needs Assessment Work:	\$5,348,934
21st Century Upgrades:	\$0
Additions (0 sf):	\$0
Total:	\$5,348,934

IROQUOIS WEST UPPER ELEMENTARY

59.9

Grades: 4-5	Total SF: 25,380
Needs Assessment Work:	\$2,712,740
21st Century Upgrades:	\$0
Additions(0 sf):	\$0
Total:	\$2,712,740

IW ELEMENTARY - GILMAN

76.2

Grades: 1-3	Total SF: 27,497
Needs Assessment Work:	\$2,525,720
21st Century Upgrades:	\$0
Additions(0 sf):	\$0
Total:	\$2,525,720

IW ELEMENTARY - DANFORTH

69.8

Grades: PK-K	Total SF: 16,870
Needs Assessment Work:	\$1,588,250
21st Century Upgrades:	\$0
Additions(0 sf):	\$0
Total:	\$1,588,250

SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

ELEMENTARY:

5AC + 1AC/100 STUDENTS

MIDDLE SCHOOL:

15AC + 1AC/100 STUDENTS

HIGH SCHOOL:

25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

65.0

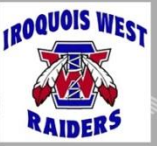
EDUCATIONAL
ADEQUACY

\$18,598,504

TOTAL SCENARIO
FIRST COSTS



SCENARIO A - 3 Building Scenario (PK-3/4-8/9-12)



IROQUOIS WEST HIGH SCHOOL

88.3

Grades: 9-12	Total SF: 75,000
Needs Assessment Work:	\$0
21st Century Upgrades:	\$5,685,000
Additions (37,100 sf):	\$11,130,000
Total:	\$16,815,000

IROQUOIS WEST MIDDLE SCHOOL

87.1

Grades: 4-8	Total SF: 65,275
Needs Assessment Work:	\$0
21st Century Upgrades:	\$4,197,300
Additions (37,293 sf):	\$11,187,900
Total:	\$15,385,200

IROQUOIS WEST UPPER ELEMENTARY

RETIRE

IW ELEMENTARY - GILMAN

89.1

Grades: PK-3	Total SF: 43,200
Needs Assessment Work:	\$0
21st Century Upgrades:	\$4,124,550
Additions(15,703 SF):	\$4,710,900
Total:	\$8,835,450

IW ELEMENTARY - DANFORTH

RETIRE

SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

- ELEMENTARY:**
5AC + 1AC/100 STUDENTS
- MIDDLE SCHOOL:**
15AC + 1AC/100 STUDENTS
- HIGH SCHOOL:**
25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

DEMO

88.0

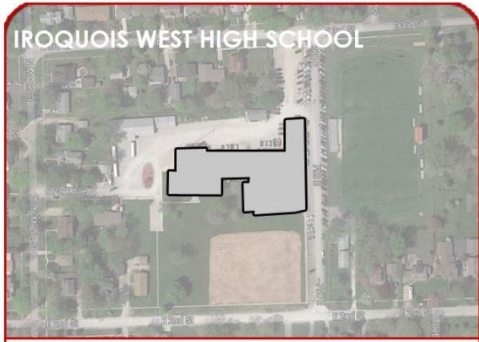
EDUCATIONAL
ADEQUACY

\$41,035,650

TOTAL SCENARIO
FIRST COSTS



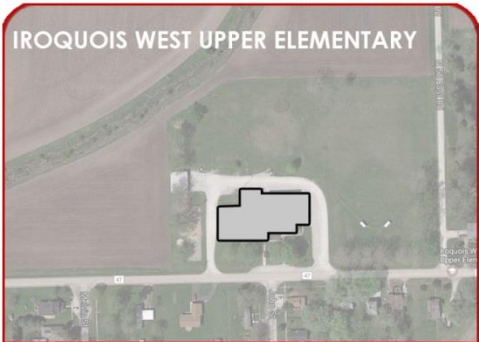
SCENARIO B - New Construction (PK-12)



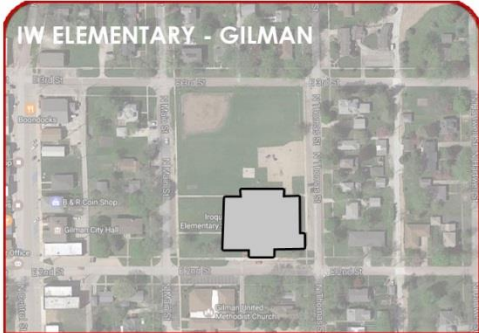
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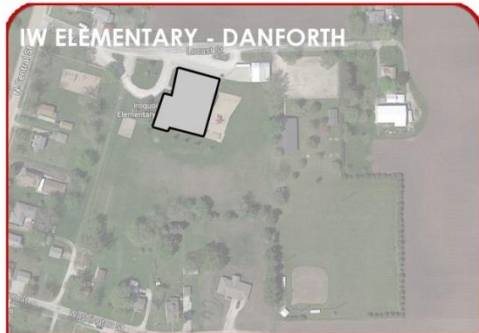
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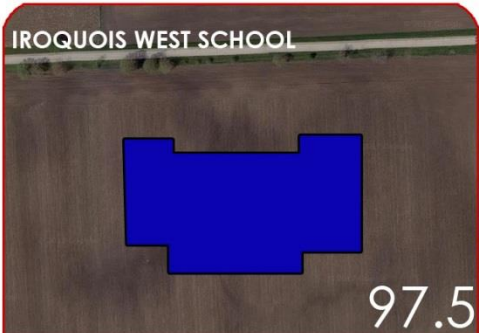
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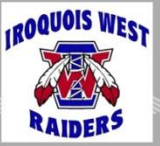
RETIRE



