



October 28, 2024



Facilitating Team Welcomes You!

- Please introduce yourself to others at your table
- Put on a nametag
- Complete the information on the sign-in sheet

Why We Are Here: Charge



Review and understand



Engage and gather input



Develop a final report



Community Engagement Workshops

DATE	TIME	ACTIVITY
10/14/24	6 p.m. – 8 p.m.	Community Engagement Workshop #1
10/28/24	6:00 - 8 p.m.	Community Engagement Workshop #2
11/13/24	6:00 - 6:30 p.m.	Westmoor Building Tour
11/14/24	6:00 - 6:30 p.m.	NBJH Building Tour
11/20/24	6:00 - 6:30 p.m.	Greenbriar Building Tour
11/21/24	6:00 - 6:30 p.m.	Meadowbrook Building Tour
12/18/24	7:00 p.m.	Board Presentation



Community Outreach

Type	Date	Reach	Audience
Direct Mail – Update 28 Newsletter	August 2024	6,900 households	All D28 households
Email – Employee newsletter	September 17	1,015 views	All employees and subscribing retirees
Email – Board Briefs	September 24	4,422 views	Staff, parents and community subscribers
Direct email invitation	October 8	2,272 emails	Staff and families
Direct Mail postcard	October 9	6,900 households	All D28 households
SMS Message	October 11	7,139 numbers	Registered Voters
Email - Parent Newsletters	October 11	5,258 views	Parents & staff
Social media	Continuous	3,271 followers	Community

What We Heard at CW#1

- People recognized the need for facility improvements but were uncertain about a path forward.
- There is need to create (improve) schools so they are safe, functional, modern, and comparable for all students across the district.
- The community needs more information, specifically financial, demographic, and logistical information, as well as transparency about the decision-making process.
- Ensure community needs and concerns are fully addressed in the facility master plan.



I Have A Question or Comment!

- Complete a form
- Ask during small group work time

I HAVE A QUESTION!
I would like to be contacted by a Building Tomorrow Together representative who can respond to this question/comment.

Your question or comment may be directly related to the community engagement project or any other matter regarding the school district.

Name: _____

Address: _____

Phone: _____

E-Mail: _____

Stay Informed!

Website: northbrook28.net/btttd28

Social Media:  @NorthbrookSchoolDistrict28

 @d28Northbrook

Email: Questions? TRyan@northbrook28.net



Sign-In Sheet

 Community Workshop #1
Oct. 14, 2024
Sign in Sheet

Please sign in as a record of your participation in this session.

Table # _____

Name	Mailing address	Phone	Email	Check All That Apply
1.				☐ Parent/Current Student ☐ Parent/Former Student ☐ Alumni - 10 Years + Community Member ☐ Business Owner
2.				☐ Parent/Current Student ☐ Parent/Former Student ☐ Alumni - 10 Years + Community Member ☐ Business Owner
3.				☐ Parent/Current Student ☐ Parent/Former Student ☐ Alumni - 10 Years + Community Member ☐ Business Owner
4.				☐ Parent/Current Student ☐ Parent/Former Student ☐ Alumni - 10 Years + Community Member ☐ Business Owner
5.				☐ Parent/Current Student ☐ Parent/Former Student ☐ Alumni - 10 Years + Community Member ☐ Business Owner
6.				☐ Parent/Current Student ☐ Parent/Former Student ☐ Alumni - 10 Years + Community Member ☐ Business Owner
7.				☐ Parent/Current Student ☐ Parent/Former Student ☐ Alumni - 10 Years + Community Member ☐ Business Owner
8.				☐ Parent/Current Student ☐ Parent/Former Student ☐ Alumni - 10 Years + Community Member ☐ Business Owner



CW #1 Recap

North Shore Area Districts Building initiatives

- Maple School (District 30)
 - \$36 million referendum April 4, 2017 (76% approval)
- Highland Park North Shore District 112
 - \$114 million referendum November 2022 (72% approval)
 - 14 schools modernization and security
- Winnetka District 36
 - \$59.4 million referendum November 2022 (64.2% approval)



Building Additions History



- 1948 Construction
- 1951 Addition
- 1961 Addition
- 1984 Addition
- 1991 Addition
- 2011 Gymnasium/
Classroom/
Office Addition



- 1954 Construction
- 1956 Addition
- 1963 Addition
- 1967 Addition &
Remodeling
- 1975 Addition &
Remodeling
- 1993 Addition
- 1995 Addition &
Remodeling
- 1996 Addition &
Remodeling



- 1959 Construction
- 1959 Gymnasium
- 1963 Addition
- 1967 Classroom
Remodeling
- 1975 Addition &
Remodeling
- 1980 Additions &
Alterations
- 1990 Addition
- 2009 Addition

