



BULLDOGBLUEPRINT

COMMUNITY ENGAGEMENT PROGRAM

Bulldog Blueprint Community Engagement Program

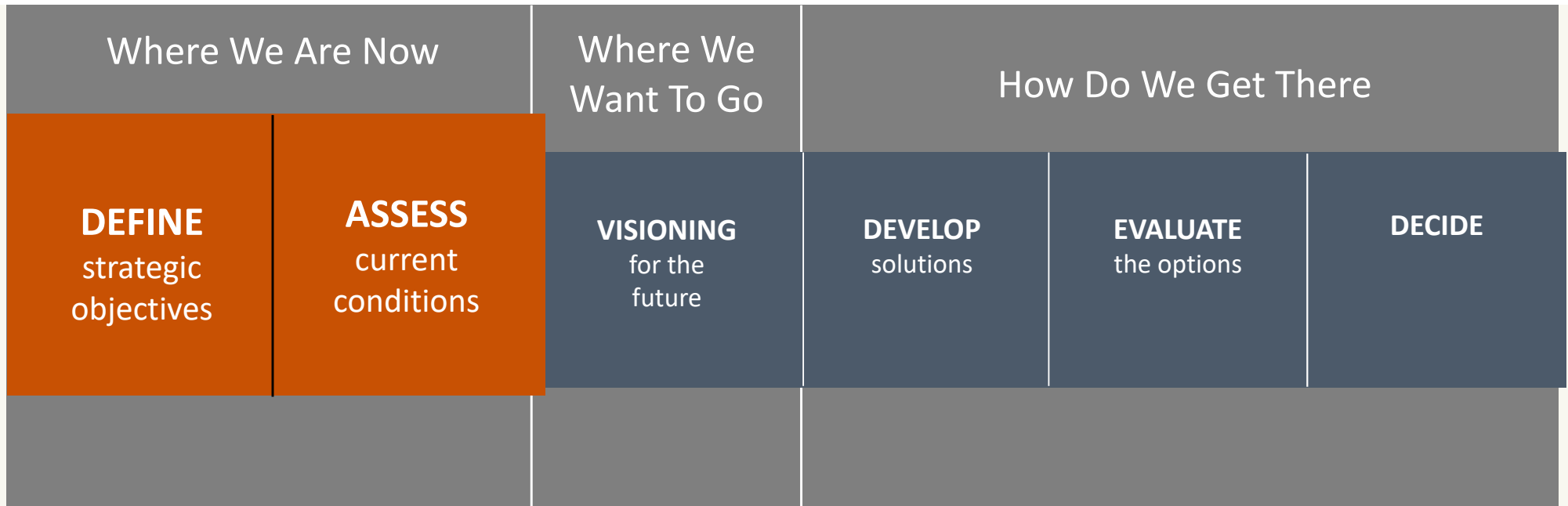
Community Engagement Session #1
April 22, 2021

Agenda — Presentation

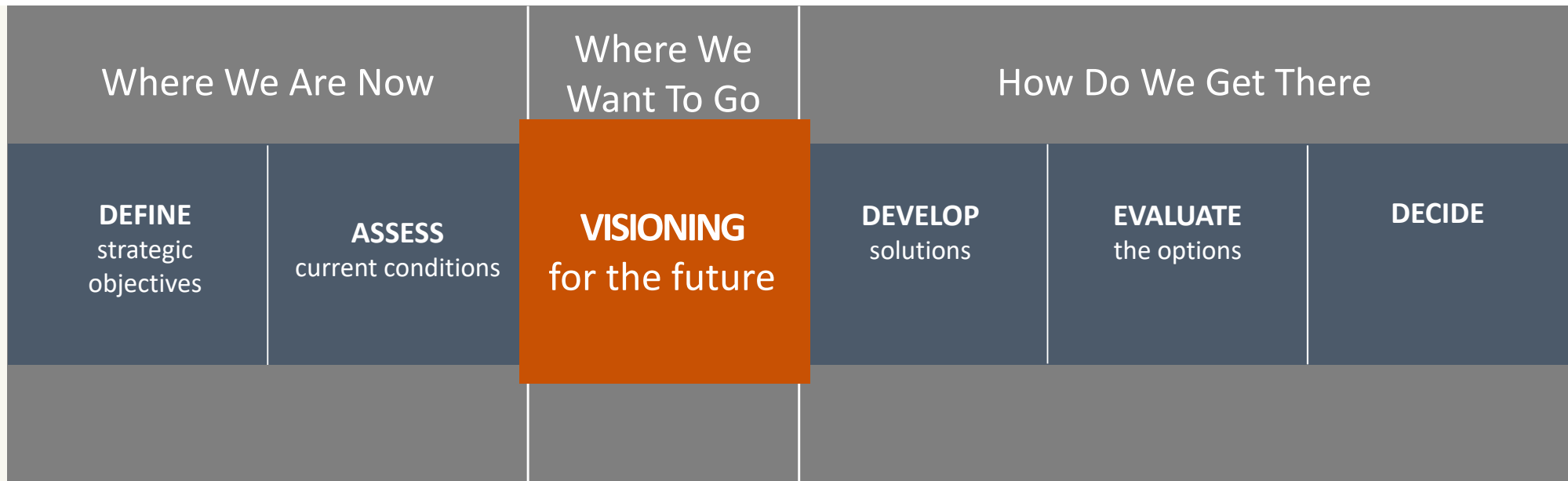
- Dr. Lindsey Hall — Superintendent of Schools
- Damien Schlitt, AIA LEED AP — BLDD Architects

MASTER PLANNING PROCESS



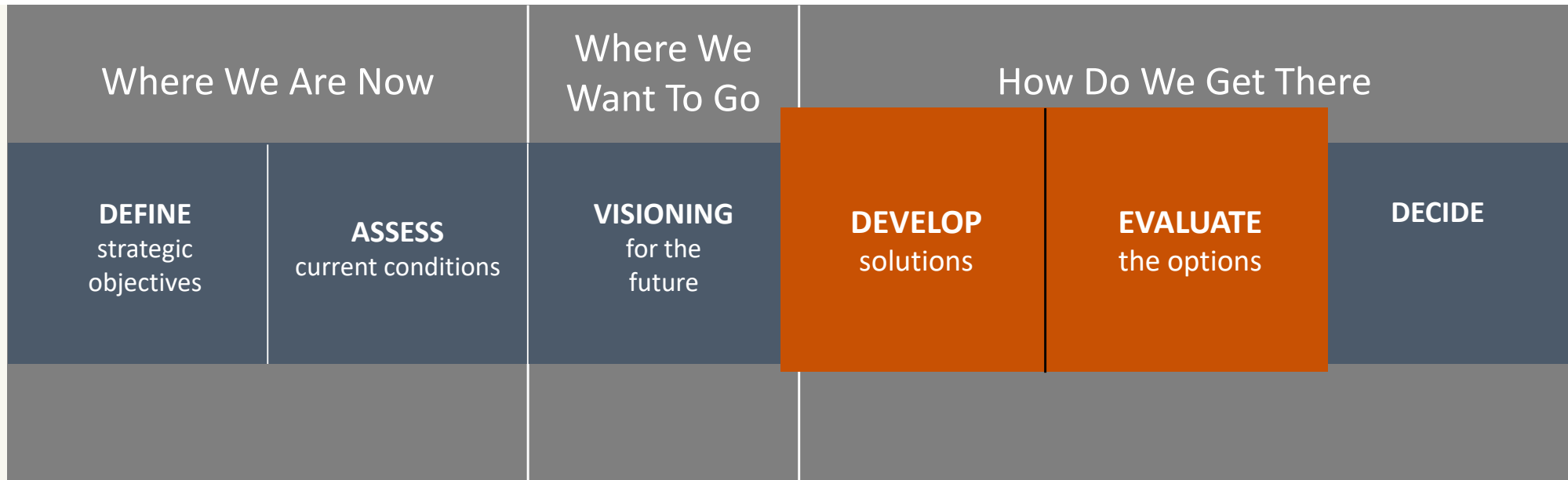


- Align facilities with educational programs
- Address planning considerations for the future
- Enrollment projections and grade alignments
- Physical needs and educational adequacy



FUTURE FOCUSED LEARNING ENVIRONMENTS





- Develop multiple scenarios to deliver vision and solve district needs
- Explore a variety of solutions additions/renovation/new/retire
- Evaluate those scenarios



- Numerous scenarios narrowed to one
- Review timeline
- Explore phased implementation
- **Community selects best plan for recommendation!**

SOME HISTORY....

A rich history dating back to the 1860's

- **1949: District becomes Mahomet-Seymour**
- **1954: Sangamon Elementary built**
- **1961: Mahomet-Seymour HS Built—on site of current MSJH**
- **1966: Lincoln Trail Elementary Built**
- **1981: New Mahomet-Seymour HS Built, HS becomes current MSJH**
- **1982: Seymour Elementary closes**
- **1988: New, north wing added to Sangamon Elementary**



SOME HISTORY....

- 1995: JH adds Blue Gym and classrooms on west end
- 1998: Bond issue passed to build fieldhouse, add classrooms at HS and add on 4th grade wing to LT
- 2011: Land purchased by school district on east end of Mahomet
- 2014: Phase 1 of Middletown Prairie Opens: houses Pre K and Kindergarten
- 2016: HS renovations: library, auditorium, main commons, foyer
- 2017: Sangamon Elementary sold for \$750,000, closed at end of 17-18 school year
- 2018: Phase 2 of MPE Opens: adds 1st and 2nd grade

Key Takeaway: Enrollment was growing between 1998 – 2011, with no additional capacity added.