RETIRE



Grades: PK-12 **Total SF: 180,000**
 Needs Assessment Work: \$0
 21st Century Upgrades: \$0
 New Construction (180,000 sf): \$58,800,000
Total: \$58,800,000



SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

ELEMENTARY:

5AC + 1AC/100 STUDENTS

MIDDLE SCHOOL:

15AC + 1AC/100 STUDENTS

HIGH SCHOOL:

25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

DEMO

97.5

EDUCATIONAL ADEQUACY

\$58,800,000

TOTAL SCENARIO FIRST COSTS



SCENARIO C - 2 Building Scenario (PK-8/9-12)

IROQUOIS WEST HIGH SCHOOL

88.3

Grades: 9-12	Total SF: 75,000
Needs Assessment Work:	\$0
21st Century Upgrades:	\$5,685,000
Additions (37,100 sf):	\$11,130,000
Total:	\$16,815,000

IROQUOIS WEST MIDDLE SCHOOL

90.6

Grades: PK-8	Total SF: 99,150
Needs Assessment Work:	\$0
21st Century Upgrades:	\$4,197,300
Additions (71,168 sf):	\$21,350,400
Total:	\$25,547,700

IROQUOIS WEST UPPER ELEMENTARY

RETIRE

IW ELEMENTARY - GILMAN

RETIRE

IW ELEMENTARY - DANFORTH

RETIRE



SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

ELEMENTARY:

5AC + 1AC/100 STUDENTS

MIDDLE SCHOOL:

15AC + 1AC/100 STUDENTS

HIGH SCHOOL:

25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

DEMO

89.5

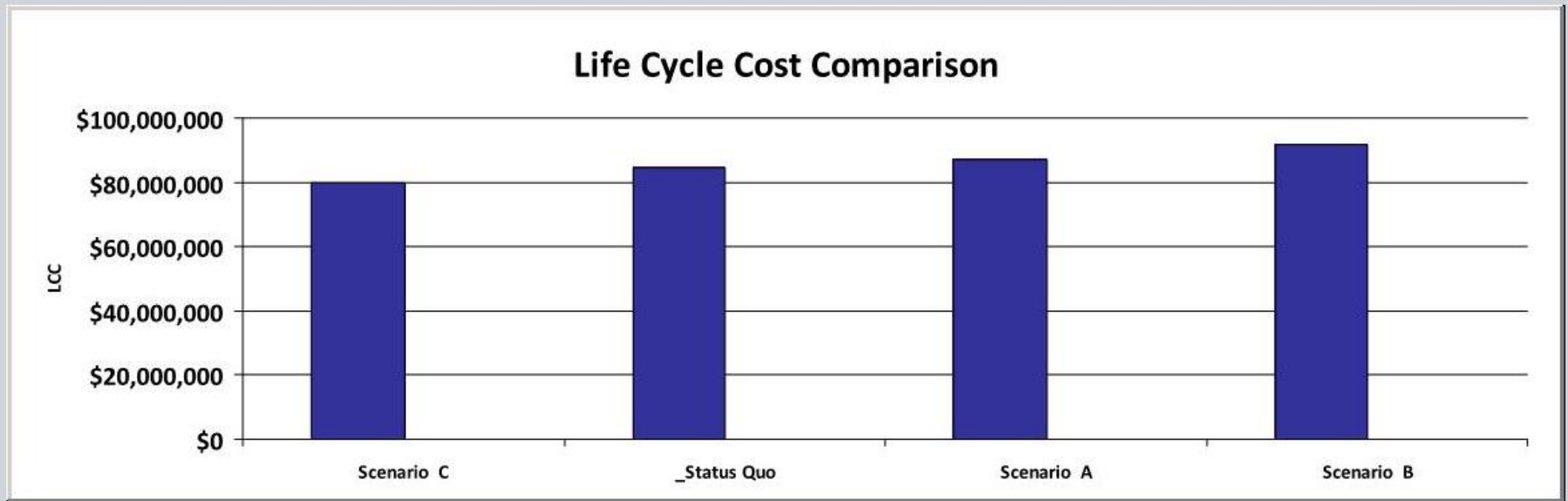
EDUCATIONAL
ADEQUACY

\$42,362,700

TOTAL SCENARIO
FIRST COSTS

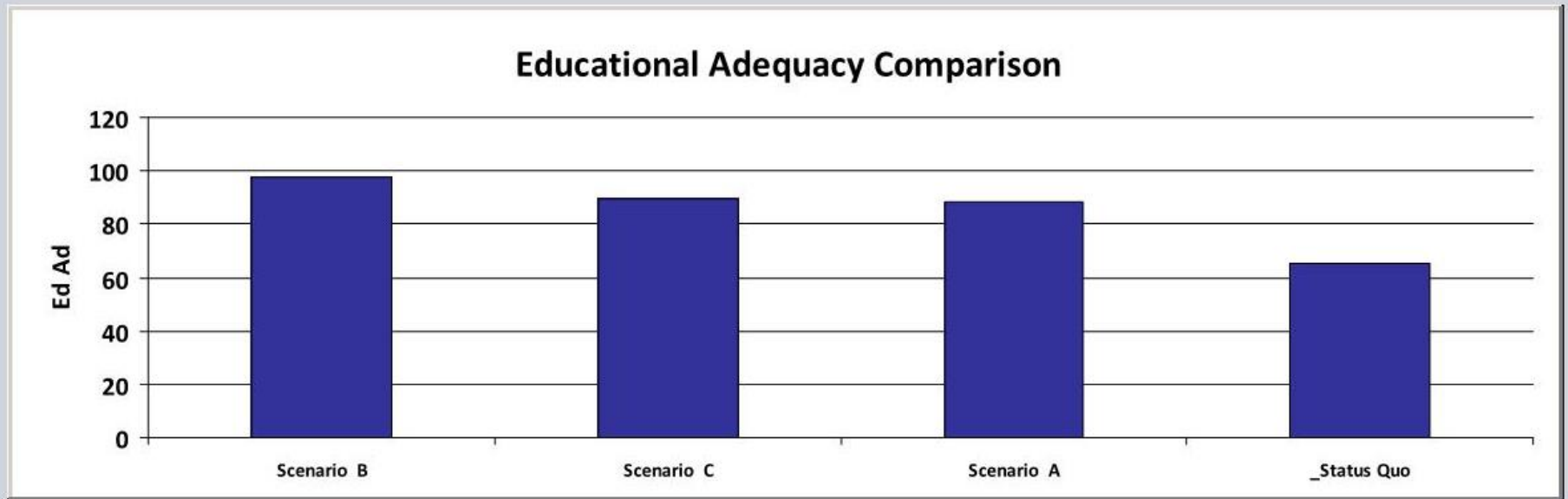


Scenario Summary



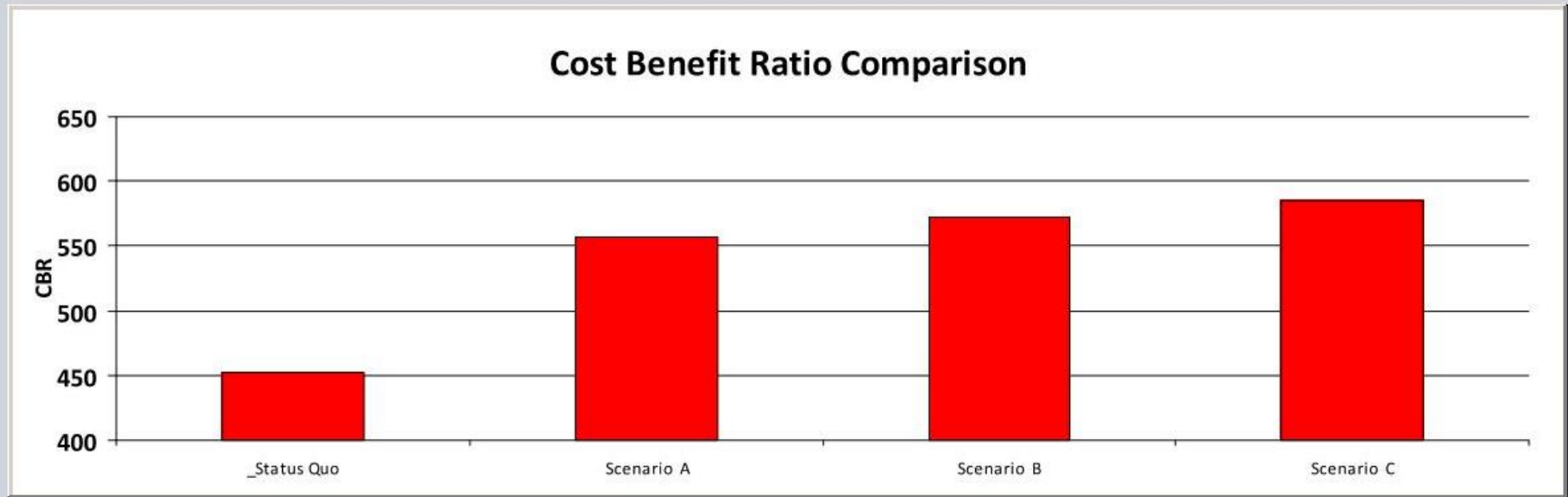
Scenario Name	Construction Costs	Operating Costs	Life Cycle Costs	Square Footage	Educational Adequacy	CBR
Status Quo	\$18,598,504.00	\$66,094,722.11	\$84,693,226.11	195,823	65.3	452.8
Scenario A	\$41,035,850.00	\$45,888,969.33	\$86,924,819.33	183,484	88.0	557.5
Scenario B	\$58,800,000.00	\$33,144,754.35	\$91,944,754.35	180,000	97.5	572.6
Scenario C	\$42,362,700.00	\$37,486,158.84	\$79,848,858.84	174,159	89.5	585.3

