



Indoor running track on Maine West lower level badly pitted and deteriorated.



MIDI keyboard lab at Maine West has students working elbow to elbow.



Unsecured vestibules at all three schools mean quick and easy access to all parts of buildings once visitor enters exterior door.



Student traffic jams are the norm at Maine South A-Wing Staircase.

# FACILITIES PLANNING UPDATE

## APRIL 2018

### **Why is Maine Township High School District 207 considering placing a bond measure on the November 2018 ballot?**

District 207 seeks to address its highest priority capital facility needs, including improvements to all three of its high schools: Maine East, Maine West and Maine South.

### **When was the last time District 207's voters approved funding for building improvements?**

District voters approved a bond measure in 1967—51 years ago.

### **How has District 207 done its homework in defining its capital facility needs? Were staff and students involved in identifying and prioritizing facility needs at each school?**

District 207 retained Illinois-based Wight & Company, an architecture, engineering and construction services firm, to assist in-house facilities staff in identifying and ranking the District's capital facility needs. As part of their planning efforts, Wight & Company conducted a comprehensive survey of District 207 staff and students to further refine and rank capital facility needs. Architects met with every academic department. Administrators and staff also toured other suburban schools.

### **What other community members have weighed in on the proposed building improvements?**

A 45-member Citizen Task Force—comprised of community members, business, civic and educational leaders, parents, senior citizens, and other stakeholders—has also helped vet the proposed improvements as well as the financing options.

### **What are the economic benefits of pursuing building improvements sooner rather than later?**

Construction and borrowing costs continue to go up. Costly emergency repairs are also on the rise. The longer the District waits to address its highest priority capital facility needs, the more it will cost.

### **When would the District 207 Board of Education make a decision regarding pursuing a bond ballot measure?**

The Board will not make a final decision regarding pursuing a bond ballot measure until August, providing time for additional public input.







