



Estimated cost to the District for this request: \$100



February 15, 2022

Dani Tietz  
Mahomet Daily, Ethos Publishing, LLC  
PO Box 823  
Mahomet, IL 61853  
[dani@mahometnew.com](mailto:dani@mahometnew.com)

Dear Mrs. Tietz:

On February 8, 2022, Mahomet-Seymour Community School District 3 received a Freedom of Information Act (FOIA) request from you for the following records:

- communication, including attachments, from Damien Schlitt to Max McComb from 2017-2022

The following documents are responsive to your request and are submitted herewith:

- communication, including attachments, from Damien Schlitt to Max McComb from 2017-2022

Pursuant to Section 9(a) of the Freedom of Information Act, 5 ILCS 140/9(a), you are hereby notified that this decision was made by Dr. Lindsey Hall, Superintendent and FOIA Officer, and that you have a right to review by the Public Access Counselor:

Ms. Sarah Pratt  
Public Access Counselor  
Office of the Attorney General  
500 S. 2<sup>nd</sup> Street  
Springfield, IL 62706  
Telephone: 312-814-5526 or 1-877-299-FOIA (3642)  
Fax: 217-782-1396  
Email: [publicaccess@atg.state.il.us](mailto:publicaccess@atg.state.il.us)

You are further notified that you have the right to judicial review as provided in Section 11 of the Act, 5 ILCS 140/11.

Sincerely,

A handwritten signature in black ink that reads "Lindsey A. Hall". The signature is written in a cursive, flowing style.

Dr. Lindsey Hall, Superintendent and FOIA Officer

**MAHOMET-SEYMOUR  
COMMUNITY SCHOOL DISTRICT # 3**

**SCHOOL DISTRICT INFORMATION DIRECTORY  
(Illinois Freedom of Information Act)**

Community Unit School District No.3 is a unit school district located in Champaign-Piatt Counties and serves the students of Mahomet, Seymour and the surrounding area. The District is organized under the laws of the State of Illinois, the Illinois State Board of Education, and the Mahomet-Seymour Board of Education for the purpose of providing educational opportunities to all eligible persons in grades PreK-12.

The District operates the following schools (all located in Mahomet, IL 61853):

1. Middletown Prairie Elementary, Pre K-Second, 1301 S. Bulldog Drive  
Ryan Martin, Principal 217/586-5833
2. Lincoln Trail Elementary, 3rd – 5th, 102 E. State  
Megan Hunter, Principal 217/586-2811
4. Mahomet-Seymour Junior High, 6th – 8th, 201 W. State  
Nathan Mills, Principal 217/586-4415
5. Mahomet-Seymour High School, 9th – 12th, 302 W. State  
Chad Benedict, Principal 217/586-4962

The District also maintains an Administrative Center at 1301 S. Bulldog Drive

Dr. Lindsey Hall, Superintendent	217/586-2161
Dr. Nicole Rummel, Assistant Superintendent	217/586-2161
Christine Northrup, Director of Student Support Services	217/586-2161
Heather Smith, Chief School Business Official	217/586-2161

The District is governed by a seven-member Board of Education. The Board meets on the third Monday at 7:00 p.m. in the Board Conference Room at Middletown Prairie Elementary. Members are elected on the first Tuesday, following the first Monday of April in odd-numbered years and serve for four years. Present members of the Board of Education are:

<b><u>Name</u></b>	<b><u>Term Expires</u></b>	<b><u>Office</u></b>
Max McComb	2025	President
Dr. Jeremy Henrichs	2023	Vice-President
Ken Keefe	2023	Secretary
Meghan Hennesy	2023	Board Member
Justin Lamb	2025	Board Member
Sunny McMurry	2025	Board Member
Dr. Colleen Schultz	2023	Board Member

The Board usually operates as a committee-of-the-whole; however, whenever necessary, special committees are formed for specific purposes only to be dissolved when the identified task is accomplished.

Mahomet-Seymour Community Unit School District #3 operates on an annual Operating Fund budget of approximately \$26 million, with the majority (\$23 million) being spent in the Education Fund.

There are approximately 204 certified staff members and 199 non-certified employees.

## **Illinois Freedom of Information Act (FOIA) Requests**

In compliance with State Law (5 ILCS 140/4), each school district is required to post specific information regarding the school district as part of FOIA (Freedom of Information Act) requirements. Such information is contained in the documents listed at the following links on the District website ([www.ms.k12.il.us](http://www.ms.k12.il.us)). If the information you are seeking is not found in these or other documents posted on the District website, you may request copies of existing documents.

