



FREMONT
SCHOOL DISTRICT 79

LONG-RANGE FACILITY PLAN

November 18, 2024

Steering Committee

Abby Staroszczyk

Aga Macoch

Ami Joshi

Beth Carmody

Brian Bullis

Charlie Poterek

Craig Albers

Dan Wagner

Dave Whitson

Emily Loerakker

Erica Tekampe

Ivy Fleming

James Pettinger

Jeanine Bock

Katie O'Brien

Krista Winkelman

Kyle Snow

Lindsey Miska

Lisa Bordelon

Mark Gaunky

Matt Melamed

Nick Brilowski

Pawel Truszkowski

Stacie Brown

Stefan Ladenburger

Trisha Kocanda



Tonight's Goal →
Present the Recommended
ELFP

What is an ELFP?

Serves as **dynamic roadmap** for future planning

Reflects the **community's** goals and priorities

Embeds vision for **teaching and learning**

Helps make informed capital decisions with **fiscal** responsibility

Tonight's Presentation

Recap Key Milestones

Share Steering Committee's
Recommended Plan

Propose Phasing Approach

Answer questions



Recap Key Milestones

Existing Facility Needs



Fremont Elementary School:

- Opened in 1998
- Last renovation in 2020
- 97,886 total SF

Central Office:

- Opened 1995
- Last renovation in 2023
- 4,799 total SF



Fremont Intermediate School:

- Opened in 2007
- Last Renovation in 2019
- 118,458 total SF

Transportation Center:

- Opened 2007
- Last renovation in NA
- 6,544 total SF



Fremont Middle School:

- Opened in 1957
- Remodeled in 2007
- Last Renovation in 2018
- 114,994 total SF

Facility Assessment (Fall 2022-April 2023)

Facilities Conditions Assessment: Fremont School District 79

April 2023

Fremont Focus E-newsletter



Fremont
School District 79

FACILITY CONDITIONS ASSESSMENT

ASSESSMENT CATEGORIES

COLLECT EXISTING FACTS

- Health & Life Safety Report
- Hazardous Material Report
- Middle School Tuckpointing Survey
- Pavement Condition Report
- Roof Condition Report
- Indoor Air Quality Assessment
- Security Analysis / Audit
- Technology Plan Goals
- Wastewater Treatment Plan



Areas of Assessment

Site	The site and its surroundings, including parking areas
Structural	Visual assessment of potential deficiencies of structural building components
Exterior	The exterior envelope, roof, windows, walls, coping, and doors
Interior	The condition of the interior spaces, components, and finishes
Accessibility	Analyzes and addresses the overall handicapped accessibility conformance of the facility (ADA)
Life Safety	Explains code deficiencies as discovered during field observation
Hazardous Materials	Environmental assessment concerning asbestos materials, lead present, and any water issues
Mechanical Systems	The existing mechanical systems/components and their known and discovered deficiencies
Electrical Systems	The existing electrical systems/components and their known and discovered deficiencies
Expandability	The potential expandability of existing systems to accommodate large-scale remodeling and additions
Program	Meet with building representatives to understand space and relationship deficiencies

FREMONT FOCUS

April 19, 2023

Facility Planning Update

Dear Fremont Community,

FSD79 has an effective track record of investing in facility maintenance and classroom advancements. By doing so, students, staff, and the community are able to benefit from buildings that inspire learning, while upholding commitments to health, safety, and security. In addition to adhering to the state requirement to regularly audit the most critical infrastructure systems, Fremont has recently invested in a comprehensive facility assessment.

At the April 24 Board meeting, our architects will present the facility assessment for our campus structures – an overview of what our facilities need to remain well-maintained, secure, and up-to-date. The facility assessment can be characterized as a short- and long-term maintenance plan that minimizes the number of unexpected needs and takes advantage of opportunities to bundle projects for an "economy of scale" approach. The report is organized by priority within 13 categories (i.e. electrical, plumbing, safety/security) for each school/structure.

As a next step, the community will play an active role in Fremont's Educational Master Facility Planning process starting next school year. A representative committee will form to help determine our long-term approach to address our facility maintenance, enhance educational spaces, and account for long-term student enrollment growth. We look forward to building a collaborative plan for our future.