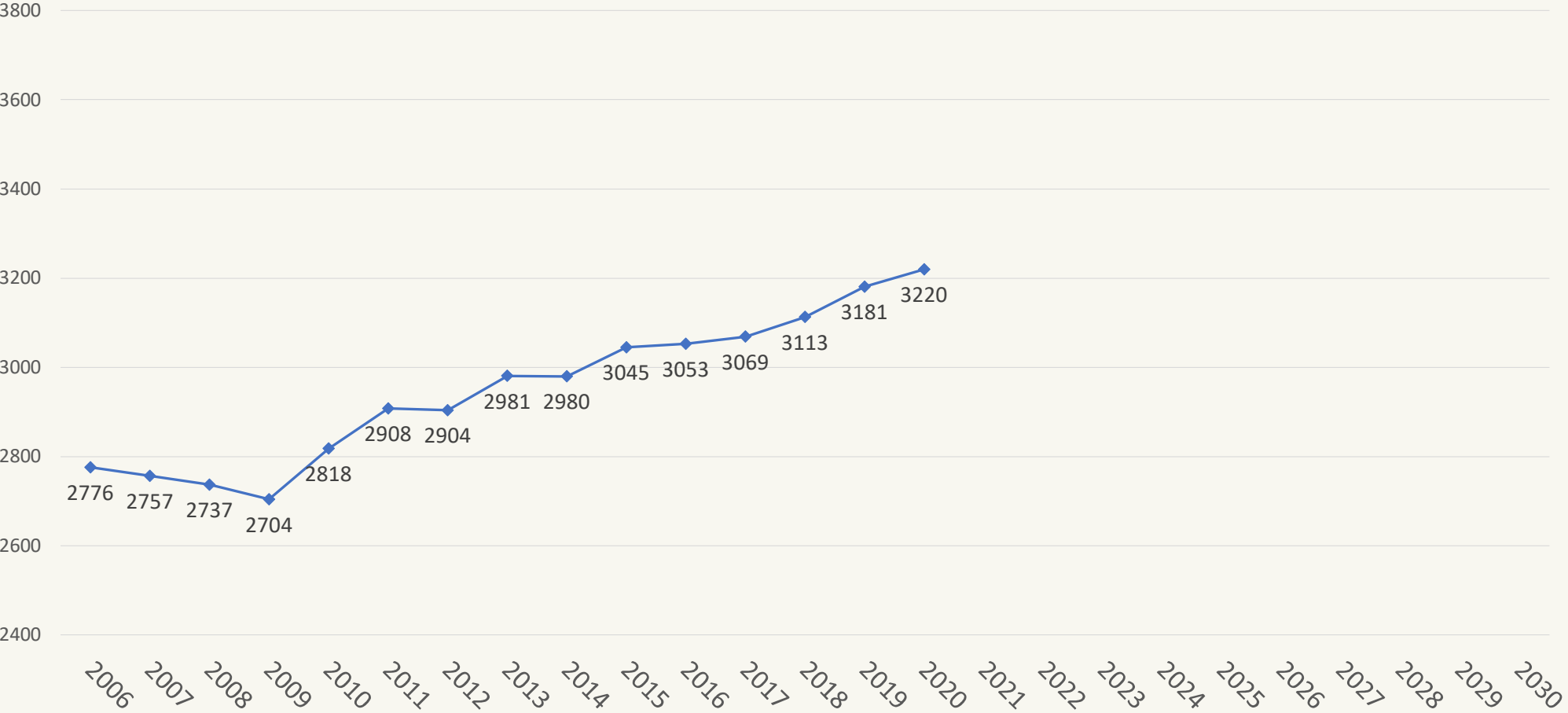


GROWTH AND ENROLLMENT FORECASTS

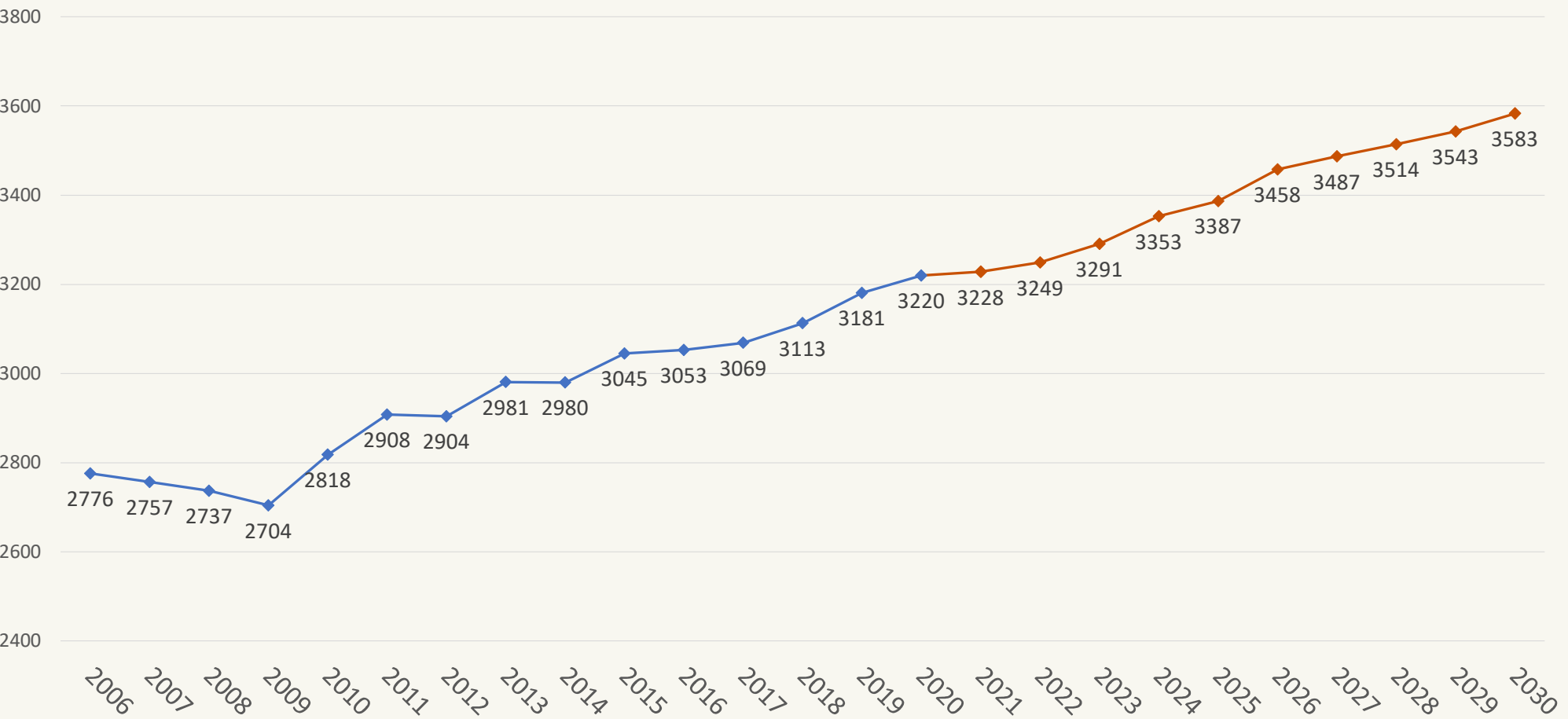
- **In the Fall of 2018, the Mahomet-Seymour schools partnered with the Village of Mahomet to have a demographic study/enrollment forecast done.**
- **This was presented to the Board of Education and VOM Board of Trustees in January of 2019.**
- **We have just received updated forecasts, going out to the year 2030.**
- **This information is available on our website.**



HISTORICAL ENROLLMENT



ENROLLMENT FORECAST DATA



ENROLLMENT DATA

Key Takeaway: Enrollment is forecasted to continue to grow



HOW ARE FACILITIES PAID FOR?

Key Takeaway: There are two ways to pay for facilities:

- *Property Taxes*
- *County Schools Facilities Sales Tax*

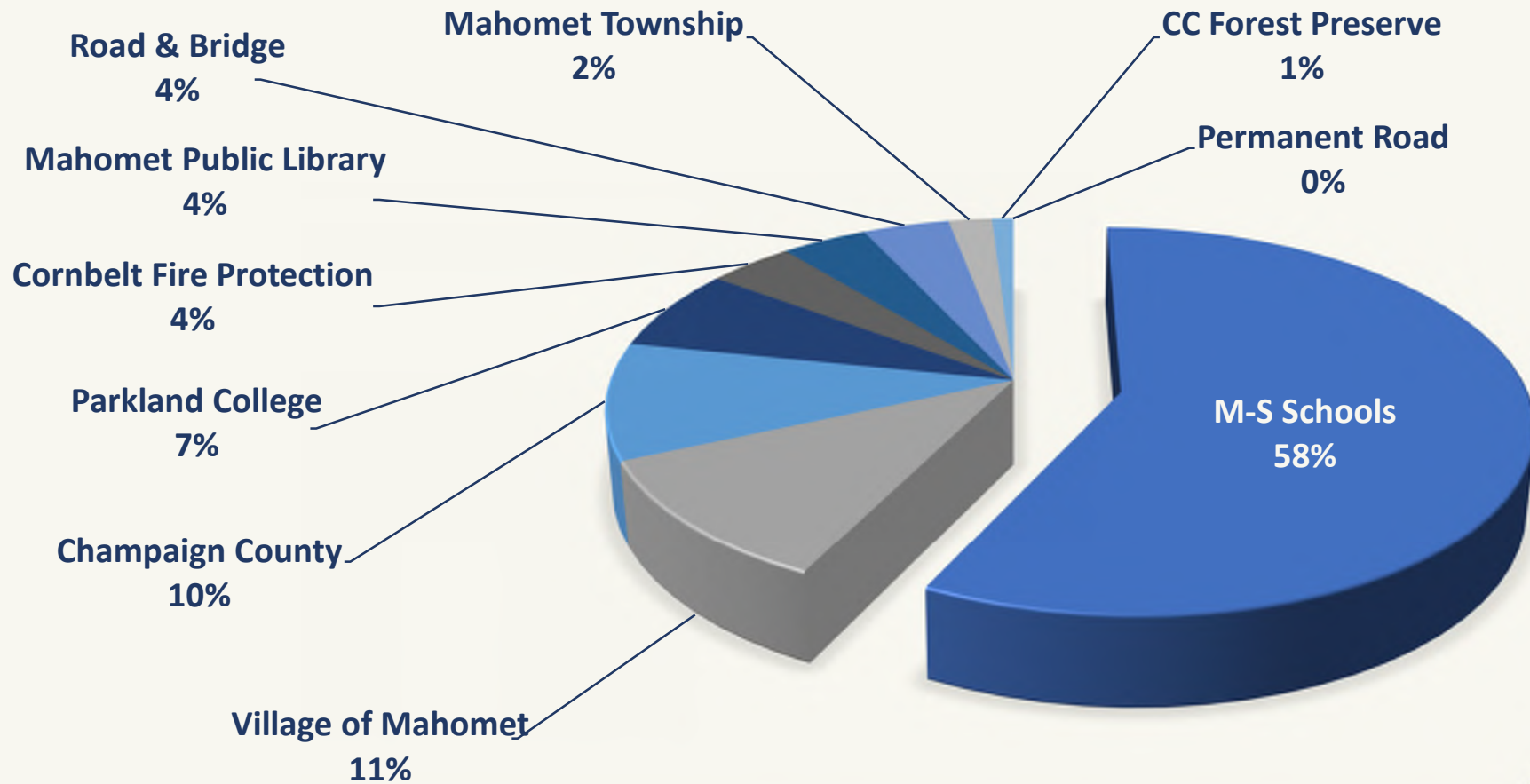


TAX RATE

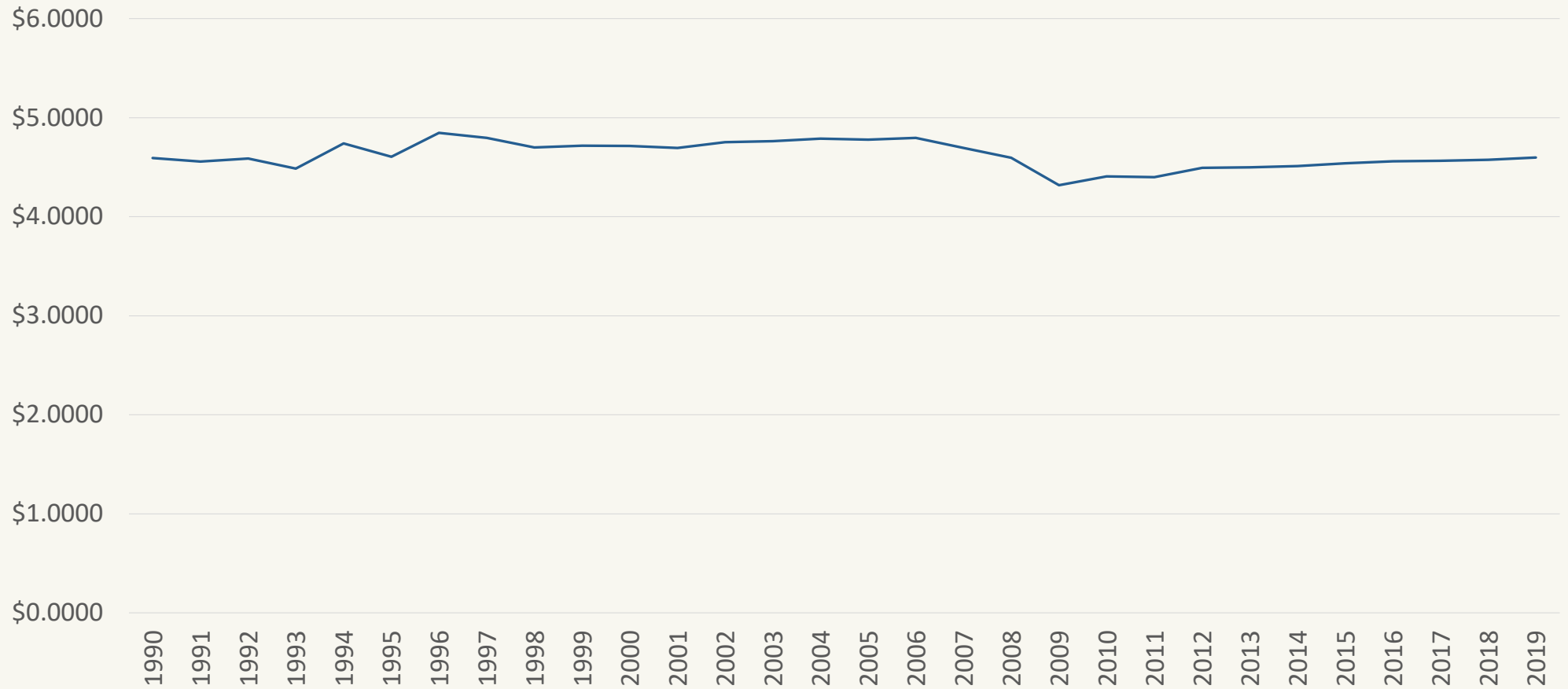
- The tax rate is the mechanism by which taxing bodies “capture” property tax revenue.
- The tax rate is determined each year through the approval of the tax levy.
- The Mahomet-Seymour Schools receives about 60% of the property taxes that are paid by residents, businesses and other entities.



PROPERTY TAX DOLLAR



HISTORICAL TAX RATES

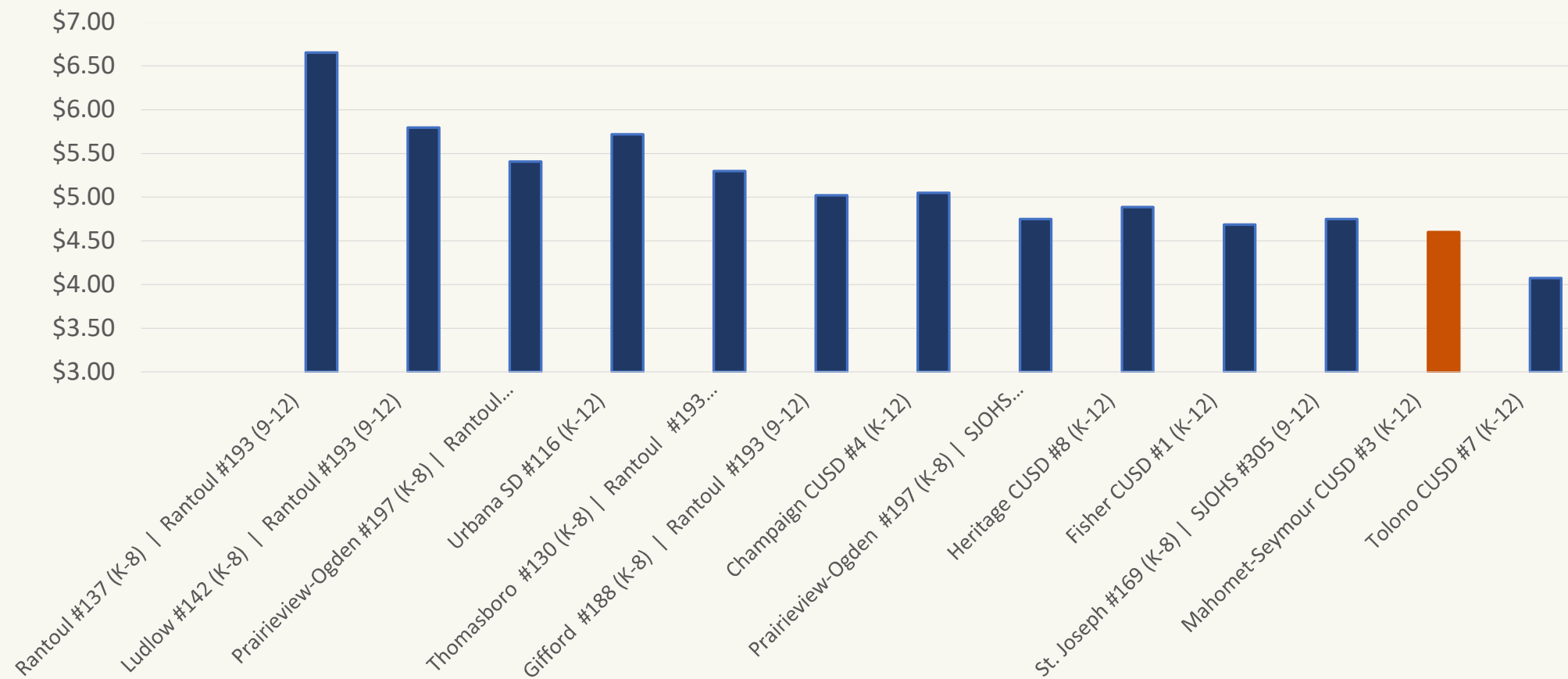


HISTORICAL TAX RATES

Key Takeaway: Tax rates for the Mahomet-Seymour Schools have remained steady for over 30 years



COMPARISON OF TAX RATES



COMPARISON OF TAX RATES

Key Takeaway: The Mahomet-Seymour Schools has the second to lowest tax rate of all county school district.



COUNTY SCHOOLS FACILITIES SALES TAX

History:

- A 1% sales tax that goes to public schools for facilities related uses
- Must be placed on ballot and passed by a simple majority of voters in the county
- Passed in Champaign County in 2009



CSFST

The use of this money is very specific and must be used for:

- **Payoff facility debt and reduce property tax**
- **Land Acquisition**
- **New School Facilities (Including Athletics)**
- **Additions & Renovations**
- **Improve Security & Safety**
- **Architectural Planning**
- **Parking Lots**
- **Energy Efficiency**
- **Durable Equipment (non-movable items)**
- **Fire Prevention & Life Safety**
- **Demolition, Roof Repairs**



CSFST: HOW DOES IT WORK?