**Budget Packet, Annual Financial Report for Publication, Annual Financial Statements, List of Contracts Exceeding \$25,000, Five-Year Financial Projections, Current Tax Levy:**  
<http://www.ms.k12.il.us/o/district/browse/7005>

**District Map:**  
<http://www.ms.k12.il.us/map-of-mahomet-seymour-school-district>

**Employee Agreements:**  
<http://www.ms.k12.il.us/o/district/browse/7339>

**Board of Education Agendas, Minutes, Supplemental Documents, Monthly Financial Statements, Monthly Treasurer's Reports, Monthly Bill Lists: See Board of Education**  
<http://www.ms.k12.il.us/o/district/browse/7076>

**Board Policy Manual:**  
[https://www.boardpolicyonline.com/?b=mahomet-seymour\\_3](https://www.boardpolicyonline.com/?b=mahomet-seymour_3)

### **How can I submit a FOIA request?**

Requests to inspect and/or copy District public records must be submitted in writing and should be submitted to one of the District's FOIA Officers as found below. Provide a brief description of the public records requested, being as specific as possible. *A sample request form is provided at the end of this document and may be helpful, but the form is not required.* Certain information is exempt from disclosure.

#### **Chief FOIA Officer**

Dr. Lindsey Hall, Superintendent  
Mahomet-Seymour Schools  
1301 S. Bulldog Drive  
Mahomet, IL 61853

#### **Deputy FOIA Officer**

Dawn Quinley, Administrative Assistant  
Mahomet-Seymour Schools  
1301 S. Bulldog Drive  
Mahomet, IL 61853

**What happens after I submit a request?**

The Illinois Freedom of Information Act requires agencies to respond to requests for non-commercial purposes within five business days after the District's receipt of the written request. The Act provides, however, that under certain circumstances, the response time may be extended for up to five additional working days. If this happens, you will be notified by letter specifying the reason for the delay. The requester and the District also may agree in writing to extend the time for compliance for a period of their choosing.

The FOIA Officer shall respond to written requests for commercial purposes within 21 business days after receipt. If a request is for a commercial purpose, the requester must disclose this.

**What is the fee for duplication of public records?**

The first 50 pages of black and white, letter or legal-sized copies are free. Additional pages are 15 cents per page. The District may not charge more than the actual cost for reproducing color copies or copies of other sizes.

**What other fees might apply?**

Costs related to personnel for searching, retrieval, redacting, will be charged at a rate of \$10.00 per hour above the first 8 hours of labor.

**What happens if my request is denied?**

You will be informed in writing if your request is denied and the reason for the denial. You have the right to have the denial reviewed by the Public Access Counselor (PAC). They can be contacted at:

**Public Access Counselor  
Public Access Bureau  
500 S. 2<sup>nd</sup> Street  
Springfield, IL 62706  
(217) 558-0486  
[publicaccess@atg.state.il.us](mailto:publicaccess@atg.state.il.us)**



**From:** Damien Schlitt <damien.schlitt@bldd.com>  
**Sent:** Wednesday, 09 December 2020 at 08:28:45 AM CST  
**To:** Lindsey Hall <lhall@ms.k12.il.us>  
**Cc:** Max McComb <mmccomb@ms.k12.il.us>; Rod Wright <rwright@unicomarc.com>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Re: Jan 14

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I can do the 14th.

On Wed, Dec 9, 2020 at 8:25 AM Lindsey Hall <lhall@ms.k12.il.us> wrote:

I did not receive that email--but thank you for following up!

Nathan Mills, JH principal, will definitely be on the Facilitating Team, and I think a JH teacher would be great. This is the building with the most problems/issues. If Kevin Heid is going to join us, I really think our CSBO needs to be on the team as well.

Nathan  
JH Teacher  
Director of Facilities  
CSBO  
myself  
two board members  
Kevin Heid

thanks! I've made contact in some way with all invited members of the Facilitating Team. A few are holding off on a decision to join until we have the first meeting. Many are enthusiastically "all in" right now.

Lindsey

On Wed, Dec 9, 2020 at 8:19 AM Rod Wright <[rwright@unicomarc.com](mailto:rwright@unicomarc.com)> wrote:

Lindsey,

I wanted to make sure you received my email of December 7. I was in the middle of trying to set up my new laptop and was forced to export from an old mail program that is no longer supported to Apple Mail.

In that email I suggested a teacher representative (perhaps from the middle school) on the Facilitating Team and that it was up to you regarding the principals, your Director of Instruction, and CSBO. Given the topic, I do think your Director of Facilities should be included. And, while all principals are not needed, we should probably include the middle school principal since that is the building of greatest need.

