



Verbatim Responses

Recorded on worksheets as a result of the small group work activity
Building Tomorrow Together Workshop #1 • October 14, 2024

More than 65 people participated in the first Building Tomorrow Together community workshop on Oct. 14, 2024. Nine small groups worked together at Northbrook Junior High School to discuss surprises and concerns about the District's facilities, considerations about renovating vs replacing schools and additional information they would like presented at the next workshop. The following are the verbatim responses from the small group work activities..

Activity:

Task #1: Surprises and Concerns

Based on the information you learned tonight, what are your group's biggest surprises and concerns about our facilities?

Task #2: Renovating vs Replacing

Tonight's presentation included information about when the cost of building a new school provides a better return on investment than renovating that same school. What do you feel are some things the district should consider when deciding if a school should be renovated or replaced?

Task #3: Additional Information

At the next community workshop, we will work together to set priorities and refine options for improving our schools. What additional information do you need in order to set priorities and refine options to implement the facility master plan?

Task 1: Surprises and Concerns

Listed below is a summary of the first activity where workgroups were asked about the biggest surprises and concerns about D28 facilities.

GROUP	VERBATIM RESPONSE
1	1. 2 of the 4 buildings are in the area where the buildings need to be replaced. 2. Paying for the projects will come from property taxes- will community support that? 3.

2	Confusion - where the money is coming from? Why the plan reco was \$80 mil was needed for Reno and they said they could do \$20 mil in next 10 years but now asking for input positives and negative of Reno vs. new? What is goal tonight? We don't have money to renovate how are we talking about rebuilding? Where is the money coming from? For renovations? Can we find a donor? Thoughts on having teacher assistants only up to 3rd grade (not necessarily needed in 4th & 5th grade) use that money toward some of these needs. Surprised other schools needed as much as Meadowbrook needs. What is the whole story - need clarification - on numbers of money that has gone into the school's renovation previously? Would like to see apples to apples what has been done to each elementary school today with the renovations? Specific numbers. What is the timeline vs. the priorities?
3	Age of schools, no one planned for the needs of aging school, schools haven't prepared for lifetime needs, proposal to replace school instead of renovate, what happened to the large stores of money the district previously had, revenue from taxes. Why hasn't school board questioned or participated in the choices of the village board that have reduced taxes coming to the schools.
4	Surprises- how are we going to pay for all of this? There seems to be a lot of funding that we don't have. The amount required for all of these plans doesn't seem to have any funding. Renovation costs seem to be really high. Is there something we could have/should have done sooner? Concerns- how do we plan to pace out the funding? Did the team consider consolidating schools/redistricting (build one newer, larger school) or even splitting schools by grade. Considerations for future real estate developments and redistricting immediately to preserve educational experience.
5	1. Didn't realize replacing the entire buildings was an option! 2. Other schools outside of Meadowbrook needing as much funding to renovate/replace was surprising!

6	-Surprised youngest building and has the least needs (realize it went to the pre-school) -Preschool was at Meadowbrook -Looks like meadowbrook and Jr High are next in line from a historic standpoint for renovations -Need clarifications on which schools are projected to grow and at what rate (can find them all in master plan online) -Surprised by complete replacement -Missed on how the projects would be funded -Could be referendum to raise taxes (\$800 more per year for next 30 years roughly) Going over in next meeting -What have the school district done in planning for the last 70 years to handle this -Did we spend 80M on covid expenses? -School District has never borrowed money, so we don't have opportunity to -Need to budget for a larger reserve possibly? -Got state funding for preschool at Westmoor -Partnered with Park District on Gym for Greenbriar -So far opportunities to partner have fallen short -Bathrooms are original condition was surprising - pretty crazy not a lot of accessible bathrooms (could lose classroom space by expanding bathrooms) -No lunchrooms in Meadowbrook (crazy that kindergarten and first grade were eating outside and in classroom) -Do other schools around area have facilities to serve lunch? -RFP process to select architecture firm
7	The costs were surprising for renovations vs. replacing. We're surprised because we don't really have a frame of reference for what things cost. Would be curious to use Maple as a benchmark in deciding between replacing vs. renovation. Surprised that we have such a high deficit. What is truly urgent? What is criteria that we're basing renovations on?
9	1. Surprised at how expensive it is. More details about what is included in, say, \$55 million. 2. Surprised that replacement is on the table at all. 3. Flooding and burst pipes in Greenbriar. (We had a D28 teacher in our group who shared personal experiences in the schools.) 4. Concerns about the disruption of construction, for kids and teachers in classroom, for recess, etc. 5. Concerns about only going halfway/not being ambitious enough and regretting that we didn't go further later. 6. Concerns about mold in all of the schools.
10	HOW CLOSE THE BUILDINGS ARE TO POTENTIALLY BEING REPLACED NO ENDOWMENT OR FUND FOR CAPITAL IMPROVEMENTS REALIZATION THAT OUR BUILDINGS ARE OLD KIDS SPEND SO MUCH TIME IN OLD BUILDINGS AND THAT IS A CONCERN HOW WOULD EVERYTHING BE FUNDED? WOULD PROPERTY VALUES INCREASE IF SCHOOLS ARE NICER? WOULD TOWN DEMOGRAPHICS PLAY A FACTOR IF PROPERTY TAXES NEED TO INCREASE?

Task #2: Renovating vs Replacing

Participants provided their perspective about things the district should consider when deciding if a school should be renovated or replaced?