# MAINE EAST HIGH SCHOOL



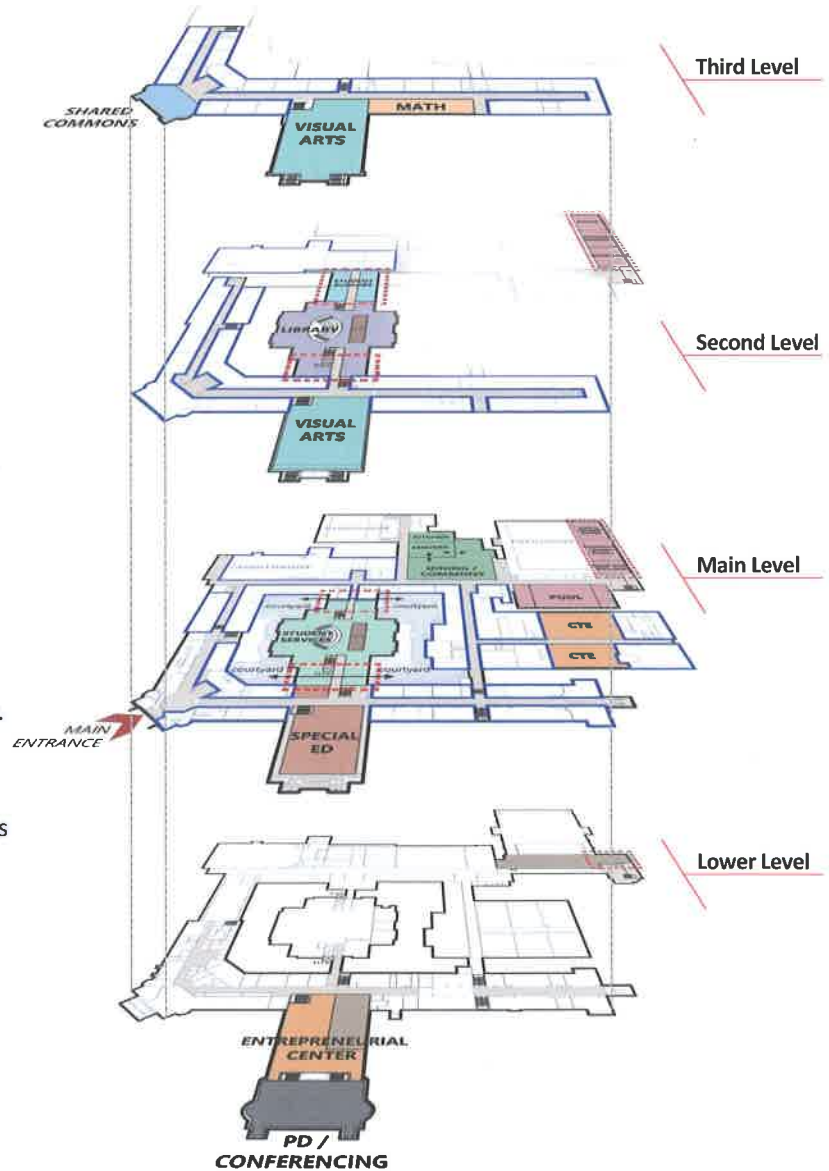
## Proposed Building Improvements

The 89-year-old **Maine East** building lacks a secure front entrance. The floor plan is extremely dated and there are accessibility issues throughout the school. Reconfiguration of classrooms and labs will promote collaborative learning and leverage instructional technology. While the special education, fine arts, Career and Technical Education, and athletics programs have evolved, the facility has not and the proposed plan addresses those needs.

### Plan Highlights:

- Construct a new secure front entrance to prevent visitors from entering the high school before being cleared by personnel.
- Replace outdated plumbing, electrical and mechanical systems to extend the useful life of the existing building, reducing costly emergency repairs and improve energy efficiency.
- Update classrooms and labs to create flexible learning spaces that leverage instructional technology, allow for new teaching methods and promote collaboration.
- Relocate the offices of the counselors, deans, psychologists and other support personnel into one area of building. This will enhance student access to these important services while also maintaining student privacy/confidentiality.
- Right size and relocate the special education spaces to better meet the needs of students in these programs.
- Expand and update the undersized fine arts spaces.
- Create collaboration zones throughout the school for students to study individually and in small groups.
- Relocate and improve the Library Media Center to increase functionality and access by all students and staff.
- Add an elevator to the East section of the building to provide access to the second floor athletic areas.
- Provide a first-floor, handicapped-accessible hallway connecting west wing of the school to center court, improving student access throughout.
- Update dining and food service areas to ease congestion, as well as replace 50-year-old equipment.
- Relocate cardio and weight room equipment from access hallways to a more accessible and safe location.
- Relocate the outdated locker rooms to be adjacent to the fieldhouse.
- Update restrooms.
- Relocate dance program to more appropriately sized space.
- Increase pool depth to comply with current codes and regulations, and renovate pool locker rooms.
- Repurpose the old pool for an all-district Entrepreneurial/Professional Development Center.
- Add and expand tutoring space.

### Proposed Floor Plans



Maine East is a series of 10 additions built over 80 years. The center sections of the building is connected to the remaining building by a single, narrow hallway.