Scenario Summary



Scenario Name	Construction Costs	Operating Costs	Life Cycle Costs	Square Footage	Educational Adequacy	CBR
_Status Quo	\$18,598,504.00	\$66,094,722.11	\$84,693,226.11	195,823	65.3	452.8
Scenario A	\$41,035,850.00	\$45,888,969.33	\$86,924,819.33	183,484	88.0	557.5
Scenario B	\$58,800,000.00	\$33,144,754.35	\$91,944,754.35	180,000	97.5	572.6
Scenario C	\$42,362,700.00	\$37,486,158.84	\$79,848,858.84	174,159	89.5	585.3

Scenario Summary



Scenario Name	Construction Costs	Operating Costs	Life Cycle Costs	Square Footage	Educational Adequacy	CBR
Status Quo	\$18,598,504.00	\$66,094,722.11	\$84,693,226.11	195,823	65.3	452.8
Scenario A	\$41,035,850.00	\$45,888,969.33	\$86,924,819.33	183,484	88.0	557.5
Scenario B	\$58,800,000.00	\$33,144,754.35	\$91,944,754.35	180,000	97.5	572.6
Scenario C	\$42,362,700.00	\$37,486,158.84	\$79,848,858.84	174,159	89.5	585.3

Phase 1 Implementation



PHASE 1a - PK-3 at IW Elementary - Gilman

IW ELEMENTARY - GILMAN

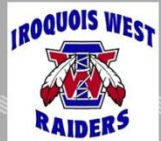
89.1

Grades: PK-3	Total SF: 43,200
Needs Assessment Work:	\$0
21st Century Upgrades:	\$4,124,550
Additions(15,703 SF):	\$4,710,900
Total:	\$8,835,450

IW ELEMENTARY - DANFORTH

RETIRE

Scenario A  Scenario B  Scenario C 



SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

- ELEMENTARY:**
5AC + 1AC/100 STUDENTS
- MIDDLE SCHOOL:**
15AC + 1AC/100 STUDENTS
- HIGH SCHOOL:**
25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

