SUMMARY OF FACILITY NEEDS AT EACH DISTRICT 109 SCHOOL

Redefine 109 Facilities for Our Future

Deerfield Public Schools District 109 has worked hard to maintain its six schools, but they are showing their age. Overcrowded classrooms, aging infrastructure, safety and accessibility gaps and outdated learning spaces are impacting student learning, staff support and daily operations. Here's a look at the age and most pressing facility challenges identified at each school.

	Walden Elementary	Wilmot Elementary	Kipling Elementary	South Park Elementary	Shepard Middle	Caruso Middle
Year Built	1957	1957	1949	1957	1961	1969
Years Old	68	68	76	68	64	56
Facility Challenges						
Safety and Security Gaps	●	●	●	●	●	●
Capacity (Overcrowded Classrooms)	●	●	●	●		
Circulation Issues (Pinch Points in Hallways)	●	●	●	●		
Plumbing (Outdated, Close to Failure or Already Failed)	●	●	●	●	●	●
Mechanical/HVAC Systems (Outdated, Creating Air-Quality Issues)	●	●	●	●	●	
Electrical System (Outdated)	●	●	●	●	●	●
Fire Protection System (Outdated)	●	●	●	●	●	●
Cafeteria/Gym (Dual-Purpose Poses Scheduling Issues, Noise Spillover Into Classrooms)	●	●	●	●		
Americans with Disabilities Act (ADA) Accessibility Challenges	●	●	●	●		
Washrooms (Inadequate)	●	●	●	●		
Storage (Inadequate)	●		●	●		
Workrooms (Inadequate)	●		●	●		
Student Services Spaces (Undersized, Poorly Located and/or Outdated)	●	●	●	●		
Kindergarten Spaces (Undersized and Lack Support Spaces)	●	●	●	●		
Music, Art, STEAM and Multipurpose Spaces (Undersized and Lack Storage)	●	●	●	●		
Pre-K Spaces (Undersized and Lack Support Spaces)				●		
Reception Area (Inadequate)	●		●	●		
Conference Room (Lacking or Poorly Positioned)	●		●	●		
Classrooms (Too Small to Support Adaptable Furniture)	●	●	●	●		
Lack of Windows and Natural Light	●					●
Dated Finishes	●	●	●	●	●	

For more information, scan the QR code or visit **dps109.org/redefine**.

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DISTRICT 109'S SIX AGING SCHOOLS FACE URGENT FACILITY CHALLENGES

Redefine 109 Facilities for Our Future

The District's six schools are between 56-76 years old and have mounting facility issues that can no longer be addressed with routine maintenance alone.



Aging, Exposed Plumbing and Failing Sewer Lines

At the elementary schools, critical plumbing systems are decades old and have already failed or are at risk of failing. Cracked and clogged water and sewer lines are inaccessible beneath concrete slabs, while other plumbing pipes are exposed, adding to the risk. A major breakdown could close a school, with no backup facilities available to house students and staff.



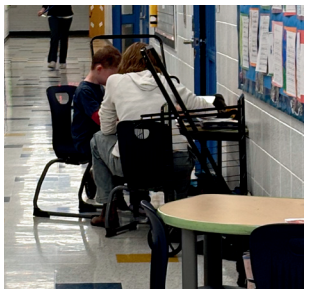
Safety and Security Gaps

The District's schools face safety vulnerabilities, including classroom doors, exterior access points and entry vestibules that lack modern security. Stronger access controls and secure entry vestibules would ensure better protection for all students, staff and visitors.



Aging Mechanical/HVAC and Electrical Systems

Mechanical systems are outdated, noisy, inefficient and unreliable, and replacement parts are difficult to find. These aging systems impact learning and cause air-quality concerns. Most electrical switchgear and panels cannot meet modern power demands, creating operational inefficiencies.



Overcrowding

Elementary school instructional spaces are undersized and at capacity, limiting flexibility and the potential for growth. Additionally, with all classrooms fully used, psychologists and special education staff are working in undersized, makeshift spaces, including areas previously used as janitorial closets, washrooms and small storage rooms.



Poorly Located Spaces

In several schools, key spaces are not located where they are most needed. For example, some nurse's offices are far from the main office and not near an easily accessible restroom. Conference rooms are located a considerable distance from the administrative area, creating challenges for privacy during parent/teacher meetings.



Circulation and Accessibility Challenges

Additions at the elementary schools, constructed over several decades, have created a maze of congested hallways that can be challenging and time-consuming to navigate. Significant Americans with Disabilities Act (ADA) accessibility issues also exist.



Restroom Issues

The elementary school restrooms are outdated, undersized and often poorly located away from classrooms. Without enough facilities near their classrooms, students must often make long trips to the bathroom, detracting from their learning. There is also a lack of teacher and staff restrooms.