Sincerely,

Trisha Kocanda
Superintendent of Schools

Ivy Fleming
Assistant Superintendent of Finance and Operations

Total Facility Assessment “ALL IN” Cost *(Today’s Dollars)*

~\$39 Million

HVAC/Mechanical (23%)

Window & Masonry (8%)

Flooring & Door Frames (14%)

Roofing (2%)

Lighting (14%)

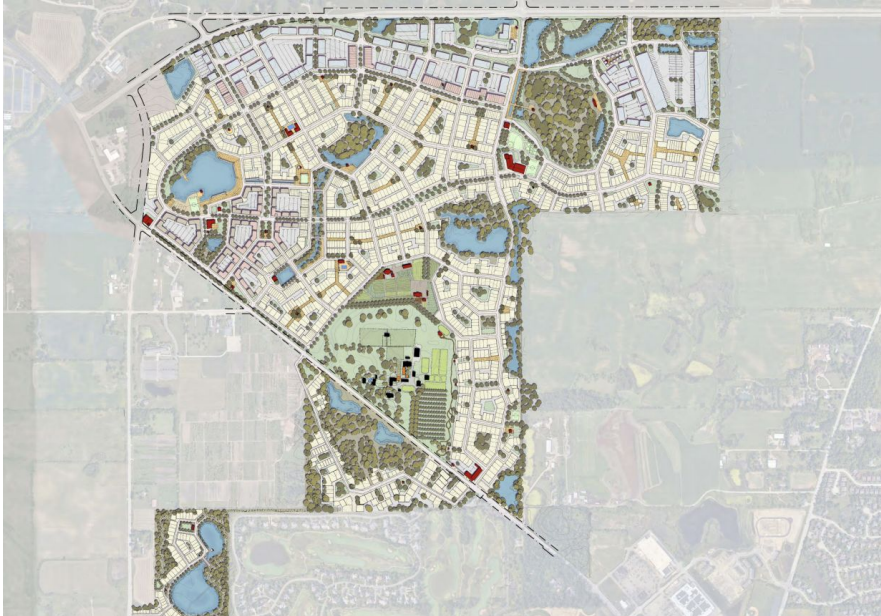
ADA Standards (1%)

Safety & Security (11%)

Various Projects (27%)

Ivanhoe Village Annexation (Dec. 2022)

3,200-3,700 Residential Units



Ivanhoe Village Plan

- 25 year development plan
- Begin near Village Center
- Water features, trails and open spaces created early
- Interconnected local streets improve access to regional roads.

ESTD 1857
IVANHOE
VILLAGE

A MESSAGE FROM THE SUPERINTENDENT

December 2, 2022



FREMONT SCHOOL DISTRICT 79

Dear Fremont Community,

We are writing to our Fremont community to make sure you are aware of a potential new 500+ acre residential and industrial development within our District 79 boundaries currently referred to as "Ivanhoe Farms." While the details of the project are not yet available, we wanted to let you know that the Village reached out to us in effort to partner in planning. We also want to assure you that we are committed to being active participants in the long-term planning process and to ensuring that the development is a desirable place for families.

We will be joining other local leaders at the December 12th meeting to learn more about the Ivanhoe Farms development. We know that your input will have a significant impact on the future of our school district. We are committed to keeping you informed and involved as we learn more. We will send you a copy of the minutes of the December 12th meeting when there is greater clarity regarding the project.

Thank you for your continued support and enjoy a wonderful holiday season.

Sincerely,

Dr. Trisha Kocanda
Superintendent of Schools

Gabriela Whipple
Board of Education President

Community E-mails

A MESSAGE FROM THE SUPERINTENDENT

December 13, 2022



FREMONT SCHOOL DISTRICT 79

Dear Fremont Community,

This message is a follow-up to the [December 2 letter](#) regarding a new residential and industrial development to be located entirely within our Fremont School District 79 boundaries. In our continuing commitment to keep our community updated on this emerging topic, we wanted to share what we learned at the December 12 Village of Mundelein meeting as it relates to our school community.

At last night's meeting, the annexation of the 700+ acre land (referred to as Ivanhoe Village) was unanimously approved by the Village of Mundelein. Developers indicated that initial construction on the mixed-use project could begin as early as 2025, and the project ultimately could take up to 25 years until completion. The press release is available [here](#).

I was joined by District 120 Superintendent Dr. Kevin Myers in expressing our desire to be active participants in the development planning as it relates to our schools. We appreciate Mayor Steve Lentz's recognition of our joint statement. He expressed his commitment to working with our districts and the developer to study the enrollment impact and negotiate a fair and reasonable impact fee schedule. As a District, we recognize the importance of working with the Village and developers early in the decision-making process to ensure that the best interest of our students is protected.

New Developments

<u>Mundelein</u>	Occupied Homes	Homes In-Progress	Homes to be built	Total Homes
Sheldon Woods	147	23	22	192
Mundelein Crossing Townhomes	199	0	0	199
<u>Hawthorn Woods</u>				
Hawthorn Woods Country Club	54	4	26	84
Hawthorn Woods Townhomes	0	0	15	15
<u>Wauconda</u>				
Liberty Lakes	0	0	15	15
				505

Strategic Plan Launch (June 2023)



Financial & Facility Stewardship

- Establish an Educational Master Facility Plan, in partnership with the Fremont community, to advance strategic goals, address facility maintenance and sustainability, while accounting for student enrollment growth.
- Ensure the five-year financial forecast includes balanced annual budgets, healthy fund balances and market competitive employee benefits and compensation.

