

Deerfield Public Schools - District 109

Capital Program Report

CCS INTERNATIONAL, INC

January 2026

REDEFINE 109

Capital Program Planning Process Executive Report



Submitted by
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SUMMARY

Capital Program Planning Status

District 109 has completed almost five years of planning and analysis to evaluate facility needs across all six of its PK-8 schools, working with a Referendum Task Force and engaging the community. The revised "2+2" Program (two new elementary schools + two full renovations of existing elementary schools, plus targeted middle school improvements) has been identified as the preferred path forward following review of multiple capital program options, community feedback and program funding analysis.

The Revised 2+2 Program includes:

- 2 New Elementary Schools
 - **Walden Elementary – complete replacement**
 - **Wilmot Elementary – complete replacement**
- 2 Renovated Elementary Schools
 - **Kipling Elementary – full renovation and addition**
 - **South Park Elementary – full renovation and addition**
- Targeted Middle School Improvements: Safety, Security, HVAC and Learning Space updates at Caruso & Shepard

Following community feedback gathered on an initial "2+2" Program, adjustments were made to project scope and financing resulting in a program with reduced overall costs and a reduction in the amount of referendum bond funding. The revised "2+2" Program was considered at the December 2025 Board of Education Meeting where the Board voted unanimously to pursue a bond referendum on the March 2026 ballot.

The District's Capital Needs

If the District planned for building maintenance only rather than a comprehensive capital program, there is high risk of catastrophic system failures, emergency interventions, building closures, cost-premiums and disruption to learning due to:

- Aging and outdated mechanical/electrical/plumbing systems
- Accessibility deficiencies (ADA)
- Needed security infrastructure improvements
- Increasing maintenance and repair burdens
- Buildings that were not designed for modern educational needs

Revised 2+2 Program Quick Facts

- **Program Cost: \$222.9m**
 - 60.6% funded from District 109 non-referendum dollars
 - 39.4% funded from referendum bonds
- **Program Schedule: Construction to Start in 2027 with all schools open by Fall 2029.**
 - Summers 2026 & 2027: middle school work begins.
 - June 2027 – August 2028: new Walden & Wilmot buildings constructed and opened.
 - June 2028 – August 2029: full renovations/additions at Kipling & South Park.
 - Target August 2029 substantial completion of new/renovation work.
 - Old buildings demolished and open space/fields restored through 2030.

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OPTION COMPARISON

Comparison of Priority Needs

(reference Exhibit 1)

The Referendum Task Force identified a clear set of priority facility needs across all District 109 schools. These priorities include addressing aging infrastructure, improving safety and accessibility, modernizing learning environments, and providing equitable educational opportunities districtwide.

To determine the most effective and fiscally responsible path forward, the District and Task Force evaluated multiple long-term capital options. Each scenario represents a different level of investment, educational benefit, and long-term sustainability.

OPTIONS COMPARISON TABLE			
Selection Parameters	Revised "2+2" Plan Option	3+1 Plan Option	Maintenance Only* Option
Projected Program Cost	\$222,900,611	\$277,285,410	\$177,000,000
New Schools	-Walden & Wilmot	-Walden, Wilmot & Kipling	✗ - None
Fully Renovated Schools	-Kipling & South Park	-South Park	✗ - None
Space and Classroom Size	✓ -Elementary Schools are either new or fully renovated	✓ -Elementary Schools are either new or fully renovated	✗ - No major renovations
Infrastructure & Facility Updates	✓ -All major Building Elements updated	✓ -All major Building Elements updated	✗ - High Risk over the next 20+ years due to funding constraints
Equitable and Accessible Environments	✓	✓	✗ - No change to existing conditions
Student and Staff Well-Being	✓	✓	✗ - No change to existing conditions
Emergency Preparedness	✓ -All major Building Elements updated	✓ -All major Building Elements updated	✗ - High Risk of infrastructure failures disrupting learning.