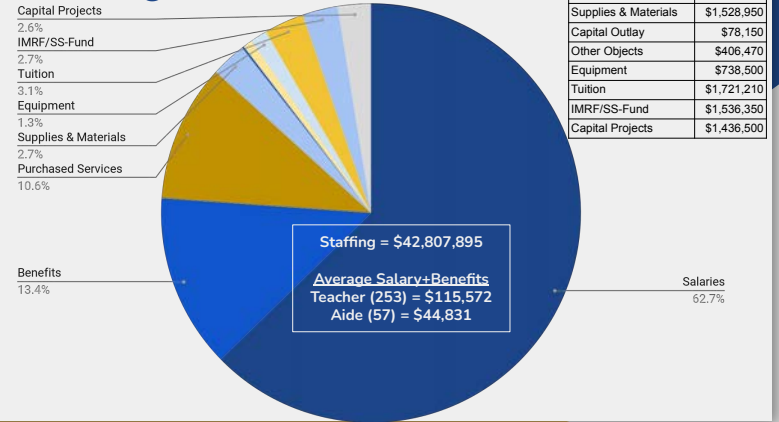


- 1965 Construction
- 1967 Addition &
Remodeling
- 1975 Addition &
Remodeling
- 1992 Gymnasium
Addition &
Remodeling
- 1997 Remodeling
- 2000 Entrance
Remodeling
- 2014 Addition

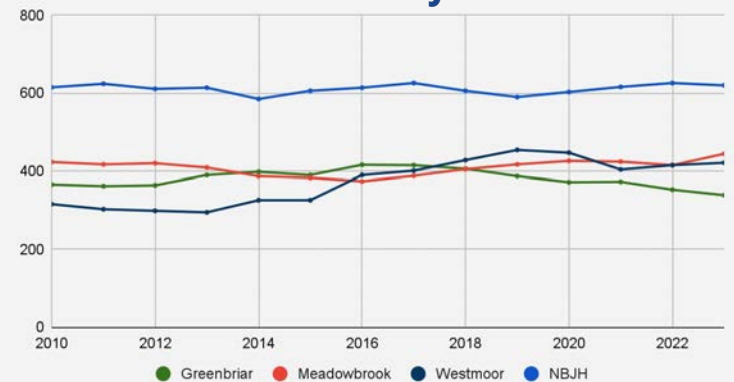
Capital Projects History

School Year	Expenses	Main Projects
2024-25	\$1,430,000	GB & WM HVAC; GB Roof; MISC. Tuckpointing, Asphalt & Concrete; Building System Automation Upgrades; Boiler Repairs
2023-24	\$715,000	NBJH Gym Curtain, Painting; NBJH & GB Gym Floors; GB Roof & Plumbing Repair; GB & DO Office Remodel;
2022-23	\$664,734	GB & MB HVAC; NBJH Elevator Replacement
2021-22	\$726,090	GB & NBJH Roofing; Security System Upgrades
2020-21	\$266,181	MB HVAC; Security Enhancements
2019-20	\$1,280,353	MB Interior Update (Carpet, Casework, Painting)
2018-19	\$536,380	NBJH Generator & Carpet, Health Life Safety Work
2017-18	\$339,667	NBJH Asbestos Abatement
2016-17	\$316,710	GB & MB Playground Repaving
2015-16	\$399,344	WM Gym Floor; Misc Space Remodels

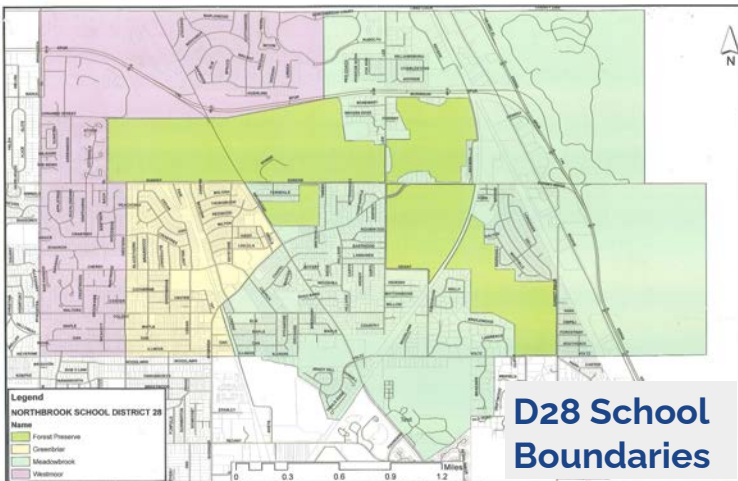
Funding Picture



Enrollment History



D28 School Boundaries



Demographic Study

5-year Enrollment Projections as of Jan. 2024

- PreK-8 3.2% average increase=60 students overall
 - K-5 likely to **increase** by 8.5%
 - 6-8 will likely **decrease** by 5%

New Housing Development Impact

- PreK-8 enrollment next 5 years:
 - PreK-5 **+44 students** = 3.8%
 - Middle School **+22 students** = 3.6%

Projections + New Housing Development = 126 new students (+7%)

Funding Facility Improvements



PTELL ... What is it and Why does it matter?