Community Launch Meeting (Dec. 2023)



Educational Long-range Facility Planning

**DECEMBER 4, 2023
6:30 P.M.**

Fremont Intermediate School
28754 N. Fremont Center Rd.

**Join us for a special
community launch event
as we plan for our future
growth.**

FSD79.org

PREPARING FOR OUR FUTURE GROWTH

EDUCATIONAL MASTER FACILITY PLAN



The District is embarking on the development of an education-based, 10-year Educational Master Facility Plan (EMFP) that encompasses enrollment forecasting, facility and systems assessments,

grounds, traffic management, as well as other community-based considerations. This extensive process will take approximately one year to complete. A variety of stakeholders will have a voice to provide feedback and direction.

Please mark your calendars to participate in a community launch event:

Global Perspectives
Monday, Dec. 4 at 6:30 p.m.
Fremont Intermediate School
28754 N. Fremont Center Road



INPUT WELCOME
Get involved or learn more
about our 10-Year EMFP

If interested in learning more about this process, including your potential involvement, please complete an interest form available on our website.

NEW IVANHOE VILLAGE: 3,000+ NEW HOMES



In December 2022, the Village of Mundelein announced the annexation of over 700 acres of farmland located northwest of Mundelein on Illinois Route 60 to pave the way for a new residential, commercial, and industrial development referred to as "Ivanhoe Village."

This new plan is in the early stages of a 25-year development with over 3,000 residential units in the mix. Falling completely within the Fremont boundaries, the District has a vested interest in being active partners. Fremont's commitment in managing the enrollment growth is to uphold educational excellence while ensuring fair and sustainable funding from the developers. The District is expecting important housing data to further inform planning after November 6.

**Fremont Focus
& social media**

**Fremont Digest
Mailed
newsletter**

Steering Committee Planning (Jan. 2024 - present)

Fremont Focus (Dec. 13, 2023)



Register to Be a Part of our Facility Planning Steering Committee

As we plan for our future and launch our Educational Long-Range Facility Plan (ELFP), the District is forming a steering committee to refine and advise our plan throughout the year-long process. The committee will be inclusive of District administrators, board members, parents, community members, and teachers. This group will meet once per month, either in person or virtually. We have identified the first five meeting dates: 1/22, 2/28, 3/21, 4/29 &

5/29. We are seeking individuals with diverse experience and backgrounds to help us plot our future course. Please complete [this form](#) by January 10 to express your interest in being a member of this committee.

2 Board members; 5 staff members; 12 administrators; 7 community members



- Partnered with DLR Group
- Planning for our future
 - Facility maintenance & repair
 - Educational priorities and needs
 - Safety and Security
 - Enrollment growth
- Wise investments in facilities

Demographic Study (March 2024)

Fremont School District 79, IL Demographic Study

March 18, 2024

Cropper GIS Consulting, LLC
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614-451-1242

Cropper GIS Consulting, LLC
Zoran Stojakovic
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Cropper GIS