✓ Safety & Security

✓ ADA Accessibility

✓ Improved Infrast



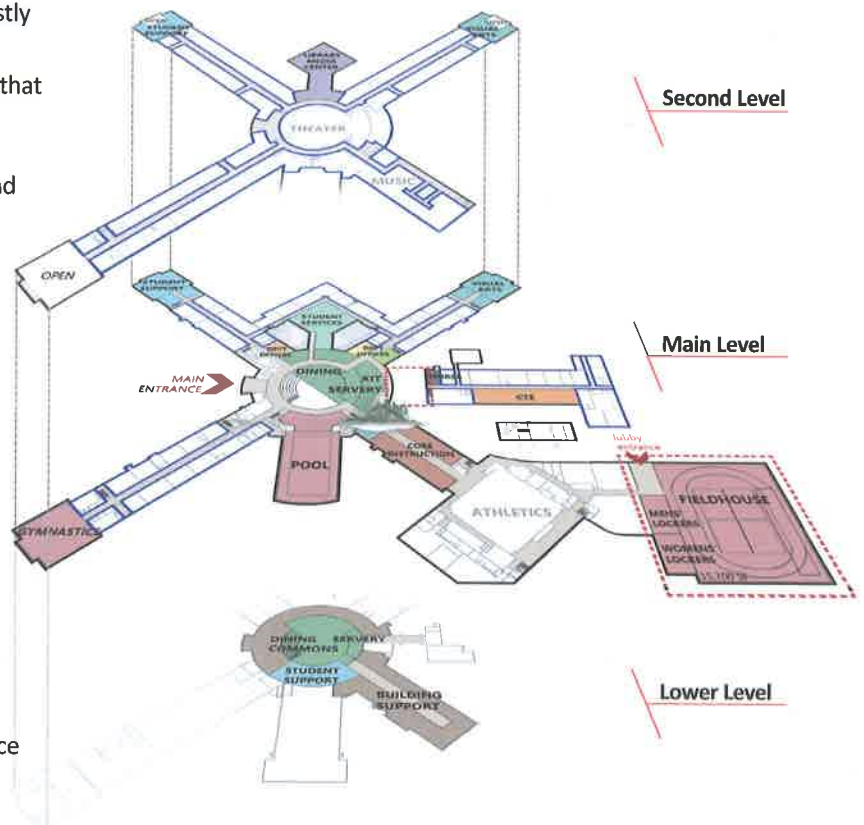
## Proposed Building Improvements

**Maine West**, which opened in 1959, lacks a secure front entrance and it is the only District 207 school without a fieldhouse. The building's footprint is outdated. Renovation and reconfiguration of instructional spaces will increase efficiency and create a modern learning environment where students can work collaboratively and instructional technology can be utilized effectively. A commercial foods lab, tutoring spaces and enhanced fine arts spaces are included in the proposed plan.

### Plan Highlights:

- Construct a new secure front entrance to prevent visitors from entering the high school before being cleared by personnel.
- Replace outdated plumbing, electrical and mechanical systems to extend the useful life of the existing building, reducing costly emergency repairs and improve energy efficiency.
- Update classrooms and labs to create flexible learning spaces that leverage instructional technology, allow for new teaching methods and promote collaboration.
- Relocate the offices of the counselors, deans, psychologists and other support personnel into one area of building. This will enhance student access to these important services while also maintaining student privacy/confidentiality.
- Right size and relocate the special education spaces to better meet the needs of students in these programs.
- Expand and update undersized fine arts spaces.
- Create collaboration zones throughout the school for students to study individually and in small groups.
- Improve the Library Media Center to increase functionality and access by all students and staff.
- Eliminate the need for students to walk outside to access Career Technology Department from the main building.
- Update restrooms and locker rooms.
- Construct a new fieldhouse to consolidate athletics/physical education space in one location. This will allow greater resource sharing and an ability to secure the rest of the building during after-hours events.
- Add a commercial foods lab.
- Add and expand tutoring space.
- Expand dining to the lower level and provide a more efficient connection to student services and support programs.
- Update food service areas to ease congestion, as well as replace 50-year-old equipment.
- Increase pool depth to comply with current code and regulations, and renovate pool locker rooms.

### Proposed Floor Plans



Fifty-one years ago, the last time District 207 voters approved a bond issue, Maine West was promised a fieldhouse. That never transpired. This proposal includes a new fieldhouse.