The total amount of revenue generated in Champaign County from the 1% sales tax is divided up among public school districts according to their enrollment as it relates to overall enrollment in the county

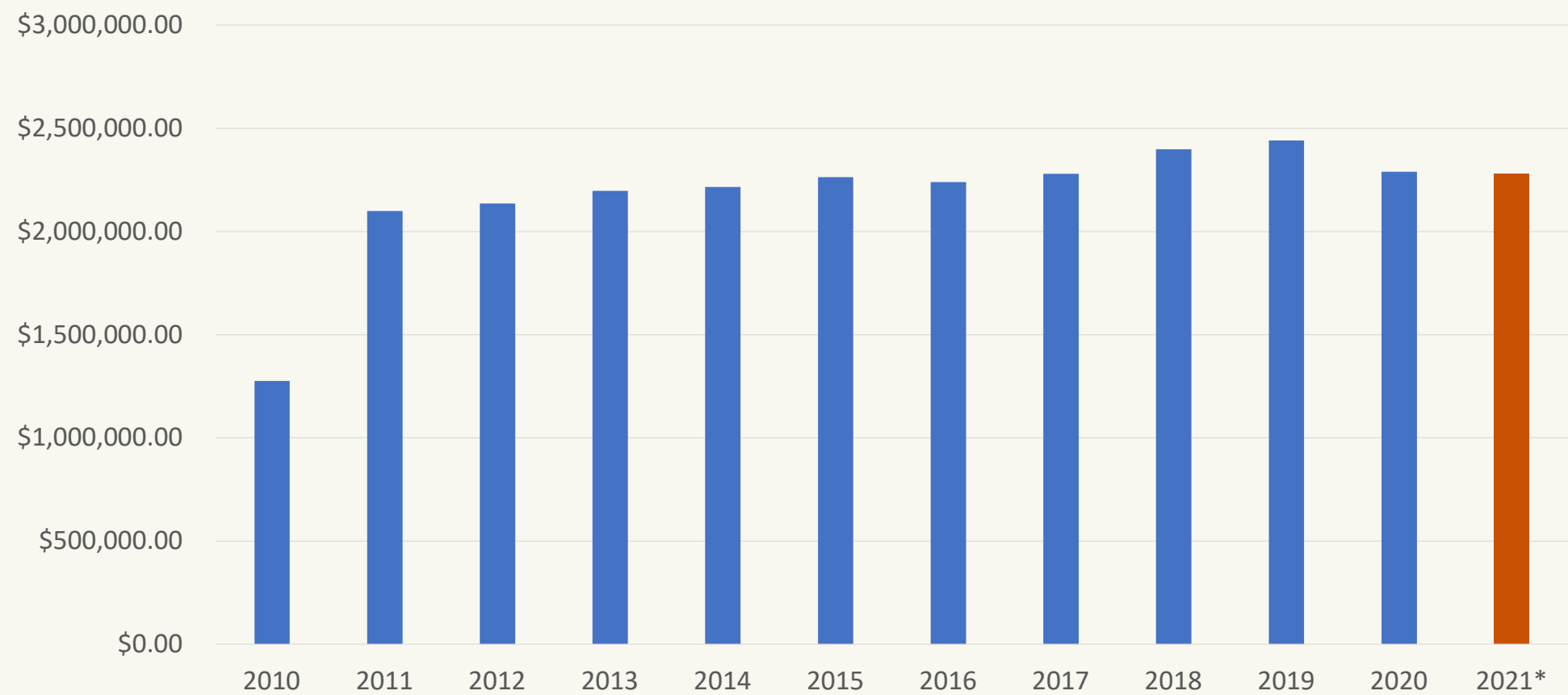
Most recently, Mahomet-Seymour has received:

- In 2020: \$2,289,262 (internet sales now included as of 7/1/20)**
- On track to receive \$2,279,121 in 2021**



BULLDOGBLUEPRINT

CSFST: HISTORY



* Projected based on current tax collected

CSFST: HOW HAS IT BEEN USED IN MAHOMET-SEYMOUR?

Three main ways:

- 1) We set aside a certain amount each year for various projects in our buildings. Air conditioning, roofing repairs, etc**
- 2) We are paying off debt. One way to use the sales tax is pay off debt because it is a reliable revenue stream. (The CSFST could only be repealed by a majority vote in a referendum and even then only if there are no school districts using this revenue to pay off debt.)**
- 3) Alternative Revenue Bonds--peoples taxes don't go up, they are paid off with sales tax**



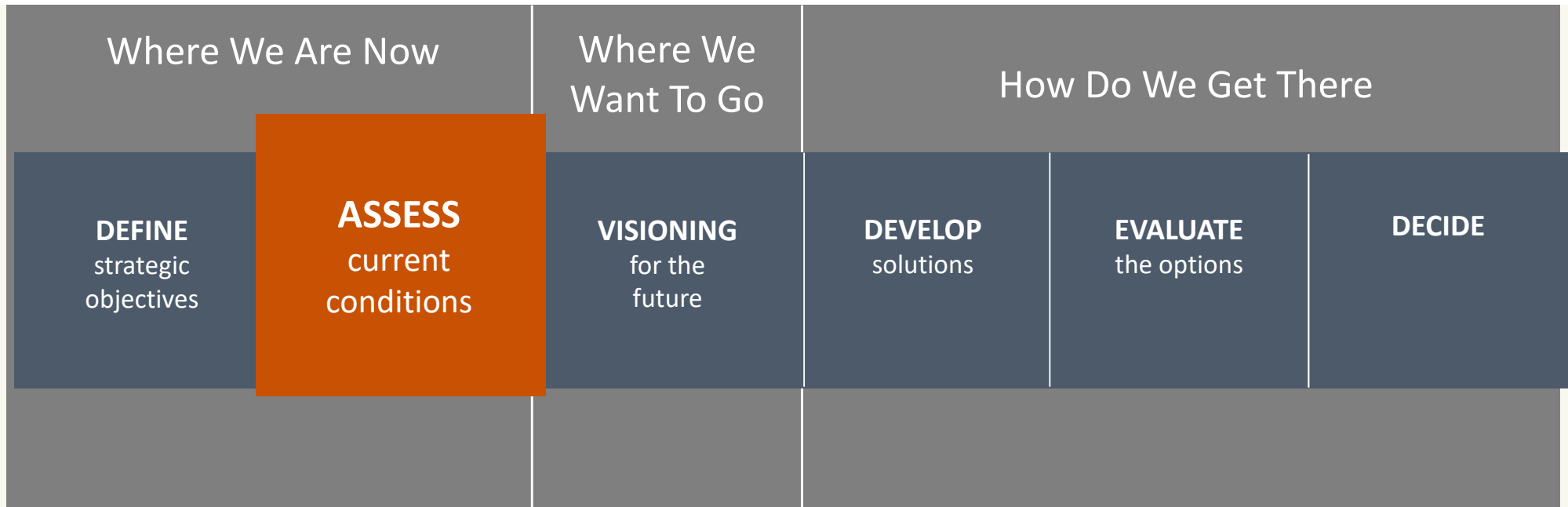
BULLDOGBLUEPRINT

COUNTY SCHOOLS FACILITIES SALES TAX

Key Takeaway: The County Schools Facilities Sales Tax is a reliable, consistent source of revenue. Many improvements have been made in the Mahomet-Seymour Schools with this source of revenue.



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- Physical needs of our current facilities
- Must include urgent work, as well as future needs (20yrs)
- Functional needs of our current facilities
- Must consider functionality for future educational and current needs