DEMO

89.1

EDUCATIONAL ADEQUACY

\$8,835,450

PHASE 1 COSTS



Phase 1a

Pros & Cons

Pros

Retire Danforth
Lowest Cost
Grade Alignment
Grade Efficiency
Efficiency of Staff

Cons

Site Size
Best Building

Phase 1a Finances

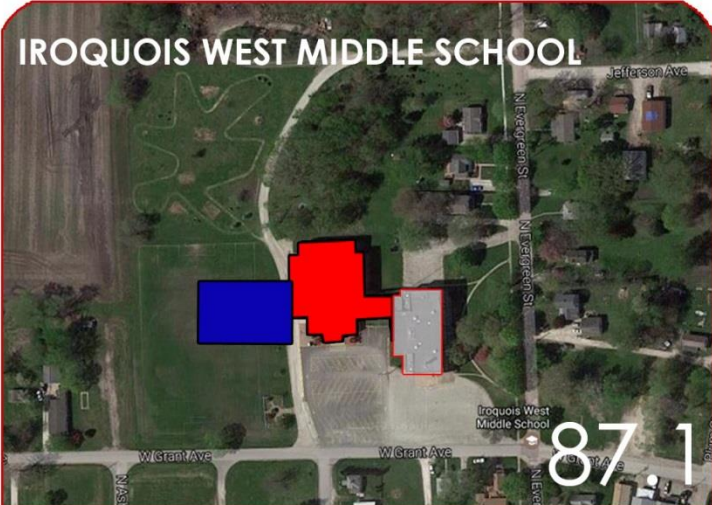
Gilman Pk-3

Cost: \$8,835,450

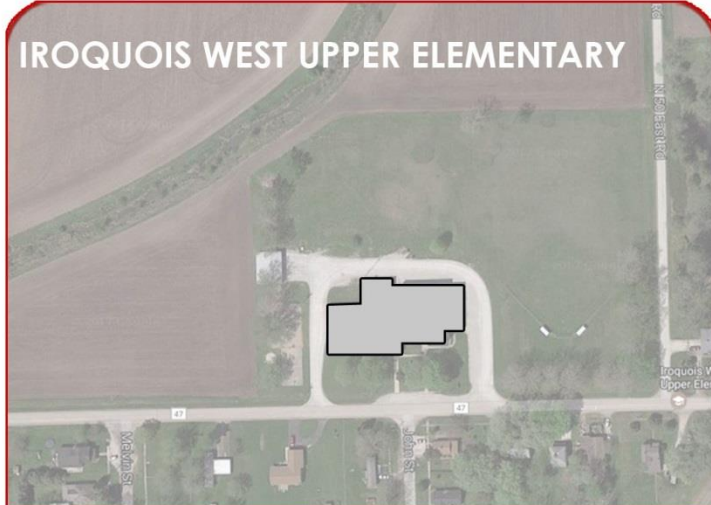
Tax Rate Increase: \$.75

<u>Market Value of Home</u>	<u>Taxable Value of Home ⁽³⁾</u>	<u>Est. Daily Tax Increase</u>	<u>Est. Monthly Tax Increase</u>	<u>Est. Yearly Tax Increase</u>
\$50,000	\$10,667	\$0.22	\$6.67	\$80.00
\$75,000	\$19,000	\$0.39	\$11.88	\$142.50
\$100,000	\$27,333	\$0.56	\$17.08	\$205.00
\$125,000	\$35,667	\$0.73	\$22.29	\$267.50
\$150,000	\$44,000	\$0.90	\$27.50	\$330.00
\$200,000	\$60,667	\$1.25	\$37.92	\$455.00

PHASE 1b - 4-8 at Iroquois West Middle School

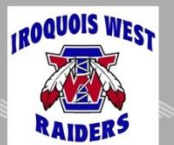


Grades: 4-8	Total SF: 65,275
Needs Assessment Work:	\$0
21st Century Upgrades:	\$4,197,300
Additions (37,293 sf):	\$11,187,900
Total:	\$15,385,200



RETIRE

Scenario A Scenario B Scenario C



SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

- ELEMENTARY:**
5AC + 1AC/100 STUDENTS
- MIDDLE SCHOOL:**
15AC + 1AC/100 STUDENTS
- HIGH SCHOOL:**
25AC + 1AC/100 STUDENTS

- NEW
- PNA/21ST
- PNA
- DEMO

87.1

EDUCATIONAL ADEQUACY

\$15,385,200

PHASE 1 COSTS



Phase 1b

Pros & Cons

Pros

Visible Building
Retire Thawville
Student Impact
Ample Land
Flexibility of M.P.
Grade Alignment
Grade Efficiency
21st Century Impacts

Cons

HS Untouched
Cost

Phase 1b Finances

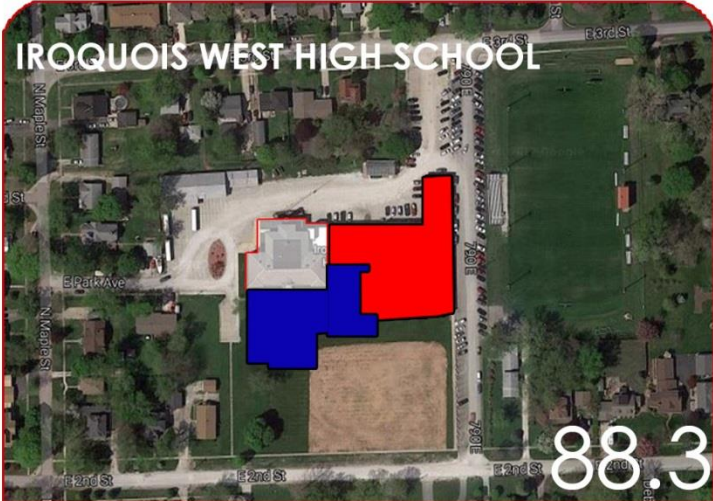
IWMS 4-8

Cost: \$15,385,200

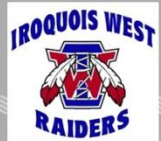
Tax Rate Increase: \$1.30

<u>Market Value of Home</u>	<u>Taxable Value of Home ⁽³⁾</u>	<u>Est. Daily Tax Increase</u>	<u>Est. Monthly Tax Increase</u>	<u>Est. Yearly Tax Increase</u>
\$50,000	\$10,667	\$0.38	\$11.56	\$138.67
\$75,000	\$19,000	\$0.68	\$20.58	\$247.00
\$100,000	\$27,333	\$0.97	\$29.61	\$355.33
\$125,000	\$35,667	\$1.27	\$38.64	\$463.67
\$150,000	\$44,000	\$1.57	\$47.67	\$572.00
\$200,000	\$60,667	\$2.16	\$65.72	\$788.67

PHASE 1c - 9-12 at Iroquois West High School



Grades: 9-12	Total SF: 75,000
Needs Assessment Work:	\$0
21st Century Upgrades:	\$5,685,000
Additions (37,100 sf):	\$11,130,000
Total:	\$16,815,000



SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

- ELEMENTARY:**
5AC + 1AC/100 STUDENTS
- MIDDLE SCHOOL:**
15AC + 1AC/100 STUDENTS
- HIGH SCHOOL:**
25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

DEMO

88.3

EDUCATIONAL ADEQUACY

\$16,815,000

PHASE 1 COSTS



Phase 1c

Pros & Cons

Pros

Worst Building
Visible Building
21st Century Impact
Flexibility of M.P.