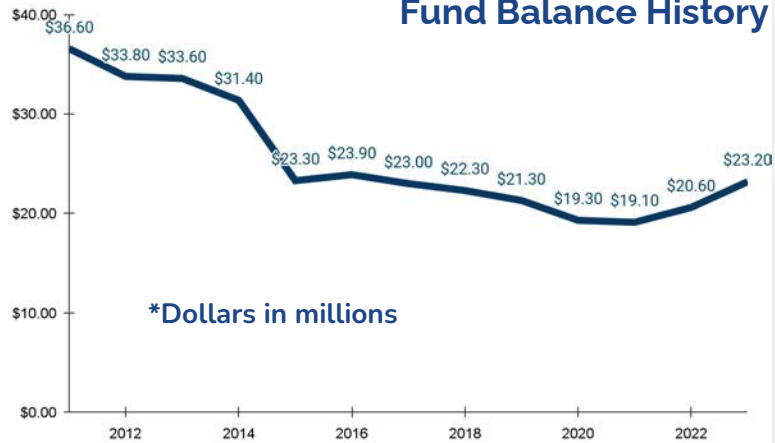
Commonly referred to as the "Tax Cap Law" because it limits property tax revenue collected by the district to 5% or Consumer Price Index (CPI), whichever is less.

- Helps manage the tax burden on property owners by limiting increases when property values rise quickly due to inflation or market trends;
- Districts face budget constraints during high inflation periods, impacting their ability to meet operational costs without additional revenue sources;
- Intended to have districts seek voter approval for additional revenues in excess of the tax cap.

How We've Funded Projects in the Past and why that doesn't work anymore

- Reserves (fund balance) has been used for additions and renovations throughout the years.
- Operating funds are being used for preventative maintenance.
- Facility needs are beyond funding scope of reserves and operating funds.

Fund Balance History



Funding Sources For Buildings



OPERATING FUNDS

Ongoing Expenses

Examples
Salaries
Utilities



RESERVE FUNDS

One-Time Expenses

Examples
Facility Updates
One-Time Economic Changes



BONDS

Large Capital Expenses

Examples
New Buildings
Major Facility Updates

**92% of Illinois School Districts
Are Paying For Bonds & Interest**



D28 Facility Master Plan and Future Ready Schools



PERSONALIZED:

Home Base and Individual Storage



Design Patterns of Future Ready Schools



DEA
ARCHITECTS



LEARNING-FOCUSED: Blended Learning



Design Patterns of Future Ready Schools



BRAIN-BASED: Cave Space / Reading Nooks



Design Patterns of Future Ready Schools



COLLABORATIVE: Learning Commons



Design Patterns of Future Ready Schools



ADAPTABLE AND FLEXIBLE: Flexible Boundaries



Design Patterns of Future Ready Schools





SPATIAL QUALITY: Indoor / Outdoor Connection



Design Patterns of Future Ready Schools



HIGH PERFORMANCE: Sustainable Elements / Living Buildings

NORTH



NORTH-FACING CLUSTERS
EVENLY DISTRIBUTE DAYLIGHT AND
REDUCE GLARE

EXPOSED WOOD JOISTS BRING
NATURE INSIDE

PERMANENT SCALE-CHILD SCALE
WINDOWS ARE AT DIFFERENT HEIGHTS
AND SIZES SUITABLE FOR THE SPACE
AND FUNCTION



ACOUSTIC TREATMENT
TRANSPARENCY
DAYLIGHT PENETRATION

LEARNING STUDIO

BREAKOUT

TOILET

GEOTHERMAL CLOSET

East Middle School Science Addition (DLA Architects)



Design Patterns of Future Ready Schools



Facility Master Plan Costs Breakdown

Facility Master Plan Details

	Greenbriar	Meadowbrook	Westmoor	NBJH
FACILITY ASSESSMENT				
Operation/Maint.	\$5,522,597	\$2,061,490	\$4,866,550	\$6,645,900
Life Safety	\$1,099,915	\$2,947,050	\$1,761,875	\$909,575
Accessibility	\$61,500	\$263,750	\$10,000	\$145,500
Capital Improvements	\$13,570,850	\$16,284,375	\$6,991,000	\$12,888,725
Total	\$20,254,862	\$21,556,665	\$13,629,425	\$20,589,700

Potential Replacement Cycle

Replace Meadowbrook

Begin maintenance, renovations, and/or additions at the other schools

Replace Greenbriar Classroom Wings

Referendum for DSEB - keep Bond & Interest payment the same as the prior 10 years.
(Maintenance conducted on building through this date)

2025-26

2030

2035

2045

WM & NBJH Renovations & Additions Complete

Possible Full/Partial NBJH Replacement

DSEB established, would refinance existing bonds, keep Bond & Interest payment the same.