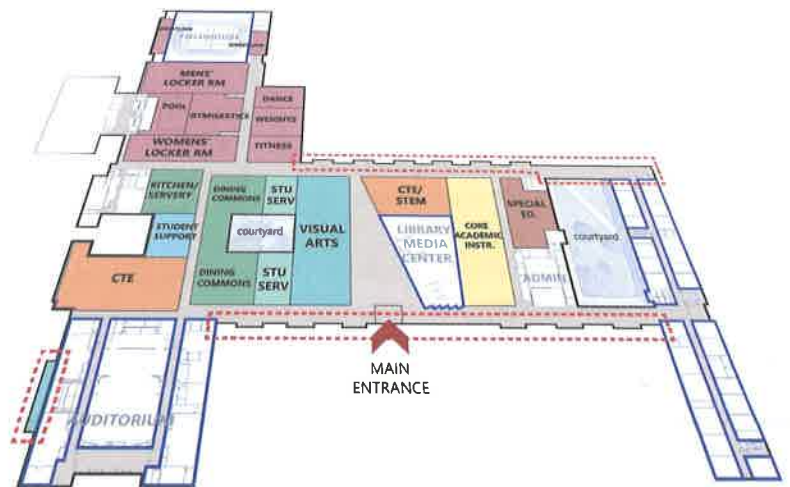
## Proposed Building Improvements

Maine South was built 54 years ago. The last major addition was completed in 1998. The building lacks a secure, visible and welcoming front entrance. Renovation and reconfiguration will promote collaborative learning and the use of instructional technology, while improving circulation and security—students currently go outside during passing periods. The proposed plan also provides adequate space for the growing special education, fine arts and athletics programs.

### Plan Highlights:

- Construct a new secure front entrance to prevent visitors from entering the high school before being cleared by personnel.
- Replace outdated plumbing, electrical and mechanical systems to extend the useful life of the existing building, reducing costly emergency repairs and improve energy efficiency.
- Update classrooms and labs to create flexible learning spaces that leverage instructional technology, allow for new teaching methods and promote collaboration.
- Relocate the offices of the counselors, deans, psychologists and other support personnel into one area of building. This will enhance student access to these important services while also maintaining student privacy/confidentiality.
- Right size and relocate the special education spaces to better meet the needs of students in these programs.
- Expand and update undersized fine arts spaces.
- Create flexible learning spaces for students to study individually and in small groups.
- Eliminate the need for students to walk outside to access the A-wing of the school, improving safety and security.
- Consolidate the cardio and weight areas.
- Create a dedicated space for gymnastics equipment to free up space in the fieldhouse.
- Add competition basketball courts to the fieldhouse to address athletic programming needs.
- Add business presentation rooms for Career and Technical Education.
- Provide new performing arts storage to free up space in existing rehearsal rooms for performers.
- Increase pool depth to comply with current codes and regulations, and renovate locker rooms.
- Relocate and expand dining area and renovate food service area to ease congestion, as well as replace 50-year-old equipment.
- Renovate locker rooms.
- Add and expand tutoring space.

### Proposed Floor Plan



**“ District 207’s mission is to improve learning for all students. The proposed renovations to our three high schools address the District’s highest priority educational and capital facility needs. Safer and more secure schools, improved ADA accessibility, the creation of collaborative learning spaces—these are just some of the many anticipated benefits. ”**

— Carla Owen, Board President  
Maine Township High School District 207



While Maine South has the largest student population of the three high schools, it has the smallest cafeteria. This is one of many facility challenges that would be addressed at this school.



# FAQ FREQUENTLY ASKED QUESTIONS

## **Has the District properly maintained its school buildings?**

District 207 has been very proactive in addressing repairs and renovations. In fact, in just the past five years, \$33.6 million of funds were used to address building repairs and upgrades. This included projects like replacing outdated roofing, HVAC systems, elevator master controls, fire hydrants, boilers, parking lot repaving, and concrete repairs, among others.

## **What are some of the key renovations that would be addressed at each of the high schools?**

The primary renovations proposed for each high school include:

- Constructing new front entrances to significantly improve security
- Addressing ADA upgrades
- Replacing outdated plumbing, electrical and mechanical systems
- Improving student access to counselors and other support staff by renovating and reconfiguring the building interiors
- Right sizing and relocating special education spaces
- Updating the Library Media Centers as well as Career and Technical Education (CTE) and fine arts spaces
- Creating spaces for individual and group study

## **Are there proposed improvements that are unique to each high school?**

Yes, the proposal calls for building renovations that are specific to each high school. This includes security improvements beyond the front entrance, auditorium and pool upgrades, ADA improvements, among others.

A list of the proposed improvements and floor plans are presented inside this 2018 Planning Update. Project details are also available on the District's website at: [www.Maine207.org](http://www.Maine207.org).

## **A new fieldhouse was proposed for Maine West High School decades ago, but was never built. Is that project part of this proposal?**

Yes, a 35,697 sq. ft. fieldhouse is proposed for Maine West.

