

The Plan

REVISED 7/25/18

A framework to develop the District's schools of the future



What is The Plan?

On June 19, 2018, the Board of Education approved the next stage in the planning of its educational facilities restructuring plan. The process includes a four-year strategy to renovate and upgrade the current facilities of the District.

The Plan is a two-step approach to:

1. Reorganize the District's elementary schools into Grade Learning Centers
2. Upgrade the outdoor athletic facilities at Crete-Monee High School

YOUR VOICE COUNTS!

The Board and Administration is seeking feedback from you -- our important community stakeholders. In the fall, the district will share online community surveys and host a series of Community Forums to garner your input on the future of our schools! We appreciate your patience and support of our efforts to improve our schools. Thank you.

What Facilities are Affected by The Plan?

All elementary schools, the middle school and the building housing the Alternative Program (Monee Education Center) are affected by The Restructuring Plan.

Here is a summary of the effects on each of our current facilities:

Sixth Grade Center: Will be demolished (Fall 2018) and a new Pre-K-2nd Grade Learning Center will be built (August 2020 opening).

Balmoral Elementary School: Will be closed (June 2020).

Crete Elementary School: Will be closed (June 2020).

Coretta Scott King Magnet School: Will be closed (June 2020).

Monee Education Center: Will be closed (June 2022).

Monee Elementary School: Will be expanded to become a 3rd Grade-5th Grade Learning Center (August 2020 completion).

Talala Elementary School: Will be closed (June 2020).

Crete-Monee Middle School: Will remain a 6th-8th Grade school and classrooms will be added to accommodate the student population (December 2021 completion).

Crete-Monee High School: Outdoor athletic facilities will be upgraded.

Early Childhood Facility and Administrative Offices: Will be remodeled to include the Alternative Program and all Administrative Offices (August 2022 completion).

Why Re-Organize the District into Grade Centers?

- Eliminates the need for a waiting list at Coretta Scott King IB School.
- District-wide equitable access to the IB Programme for all students.
- Boasts a state-of-the-art, 21st century facility that emphasizes technology, collaboration, creativity, and problem-solving.
- Ensures access to a common educational experience for all K-5 students district-wide.
- Reduces class sizes for each grade level to create equity.
- Eliminates need to transport students to other neighborhood schools when classes reach capacity at their home school.
- Allows all students to receive the same amount of time in specials - Art, Music, PE, and Library.

What will Happen to the Properties that are Closed?

While the Board of Education has not determined what to do with the properties, they will consider many options, including the following, when that time comes:

- Convert to a facility/park for the Community
- Sell the properties and existing buildings
- Demolish the existing structures
- Sell to the Community or Village (building & land)
- Keep the property, but demolish the building
- Develop an outdoor, nature classroom

What is the Cost of the Plan?

The District's Architect-of-Record, Healy Bender Architects, has established that the total cost to reorganize the District into Grade Centers is approximately \$84.5 million. This includes estimates on the following:

- Construction costs
- On-Site & Off-Site Work such as parking and storm water detention
- Equipment
- Fees & Services
- Contingencies

The District believes it is a comprehensive cost and all-inclusive.

While the cost is approximately \$84.5 million, if you add the interest that must be spent to borrow the money, the total amount would be approximately \$156 million.

This is similar to getting a mortgage on a house that you buy. While the purchase price may have been \$200,000, once you calculate the interest that you pay on a 30-year, 4.5% fixed rate loan, you would add in \$148,332 in interest that is paid, bringing the total cost of the house to \$328,332.

Also, the total cost of upgrading the high school athletic facilities is approximately \$23.5 million.

How will the District Pay for The Costs of The Plan?

The School District will use its authority to sell bonds or borrow money at a level called the Debt Service Extension Base (DSEB).

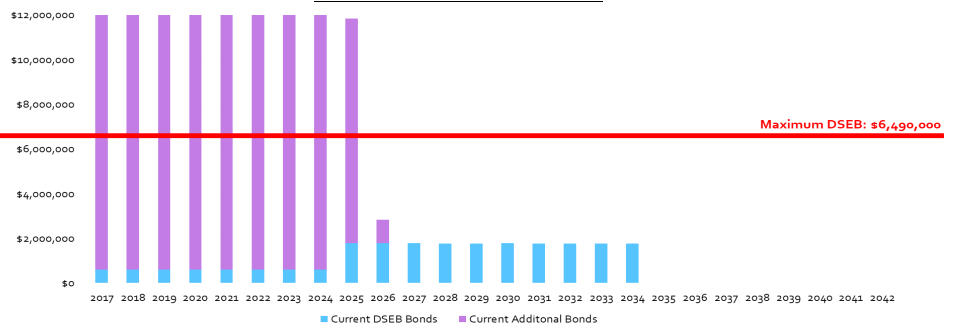
On April 13, 1999, the voters of the School District approved the level of the DSEB to be \$6,490,000. This means that the Board of Education may only sell bonds or borrow money up to \$6,490,000 in yearly principal and interest payments without going to referendum.

Also, the current debt of the School District would be restructured so that we may take full advantage of the DSEB level.

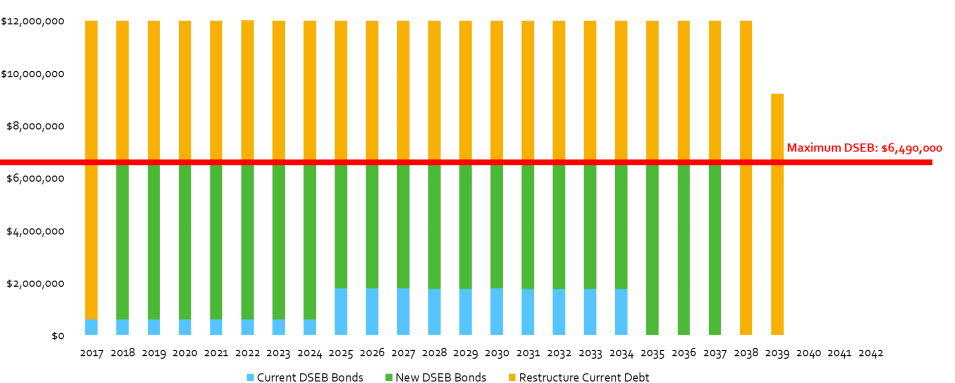
What all this means is that the current debt of the District would be extended out for 20 years and additional debt would be added to pay for The Plan.

Lastly, while this approach would pay for the District's Grade Centers, it would not pay for the upgrading of the high school athletic facilities. To pay for this, the District would seek partnerships with corporations and individuals to raise the funds for the upgrades.

Current Debt Structure



Future Debt Structure



What will The Plan do to my Property Tax Bill?

When it comes to the taxes paid to the School District, the amount on your tax bill includes a portion for bond & interest payments (our debt) and a portion to operate the District (salaries, benefits, supplies, etc.). The proposed borrowing under DSEB and the restructur-

ing of the current debt will not raise the bond & interest portion of a property tax bill.

The portion that operates the district is allowed to be increased 5% or the current CPI (Consumer Price Index), whichever is less.