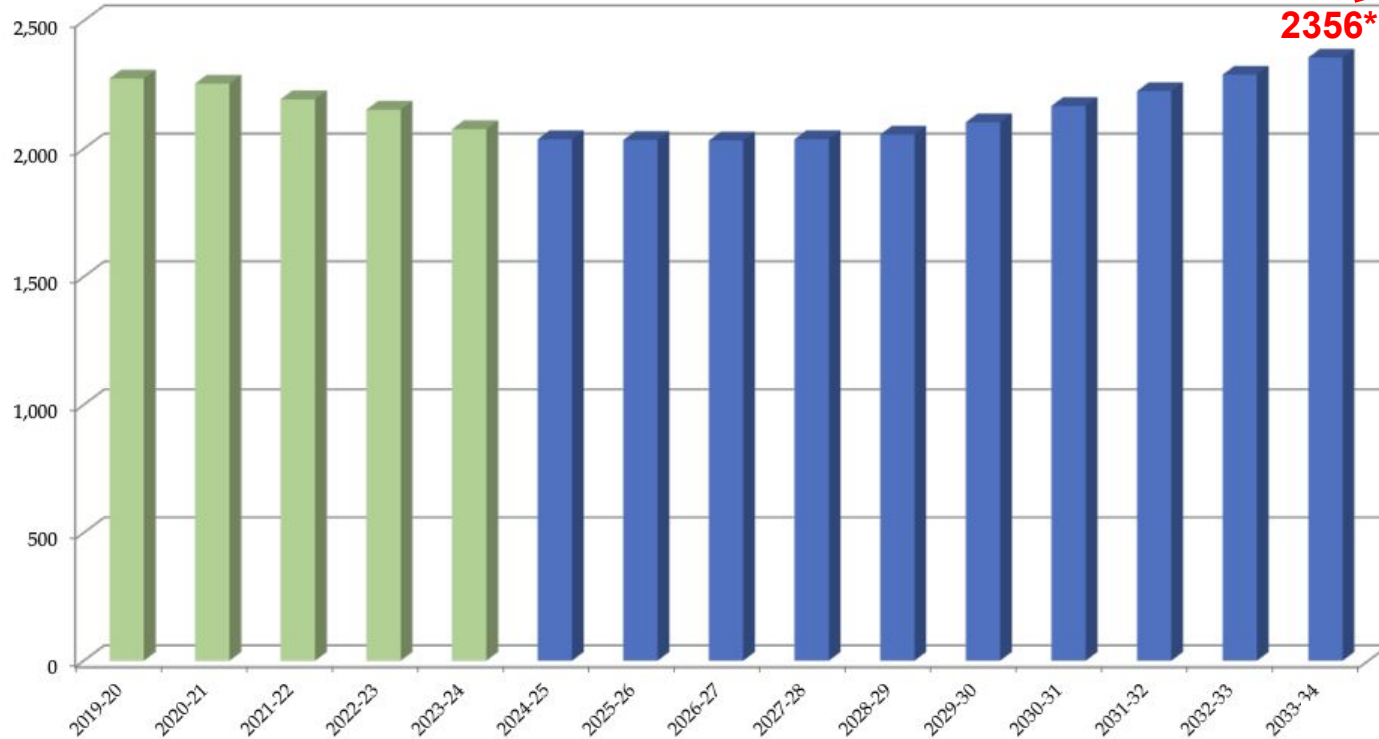
2024-2034 Enrollment Forecast

The total enrollment is projected to grow by 13.5% in the next 10 years.

Significant increase in enrollment expected in years 2034-2044.

Enrollment Projections

Fremont School District 79: PK-8th Total Enrollment



Community Survey (April 2024)



- Conducted by Fako Research & Strategy
- Open April 8-22, 2024
- 570 Responses
- 3 Sections:
 - Satisfaction/Value
 - Evaluated facility project priorities
 - Solicited feedback on managing enrollment growth

Assessment of Opinions of Priorities

Top-Rated Priorities across all constituent groups:

Safety & security (93%)	STEM/CTE learning space (93%)
Building Systems and exterior maintenance (93%)	Additional space to address enrollment growth (88%)