Cons

Site Size
Less Students
Cost

Phase 1c Finances

IWHS 9-12

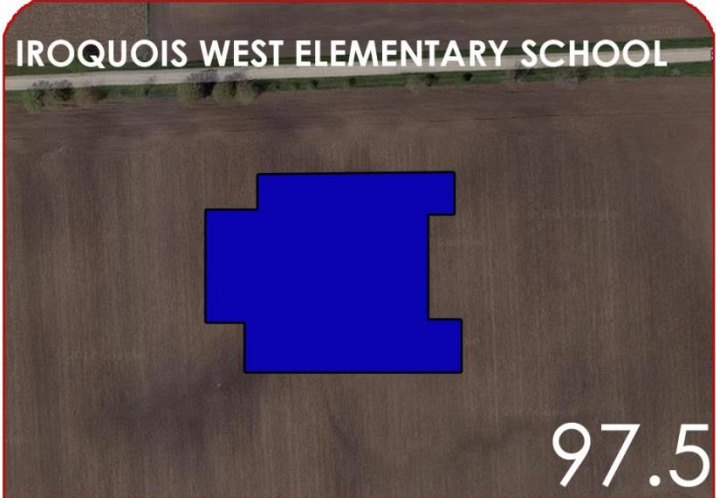
Cost: \$16,815,000

Tax Rate Increase: \$1.42

<u>Market Value of Home</u>	<u>Taxable Value of Home ⁽³⁾</u>	<u>Est. Daily Tax Increase</u>	<u>Est. Monthly Tax Increase</u>	<u>Est. Yearly Tax Increase</u>
\$50,000	\$10,667	\$0.41	\$12.62	\$151.47
\$75,000	\$19,000	\$0.74	\$22.48	\$269.80
\$100,000	\$27,333	\$1.06	\$32.34	\$388.13
\$125,000	\$35,667	\$1.39	\$42.21	\$506.47
\$150,000	\$44,000	\$1.71	\$52.07	\$624.80
\$200,000	\$60,667	\$2.36	\$71.79	\$861.47

PHASE 1d - New PK-3 at New Site

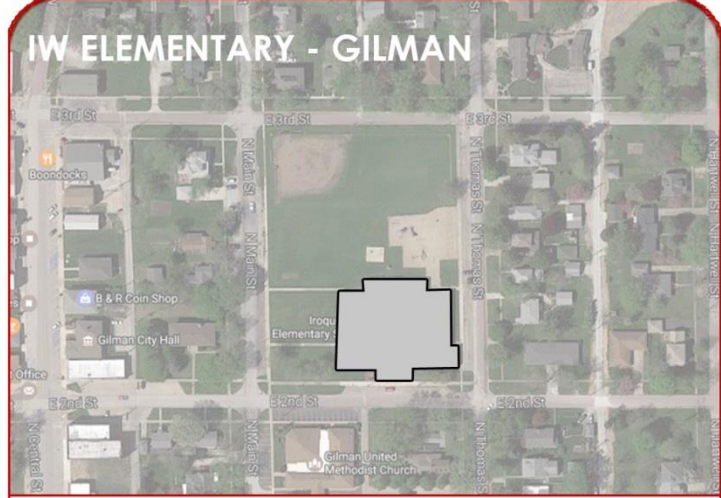
IROQUOIS WEST ELEMENTARY SCHOOL



97.5

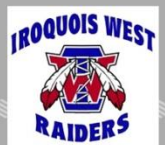
Grades: PK-3	Total SF: 43,200
Needs Assessment Work:	\$0
21st Century Upgrades:	\$0
New Construction (43,200 sf):	\$12,960,000
Total:	\$12,960,000

IW ELEMENTARY - GILMAN



RETIRE

Scenario A  Scenario B  Scenario C 



SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

- ELEMENTARY:**
5AC + 1AC/100 STUDENTS
- MIDDLE SCHOOL:**
15AC + 1AC/100 STUDENTS
- HIGH SCHOOL:**
25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

DEMO

97.5

EDUCATIONAL
ADEQUACY

\$12,960,000

PHASE 1 COSTS



Phase 1d

Pros & Cons

Pros

Retire: Gilman
New Construction
Flexibility of M.P.
Grade Alignment
Grade Efficiency

Cons

Requires Site
Best Buildings
Cost
21st Century Impacts

Phase 1d Finances

NEW K-4

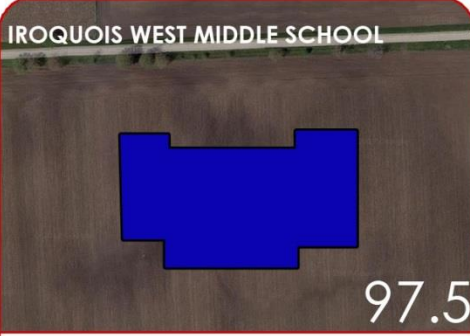
Cost: \$15,705,000

Tax Rate Increase: \$1.32

<u>Market Value of Home</u>	<u>Taxable Value of Home ⁽³⁾</u>	<u>Est. Daily Tax Increase</u>	<u>Est. Monthly Tax Increase</u>	<u>Est. Yearly Tax Increase</u>
\$50,000	\$10,667	\$0.39	\$11.73	\$140.80
\$75,000	\$19,000	\$0.69	\$20.90	\$250.80
\$100,000	\$27,333	\$0.99	\$30.07	\$360.80
\$125,000	\$35,667	\$1.29	\$39.23	\$470.80
\$150,000	\$44,000	\$1.59	\$48.40	\$580.80
\$200,000	\$60,667	\$2.19	\$66.73	\$800.80