* Note the maintenance only option was based on a 2023 facilities needs study with costs escalated from 2023 to 2025.

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PLANNING PROCESS

Capital Program Planning Process

Over the past several years, Deerfield Public Schools District 109 has undertaken a comprehensive effort to define long-term facility needs and evaluate solutions that will support student learning, equity, and operational efficiency for decades to come.

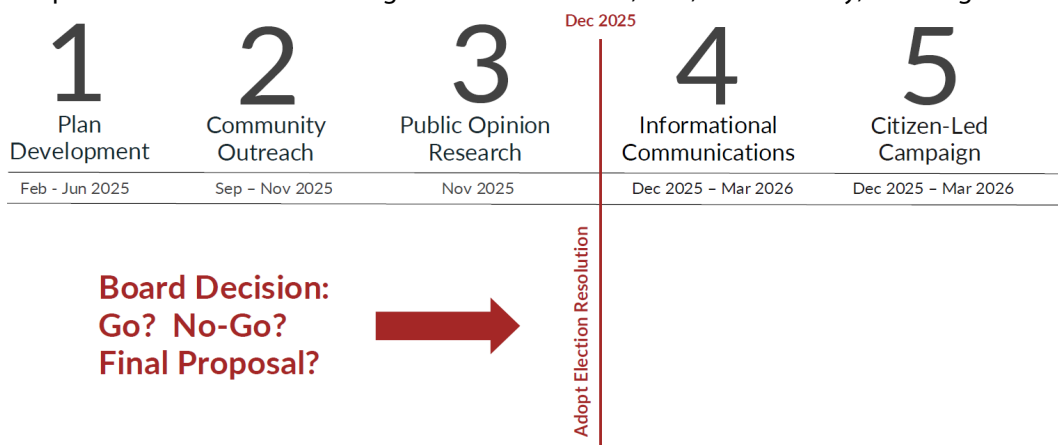
Pre-2025 Activities:

Prior to the ongoing 2025 planning efforts, the District completed a series of foundational studies and community engagements to establish a clear understanding of existing conditions and educational priorities. Work included:

- Districtwide facility condition assessments and building system evaluations.
- Enrollment and demographic projections.
- Community surveys, listening sessions, and formation of the Referendum Task Force.
- Preliminary feasibility studies of various modernization scenarios.

2025 Activities:

In 2025, multiple strategies were reviewed, ranging from districtwide renovations to combinations of new construction and modernization. The process focused on balancing educational benefit, cost, sustainability, and long-term maintainability.



From this work, three representative capital paths were carried forward for detailed comparison:

- 2 + 2 Program – Two new schools and two major renovations.
- 3 + 1 Program – Three new schools and one renovation.
- Maintenance Only Plan – Targeted maintenance and life-safety work only.

Community feedback was obtained in the fall of 2025 and indicated insufficient support for the initial \$245M 2+2 Program (requiring a \$121.42M bond referendum) due to tax sensitivity. The District worked to reduce the total program cost in a REVISED “2+2” Program by reducing some scope in the projects. Additionally, adjustments were made to the balance of funding sources utilized to fund the Program. The resulting REVISED “2+2” Program has a \$222.9M total program cost; and the referendum bonds amount was reduced to \$87.78M.

At the December 18 Regular Board of Education Meeting, the Board voted unanimously to a referendum question on the March 17, 2026 ballot aligned to the REVISED “2+2” Program

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OPTIONS SUMMARY

As part of the District's long-range facilities planning effort, the Board and community reviewed multiple capital investment options developed in response to the Task Force's findings. These initial program concepts were intended to test a range of solutions—from comprehensive modernization to limited reinvestment—while evaluating impacts to educational programming, building conditions, enrollment capacity, operations, and long-term financial sustainability.

Initial 2+2 Option

The Initial "2 + 2" Program was developed as a comprehensive facilities strategy that paired two new elementary schools with two major renovation projects to address district-wide capacity, educational programming, and building condition needs identified by the Task Force, while establishing a framework for equitable learning environments across the District.