The key point — we want this to look like a “community” meeting. With two board members, multiple principals, three from the central office and a teacher, district participants get close to outnumbering the community participants. So, while there is no right or wrong way to do this, my suggestion for the district is you, the two board members, the middle school principal, the Director of Facilities and a teacher.

A key point is, regardless of who is invited from the district, at the first meeting they should be mostly “seen but not heard.” That goes for the board members too. At the initial meeting there will be a small role for board members. And you will be on the agenda to discuss the charge. But this first meeting should mostly be about the orientation and letting the community members have a chance to talk.

January 14 works fine with me. Wednesdays should work for all meetings as far as I’m concerned. Some communities shy away from that day because of church, but I don’t think that is really a big problem.

Rod



On Dec 9, 2020, at 6:40 AM, Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)> wrote:

Good morning

Is January 14 a possibility for a Facilitating Team meeting?

Thanks!

I already have one person on the F. T. who cannot ever do Tuesdays--Sean Widener--Village president. He needs to be involved. We had discussed Jan 12 which is a Tuesday.

Also--need to know which district employees should be invited besides myself, Heather Smith, Steve Curtis--all principals?

thank you!

**Dr. Lindsey A. Hall**  
**Superintendent of Schools**  
**Mahomet-Seymour CUSD #3**  
**Office: 217-586-2161**  
**Cell: 309-613-3142**

**#AllBulldogs**

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Damien Schlitt, AIA, LEED AP ®  
Associate

P: 844.784.4440, ext 3120    W: [BLDD.COM](http://BLDD.COM)

**From:** Damien Schlitt <damien.schlitt@bldd.com>  
**Sent:** Friday, 04 February 2022 at 01:43:58 PM CST  
**To:** Max McComb <mmccomb@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Fwd: Land planning firms

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----- Forwarded message -----

From: **Damien Schlitt** <damien.schlitt@bldd.com>  
Date: Tue, Jan 11, 2022 at 5:39 PM  
Subject: Re: Land planning firms  
To: Ken Keefe <kkeefe@ms.k12.il.us>

Ken,

Warning, lots of info coming up!

Depending on the type of information you are looking for, will affect who is best suited to do the work.  
Process should look like this:

- A. Where are students now and in the future
- B. Where can we get property based on that
- C. Which properties support our needs BEST - see site selection tool below
- D. Pick a site(s)

In order to identify WHERE it is best to purchase land, for a school district that is typically based on where current and future students are located. This type of study is a boundary study and helps to identify where the population is and will likely be in years to come, and allows you to target properties in those "zones" to serve them best. In my opinion this is the type of study that makes sense at this point in time - **Cropper GIS is capable of doing** this and has familiarity with the community through the enrollment study they performed. This is certainly the type of study that would need to occur to begin dividing grade levels between buildings - a move that in my opinion is our next move if we continue to grow at this rate, and we next tackle enrollment in 15+ years.

**To identify property most viable for construction of a school** - that is something that **BLDD can perform with a tool we have called Site Selection Tool**. This allows us to compare a variety of items, from cost, and availability, to condition of the site related to drainage, even access and off site conditions like access to utilities and roads. For this process, we can also go so deep as to bring a civil engineer on

board to assist with gathering information related to utilities, right of ways, existing property boundaries and easements, etc. **The outcome of this study is a weighted comparison of the sites based on the importance level of a particular criteria, and comparatively how well that site supports that criteria.**

**The determination of site size, and ultimately viability of location starts with the educators.** I would highly caution purchasing land because we can build X - rather we should identify the need - or some options of that need, and then go identify properties that support that need. Just because we can find property to build a K-12 campus, doesn't mean that meets our district's needs to best support our students long term.

My recommendation of site exploration would be as follows:

1. Boundary study for future growth - possibly in tandem with VOM
- 2a. Identify "zones" or "boundary areas" of the community in which we would benefit by placing future new facilities.
- 2b.. Identify types of new buildings we are considering based on input and direction from the district administrative team (New HS, (2) "neighborhood" K-5's, second JH, etc.) <---just examples
3. Engage directly with, or via realtor to begin identifying parcels of land that meet the site requirements for the above identified project types and are available for purchase
4. Identify a handful of properties and run them through Site Selection Tool
5. Identify "best" site(s)

I know this is a lot more information that you asked for, but wanted to share this for your and the board's consideration. Short answer - I would start with Cropper to study future students and boundaries, engage a realtor to find property, and BLDD can assist in comparing and reviewing the various sites with your team.