Ways NOT to address enrollment growth

Increased class
sizes &
decreased
programming

86% oppose

Mobile
classrooms

68% oppose



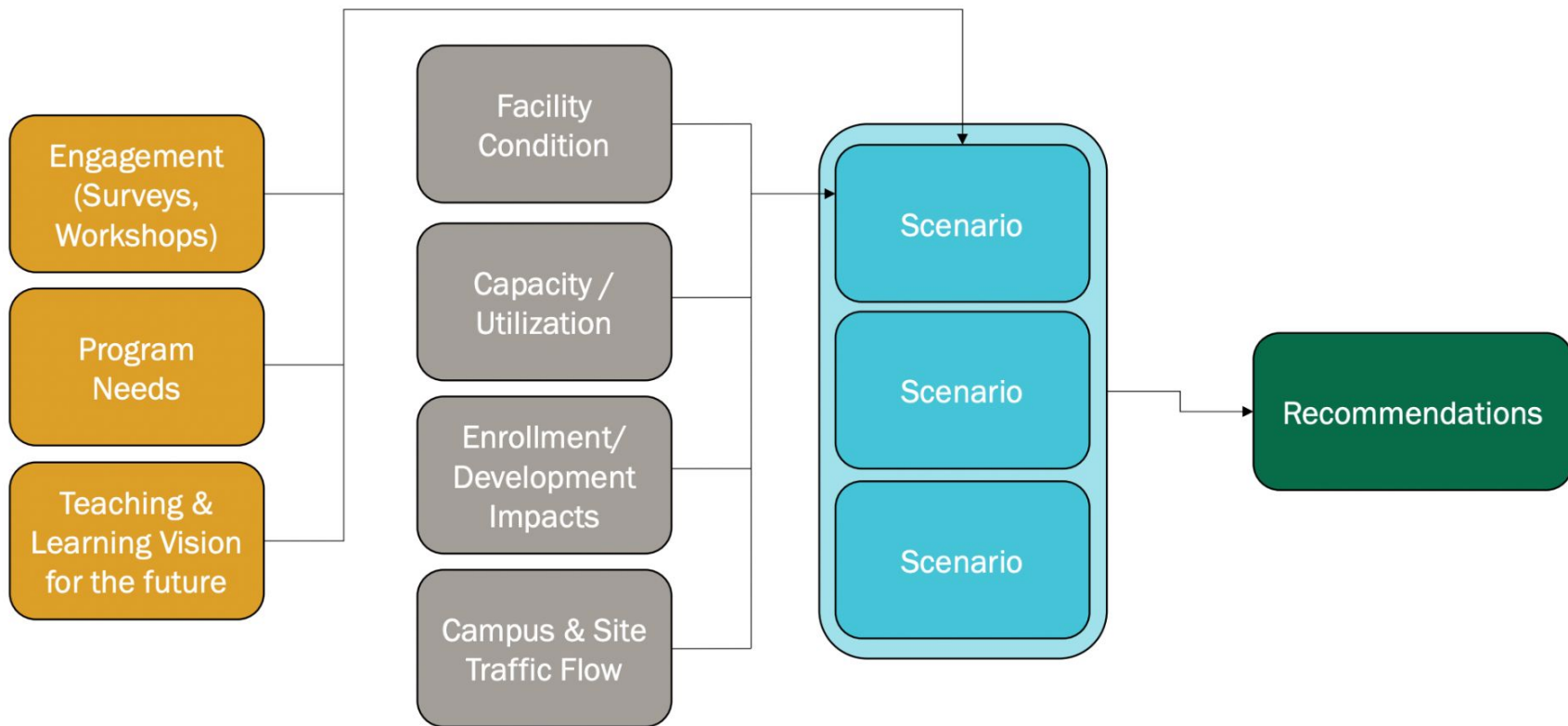
Community/Staff October 2024 Feedback



Share Recommended Plan

Steering Committee Members

Process - Getting to Scenarios

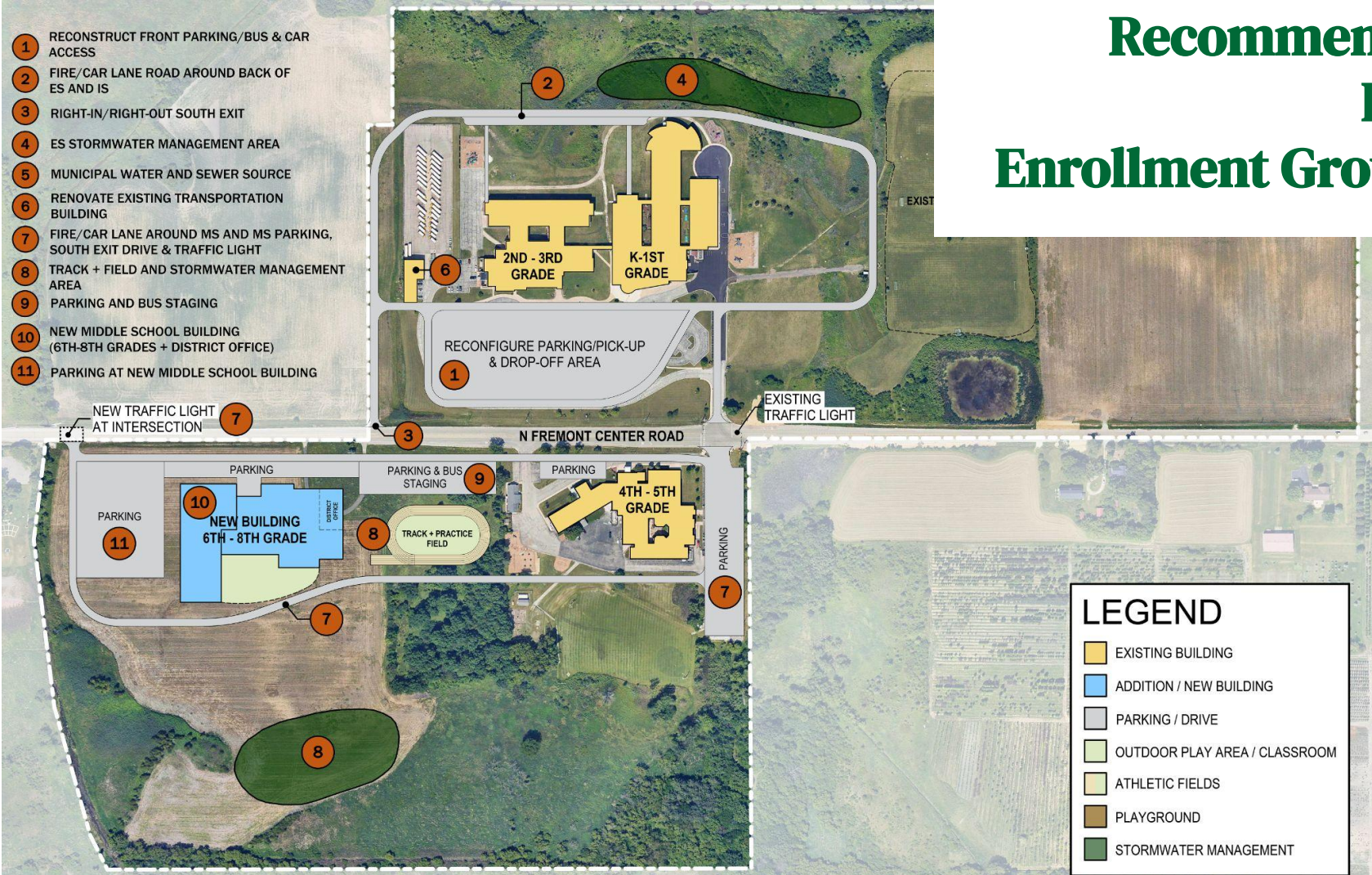


Recommended Plan includes...