PHASE 1e - New 4-8 at New Site

IROQUOIS WEST MIDDLE SCHOOL



97.5

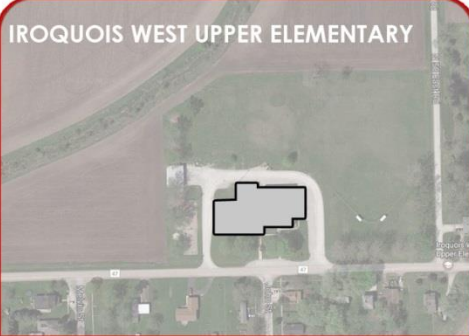
Grades: 5-8	Total SF: 65,275
Needs Assessment Work:	\$0
21st Century Upgrades:	\$0
New Construction (65,275 sf):	\$19,582,500
Total:	\$19,582,500

IROQUOIS WEST MIDDLE SCHOOL



RETIRE

IROQUOIS WEST UPPER ELEMENTARY



RETIRE

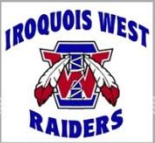
Scenario A



Scenario B



Scenario C



SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

- ELEMENTARY:**
5AC + 1AC/100 STUDENTS
- MIDDLE SCHOOL:**
15AC + 1AC/100 STUDENTS
- HIGH SCHOOL:**
25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

PNA

DEMO

97.5

EDUCATIONAL ADEQUACY

\$19,582,500
PHASE 1 COSTS



Phase 1e

Pros & Cons

Pros

Retire:
Thawville/Onarga
New Construction
21st Century Impacts
Flexibility of M.P.
Grade Alignment
Grade Efficiency

Cons

Requires Site
Cost

Phase 1e Finances

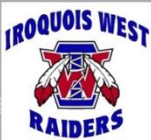
NEW 5-8

Cost: \$16,380,000

Tax Rate Increase: \$1.38

Market Value of Home	Taxable Value of Home ⁽³⁾	Est. Daily Tax Increase	Est. Monthly Tax Increase	Est. Yearly Tax Increase
\$50,000	\$10,667	\$0.40	\$12.27	\$147.20
\$75,000	\$19,000	\$0.72	\$21.85	\$262.20
\$100,000	\$27,333	\$1.03	\$31.43	\$377.20
\$125,000	\$35,667	\$1.35	\$41.02	\$492.20
\$150,000	\$44,000	\$1.66	\$50.60	\$607.20
\$200,000	\$60,667	\$2.29	\$69.77	\$837.20

PHASE 1f - New 9-12 (With Athletic Fields) at New Site



SITE ACREAGE:

EXISTING SITES:

- IWHS - Gilman - 4.3AC
- IWMS - Onarga - 6.7AC
- IWUES - Thawville - 7.9AC
- IWES - Gilman - 2.9AC
- IWES - Danforth - 4.6AC

RECOMMENDED:

- ELEMENTARY:
5AC + 1AC/100 STUDENTS
- MIDDLE SCHOOL:
15AC + 1AC/100 STUDENTS
- HIGH SCHOOL:
25AC + 1AC/100 STUDENTS

NEW

PNA/21ST

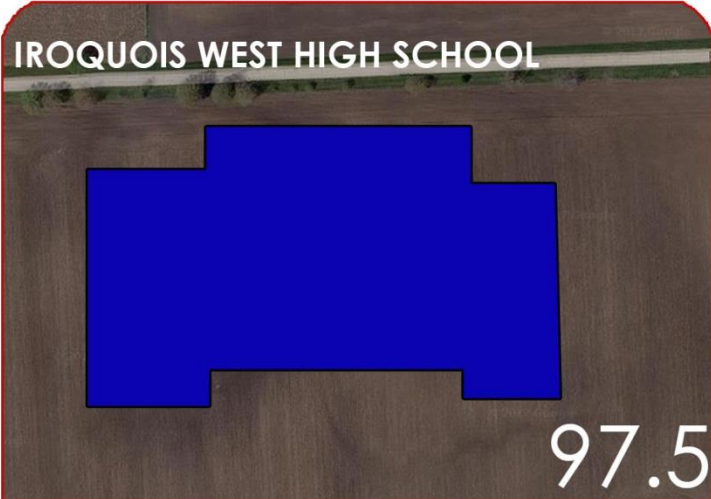
PNA

DEMO

97.5

EDUCATIONAL ADEQUACY

\$26,500,000
PHASE 1 COSTS



Grades: 9-12	Total SF: 75,000
Needs Assessment Work:	\$0
21st Century Upgrades:	\$0
New Construction (75,000 sf):	\$26,500,000
Total:	\$26,500,000



RETIRE

Scenario A  Scenario B  Scenario C 



Phase 1f

Pros & Cons

Pros

Retire HS
Retire Worst Building
New Construction
21st Century Impacts
Flexibility of M.P.