GROUP	VERBATIM RESPONSE
1	1. Where would students attend during construction of new buildings or renovation? 2. What is the timeframe for full roll out- all in 10 years? 3. Is it possible to renovate a school and still create a building geared towards the way we teach now vs. when the schools were built? Or is that only possible with a new building? 4. Does renovating vs. building new affect property values in different ways?
2	Deleted as it was the same response as Task #1
3	Critical loss of tax base, what is the cost of money over time, how will we save today's dollars for future expenses. Will opportunities for recycling and reusing resources be utilized, in order to reduce costs to replace everything. If renovating, how many years will that allow before additional needs are identified.
4	Did the plan identify critical vs. nice to have items and the time frames- i.e if there are buildings with a lot of high/critical issues, it would push those buildings to the top of the rebuild list. If a building has had recent renovations, a rebuild doesn't seem as necessary. Regarding safety, would we be limiting ourselves vs. a replacement?
5	The biggest thing is spacing out the tasks. Meeting the needs of each location at once is (as you guys know) is not really doable. We are wondering what the logistics of a long-term would look like. If Meadowbrook were to be completely replaced, what would that look like for students, staff, nearby neighborhoods, businesses, etc.? Renovation seems to be the best option, and some of our group members have mentioned that even when a building is completely replaced, that doesn't prevent more renovations from being required. This table

	is interested in keeping costs as low as realistically possible. And another big concern expressed at this table was that we have to consider this question: at what point does a population evolve enough that a completely new school becomes necessary?
6	-Whether or not there is projected growth in school population -How likely are referendums to get passed? If they are getting passed, should we take the shot to do it right? -Only for D28 -Company that was hired, has experience helping other school districts grow -What are the percentage of citizens that have enrolled students in school -Is there a way to address costs that are benefiting the kids vs operations/maintenance -Are the parking considering future plans or methods of student transportation and facility (including specialists coming in and out of the building)
7	Wanted to see a demonstration of the impact of Reno vs. replace on property tax and medium home prices. Will there need to be a referendum in order to spend any money at all? We would like to see a timeline for the various options to better understand the specifics of the 10-year plan. Meadowbrook, in particular, is in need of a new school. If the school is in fact replaced, how do you intend to address the immediate needs in the interim? We would like to see the details of how the schools' needs will be met while they are being replaced.
9	The case for replacing Meadowbrook and Greenbriar is pretty clear. But concerned about disruption during the construction. What happens to the kids during construction?
10	ANY CHANGES TO CLASSROOM SIZES? EFFICIENCY SAVINGS AND ENERGY COSTS WITH NEW BUILDINGS IMPACTS TO LEARNING ENVIRONMENT AND SURROUNDING NEIGHBORHOOD WHILE CONSTRUCTION IS TAKING PLACE WILL RENOVATIONS REALLY GIVE THE SCHOOLS THE "WOW" FACTOR TO THE LOOK AND FEEL? WILL ALL SCHOOLS HAVE EQUAL FACILITIES?

	WILL CLASSROOMS PROVIDE MORE SUNLIGHT FOR STUDENTS? IF SCHOOLS ARE REPLACED, WILL A CAFETERIA BE INCLUDED FOR ALL? BE CREATIVE AND INNOVATIVE IN DESIGN CHOICES - PEOPLE WANT INSPIRING BUILDINGS
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Task #3: Additional Information

Participants were asked: What additional information do you need in order to set priorities and refine options to implement the facility master plan? The key points from the responses regarding additional information needed to set priorities and refine options for implementing the facility master plan are as follows:

GROUP	VERBATIM RESPONSE
1	1. Projected demographics for students- what are growth projections? 2. How to characterize the age of school outside of year built- considering additions etc. 3. Green buildings- how is that being taken into consideration in renovation or new building? 4. Could district balance enrollment between schools 5. What percent of D28 residents have kids in the schools?
2	Where did the neighboring districts get funds to build their new schools? Why are we in this debt/money situation and not other districts? Why is there inequality with renovations across elementary schools?(Specifically seems like Meadowbrook keeps getting pushed even though it has the largest school population and largest district boundaries). Have we ever thought about redistricting? What are the plans for the new developments that will impact elementary schools?
3	No response submitted

4	More details about the identified needs of each school. See the master plan. The information provided in the slides is vague. Is the renovation/ replacement plan truly benefitting the educational program for the students based on sound educational research and theory.
5	What are the highest priorities outlined in the facilities master plan- "the must-do" list? What did Glenview do to be able to renovate so many buildings? Is a referendum possible and what might that look like?
6	We loved the informational packets with the slides inside, and would appreciate something similar being included in the next meeting if possible! We also want to see more numbers, and more about the impact on taxes for the community. Also thank you all so much for this meeting!! We learned a lot and are so happy to help in this community :)
7	-Whether or not there is projected growth in school population -How likely are referendums to get passed? If they are getting passed, should we take the shot to do it right? -Only for D28 -Company that was hired, has experience helping other school districts grow -What are the percentage of citizens that have enrolled students in school -Is there a way to address costs that are benefiting the kids vs operations/maintenance -Are the parking considering future plans or methods of student transportation and facility (including specialists coming in and out of the building)
9	What is the anticipated increase in the median homeowner's real estate tax bill for both the renovate and replace options? How do anticipated inflation rates/costs for construction expenses get incorporated into our plans? Better understand the urgency of the various priorities with a focus on safety/security. How does the process work to selection construction companies?

10	We'd like to know more about what you get for \$55 million. Specifics about what is included might be useful.
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