- 1) Enrollment Growth
- 2) Educational Priorities
- 3) Facility Assessment (maintenance & repair)

Recommended Plan: Enrollment Growth

- 1 RECONSTRUCT FRONT PARKING / BUS & CAR ACCESS
- 2 FIRE / CAR LANE ROAD AROUND BACK OF ES AND IS
- 3 RIGHT-IN / RIGHT-OUT SOUTH EXIT
- 4 ES STORMWATER MANAGEMENT AREA
- 5 MUNICIPAL WATER AND SEWER SOURCE
- 6 RENOVATE EXISTING TRANSPORTATION BUILDING
- 7 FIRE / CAR LANE AROUND MS AND MS PARKING, SOUTH EXIT DRIVE & TRAFFIC LIGHT
- 8 TRACK + FIELD AND STORMWATER MANAGEMENT AREA
- 9 PARKING AND BUS STAGING
- 10 NEW MIDDLE SCHOOL BUILDING (6TH-8TH GRADES + DISTRICT OFFICE)
- 11 PARKING AT NEW MIDDLE SCHOOL BUILDING



Enrollment View

	Current (2024-2025)			10 Years (2034)			20 Years (2044)		
Building	Grades Served	Enrollment	Capacity	Grades Served	Est. Enrollment	Capacity	Grades Served	Est. Enrollment	Capacity
PK <i>(Lincoln ELC)</i>	PreK	96	96	PreK	100	100			
Elementary	K-2	621	633	K-1	476	633	PreK-1	820	833
Intermediate	3-5	633	700	2-3	487	700	2-3	680	700
Middle	6-8	687	786	4-5	500	786	4-5	680	786
New Middle School				6-8	797	1,020	6-8	1,020	1,020
		2,037	2,215		2,360	3,239		3,200	3,339
	Open Capacity		178	Open Capacity		879	Open Capacity		139

