

# BUILDING & GROUNDS COMMITTEE MEETING



October 4, 2023



01

# ARBURY HILLS SCHOOL

19651 S. Beechnut Drive Mokena, IL 60448



# FOUR FOCUS POINTS

## School Information

- Built in 1960 (63 years old)
- Capacity – 456
- Estimated square footage – 42,720
- Stories – 1
- Additions
  - 1966, 1969, 1970, 1992, 2000

## School Attributes

- Total classrooms – 19
- Total office space – 8
- Multipurpose room – 1
- Gymnasium – 1
- Library – 1

## Mechanicals

- Classroom HVAC – Residential Furnaces and Air Conditioners
- Offices / Large Spaces – Rooftop Units (RTU)

## Future Anticipated Costs

- Roofing (1-5 years) – \$ 1,237,146.00
- 2021 Facility Report Estimated Repair Cost
  - Phase 1 – \$ 2,255,662.50
  - Phase 2 – \$ 881,118.00
  - Phase 3 – \$ 440,737.50
  - Total – \$ 3,577,518.00

# STUDENT ENROLLMENT HISTORY

	08/ 2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Enrollment	187	166	168	169	187	189	193	223	217	233	246	262
Enrollment % of Capacity	41%	36%	37%	37%	41%	41%	42%	49%	48%	51%	54%	58%

AFR lists capacity at 456

02

# DR. JULIAN ROGUS SCHOOL

20027 S. 88th Avenue Frankfort, IL 60423



# FOUR FOCUS POINTS

## School Information

- Built in 2001 (22 years old)
- Capacity – 1,112
- Estimated square footage – 131,308
- Stories – 1
- Additions
  - 2006

## School Attributes

- Total classrooms – 48
- Total office space – 12
- Multipurpose room – 1
- Gymnasium – 1
- Library – 1

## Mechanicals

- Classroom HVAC – 2 Boilers, 2 Chillers, Air Handlers (AH)
- New Boilers – 2016
- New Chillers and Condensing Units – 2018

## Future Anticipated Costs

- Roofing (1-15 years) – \$ 3,595,010.00
- 2021 Facility Report Estimated Repair Cost
  - Phase 1 – \$ 525,262.00
  - Phase 2 – \$ 667,170.00
  - Phase 3 – \$ 362,617.50
  - Total – \$ 1,555,049.50

# STUDENT ENROLLMENT HISTORY

	08/ 2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Enrollment	631	655	648	584	620	634	618	676	705	801	779	810
Enrollment % of Capacity	57%	59%	58%	53%	56%	57%	56%	61%	63%	72%	70%	73%

AFR lists capacity at 1,112



03

# FRANKFORT SQUARE SCHOOL

7710 W. Kingston Drive Frankfort, IL 60423





# FOUR FOCUS POINTS

## School Information

- Built in 1973 (50 years old)
- Capacity – 426
- Estimated square footage – 40,700
- Stories – 1
- Additions
  - 1974, 1976, 1981, 2000

## School Attributes

- Total classrooms – 19
- Total office space – 8
- Multipurpose room – 1
- Gymnasium – 1
- Library – 1

## Mechanicals

- Classroom HVAC – Multizone Rooftops (MZU)
- Offices / Large Spaces – Rooftop Units (RTU)

## Future Anticipated Costs

- Roofing (1-15 years) – \$ 1,231,122.00
- 2021 Facility Report Estimated Repair Cost
  - Phase 1 – \$ 273,031.50
  - Phase 2 – \$ 1,090,246.50
  - Phase 3 – \$ 440,737.50
  - Total – \$ 2,661,498.00

# STUDENT ENROLLMENT HISTORY

	08/ 2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Enrollment	168	166	184	185	183	181	196	209	215	226	244	239
Enrollment % of Capacity	39%	39%	43%	43%	43%	42%	46%	49%	50%	53%	57%	56%

AFR lists capacity at 426

04

# HILDA WALKER SCHOOL

19900 S. 80th Avenue Tinley Park, IL 60487



# FOUR FOCUS POINTS

## School Information

- Built in 1996 (27 years old)
- Capacity – 1,092
- Estimated square footage – 100,462
- Stories – 2
- Additions
  - 2006, Band Room

## School Attributes

- Total classrooms – 46
- Total office space – 19
- Multipurpose room – 1
- Gymnasium – 1
- Library – 1