Cons

Requires Site
Highest Cost

Phase 1f Finances

NEW 9-12

Cost: \$26,500,000

Tax Rate Increase: \$2.23

<u>Market Value of Home</u>	<u>Taxable Value of Home ⁽³⁾</u>	<u>Est. Daily Tax Increase</u>	<u>Est. Monthly Tax Increase</u>	<u>Est. Yearly Tax Increase</u>
\$50,000	\$10,667	\$0.65	\$19.82	\$237.87
\$75,000	\$19,000	\$1.16	\$35.31	\$423.70
\$100,000	\$27,333	\$1.67	\$50.79	\$609.53
\$125,000	\$35,667	\$2.18	\$66.28	\$795.37
\$150,000	\$44,000	\$2.69	\$81.77	\$981.20
\$200,000	\$60,667	\$3.71	\$112.74	\$1,352.87

Danforth Township Parcel Number 17-24-100-001
FIRST Installment \$453.21
 Due Date 06/21/2017

Danforth Township PIN: 17-24-100-001
SECOND Installment \$453.21
 Due Date 08/21/2017

IF POSTMARKED AFTER THESE DATES	AMOUNT DUE
06/21/2017	\$493.01
07/21/2017	\$488.81
08/21/2017	\$473.89
09/21/2017	\$486.48
10/21/2017	\$487.20

IF POSTMARKED AFTER THESE DATES	AMOUNT DUE
08/21/2017	\$493.01
09/21/2017	\$488.81
10/21/2017	\$473.81
11/21/2017	\$493.09

1
 IROQUOIS COUNTY
 REAL ESTATE TAX BILL

2
 IROQUOIS COUNTY
 REAL ESTATE TAX BILL

NO PERSONAL CHECKS ACCEPTED AFTER 09/22/2017
 RETURN STUB WITH PAYMENT #1

NO PERSONAL CHECKS ACCEPTED AFTER 09/22/2017
 RETURN STUB WITH PAYMENT #2

IROQUOIS COUNTY REAL ESTATE TAX BILL
 Iroquois County Collectors Office, 1001 East Grant St, Watseka, IL 60970 (815)432-6985
 MINDY KUNTZ HAGAN IROQUOIS COUNTY TREASURER

Township: Danforth Township Tax Code: 10001 Legal Description
 Parcel Number: 17-24-100-001

You may be eligible for tax exemptions, abatements, and other assistance programs. For more information contact the County Assessor or the Illinois Department of Revenue.

Acres
 40.00

TAXING DISTRICTS	2015 RATE	2015 TAXES	2016 RATE	2016 TAXES
JUNTY	0.66694	\$80.54	0.81658	\$82.91
JUNTY PENSION	0.41235	\$38.32	0.37810	\$38.42
DANFORTH TOWNSHIP	0.39916	\$37.08	0.36984	\$39.61
DANFORTH TOWNSHIP PENSION	0.01468	\$1.38	0.01987	\$1.99
DANFORTH R&B	0.08811	\$54.45	0.57007	\$57.92
DANFORTH FIRE	0.52012	\$48.32	0.49812	\$50.01
VIT #10	4.52841	\$420.50	4.51293	\$458.52
VIT #10 PENSION	0.41881	\$38.91	0.42851	\$43.53
ILMAN LIBRARY	0.25738	\$23.91	0.27184	\$27.51
ILMAN LIBRARY PENSION	0.05457	\$5.07	0.04481	\$4.55
R COLLEGE 520	0.47509	\$44.22	0.47696	\$48.48
R COLLEGE 520 PENSION	0.00954	\$0.89	0.00993	\$1.01
NFRTH-IRQ MULTH-TWP	0.04106	\$3.81	0.04120	\$4.19
DANFORTH DD #8		\$47.08		\$47.08
TOTAL TAX DUE	8.58310	\$844.46	8.45796	\$906.42

Cash Value	
Homesite Value	10,160
Multiplier x	1.0000
Assessed Value =	0
Homestead Improvement -	0
Senior Freeze -	0
Homestead Exemptions -	0
Senior Exemption -	0
Vet/Frat Freeze -	0
Disabled Exemptions -	0
Farmland Value +	10,160
Taxable Value =	10,160
Tax Rate x	8.45796
Drainage +	47.08
Total Real Estate Taxes Due	\$906.42

PENALTIES
 PENALTY OF 1 1/2% PER MONTH ADDED AFTER EACH INSTALLMENT DUE DATE FOR EACH MONTH OR PART OF MONTH

1st Install Due: 06/21/2017 \$453.21
 2nd Install Due: 08/21/2017 \$453.21

Small Group Discussion





Group Discussion/ Individual Feedback

As a group, discuss the strengths and weaknesses of each phase 1 scenario.

Each person should fill out a feedback form indicating the strengths and suggestions for improvement of their preferred scenario.

Scenario Voting



Cast Your Vote

After completing feedback form, please cast your individual vote by placing one sticker on the board of your preferred scenario.

Once you have cast your vote and your feedback form is complete you are free to leave.

PRESENTATION TO THE BOARD OF EDUCATION

Tuesday, March 13, 2018

Iroquois West CUSD 10



**Bringing the Future
Into the Present**

THANK YOU!