PHYSICAL NEEDS ASSESSMENT

Building Components

Electrical

Exterior Wall

Fire
Detection

HVAC

Interior

Lighting

Plumbing

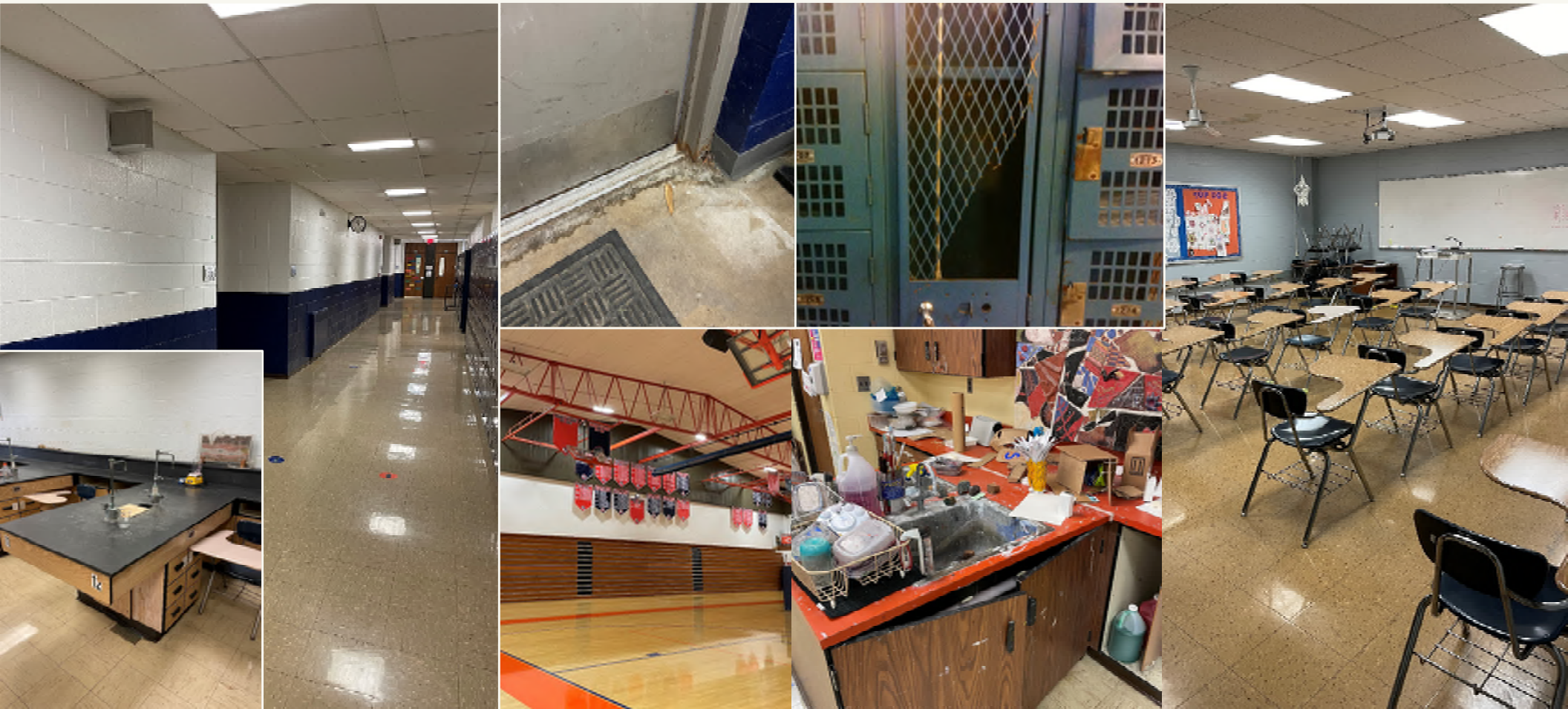
Roof

Site

Building
Envelope

School
Security

Mahomet-Seymour High School



Mahomet-Seymour High School



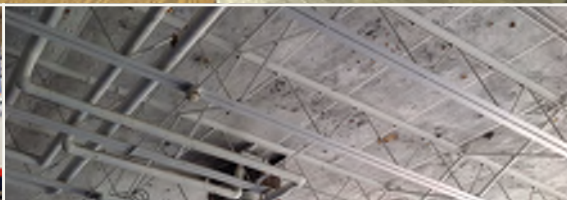
Mahomet-Seymour Junior High



Mahomet-Seymour Junior High



Mahomet-Seymour Junior High



Lincoln Trail Elementary



Lincoln Trail Elementary



MS#3 Transportation/Grounds/Bus Garage



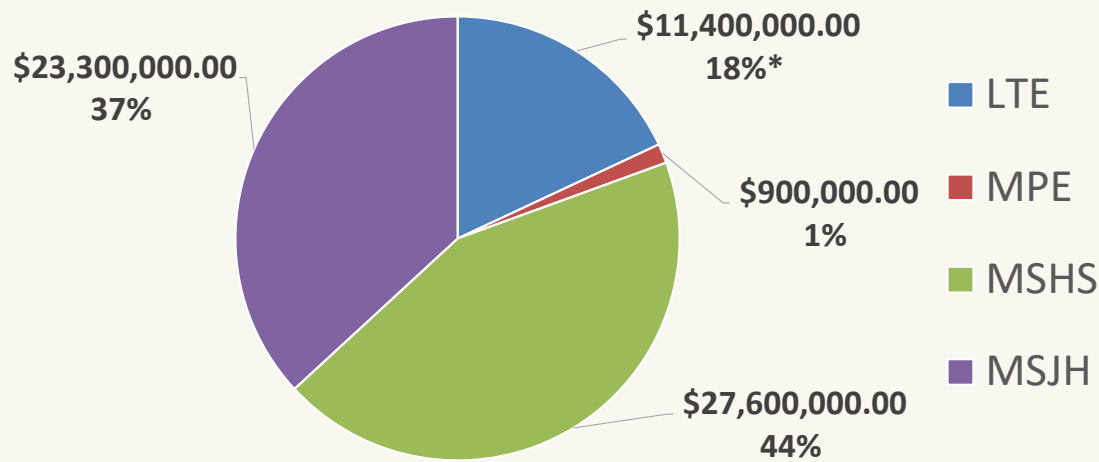
Total Physical Needs (PNA)

Middletown Prairie Elementary (MPE)	\$	900,000	122,616sf
Lincoln Trail Elementary (LTE)	\$	11,400,000 *	76,167sf
Mahomet-Seymour Junior High (MSJH)	\$	23,300,000	88,691sf
Mahomet-Seymour High School (MSHS)	\$	27,600,000	205,345sf
Total	\$	63,200,000	492,819sf

* Includes Bus Barn (\$2,300,000)

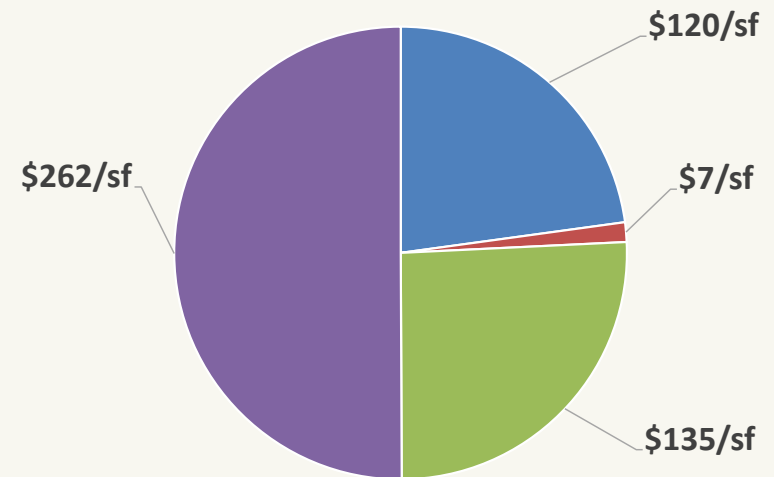


costs by facility

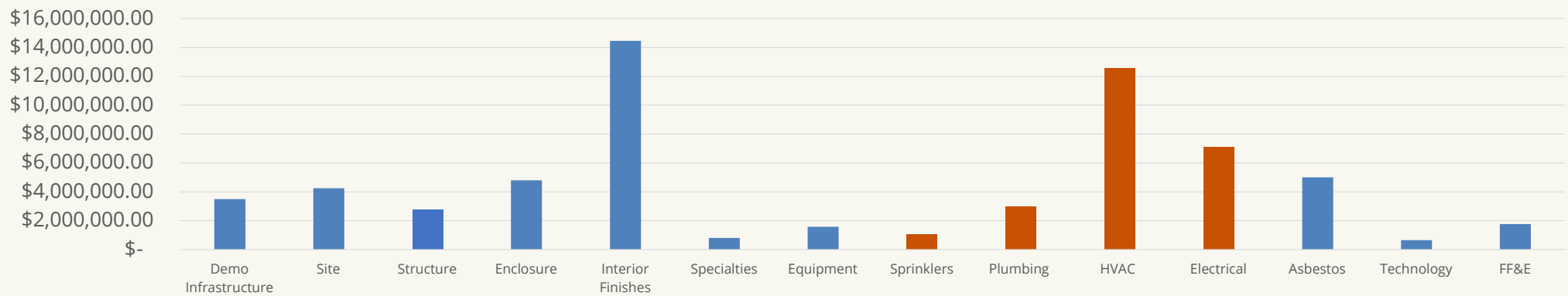


*Includes Bus Barn

costs by building size



costs by component



Total Building Replacement Cost

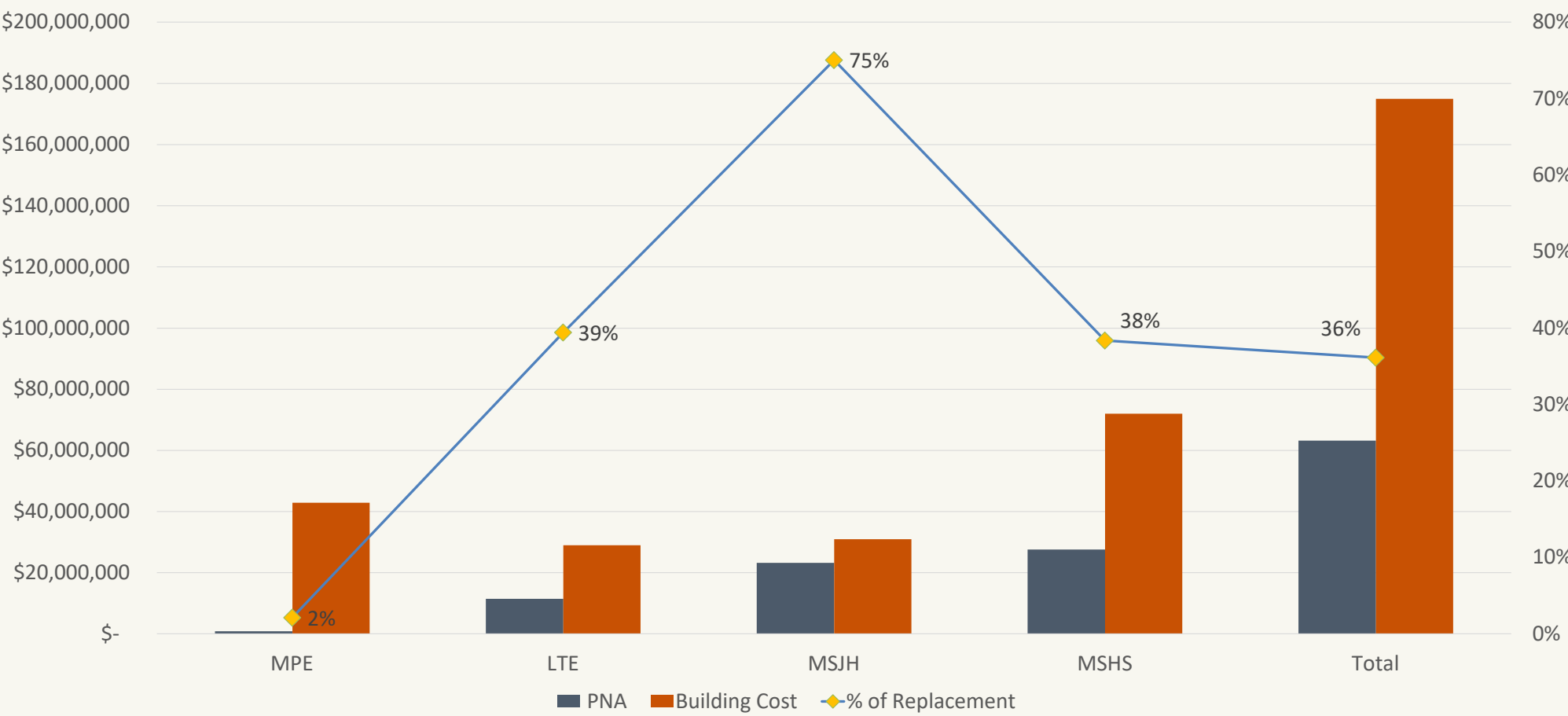
Middletown Prairie Elementary (MPE)	\$	42,900,000		122,616sf
Lincoln Trail Elementary (LTE)	\$	29,000,000	*	76,167sf
Mahomet-Seymour Junior High (MSJH)	\$	31,000,000		88,691sf
Mahomet-Seymour High School (MSHS)	\$	72,000,000		205,345sf
Total	\$	175,000,000+		492,819sf