Educational Priorities

STEM/Career Technical Education (CTE) + Collaborative/SEL Space

- + Collaborative Spaces (Co-Lab)
- + STEM Renovations

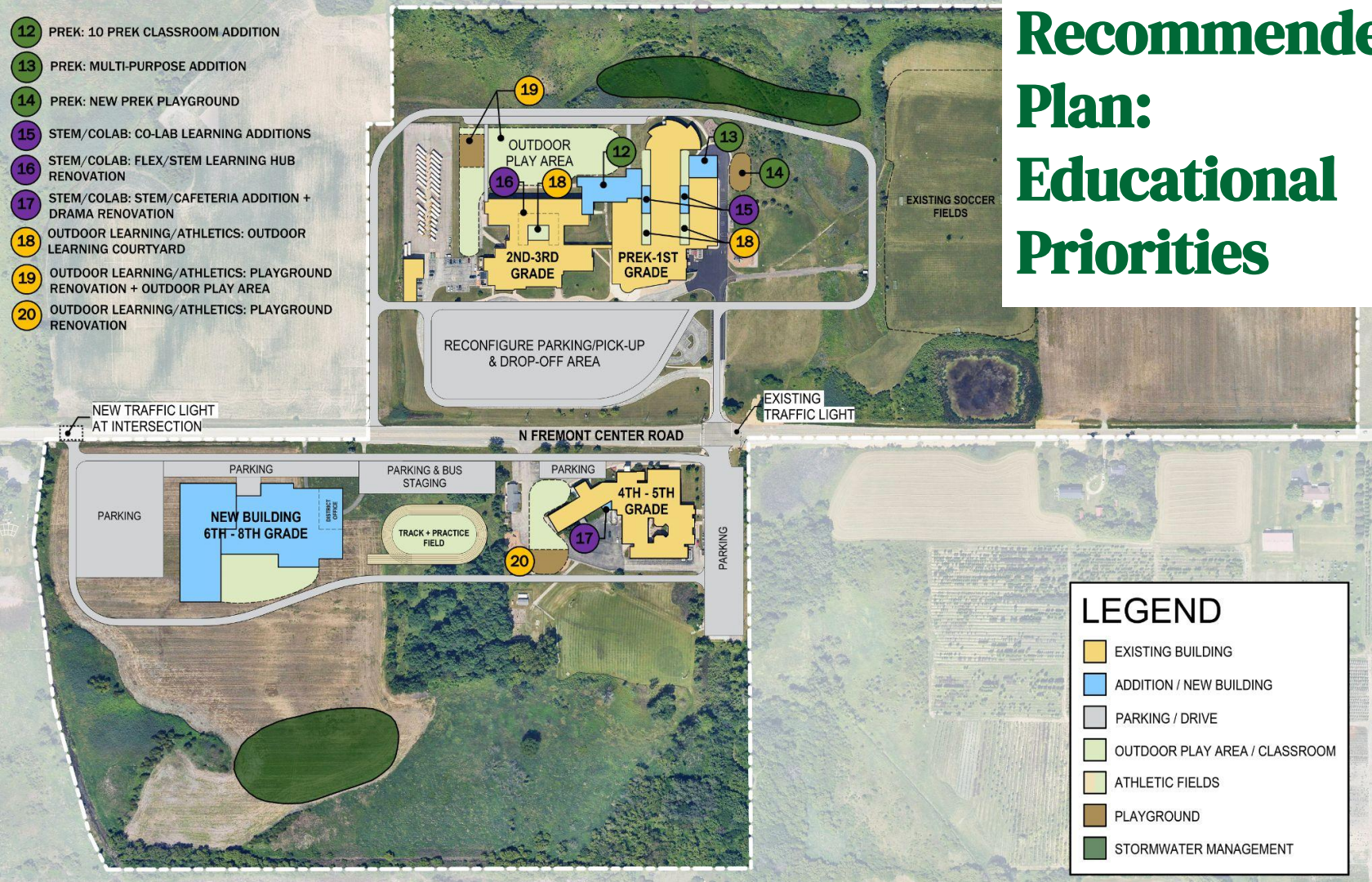
Outdoor Learning & Athletic Use

- + Outdoor learning courtyards
- + Outdoor play areas

Return Preschool to Campus

- + 10 classroom addition
- + Multipurpose/Gym addition
- + Playground

Recommended Plan: Educational Priorities



Safety & Security
ADA Standards
HVAC/Mechanical
Windows & Masonry Work
Lighting
Flooring & Door Frames
Roofing
Miscellaneous Projects

**Recommended Plan:
Facility Assessment
Projects**

Estimated Plan “All In” Costs (2024 Dollars)

20-Year Plan

- **Enrollment Growth Projects: \$150 million**
- **Educational Priorities Projects: \$31 million**
- **Facility Assessment Projects (*excludes H/LS items*): \$39 million**

Note: Costs are all-in costs in 2024 dollars and include soft costs like Design/Consultant Fees, FF&E, Technology/Security, Geotechnical, Permitting, Environmental, Testing/Inspections, Surveys, and Site Furnishing.

Tax Clarification

Property Taxes generated from new developments do not account for costs associated with facility expansion.

Revenue Sources

1. District Fund Balance

- Funds strategically saved over time to contribute to large capital projects (est. \$12-15M)

2. Municipality/Developer for Growth Impact (no authority)

- Developer Impact Fees
- Developer Donation (i.e. Geneva)
- Special Service Area Tax (i.e. Oswego)

3. Community Partnerships

- Joint investments for shared used (i.e. Park District)

4. Grants

- State program has not been funded in over two decades

5. Community Request/Referendum

- After sources exhausted



INTRODUCTIONS

Fremont School District Team



Paul Lawton, AIA, ALEP
Principal in Charge, K-12 Education
Leader



Keri VanSant, AIA, WELL AP
Project Manager | Planning &
Engagement Leader



Erin Burk
Architecture Designer



 **DLRGROUP**



Phasing Recommendation: DLR Group

Recommended Plan: Phase 1 (2024-2029)

- 1 FACILITY ASSESSMENT ITEMS 1 & 2, ALL SCHOOLS
- 2 ENHANCED SECURE VESTIBULES, ALL SCHOOLS
- 3 RECONSTRUCT FRONT PARKING/BUS & CAR ACCESS
- 4 FIRE/CAR LANE ROAD AROUND BACK OF ES AND IS
- 5 RIGHT-IN/RIGHT-OUT SOUTH EXIT
- 6 MS CAFETERIA/STEM ADDITION + DRAMA RENOVATION
- 7 ES STORMWATER MANAGEMENT AREA
- 8 MUNICIPAL WATER SOURCE EXTENSION TO CAMPUS
- 9 MUNICIPAL SEWER SOURCE EXTENSION TO CAMPUS
- 10 RENOVATE EXISTING TRANSPORTATION BUILDING



LEGEND

- EXISTING BUILDING
- ADDITION / NEW BUILDING
- PARKING / DRIVE
- OUTDOOR PLAY AREA / CLASSROOM
- ATHLETIC FIELDS
- PLAYGROUND
- STORMWATER MANAGEMENT

Recommended Plan: Phase 2 (2030-2034)

- 11 FACILITY ASSESSMENT ITEMS 3 & 4, ALL SCHOOLS
- 12 PLAYGROUND RENOVATION AT MS
- 13 FIRE/CAR LANE AROUND MS AND MS PARKING
- 14 SOUTH EXIT DRIVE AND TRAFFIC LIGHT
- 15 TRACK + FIELD AND STORMWATER MANAGEMENT AREA
- 16 PARKING AND BUS STAGING
- 17 NEW MIDDLE SCHOOL BUILDING (6TH-8TH GRADES + DISTRICT OFFICE)
- 18 PARKING AT NEW MIDDLE SCHOOL BUILDING