Thanks,  
Damien

**Damien Schlitt, AIA, LEED AP ®**  
Senior Associate

P: [844.784.4440](tel:844.784.4440), ext 3120 W: [BLDD.COM](http://BLDD.COM)



BECAUSE LIFE DESERVES DESIGN



On Tue, Jan 11, 2022 at 2:49 PM Ken Keefe <[kkeefe@ms.k12.il.us](mailto:kkeefe@ms.k12.il.us)> wrote:

Hi Damien. The board is considering engaging with a land planning consultant to study the school district's current and future plans for facilities development and provide advice on where we should purchase

land and what kind of building we should build. Do you have any suggestions on firms we should consider that can do this kind of study for us?

Ken

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Damien Schlitt, AIA, LEED AP ®

Senior Associate

P: 844.784.4440, ext 3120      W: [BLDD.COM](http://BLDD.COM)

**From:** Max McComb <maxmccomb@champaign-homes.com>  
**Sent:** Monday, 07 December 2020 at 10:29:09 AM CST  
**To:** Lindsey Hall <lhall@ms.k12.il.us>  
**Cc:** Max McComb <mmccomb@ms.k12.il.us>; Damien Schlitt <damien.schlitt@bldd.com>; Rod Wright <rwright@unicomarc.com>  
**Reply-To:** maxmccomb@remax.net  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Re: NEED YOUR FEEDBACK--I NEED TO GET THIS SENT OUT TODAY:

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I don't like the line "the reason to this is to firmly commit". We are already firmly committed!!  
Otherwise its great!!

## **MAX McCOMB**

REALTOR® GRI, CDPE

217.493.5450

[maxmccomb.com](http://maxmccomb.com)

RE/MAX Realty Associates

2009 Fox Dr., Champaign IL 61820

217.373.4878

On Mon, Dec 7, 2020 at 7:55 AM Lindsey Hall <lhall@ms.k12.il.us> wrote:  
**THIS IS GOING TO POTENTIAL FACILITATING TEAM MEMBERS:**

Hello!

I hope this email finds all of you and your families doing well, enjoying the

holiday season and enduring our journey through the COVID 19 pandemic. You are receiving this email as a specially selected group of people--however, I'd like to first provide a bit of background information.

On November 2, 2020, the Board of Education of the Mahomet-Seymour Schools approved the attached document that serves as a guide or roadmap for a community engagement initiative. This "charge" outlines the goals and desired outcomes of this community engagement initiative, which ultimately is to conclude with a long term facilities plan, spanning the next 10-20 years, for the Mahomet-Seymour Schools. If you can, please take a few moments to open the document and read through it.

As you can see, a Facilitating Team is to be formed to guide the community engagement process. In order to establish this Facilitating Team, I asked approximately 35 leaders in our community to submit names to me of people they felt would be outstanding members of the Facilitating Team. I received just under 140 names--and, every single one of these persons would make an excellent member of the Facilitating Team. However, that needed to be narrowed down to 15-20 people! So, last week, several members of our Board of Education, two community members, and two members of our administrative team and myself met to narrow down the group.

Congratulations on being selected to be a part of the Facilitating Team! We are thrilled with the group that has been put together. WAIT! you say....I have questions...what is the time commitment? what will I be doing? what would I be getting myself into? In order to answer those and probably many, many more questions, we are planning a Facilitating Team orientation meeting in early January. By attending that meeting, you are making a commitment only to learn more, ask questions and decide if you can be a member of the Facilitating Team. I want to be very clear that it is OK to say no and decline this opportunity.

In the meantime, our Board of Education will be voting on the Facilitating Team on December 14, 2020. The reason for this is to firmly commit to moving ahead and hand over the planning of the community engagement initiative to this incredible group of community leaders.

I am going to reach out to each of you later today or tomorrow to answer any initial questions. In the meantime, feel free to email or call me -- my cell phone number is below.

Thank you for considering this opportunity to assist and serve the Mahomet-Seymour Schools and our community in this vitally important endeavor.

Very sincerely,

**Dr. Lindsey A. Hall**  
**Superintendent of Schools**  
**Mahomet-Seymour CUSD #3**  
**Office: 217-586-2161**  
**Cell: 309-613-3142**

**#AllBulldogs**

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**From:** Damien Schlitt <damien.schlitt@bldd.com>  
**Sent:** Tuesday, 29 September 2020 at 03:25:10 PM CDT  
**To:** Lindsey Hall <lhall@ms.k12.il.us>  
**Cc:** Max McComb <mmccomb@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Re: MS - New HS Study

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**External Email**

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My pleasure! Please let me know if you want to circle back to this, review in more detail, etc.

Damien

Damien Schlitt, AIA,  
LEED AP

®  
Associate

P: [844.784.4440](tel:844.784.4440), ext 3120 W: [BLDD.COM](http://BLDD.COM)

On Tue, Sep 29, 2020 at 2:42 PM Lindsey Hall <lhall@ms.k12.il.us> wrote:

Damien—thank you so much for the time you spent on this, and of course, your expertise as well! I apologize for not getting back to you sooner. This is very helpful!

