



Q & A Master Facilities Planning

Updated October 12, 2020

Q. What is a Master Facilities Plan (MFP) and how is it used by the School Board?

A. The goal of the MFP is to provide a current blueprint for how the Kenilworth 38 School Board and Administration will direct its available resources to optimize the learning environment for the students. A MFP is a three- to five-year outlook on facilities updates for the building. Along with school renovation, additions and/or refurbishment plans, it is informed by the Health and Life Safety Plan, which details multi-year facilities improvements that the District is required to complete. The MFP is a comprehensive look at code requirements, the physical condition of the buildings, and educational needs. It's essential to understand our facility needs and prioritize expenditures to maintain safe buildings, to support 21st-century learning in our schools, and to protect our community's investment in its facilities.

Q. How is the MFP being developed?

A. The Administration and School Board are working in conjunction with New Vista Design and DLA Architects to create the plan. The development involved significant study including detailed community feedback in [Visioning Sessions](#) with faculty, staff, students, parents and community partners, and extensive review of state-of-the-art educational design practices. This was also done in close collaboration with the Park District relating to the Village House. DLA Architects is the same architect used in the Village House plan.

Q. How will the updated schoolhouse improve the educational outcomes at Sears?

A. There is significant evidence that the physical environment of school facilities can have a profound impact on both teacher and student outcomes. Good teaching takes place in schools with a good physical environment. The general attitudes, behaviors, and relationships amongst pupils and staff are more conducive to learning in those schools which have had significant capital investments. Facets of school facility improvements that have been shown to affect student outcomes include improving acoustics, air quality, lighting, temperature, and space. 21st-century learning requires the space to be flexible and allow students and staff to work in teams, problem-solve, and communicate more effectively. The physical and emotional health of students and teachers depend on the quality of the physical location, which makes establishing safe, healthy buildings essential.



Q. How can I monitor the progress of the MFP and provide input?

A. We will provide regular community updates on the MFP progress at general Board Meetings, Building and Finance Meetings, through community emails and on the MFP web page.

<https://www.kenilworth38.org/visionsears>

Q. What is the scope of the project, as currently contemplated?

A. The proposed plan upgrades the learning and collaboration spaces, and actively supports the school's academic and extracurricular programming.

Highlights of the proposed plan include:

- Significantly upgrades nearly all aspects of the school, including much-improved flow, a welcoming community entrance with atrium off of Ivy Court; the addition of a new cafeteria within the building; additional recreational and event space; clearly defined learning neighborhoods for JK-2 Grade, Grades 3-5 and Grades 6-8, and more.

Q. How does our plan compare to other communities' educational facilities?

A. We know Joseph Sears spending on facilities has been less than nearby communities. We believe this MFP will position the schoolhouse among the best in the Chicago area.

Q. When will the HVAC System be installed?

A. The first phase of the MFP kicking off in the spring of 2021 includes upgrading building systems to manage the future school needs. A fully functioning HVAC system is scheduled to be installed at that time and should be working throughout the school in 2022.

Q. How much square footage will be added?

A. The proposed MFP adds approximately 18,000 square feet of space.

Q. How much of the existing building will be renovated?

A. The MFP upgrades 108,000 square feet of the existing building touching all of the learning spaces of the schoolhouse.



Q. How has the MFP been coordinated with other Village organizations?

A. We worked closely with the Park District to develop the plan as it relates to the Village House facilities. The Park District, Police and the Village all participated in the Visioning Session and input from these parties will remain important as we move through each phase of the MFP.

Q. What is happening to the previously presented new Village House plan?

A. The proposed MFP incorporates many of the elements of the original Village House proposal. This plan in conjunction with the Park District's plan for a Field House represent the next evolution of a plan for a more encompassing community/school campus.

Q. What are the future plans for Green Bay Trail and Townley Field?

A. The Park District is developing a plan that will include re-routing the Green Bay Trail along the side of Townley Field and moving the Field House to the south side of Townley with new fields and play areas. Visit <https://kenilworthparkdistrict.org/> for more information.

Q. How will the school finance this project?

A. The school is well positioned to undertake a major renovation project with a strong and experienced administrative team in place and healthy fund balances and assets. The MFP will be budgeted utilizing a three- to five-year phased plan.

Q. How will this affect my future property taxes?

A. At this time, we do not anticipate an increased tax rate. The school is well positioned to undertake a major renovation project with healthy fund balances and assets. The MFP will be budgeted utilizing a three- to five-year phased plan.

Q. How long will it take to complete the work?

A. Three- to five- years. Once the MFP is approved, which will include specific projects, financing, priorities, and a construction schedule, we will seek to bid out prioritized construction projects, with the initial phase of construction expected to begin in early summer 2021.



Q. How will we manage the schoolhouse during the various construction phases?

A. We are fortunate to have Superintendent with experience in school construction in Ms. Kate Donegan, who led Skokie School District 73.5 for over ten years with extensive experience leading Master Facilities Planning and construction projects. Our Business Manager, Dr. Joe Bailey, also has experience and involvement in school construction and renovation throughout his career. We are in the process of hiring a construction manager and working through details with DLA Architects. Once we have more details on this we will share with the community.

Q. How will sustainability be built into the new schoolhouse design?

A. Sears has a well-developed Sustainability Committee led by Katie Nahrwold and several outstanding programs already underway. The Joseph Sears School is recognized for our work in energy reduction, waste reduction, health and wellness, and environmental education. We are a 2020 Illinois Green Ribbon School awarded by The Illinois Green Alliance, Illinois State Board of Education, and Illinois Board of Higher Education. We completed a sustainability audit within a Sears with WOLD Architects, which will be incorporated into our MFP.

Q: What area schools have you visited that provide examples of “The Possible” for Sears?

A. John F Kennedy Elementary School in Schiller Park, Gemini Middle School in Niles, Sunset Ridge School in Northfield, and Prairie Crossing School in Grayslake. All provided impressive examples of new design features and sustainability built into building design for educational and efficiency benefits.

Q. What are the plans for the Outdoor Classroom?

A. We are working with the Sustainability Committee led by Katie Nahrwold throughout this process and while the Outdoor Classroom as it exists today will not be possible, there will be an outdoor classroom area. The MFP also offers the addition of a green roof and a green wall for learning opportunities in different parts of the school. We will continue to investigate use of outdoor spaces to incorporate into learning opportunities.

Q. What are the plans for the auditorium?

A. We took into the account the strong community feedback and we will not be making changes to the auditorium as it stands today. If feasible, we may look at a renovation of the existing auditorium in the future.



Q. What are the plans for the JK/K playground?

A. At this time, we will not be making any changes to the current JK/K playground. In the future, we may look at ways to incorporate the space into different outdoor learning opportunities.

Q. How will you handle parking needs for teachers, subs and visitors?

A. We are working with the Village to secure additional parking in the area for these needs.