NEW TRAFFIC LIGHT
AT INTERSECTION

RECONFIGURE PARKING/PICK-UP
& DROP-OFF AREA

EXISTING
TRAFFIC LIGHT

N FREMONT CENTER ROAD

EXISTING SOCCER
FIELDS

2ND - 3RD
GRADE

K-1ST
GRADE

4TH - 5TH
GRADE

NEW BUILDING
6TH - 8TH GRADE

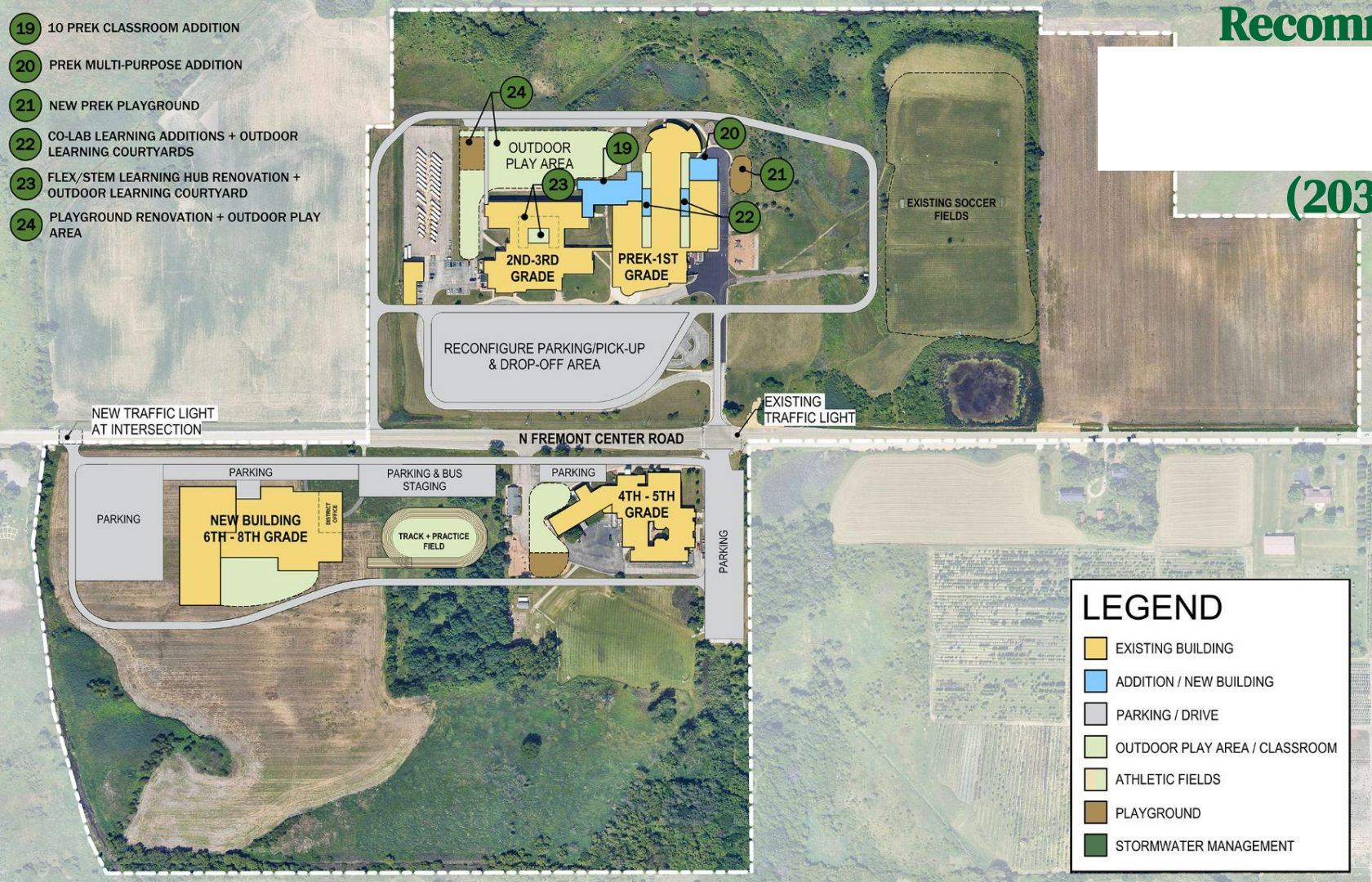
PARKING & BUS
STAGING

TRACK + PRACTICE
FIELD

LEGEND

- EXISTING BUILDING
- ADDITION / NEW BUILDING
- PARKING / DRIVE
- OUTDOOR PLAY AREA / CLASSROOM
- ATHLETIC FIELDS
- PLAYGROUND
- STORMWATER MANAGEMENT

Recommended Plan: Phase 3 (2035-2044)





Q & A