Lindsey

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**From:** Damien Schlitt <[damien.schlitt@bldd.com](mailto:damien.schlitt@bldd.com)>

**Date:** Wednesday, September 23, 2020 at 6:20 PM

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>, Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>

**Subject:** MS - New HS Study

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**External Email**

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Lindsey and Max,

Below is some information based on our conversations to understand how well the property currently owned by the district would support a new HS. As we had previously studied, a middle school could very well fit on that existing property. As you can see below, looking at similar class sizes to what I had used for the MS study, we are needing closer to 50 acres to fit everything we need on-site. Please note, a few things that I assumed.

1. 1325 students (~330/grade)
2. 1000 total parking spots - shot in the dark
3. I am looking at 225sf/student - this is doable BUT if we decided to say, have a 2500 person auditorium, that number goes way up - which as you can see would add more site needs.
4. While this shows ~50 acres needed - if we could do 60+, it just gives us that much more flexibility.

5. List of assumed included items in the second list below  
(football/baseball, etc.)

I think some items such as tennis courts, or bus barn, could go south of MPE/north of S. Mahomet Rd. but the remainder of items - building, parking, fields would function best all on the south side of south Mahomet Rd. The sketch below shows maybe we sell West half of the "south" property - then purchase 2 plots to the east?

I could see value in purchasing a lot directly north of what I show in yellow as a bus/transportation facility site- which could leave the area south of MPE as a future elementary site if needed.

Just my first thoughts. Sorry for the delay on this. If you want to discuss this tomorrow or Friday, I would be happy to chat!

Thanks,

Damien

## SITE SELECTOR RESULTS - AT A GLANCE

**Mahomet-Seymour CUSD #3**

**New High School**

**Student Population**

**1325**

PARKING CALCULATION RESULTS	Minimum zoning requirements	28	
	Owner parking requirements		
	Staff	110	
	Student	150	
	Visitor	20	
	Event	1000	
	Fields	200	
	TOTAL - Car Parking Required		1,000

Building Square Footage	One Story Footprint	0	
	Two Story Footprint	0	
	TOTAL -First Floor Footprint		0

Acreage Required (Net)	Acres Required for Drop-off and Services	8.50	
	Acres Required for Parking	6.61	
	Acres Required for Playground	0.41	
	Acres Required for Fields	24.02	
	Acres Required for Building	0.00	
	Acres Required for Buffers	8.87	
	TOTAL - Acres Required (min.)		48.41

# SITE ANALYSIS - ACRES REQUIRED

Mahomet-Seymour USD #3  
New High School  
Student Population

1325

## Outdoor Program

	QTY	AREA	UNITS	SF	ACRES
Bus drop-off/pick-up (including space for angled parking and driveways with turning radius)	30	5500	sf/bus	165,000	3.79
Bus drop-off/pick-up (parallel loading at sidewalk)		650	sf/bus	0	0.00
Car drop-off/pick-up queuing	100	250	sf/car	25,000	0.57
Bus Barn 60x120 (4 Bays plus 2400 sf of office/support)	1	7200	sf	7,200	0.17
Bus Lot (including space for angled parking and driveways with turning radius)	30	5500	sf/bus	165,000	3.79
Service court (including space for 3 dumpsters, loading, and turning area for 2 trucks)	1	8000	sf	8,000	0.18
Subtotal				370,200	8.50

Parking space	1000	288	sf/space	288,000	6.61
Staff - 110					
Student - 150					
Visitor - 20					
Event - 1000					
Subtotal				288,000	6.61

Pre-Kindergarten play area		1800	sf/area	0	0.00
Paved outdoor area	4	4500	sf/area	18,000	0.41
Playground equipment area		3200	sf/area	0	0.00
Subtotal				18,000	0.41