## **What are the benefits of the proposed facility improvements?**

There are many anticipated benefits of the proposed improvements, including:

- Making your high schools safer and more secure
- Extending the useful life of existing facilities
- Reducing costly emergency repairs and improving energy efficiency
- Improving accessibility for students, teachers, parents and visitors with disabilities
- Creating classrooms and labs that leverage instructional technology, promote collaboration and can adapt to existing and future teaching methods
- Improving student access to counselors and other support services
- Providing sufficient room and time for students to eat lunch
- Enhancing special education, CTE and fine arts programming
- Maintaining high-performing high schools that enhance property values

## **What is the total cost of the proposed improvements?**

The District anticipates borrowing \$195 million through a bond issue and allocating an additional \$45.7 million in reserves. District reserves would also be used to cover any and all cost overruns.

## **Why not use reserves to address all of the District's capital facility needs?**

There are insufficient reserves to address all of the proposed improvements. The District must retain enough reserves to address unforeseen emergency expenditures, eliminate the need for short-term borrowing to fund day-to-day operations, and protect the District's strong "Aaa" credit rating.

## **What is the estimated tax impact of the proposed bond measure?**

The estimated annual tax impact of the proposed 20-year, \$195 million bond measure is \$91.02 per \$100,000 of a home's market value (as determined by the county assessor), or about \$7.59 per month. For a property owner with a \$300,000 home, the annual tax impact is estimated to be \$273.06.

## **Are there other proposals being considered?**

The Board of Education has also considered a \$135 million bond proposal. This "Plan B" proposal eliminates building fire suppression systems, classroom flooring and casework upgrades, auditorium upgrades and pool improvements. The scope of the classroom furniture replacement, focused on creating collaborative learning spaces, would also be reduced. Plan B eliminates improvements to East High's lower level and certain CTE and performing arts space renovations at South High. A new commons area at Maine West would be scaled back.

## **What oversight would be in place?**

All spending from a voter-approved bond measure would be publicly disclosed and project updates would be presented at community information meetings as well as on District 207's website.

## **How can residents provide input on the proposed building improvements and funding proposal?**

District 207 is hosting community open houses and tours at each high school. Dates, times and locations area available on the mail panel side of this informational piece as well as at [www.Maine207.org](http://www.Maine207.org). Public input will also be gathered through a public opinion survey mailed in late April. Your participation is greatly appreciated.



# INSIDE...

- ▶ District 207's proposed building improvements and funding proposal
- ▶ Preliminary floor plans
- ▶ Opportunities for the community to weigh in on the bond proposal



Lack of cafeteria space means students cut lunch period in half or dine in scattered areas of the building.



## 2018 FACILITIES PLANNING UPDATE

MAINE TOWNSHIP HIGH SCHOOL DISTRICT 207  
1177 South Dee Road, Park Ridge, Illinois 60068

[www.Maine207.org](http://www.Maine207.org)

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Absence of first-floor center court hallway at Maine South means other stairways and hallways are overcrowded.



Boys locker room at Maine East is extremely cramped, dark and dingy.

**// Your input will shape how we move forward in addressing our highest priority facility needs, including making our schools safer and more secure. //**

— Dr. Ken Wallace, Superintendent, Maine Township High School District 207



### COMMUNITY OPEN HOUSES & TOURS

Maine Township High School District 207 will be hosting community open houses and tours at each of our three high schools. Come learn more about District 207's highest priority facility needs, proposed improvements and anticipated benefits. Following are dates, times and locations:

**MAINE WEST HIGH SCHOOL**  
1755 S Wolf Rd.  
Des Plaines, IL 60018

- Saturday, April 28, 10:00 am
- Wednesday, May 9, 6:30 pm

**MAINE SOUTH HIGH SCHOOL**  
1111 S Dee Rd.  
Park Ridge, IL 60068

- Tuesday, May 1, 6:30 pm
- Saturday, May 12, 10:00 am

**MAINE EAST HIGH SCHOOL**  
2601 E Dempster St.  
Park Ridge, IL 60068

- Thursday, May 3, 6:30 pm
- Saturday, May 5, 10:00 am