**Includes Bus Barn (\$2,300,000)*

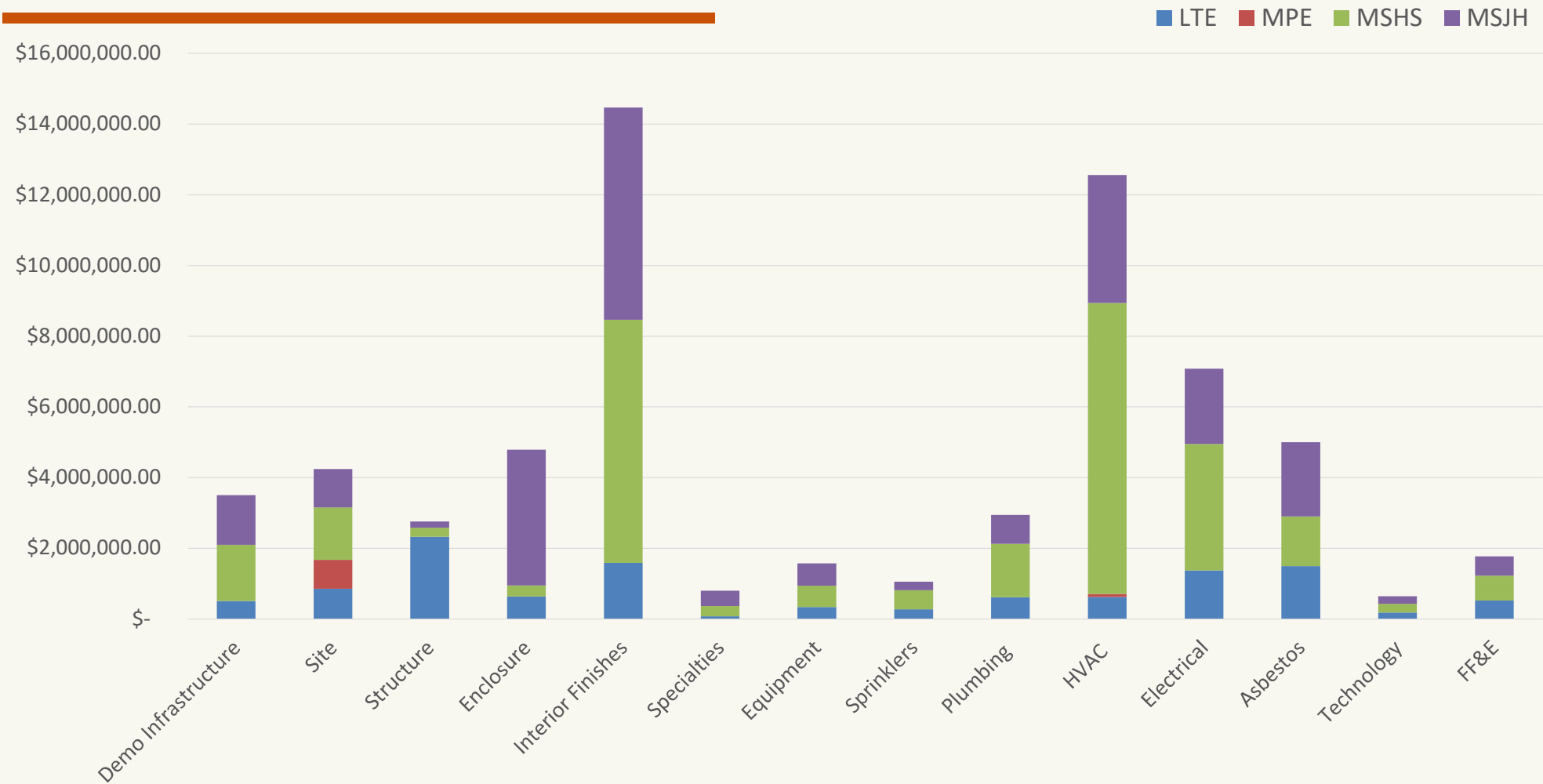
Costs reflect estimated total project cost to building same size building in 2021



Total Building Cost vs PNA



Costs by Category



Key Take A Ways – PNA

- All facilities are **well maintained**
- Majority of physical needs items in our facilities are **deferred maintenance items** related to major systems
- Largest portion of PNA work relates to **mechanical, electrical, plumbing, and fire protection systems**
- While **MSJH has highest needs relative to building size**, there are needs at MSHS and MSLT to consider in any long-range facility master plan
- When reviewing the overall physical needs, they must be **considered relative to the replacement cost** of the facility and that a **negligible portion of this work is considered urgent** meaning it would need to be completed immediately.

Data Input

General

- School
 - Enrollment
 - Grades Served
 - Square Footage
 - Capacity
 - Utilization
-

Costs

- First Costs
-

NAMED SECOND
BEST
INNOVATION
IN AEC INDUSTRY
BY BD+C
MAGAZINE



Master plan modeling & analysis software





Data Input

General

- School
 - Grades Served
 - Capacity
 - Enrollment
 - Square Footage
 - Utilization
-

Life Cycle Costs

- First Costs
 - Operations & Maintenance
 - Energy Costs
 - Building Renewal Costs
-

Functional Assessment

- Site
- Building Systems
- Maintainability
- Safety and Security
- Program Support
- Educational Environment

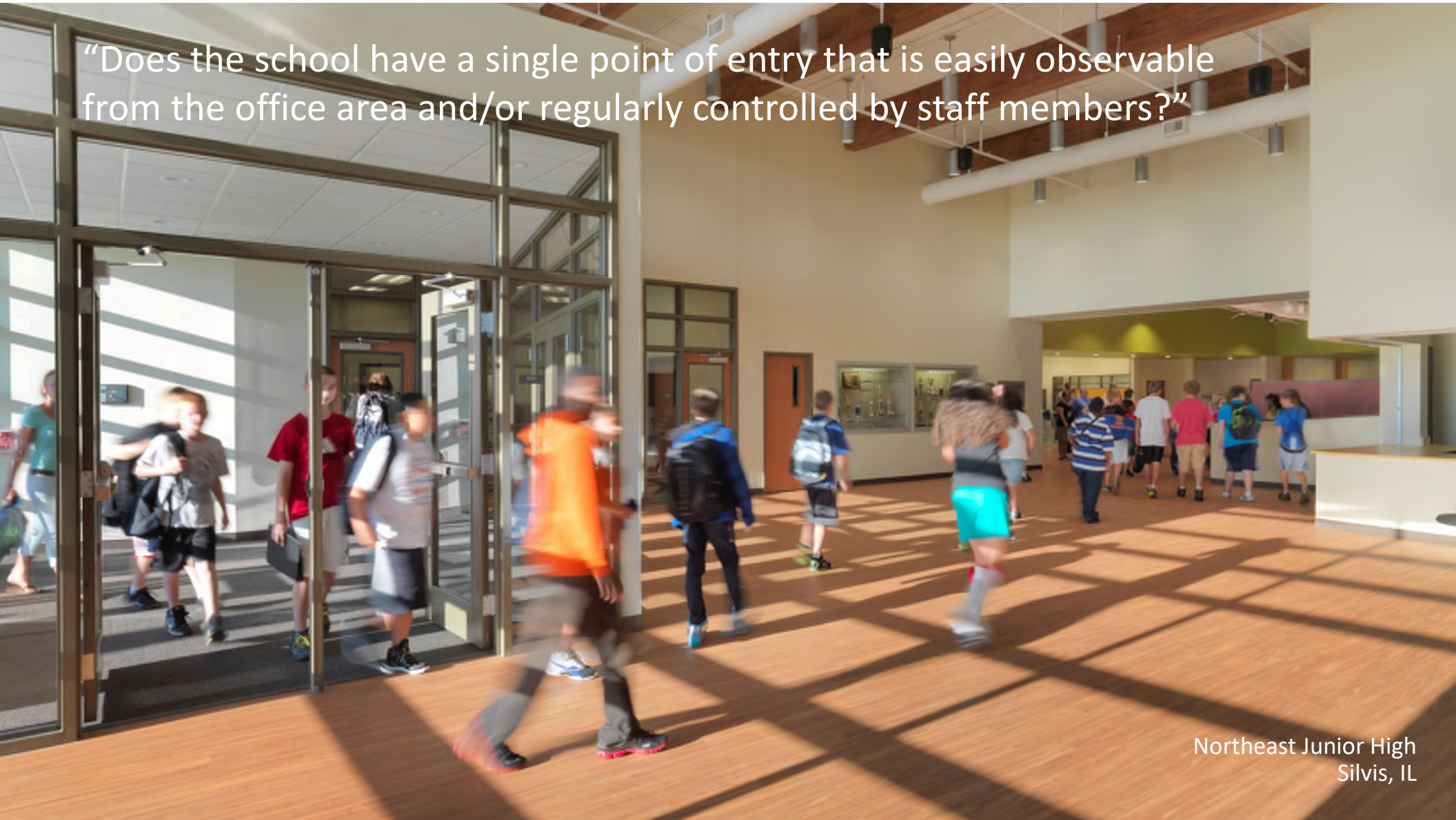


FUNCTIONAL ASSESSMENT

Does the learning environment support the educational program?

- Adequate space for instructional delivery
- Appropriate educational environment
 - “If children have interest, learning happens.”
- Capacity and utilization
- Changing demographics and proximity
- Educational program delivery

“Does the school have a single point of entry that is easily observable from the office area and/or regularly controlled by staff members?”



Northeast Junior High
Silvis, IL

“Are entrances and walkways sheltered from sun and inclement weather?”



Eisenhower High School
Decatur, IL

“Does the schools library/media center provide the appropriate space and environment?”



Mahomet-Seymour High School,
Mahomet, IL

“Is communication among students enhanced by a large space commons or multi-purpose area?”

Charles City Middle School
Charles City, IA





“Does the gymnasium adequately serve physical education instruction and other recreational needs of students?”

Meridian High School
Macon, IL

“Are the color schemes, building materials and décor stimulating for students?”