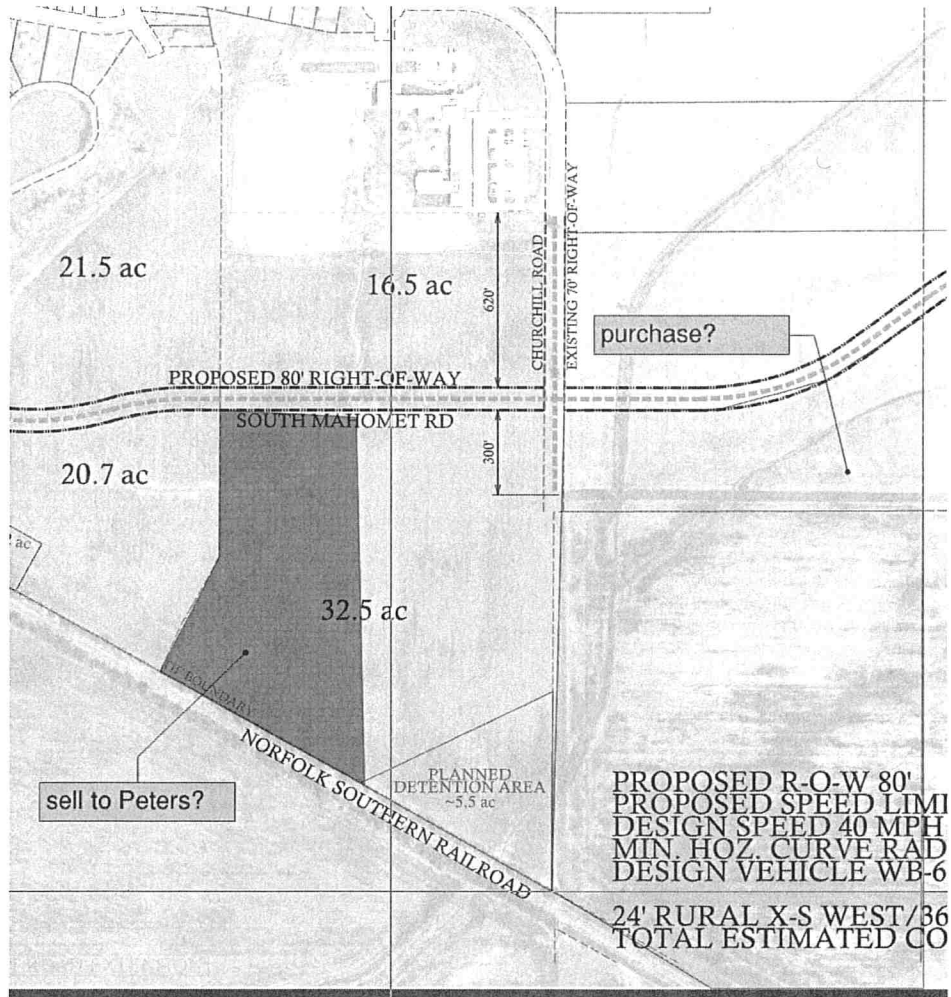
Baseball field	2	129600	sf/field	259,200	5.99
Softball field	1	57500	sf/field	57,500	1.32
Basketball	3	7300	sf/court	21,900	0.50
Football field - Competition		100000	sf/field	0	0.00
Football field with track and field event space	1	360000	sf/field	360,000	8.26
Football field - practice	1	88000	sf/field	88,000	2.02
Soccer field - competition	1	106000	sf/field	106,000	2.43
Soccer field - practice	1	88000	sf/field	88,000	2.02
Tennis	8	7200	sf/court	57,600	1.32
Volleyball		5500	sf/court	0	0.00
Service court (including space for 3 dumpsters, loading, and turning area for 2 trucks)	1	8000	sf	8,000	0.18
Subtotal				1,046,200	24.02

## Building Program

High School	1325	225	sf/student		
One Story				298,125	6.84
Two Story				208,688	4.79
Middle/Junior High School		185	sf/student		
One Story				0	0.00
Two Story				0	0.00
Elementary School		150	sf/student		
Subtotal				208,688	0.00

Net to Gross Factor (10-30%) to provide walkways and buffers between activity areas	20 %		386,218	8.87
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TOTAL ACRES REQUIRED			2,317,305	48.41
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**Damien Schlitt, AIA, LEED AP ®**

Associate

P: [844.784.4440](tel:844.784.4440), ext 3120    W: [BLDD.COM](http://BLDD.COM)

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**From:** Damien Schlitt <damien.schlitt@bldd.com>  
**Sent:** Thursday, 05 November 2020 at 09:17:46 AM CST  
**To:** Lindsey Hall <lhall@ms.k12.il.us>  
**Cc:** Max McComb <mmccomb@ms.k12.il.us>; Rod Wright <rwright@unicomarc.com>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Re: November 2020 Public Education Referenda Results

---

Wow, thanks for sharing! Looks like the turnout was beneficial for schools!

On Thu, Nov 5, 2020 at 9:15 AM Lindsey Hall <lhall@ms.k12.il.us> wrote:  
Some interesting data about school referenda from Tuesday in Illinois.