Cost: \$245,117,754

Scope:

- 2 new elementary schools on existing sites; Walden and Wilmot
- 2 super renovations/additions at 2 elementary schools; Kipling and South Park
- Renovations at Shepard & Caruso

Schedule: All work completed by Summer 2030

3+1 Option

The 3 + 1 Plan expands on the District's modernization goals by delivering **three new elementary schools** and **one major renovation**, achieving the highest level of facility replacement and educational benefit but with a proportionally greater cost and implementation timeline.

Cost: \$277,285,410

Scope:

- 3 new elementary schools on existing sites; Walden, Wilmot and Kipling
- 1 super renovations/additions; South Park
- Renovations at Shepard & Caruso

Schedule: All work completed by Summer 2030

Maintenance Only

The **Maintenance-Only Plan** focuses solely on **essential building maintenance, life-safety, and systems replacements** needed to keep existing facilities operational, without addressing modern learning environments, accessibility upgrades, or long-term equity across schools. This plan assumes work is completed over 20+ years and on critical building systems only.

Cost: \$177,000,000+

Scope: limited to critical building maintenance and repairs

Schedule: ongoing over the next 20+ years

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Based on further evaluation of the initial options, the District determined that the 3 + 1 Program presented a higher overall cost without providing commensurate additional educational or operational benefit when compared to other comprehensive alternatives. Similarly, the Maintenance-Only Program, while limiting near-term scope, was found to require significant investment to address aging systems and deferred maintenance without delivering long-term improvements to educational environments, capacity, or operational efficiency. As a result, neither option was advanced.

Following review of the initial program options, additional analysis, cost refinement, and community feedback, the District further evaluated opportunities to better balance educational priorities, operational efficiency, and community affordability. This process resulted in the development of the Revised 2 + 2 Program that retains the core benefits of the comprehensive options while refining scope and investment to more directly align with the District's priorities and fiscal objectives.

Revised 2+2 Program Summary

The REVISED "2 + 2" Program represents a balanced and fiscally responsible approach that combines two new elementary schools with two major renovations, addressing all priority needs identified by the Task Force. This option responded to community feedback, reducing costs and the referendum bond funding level, while maintaining operational efficiency and community affordability.

Cost: \$222,900,611

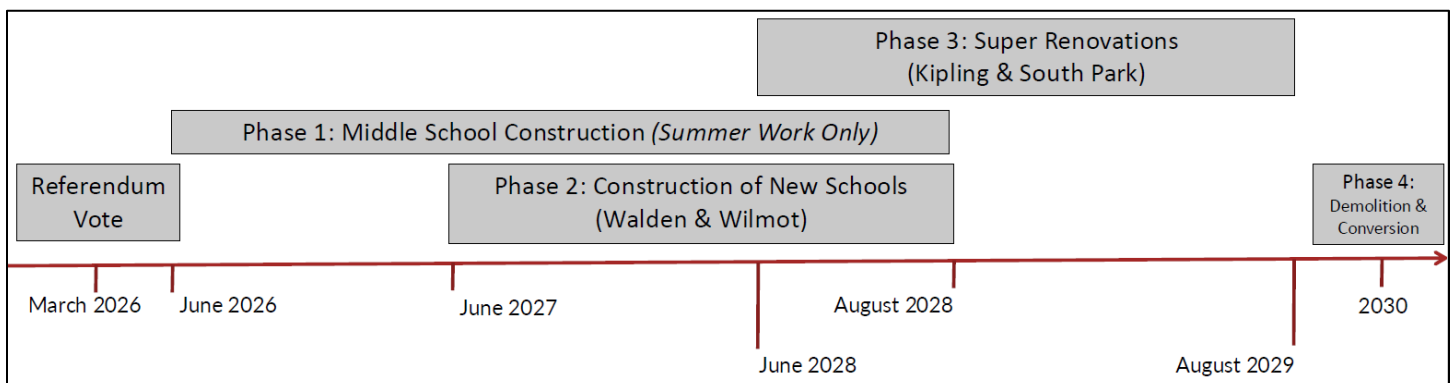
Scope:

- 2 new elementary schools on existing sites; Walden and Wilmot
- 2 super renovations/additions at 2 elementary schools; Kipling and South Park
- Renovations at Shepard & Caruso

Key reductions from the Initial 2+2 Program include:

- Eliminated the addition of multipurpose rooms (the third space at each building which will be developed as "bid alternates" in the event additional scope can be addressed.
- Removed STEM-related plumbing/electrical for elementary schools which can be addressed in the future if programming demands updates and funds are available.
- Identified some element of newer mechanical equipment (boilers) that could be kept in lieu of complete replacement.
- Simplified playgrounds where possible.

Schedule: All work completed by Summer 2030



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MAINTENANCE ONLY COST DRIVERS

The Maintenance-Only option examined the cost of sustaining existing facilities over a 20-year period through required repairs and major building system replacements necessary to keep schools operational. This approach does not address educational adequacy, accessibility improvements, or non-critical building enhancements, and therefore does not modernize learning environments or improve long-term functionality. The facility assessment effort for this option was completed by ARCON and at that time was forecasted to be in the range of approximately \$155 million over 20 years for all district facilities. When adjusted for the significant construction cost escalation experienced in recent years, the escalated cost is estimated to be closer to \$177 million; without lasting educational or programmatic improvements.

The major cost drivers associated with the Maintenance-Only option are summarized below for each of the District's six school facilities, reflecting the primary systems and components requiring repair or replacement over the 20-year planning horizon. This listing is not intended to be all-inclusive, but rather highlights the key elements that represent the most significant cost factors.

Kipling Elementary School

Kipling Elementary School, originally constructed in 1949 and totaling approximately 61,000 square feet, has undergone multiple additions, most recently in 1996. **Select** maintenance-only cost drivers for this building include:

- Sitework maintenance including paved surfaces and playgrounds ~ \$3.1m
- Interior maintenance to flooring, ceilings casework and lockers throughout ~ \$8.3m
- Repairs to existing toilet facilities and plumbing throughout ~ \$1.5m
- Security components such as door and security hardware ~ \$0.9m
- Roofing replacement ~ \$2.5m
- Masonry repairs throughout the building exterior ~ \$1.5m
- Replace existing galvanized piping and underground sanitary and water lines ~ \$0.5m
- Replacement mechanical (heating and cooling) equipment ~ \$8.2m
- Electrical infrastructure replacement for critical end of life components ~ \$0.4m
- Fire alarm system replacement ~ \$0.4m

South Park Elementary School

South Park Elementary School, was originally constructed in 1957 and comprises approximately 73,000 square feet, with the most recent addition completed in 1999. **Select** maintenance-only cost drivers for this building include:

- Sitework maintenance including paved surfaces and playgrounds ~ \$3.4m
- Interior maintenance to flooring, ceilings casework and lockers throughout ~ \$10.7m
- Repairs to existing toilet facilities and plumbing throughout ~ \$3.2m
- Security components such as door and security hardware ~ \$0.4m
- Roofing replacement ~ \$4.1m
- Masonry repairs throughout the building exterior ~ \$0.8m
- Replace existing galvanized piping and underground sanitary and water lines ~ \$1.1m
- Replacement mechanical (heating and cooling) equipment ~ \$10.4m
- Fire alarm system replacement ~ \$0.3m

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Walden Elementary School

Walden Elementary School, originally constructed in 1957 and comprising approximately 54,000 square feet, has undergone multiple additions, most recently in 2000. **Select** maintenance-only cost drivers for this building include:

- Sitework maintenance including paved surfaces and playgrounds ~ \$3.3m
- Interior maintenance to flooring, ceilings casework and lockers throughout ~ \$5.3m
- Repairs to existing toilet facilities and plumbing throughout ~ \$1.1m
- Security components such as door and security hardware ~ \$0.5m
- Roofing replacement ~ \$2.7m
- Masonry repairs throughout the building exterior ~ \$0.6m
- Replace existing galvanized piping and underground sanitary and water lines ~ \$0.8m
- Replacement mechanical (heating and cooling) equipment ~ \$10.7m
- Electrical infrastructure replacement for critical end of life components ~ \$0.3m
- Fire alarm system replacement ~ \$0.3m

Wilmot Elementary School

Wilmot Elementary School, originally constructed in 1957 and comprising approximately 79,000 square feet, has undergone multiple additions, most recently in 2011. **Select** maintenance-only cost drivers for this building include:

- Sitework maintenance including paved surfaces and playgrounds ~ \$4.3m
- Interior maintenance to flooring, ceilings and casework throughout ~ \$6.2m
- Repairs to existing toilet facilities and plumbing throughout ~ \$0.9m
- Security components such as door and security hardware ~ \$0.6m
- Roofing replacement ~ \$4.7m
- Masonry repairs throughout the building exterior ~ \$0.8m
- Replace existing galvanized piping and underground sanitary and water lines ~ \$0.8m
- Replacement mechanical (heating and cooling) equipment ~ \$9.5m
- Electrical infrastructure replacement for critical end of life components ~ \$0.3m
- Fire alarm system replacement ~ \$0.4m

Caruso Middle School

Caruso Middle School, originally constructed in 1969 and totaling approximately 111,000 square feet, has received incremental updates over time, most recently in 2022. **Select** maintenance-only cost drivers for this building include:

- Toilet Room Plumbing and Finishes Replacement ~ \$1.4m
- Security components such as door and security hardware ~ \$0.6m
- Fire Alarm Replacement ~ \$0.5m

Shepard Middle School

Shepard Middle School, originally constructed in 1961 and comprising approximately 111,000 square feet, has received multiple additions over time, most recently in 2019. **Select** maintenance-only cost drivers for this building include:

- Selective interior maintenance to flooring, ceilings casework and lockers ~ \$3.4m
- Required Elevator Modernization ~ \$0.3m
- Security components such as door and security hardware ~ \$0.6m
- Roofing replacement ~ \$1.0m
- Replacement mechanical (heating and cooling) equipment ~ \$8.2m
- Fire alarm system replacement ~ \$0.5m

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REVISED "2+2" PROGRAM STATUS

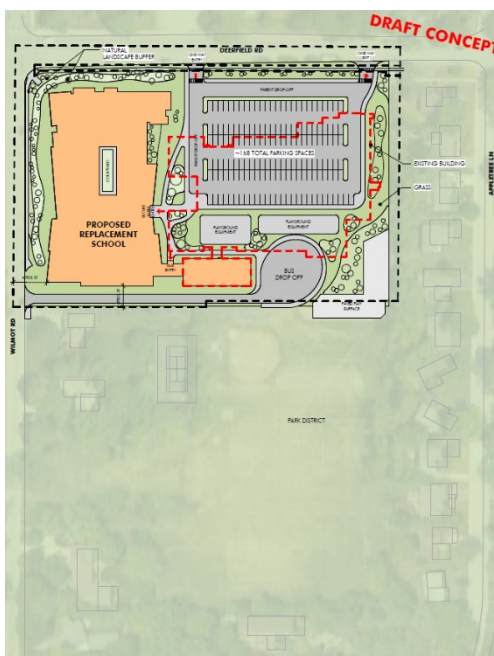
As part of the planning process, the District completed facility programming and planning to define space needs, adjacencies, and functional requirements for each school. Project cost estimates were developed based on this building program, informed by conceptual site planning, preliminary building layouts, and market-based construction cost modeling. This approach ensured that the financial planning for the Revised 2+2 Program was grounded in realistic scope assumptions rather than high-level placeholders.