PROPOSED IMPROVEMENTS: THE REDEFINE 109 PLAN

Redefine 109 Facilities for Our Future

Plan Summary

The Redefine 109 Plan calls for:

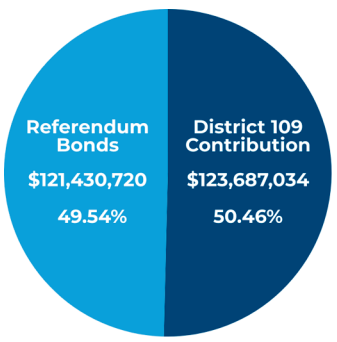
- Two new elementary schools (Wilmot and Walden)
- Major renovations and additions at two elementary schools (Kipling and South Park)
- Targeted upgrades at both middle schools (Shepard and Caruso)
- These projects would ensure every school—new or renovated—offers a modern, equitable learning environment

The improvements would provide:

- Healthy, safe and secure facilities
- Updated plumbing, HVAC and electrical systems
- Functional classrooms and flexible learning spaces
- Improved accessibility and full ADA compliance
- Enhanced spaces for special education and student support specialists

More Than Half Funded Without a Tax Rate Increase

The proposed financing covers 50.46% of costs through cash reserves and bonds paid from operating funds, with no increase to the current tax rate. The remaining 49.54% would be funded through a voter-approved bond referendum. This approach supports financial stability and long-term planning.



The Bottom Line

It's been 20 years since District 109 voters approved a referendum for additional funding. Should voters approve the Redefine 109 Plan, the estimated annual tax impact of the proposed 25-year, $121.4 million bond measure would be $536 per $10,000 of a homeowner's total tax bill. A tax calculator is available at *dps109.org/redefine*.

For more information, scan the QR code or visit **dps109.org/redefine.**

The Cost of Doing Nothing

Postponing these improvements carries a steep price:

- As much as $10 million more per year in added construction costs due to construction cost escalation
- $177 million over 20 years just to maintain current facilities, without addressing overcrowding, outdated infrastructure, safety and security gaps or accessibility issues

Why Not Renovate All Elementary Schools?

The District considered this option. Renovating all schools would save little and still leave major problems, including space limitations at Walden and ADA issues at Wilmot. Building two new schools minimizes disruption to learning. Students would remain in the existing buildings during construction, eliminating the complex phasing schedule that would be required during an extensive renovation process.

Anticipated Benefits

The proposed plan would help:

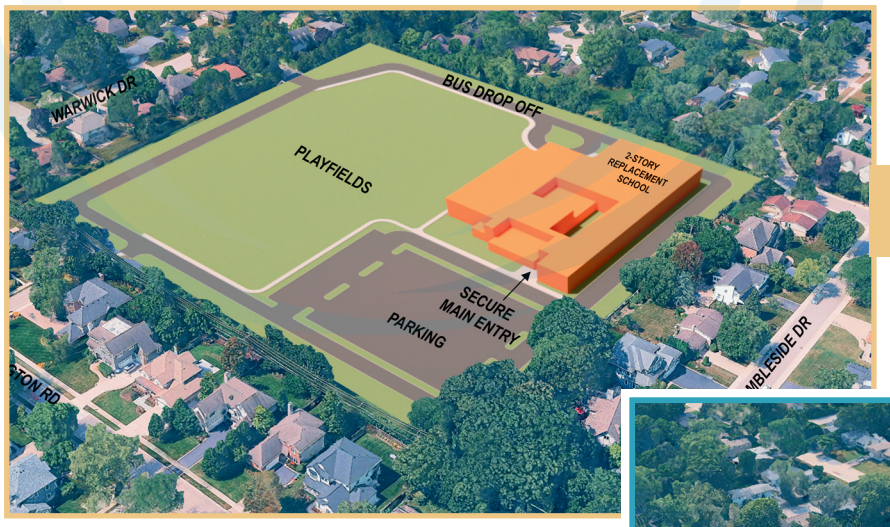
- Create healthier, safer and more secure schools
- Reduce overcrowding
- Extend the useful life of existing facilities
- Reduce costly and disruptive emergency repairs
- Enhance ADA accessibility
- Improve traffic flow and congestion
- Ensure each student has access to a quality learning environment
- Improve energy efficiency, saving taxpayer dollars
- Strengthen ability to attract and retain quality teachers
- Protect property values

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PRELIMINARY 3D SITE PLANS OF ELEMENTARY SCHOOLS

Redefine 109 Facilities for Our Future



Walden Elementary School
New Construction



Wilmot Elementary School
New Construction



Kipling Elementary School
Major Renovation & Addition



South Park Elementary School
Major Renovation & Addition