----- Forwarded message -----

**From:** IASA <iasa@iasaedu.org>  
**Date:** Wed, Nov 4, 2020 at 3:46 PM  
**Subject:** November 2020 Public Education Referenda Results  
**To:** <lhall@ms.k12.il.us>



Dear IASA Member,

Results of the November 3, 2020, referenda related to public school districts in Illinois reveal that 8 of the 10 questions, or 80%, were successful and 2, or 20%, were defeated. The results of the tax referenda, based on unofficial tallies gathered by an IASA email survey and internet research, are reported in two sections: successful and unsuccessful. The school districts are listed by IASA Region and then by county within the Region; the county is determined by the location of the district's administrative office.



Yours for better schools,

IASA

[View Referenda Results](#)

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*not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.--*

Damien Schlitt, AIA, LEED AP ®

Associate

P: 844.784.4440, ext 3120      W: [BLDD.COM](http://BLDD.COM)

**From:** Damien Schlitt <damien.schlitt@bldd.com>  
**Sent:** Wednesday, 11 November 2020 at 10:48:33 AM CST  
**To:** Lindsey Hall <lhall@ms.k12.il.us>  
**Cc:** Rod Wright <rwright@unicomarc.com>; Max McComb  
<mmccomb@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Re: Selection Committee meeting

---

As of today, I would say I plan to attend in person. If things change I can let you know, but for this effort, and this size of the group, I think hearing the conversation in the room would benefit me greatly.

It would be great if we could get Dr. Schultz in the room too. I know her apprehension of that (I share that), but considering the limited group size, hopefully, we can get her there so she can really become a part of the group rather than stay on the fringe.

Damien

**Damien Schlitt, AIA, LEED AP ®**  
Associate

P: [844.784.4440](tel:844.784.4440), ext 3120 W: [BLDD.COM](http://BLDD.COM)

On Wed, Nov 11, 2020 at 8:48 AM Lindsey Hall <lhall@ms.k12.il.us> wrote:

OK--we're set with our Selection Committee, I am going to send out an email to the group later today.

Dec 1, 6-8 p.m. here in our Board Room.

Will either/both of you be attending in person? I am not sure what Dr. Schultz will do, my guess is she'll want a Webex link to join virtually.

Happy to provide a link to you.

Two community members are:

Darwyn Boston, local State Farm Agent

Becky Preston, works at Busey Bank

thank you!

**Dr. Lindsey A. Hall**

**Superintendent of Schools**

**Mahomet-Seymour CUSD #3**

**Office: 217-586-2161**

**Cell: 309-613-3142**

**#AllBulldogs**

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**From:** Damien Schlitt <damien.schlitt@bldd.com>  
**Sent:** Thursday, 29 October 2020 at 09:24:46 AM CDT  
**To:** Lindsey Hall <lhall@ms.k12.il.us>  
**Cc:** Rod Wright <rwright@unicomarc.com>; Max McComb  
<mmccomb@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Re: Board charge

---

Lindsey,

No worries, there were a few pretty heavy subjects on the docket that evening, so I was the least of your priorities at that time of night/morning.

I do like that reference to a referendum. I always juggle that during an engagement process when I discuss/present it. While it is my assumption during these planning efforts, that is referendum is a logical conclusion, until the board says it, in many ways, I have to "dance" around it. Just to be clear, item #5 is what was added, correct? I don't see any issue with how that is worded. I will await Rod's input as well since we crafted the rest of the charge.

Is the intent for this to be discussed/voted on 11/2 at a study session?

Thanks,  
Damien

**Damien Schlitt, AIA, LEED AP ®**  
Associate

P: [844.784.4440](tel:844.784.4440), ext 3120 W: [BLDD.COM](http://BLDD.COM)

On Wed, Oct 28, 2020 at 4:40 PM Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)> wrote:

Good afternoon!

As you know, we did not get to the vote on the Board charge because of the late (or early)....hour of the board meeting. Damien, again I apologize for how long you were waiting for the board to get to that item, only to have it tabled.

It did however bring up another piece of input from Merle Giles about the charge---he'd like to see something in there about BLDD getting us up to and through the referendum....specifically, language that addresses that the referendum is the logical end to the process.

I added it as Item #6 in the Board Charge--does this make sense?  
(Attached) Please make suggestions--however, this is an important element for Merle that we need incorporate somehow.

Thank you!