Preliminary site plans were prepared for each school to test building placement, site circulation, access, parking, and outdoor learning and play areas. These early site studies provided the basis for evaluating feasibility, site constraints, and cost drivers while allowing flexibility for continued refinement as the projects move forward.

Walden and Wilmot – New Schools Planning

The site plans shown for Walden and Wilmot represent early, conceptual layouts prepared to support planning, cost modeling, and schedule development for the District's first two projects to be designed and delivered. These plans are works in progress and are intended to illustrate overall site organization, building placement, access, and circulation concepts. As design advances, the layouts will continue to be refined to respond to educational programming, site-specific constraints, regulatory requirements, and community input.

Final site configurations will be developed through the design process in collaboration with District leadership, staff, and stakeholders. This iterative approach ensures that each school's design balances instructional needs, safety, operational efficiency, sustainability, and long-term flexibility while remaining aligned with the approved scope and budget.



DRAFT Concept Wilmot Site Plan



DRAFT Concept Walden Site Plan

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Kipling and South Park – Addition and Renovation Planning

Preliminary site plans are also shown for South Park and Kipling as part of the District’s long-range planning effort. These concepts are intentionally less developed, as these schools are planned for later phases of the program and will be further designed following completion of the initial projects. The site studies are included to demonstrate feasibility, confirm long-term planning assumptions, and ensure that future work remains aligned with the overall program framework.



DRAFT Concept Kipling Site Massing Image



DRAFT Concept South Park Site Massing Image

Shepard and Caruso – Renovation Planning

Shepard and Caruso Middle School work is planned as targeted renovation-focused scope within the Revised 2 + 2 Program, addressing priority building systems (mechanical), programmatic, and safety needs while leveraging the District’s existing facilities.

At Caruso, renovations will focus on improvements to special education spaces, staff support areas, and building safety and security. The scope is intended to enhance functionality, improve support services, and address identified deficiencies while maintaining continuity of operations during implementation.

At Shepard, renovations will be concentrated within an existing two-story wing and will include updated classrooms and corridors, replacement of mechanical systems and equipment, roofing replacement, and safety and security enhancements. This work is intended to modernize instructional spaces, improve building performance, and extend the useful life of the facility.

Planning for both projects has been developed to support proceeding with initial phases of work at both buildings in Summer 2026 if the March 2026 Referendum passes.



Shepard Classroom Renovation Image

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NEXT STEPS

Current Work

The project team is currently advancing several preparatory efforts to maintain momentum and ensure readiness pending the March referendum outcome. These efforts are focused on implementation planning, cost certainty, and schedule preparedness.

The District is in the process of reviewing Construction Manager at Risk (CMAR) qualifications following a public solicitation for CMAR services. This process is intended to position the District to receive early construction input, refine cost estimates, and validate schedules across the program should the referendum pass.

In parallel, the District is preparing preliminary plans to support potential summer 2026 construction work at Shepard and Caruso, should the referendum be approved. These efforts are focused on renovation design, sequencing, and procurement planning to allow targeted work to proceed efficiently while minimizing disruption to school operations.

Post Referendum

If the referendum is approved, the District will proceed with full implementation of the Revised 2 + 2 Program. Initial post-referendum efforts will include advancing the design of the new elementary schools at Walden and Wilmot, completing required permitting and regulatory approvals, and finalizing construction documents.

Following completion of design and approvals, the District will competitively procure trade contractors, with bidding anticipated to occur in late 2026. This procurement approach supports transparency, cost control, and market competitiveness.

Construction of the new schools is anticipated to begin in 2027. Concurrently, the District will continue planning and design efforts for Kipling and South Park, positioning those projects to advance into construction in 2028, subject to Board approvals, funding availability, and final design development.