OPTIONS

Facilitating Team

Parents & Community Members

- John Barry
- Rebecca Bennett
- Jenna Dickson
- Erin Dineen
- Kathy McNamara
- Krista Paradiso
- Cari Raymond
- Tamara Reese
- Megan Watters
- Nicole Woods

District Staff & Leadership

- Dr. Jason Pearson
 - Superintendent
- Jessica Donato
 - Chief School Business Official
- Terry Ryan, APR
 - Communications Director
- Jean Viviano
 - Northbrook Federation of Teachers representative



Informing Our Options

- District 28 strategic plan
- Facility Master Plan
- Best practices in teaching and learning
- Demographic projections
- Facilitating team feedback

OPTION 1 Status Quo

\$20M in Funding from District
Timeline to Completion: 10 Years

- Maintain buildings with current funding levels.
- \$56.4 million in FMP improvements not completed.
- Costs continue to increase
- Defer modernizations, updates and maintenance.

OPTION 2 Renovate

\$56.4M Bond Funds
+ \$20M in Funding from District
Timeline to Completion: 3-5 Years

- Fully fund renovations and updates recommended in FMP:
 - Adds classroom space at all buildings
 - Safety & security updates

OPTION 3 Renovate/Replace

\$94.9M Bond Funds
+ \$20M in Funding from District
Timeline to Completion: 3-5 Years

- Builds new Meadowbrook Elementary
- Fully fund renovations and updates recommended in FMP for other schools
- Starts long-range replacement cycle of our schools

OPTION 4 Renovate/Replace/Preserve

\$110.5M Bond Funds
No Additional Funding from District
Timeline to Completion: 3-5 Years

- Builds new Meadowbrook Elementary
- Fully fund renovations and updates recommended in FMP for other schools
- Starts long-range replacement cycle of our schools
- Preserves district savings or operating funds

Referendum Scenarios

Bond Amount	OPTION 2 \$56.4MM		OPTION 3 \$94.9MM		OPTION 4 \$110.5MM	
Repayment Terms	20 Years	30 Years	20 Years	30 Years	20 Years	30 Years
Estimated Taxpayer Increase *	\$506	\$413	\$852	\$696	\$991	\$810

* Median \$621,600 home value

Actual amounts will vary based on EAV growth, individual home reassessment, State law changes, property tax rate initiatives and other factors. Includes \$10,000 homeowner exemption.

Group Work



Whole Group Work Activity

Task #1: Prioritize Options

Take the red and green dots that are in your packet and “vote.”

Green dots on the option(s) you would like the Board to consider

Red dots on the options you feel should be removed from consideration.

You can distribute your dots as you see fit, spreading them among a number of options or placing all of them on one option.

You may also choose not to “spend” all your dots.



Small Group Worksheet

- Information submitted on the iPad should reflect consensus/ general agreement of group members
- Monitor progress to complete the tasks in allotted time
- Only one digital form will be submitted for each table



Select Recorder & Spokesperson

Recorder Responsibilities

- Scan the QR code with the iPad to open the form
- Complete the information on the iPad

Facilitator Responsibilities

- Facilitate discussion
- Keep group focused and on task
- Report group's information



Small Group Work Activities

Task #2: MOST Preferred Option - #3

- A. What should we consider to improve this option?
- B. What, if any, roadblocks should the Board consider if they decide to ask the community to vote on a referendum to implement this option?

Task #3: SECOND MOST Preferred Option - #4

- A. What should we consider to improve this option?
- B. What, if any, roadblocks should the Board consider if they decide to ask the community to vote on a referendum to implement this option?



Small Group Work Activity Reporting



THANK YOU FOR YOUR TIME!!

Next Steps

Building Tours Open To The Public:

- 6-6:30 p.m. Nov. 13 - Westmoor
- 6-6:30 p.m. Nov. 14 - NBJH
- 6-6:30 Nov. 20 - Greenbriar
- 6-6:30 Nov. 21 - Meadowbrook



Building Tomorrow
Together
NORTHBROOK D28