Lindsey

--

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**From:** Damien Schlitt <damien.schlitt@bldd.com>  
**Sent:** Friday, 01 October 2021 at 05:11:25 PM CDT  
**To:** Lindsey Hall <lhall@ms.k12.il.us>; Max McComb  
<mmccomb@ms.k12.il.us>

**Sensitivity:** Normal

**Priority:** Normal

**Subject:** Enrollment vs Capacity

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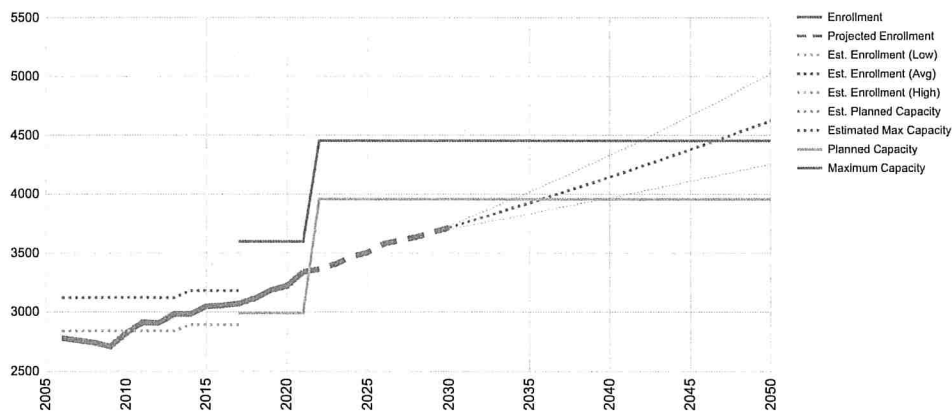
Wanted to figure out how to visualize our capacity (planned vs maxed out) in comparison to enrollment.

Capacity shifts up at 2012 (MPE phase 1) and 2017 (MPE Phase 2) and the 2021 (Masterplan)

Estimated enrollment moving forward (post 2030) is 1.1% growth, "low" is .7% and "high" is 1.5%

Capacity is based around our target class sizes - max capacity is if we went to the ceiling on that - essentially target +3 kids per classroom.

In summary with our planned capacity we are housing kids in ideal student/room layouts until 2036 and don't hit max capacity until 2046.



**Damien Schlitt, AIA, LEED AP ®**

Senior Associate

P: [844.784.4440](tel:844.784.4440), ext 3120 W: [BLDD.COM](http://BLDD.COM)



BECAUSE LIFE DESERVES DESIGN



**Subject:** Re: MS - New HS Study  
**Date:** Tuesday, September 29, 2020 at 3:25:10 PM Central Daylight Time  
**From:** Damien Schlitt  
**To:** Lindsey Hall  
**CC:** Max McComb  
**Attachments:** image001.png, image002.png, image003.png

My pleasure! Please let me know if you want to circle back to this, review in more detail, etc.

Damien

**Damien Schlitt, AIA,**  
**LEED AP**  
®  
Associate

P: 844.784.4440, ext 3120 W: BLDD.COM

On Tue, Sep 29, 2020 at 2:42 PM Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)> wrote:

Damien—thank you so much for the time you spent on this, and of course, your expertise as well! I apologize for not getting back to you sooner. This is very helpful!

Lindsey

---

**From:** Damien Schlitt <[damien.schlitt@bldd.com](mailto:damien.schlitt@bldd.com)>  
**Date:** Wednesday, September 23, 2020 at 6:20 PM  
**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>, Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>  
**Subject:** MS - New HS Study

**External Email**

Lindsey and Max,

Below is some information based on our conversations to understand how well the property currently owned by the district would support a new HS. As we had previously studied, a middle school could very well fit on that existing property. As you can see below, looking at similar class sizes to what I had used for the MS study, we are needing closer to 50 acres to fit everything we need on-site. Please note, a few things that I assumed.

1. 1325 students (~330/grade)
2. 1000 total parking spots - shot in the dark
3. I am looking at 225sf/student - this is doable BUT if we decided to say, have a 2500 person auditorium, that number goes way up - which as you can see would add more site needs.
4. While this shows ~50 acres needed - if we could do 60+, it just gives us that much more flexibility.
5. List of assumed included items in the second list below (football/baseball, etc.)

I think some items such as tennis courts, or bus barn, could go south of MPE/north of S. Mahomet Rd. but the remainder of items - building, parking, fields would function best all on the south side of south Mahomet Rd. The sketch below shows maybe we sell West half of the "south" property - then purchase 2 plots to the east?

I could see value in purchasing a lot directly north of what I show in yellow as a bus/transportation facility site- which could leave the area south of MPE as a future elementary site if needed.

Just my first thoughts. Sorry for the delay on this. If you want to discuss this tomorrow or Friday, I would be happy to chat!

Thanks,

Damien



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**Date:** Tuesday, September 29, 2020 at 3:25:10 PM Central Daylight Time  
**From:** Damien Schlitt  
**To:** Lindsey Hall  
**CC:** Max McComb  
**Attachments:** image001.png, image002.png, image003.png

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---

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Lindsey

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**Date:** Wednesday, September 23, 2020 at 6:20 PM  
**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>, Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>  
**Subject:** MS - New HS Study

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