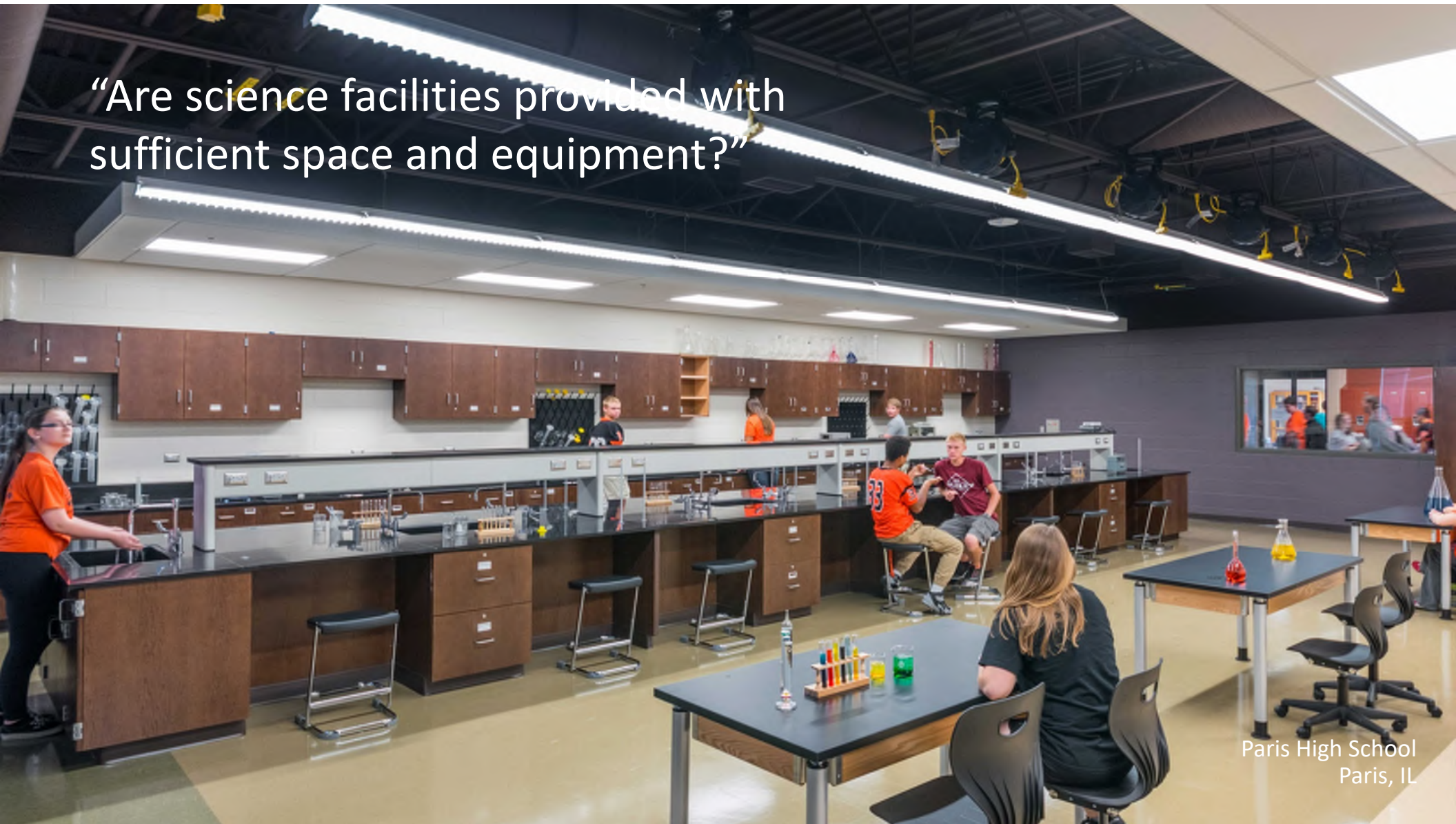
Waltham School
Utica, IL

A wide-angle photograph of a modern music classroom. The room features light-colored wood flooring and walls with large, rectangular acoustic panels in shades of beige and grey. On the left, a whiteboard is mounted on the wall. In the center, a male teacher in a dark polo shirt and khaki pants stands facing a group of students. Several rows of black music stands are arranged in the room. In the foreground, a large marimba is visible. To the right, a female student in a light blue hoodie and patterned shorts is looking towards the teacher. Other students are visible in the background, some near a xylophone and others near a large brass instrument. Large windows on the right side of the room provide natural light.

“Is the design of specialized learning areas compatible with instructional needs?”

Geneseo High School
Geneseo, IL

“Are science facilities provided with sufficient space and equipment?”



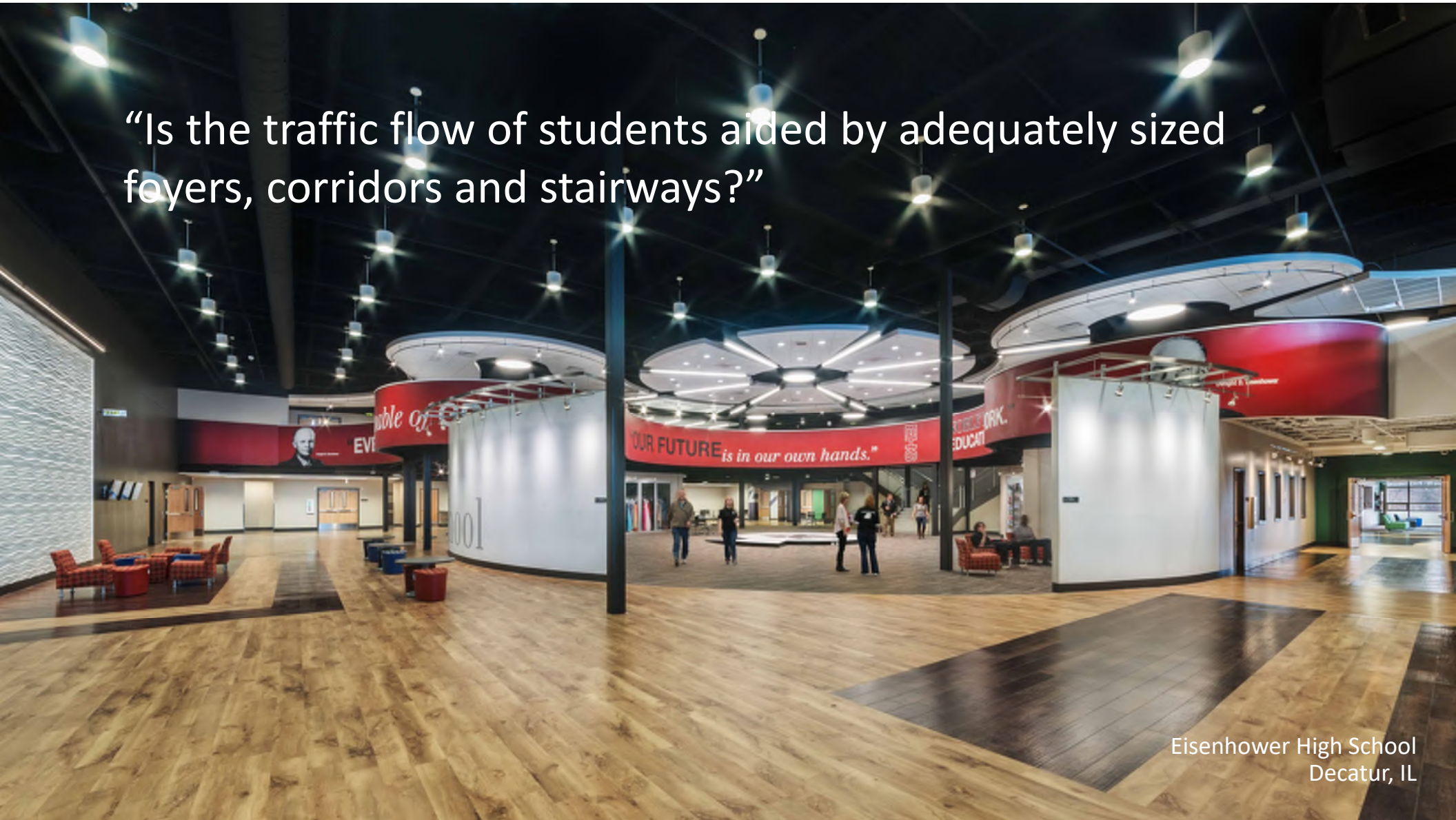
Paris High School
Paris, IL

“Is the classroom furniture flexible and lend itself to large groups, small groups and independent learning?”



Waltham School
Utica, IL

“Is the traffic flow of students aided by adequately sized foyers, corridors and stairways?”