## Mechanicals

- Classroom HVAC – Boilers, Air Handlers (AH), Direct Expansion (DX) AC System, 2 RTUs
- New Boilers – 2018

## Future Anticipated Costs

- Roofing (16-20 years) – \$ 913,680.00
- 2021 Facility Report Estimated Repair Cost
  - Phase 1 – \$ 185,902.00
  - Phase 2 – \$ 1,016,400.00
  - Phase 3 – \$ 4,018,770.00
  - Total – \$ 5,221,072.00

- Large Capital Improvements (1-5 years) – Parking Lots Resurfacing

# STUDENT ENROLLMENT HISTORY

	08/ 2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Enrollment	527	547	602	623	672	699	719	717	768	748	716	786
Enrollment % of Capacity	48%	50%	55%	57%	62%	64%	66%	66%	70%	68%	66%	72%

AFR lists capacity at 1,092

05

# INDIAN TRAIL SCHOOL

20912 S. Frankfort Square Road Frankfort, IL 60423



# FOUR FOCUS POINTS

## School Information

- Built in 1974 (49 years old)
- Capacity – 648
- Estimated square footage – 57,496
- Stories – 1
- Additions
  - 1981, 1983, 1991, 2000, 2006

## School Attributes

- Total classrooms – 32
- Total office space – 12
- Multipurpose room – 1
- Gymnasium – 1
- Library – 1

## Mechanicals

- Classroom HVAC – Boilers, Direct Expansion (DX) AC System, Air Handlers (AH)
- Offices / Large Spaces – Rooftop Units (RTU)

## Future Anticipated Costs

- Roofing (1-5 years) – \$ 1,455,825.00
- 2021 Facility Report Estimated Repair Cost
  - Phase 1 – \$ 157,237.50
  - Phase 2 – \$ 700,717.50
  - Phase 3 – \$ 2,803,185.00
  - Total – \$ 3,661,140.00



# STUDENT ENROLLMENT HISTORY

	08/ 2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Enrollment	301	316	308	315	354	367	368	427	447	445	452	464
Enrollment % of Capacity	46%	49%	48%	49%	55%	57%	57%	66%	69%	69%	70%	72%

AFR lists capacity at 648

06

# MARY DREW SCHOOL

20130 S. Rosewood Drive Frankfort, IL 60423



# FOUR FOCUS POINTS

## School Information

- Built in 1974 (49 years old)
- Capacity – 690
- Estimated square footage – 62,777
- Stories – 1
- Additions
  - 1979, 1981, 1985, 1989, 2008

## School Attributes

- Total classrooms – 23
- Total office space – 11
- Multipurpose room – 1
- Gymnasium – 1
- Library – 1

## Mechanicals

- Classroom HVAC – 2 Boilers, 1 Chiller, Air Handlers (AH), 4 RTUs
- **New** Flooring, Ceiling, HVAC, Clock and Intercom Systems – 2008

## Future Anticipated Costs

- Roofing (1-15 years) – \$ 969,653.00
- 2021 Facility Report Estimated Repair Cost
  - Phase 1 – \$ unknown
  - Phase 2 – \$ unknown
  - Phase 3 – \$ unknown
  - Total – \$ unknown

07

# MARY DREW ADMIN CENTER

20100 S. Spruce Drive Frankfort, IL 60423



# FOUR FOCUS POINTS

## School Information

- Built in 2008 (15 years old)
- Estimated square footage – 17,980
- Stories – 1
- Additions
  - None

## School Attributes

- Total classrooms – 0
- Total office space – 14
- Multipurpose room – 1
- Gymnasium – 0
- Library – 0

## Mechanicals

- Office HVAC – 2 RTUs

## Future Anticipated Costs

- Roofing (1-5 years) – \$ 315,588.00
- 2021 Facility Report Estimated Repair Cost
  - Phase 1 – \$ 108,727.50
  - Phase 2 – \$ 854,122.50
  - Phase 3 – \$ 23,520.00
  - Total – \$ 986,370.00

08

# SUMMIT HILL JR HIGH SCHOOL

7260 W. North Avenue Frankfort, IL 60423



# FOUR FOCUS POINTS

## School Information

- Built in 2007 (16 years old)
- Capacity – 1,250
- Estimated square footage – 160,652
- Stories – 2
- Additions
  - None