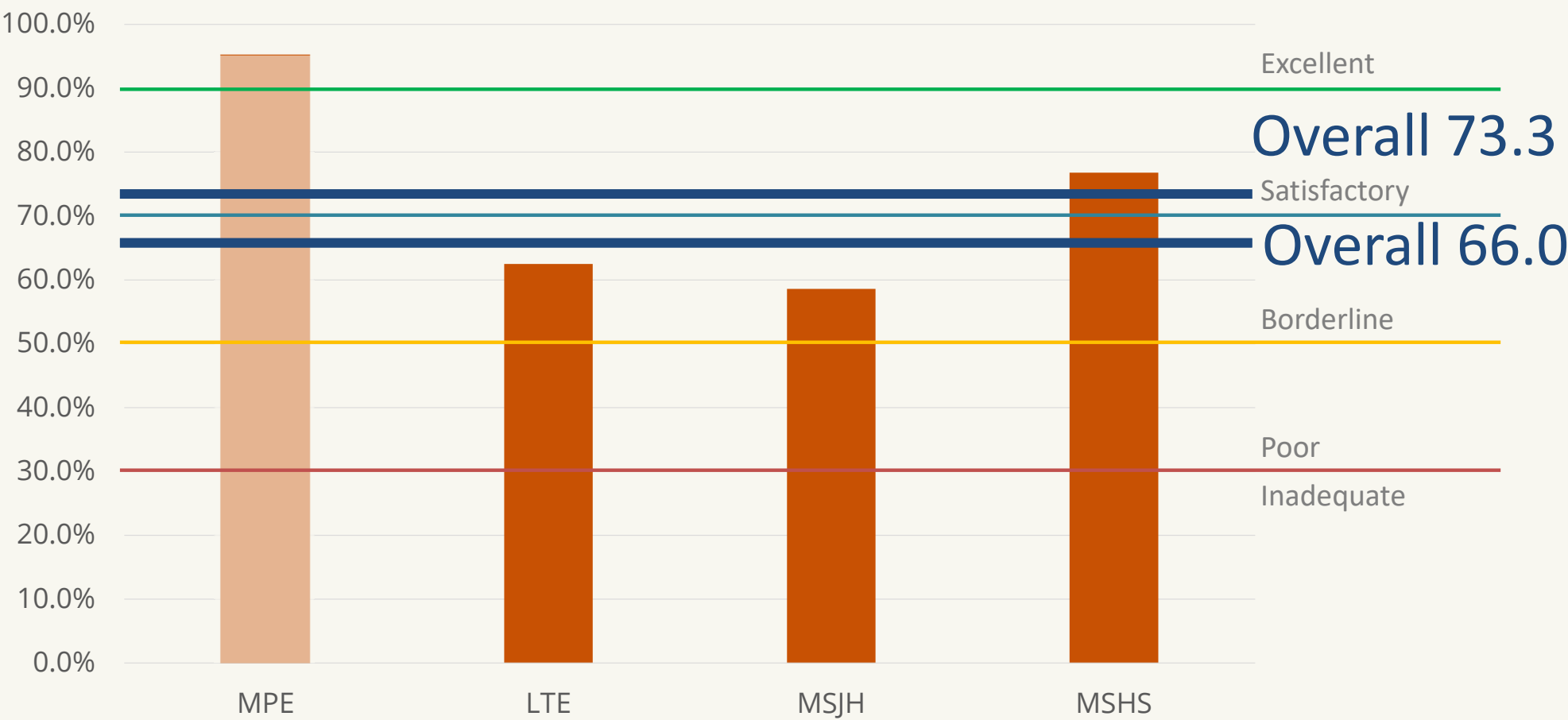
Eisenhower High School
Decatur, IL

“Is exposure to the natural outdoor environment readily available to students during their school day?”

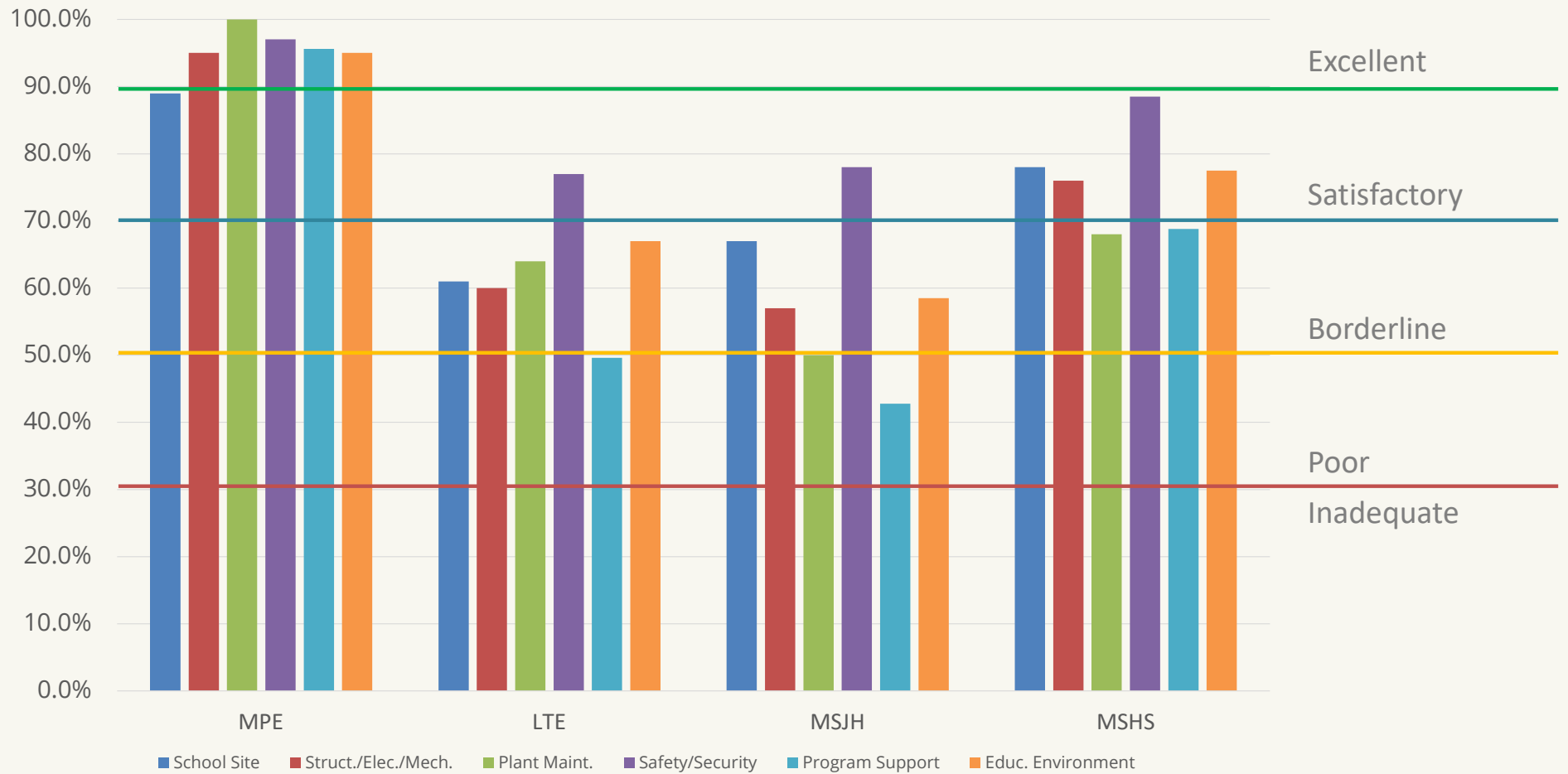


Waltham School
Utica, IL

Functional Assessment



Functional Assessment



**LIFE
CYCLE
costs**

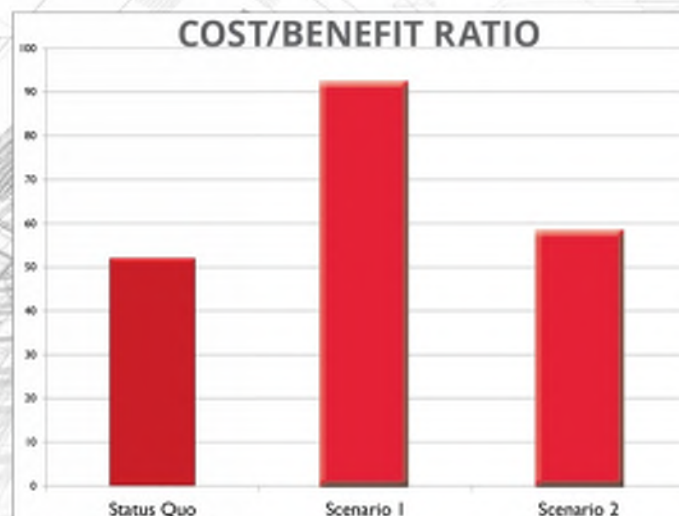
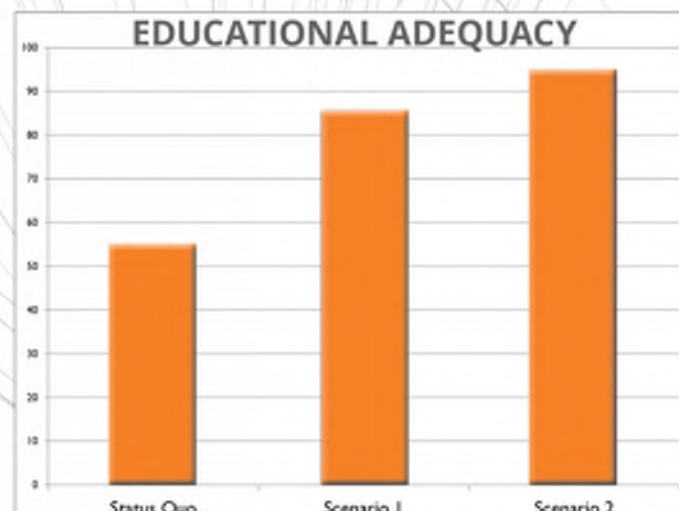
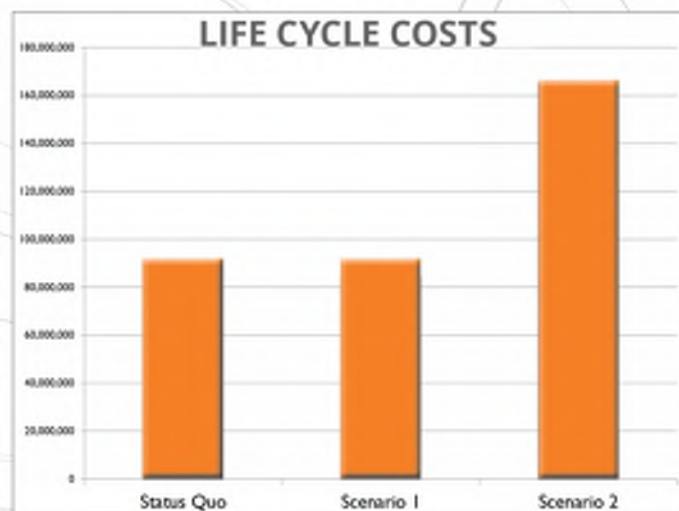
1

How much
does it cost
to implement
and operate?

2

How well
does it
function as
a school?

**FUNCTIONAL
assessment**



COST/BENEFIT
analysis
3

Key Take A Ways – Functional Assessment

- All district **facilities are safe** for students
- Faculty and staff are **working hard within building constraints** to deliver top of the line education for our students
- When considering the overall functional assessment of the district, **MPE must be considered separately** due to the population served as well as the recency of its construction relative to the other facilities
- Greatest opportunities for all facilities is relative to **program support and educational environment**
- An overall **borderline score of 66**, means the current facilities will **require a variety of improvements** to ensure our facilities are able to **support current and future educational needs of our students**

Thank You!!

Don't Miss Session #2

June 8, 2021 • 6:30 to 8:30

Middletown Prairie Gym

Upcoming Meetings:

**Scheduled when school
resumes in the Fall**