## School Attributes

- Total classrooms – 60
- Total office space – 24
- Multipurpose room – 1
- Gymnasium – 2
- Library – 1

## Mechanicals

- Classroom HVAC – 2 Boilers, 2 Chillers, Air Handlers (AH), Direct Expansion (DX) AC System
- New Cooling Tower – 2022
- New Domestic Water Pump – 2022
- New Building Automation System – 2023

## Future Anticipated Costs

- Roofing (1-10 years) – \$ 2,829,000.00
- 2021 Facility Report Estimated Repair Cost
  - Phase 1 – \$ 393,960.00
  - Phase 2 – \$ 1,071,903.00
  - Phase 3 – \$ 477,842.00
  - Total – \$ 1,843,705.00

- Large Capital Improvements (1-5 years) – Hallway / Classroom Flooring



# STUDENT ENROLLMENT HISTORY

	08/ 2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Enrollment	619	636	663	703	712	749	769	767	747	772	811	808
Enrollment % of Capacity	50%	51%	53%	56%	57%	60%	62%	61%	60%	62%	65%	65%

AFR lists capacity at 1,250

# DISTRICT ENROLLMENT HISTORY

	08/ 2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Enrollment	2433	2486	2573	2579	2728	2819	2863	3019	3099	3225	3248	3369
Enrollment (+/-)	-53	-87	-6	-149	-91	-44	-156	-80	-126	-23	-121	
Enrollment % of Capacity	43%	44%	45%	46%	48%	50%	51%	53%	55%	57%	57%	59%
# of Open Seats to Capacity	3241	3188	3101	3095	2946	2855	2811	2655	2575	2449	2426	2305

Utilizing the AFR, the total SHSD161 capacity is 5,674 students

# DISTRICT ENROLLMENT SUMMARY

	AFR Capacity	Capacity Percentage	Enrollment 2023	Enrollment 2013	Future Costs Total
Arbury Hills	456	41%	187	262	\$ 3.5 mil
Dr. Julian Rogus	1112	57%	631	810	\$ 1.5 mil
Frankfort Square	426	39%	168	239	\$ 2.6 mil
Hilda Walker	1092	46%	527	786	\$ 5.2 mil
Indian Trail	648	72%	301	467	\$ 3.6 mil
Mary Drew	690	-	-	-	\$ 2.5 mil
Summit High Jr. High	1250	50%	619	808	\$ 1.8 mil
Total	5674		2433 (49% Capacity)	3372 (68% Capacity)	\$ 20.7 mil

# COMPARITIVE SUMMARY

## ARBURY HILLS

- Built in 1960 (63 years old)
- Capacity – 456
- Total classrooms – 19

## FRANKFORT SQUARE

- Built in 1973 (50 years old)
- Capacity – 426
- Total classrooms – 19

## INDIAN TRAIL

- Built in 1974 (49 years old)
- Capacity – 648
- Total classrooms – 32

## DR. JULIAN ROGUS

- Built in 2001 (22 years old)
- Capacity – 1,112
- Total classrooms – 32

## HILDA WALKER

- Built in 1996 (27 years old)
- Capacity – 1,092
- Total classrooms – 46

## SUMMIT HILL JR. HIGH

- Built in 2007 (16 years old)
- Capacity – 1,250
- Total classrooms – 60

## MARY DREW SCHOOL

- Built in 1974 (49 years old)
- Capacity – 690
- Total classrooms – 23

## MARY DREW ADMIN

- Renovated in 2008  
(15 years old)
- Total office space – 14

# COST PER PUPIL EXPENDITURE 2022-2023

## ARBURY HILLS

\$19,347  
2023-24 Enrollment – 187

## DR. JULIAN ROGUS

\$16,529  
2023-24 Enrollment – 631

## FRANKFORT SQUARE

\$18,470  
2023-24 Enrollment – 168

District Average  
Per Pupil Expenditure  
is approximately  
\$16,600

\*excluding out of  
District placements,  
capital projects, and  
other site-based  
reporting exclusions

## HILDA WALKER

\$16,008  
2023-24 Enrollment – 527

## INDIAN TRAIL

\$14,597  
2023-24 Enrollment – 301

## SUMMIT HILL JR. HIGH

\$15,670  
2023-24 Enrollment – 619