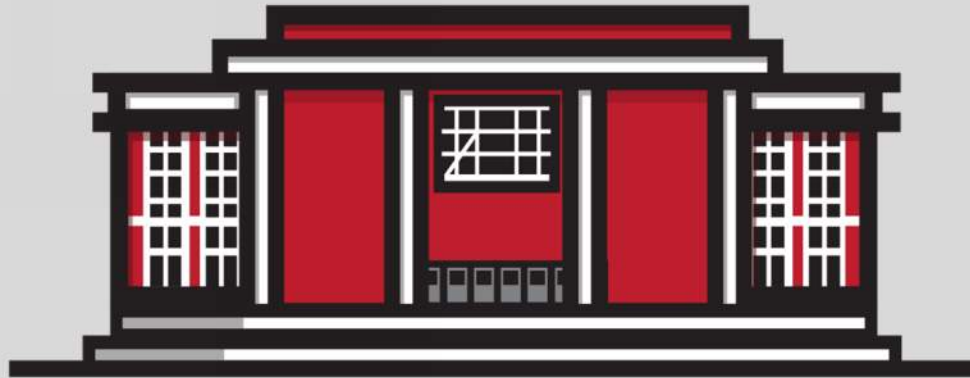




**BRADLEY-BOURBONNAIS**  
**CHSD #307**



**Community Engagement Session #2**  
**03.06.24**

# Master Planning Process

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# Community Engagement Schedule

---



**CES #1**  
**Discovery**

—  
BBCHS  
Auditorium



**CES #2**  
**Brainstorming  
& Finance 101**

—  
BBCHS  
Auditorium

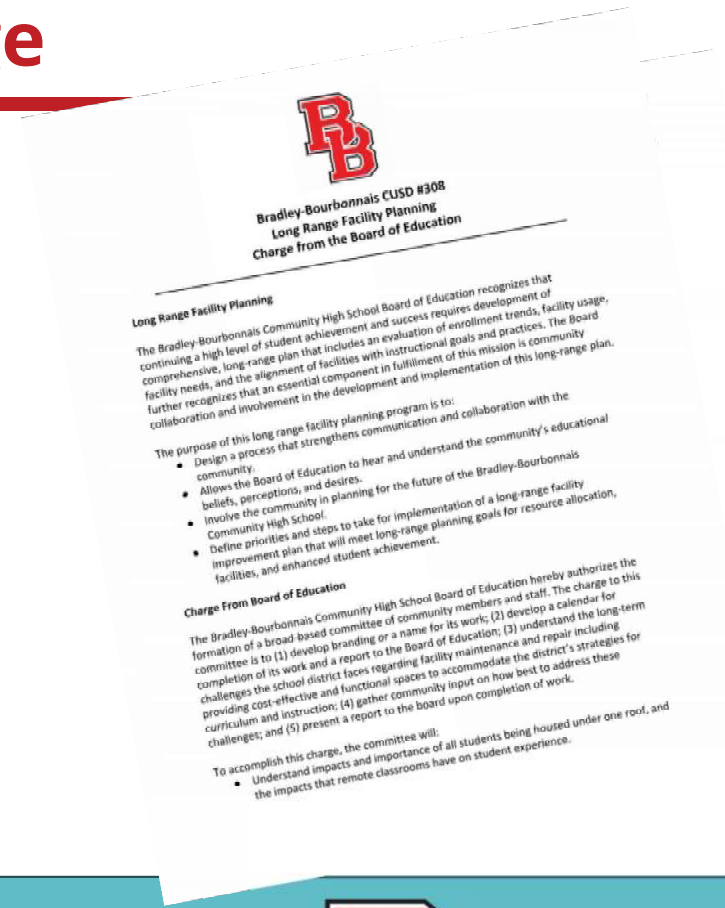


**CES #3**  
**Option Forum  
Pick the Plan**

—  
BBCHS  
Auditorium

# Why We Are Here: Board Charge

- Develop Long-Range Facility Improvement Program
- Taking in account curriculum, instruction, safety, and funding
- Engaging all stakeholders
- Reporting to the Board of Education



# COMMUNITY FACILITATING TEAM

Allison Bush  
Antonio Marshall  
Bob BeDell  
Camille Crawford  
Curt Saindon  
Dave Comer

Heather Mackin  
Jamie Freedlund  
Jarrod Darling  
John Doolin  
Kelly Kidd

Kyle Nevills  
Matt McBurnie  
Nicole McCarty  
Paul Johnson  
Paul Schore

## Co-Chairs

Amy Kemp · Vince Clark · Angela Morrey

# Sessions

---

- Participants—any BBCHS 307 resident
- Workshops designed/governed by FT
- Topics relevant to Long-Term Facility Improvement Plan
- Dialogue/discussions in small group setting

# Questions/Comments

- Fill out “I Have a Question/Comment” form
- Call: (866)545-0307
- Email: [buildingbetter@bbchs.org](mailto:buildingbetter@bbchs.org)
- Ask questions during Small Group time



I would like to be contacted by an *Impact 103* community engagement representative who can respond to this question/comment:

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---

---

Your question or comment may be directly related to the community engagement project or any other matter regarding Mahomet-Seymour CUSD #3

Name: 

---

Address: 

---

Phone: 

---

E-Mail: 

---



# CES #1 Results

Bradley-Bourbonnais  
CHSD #307







**OVER  
CROWDED  
corridors**







10:30am – 1:30pm

**6 Lunch  
Periods**

27 minutes/ea





# Lack of support for **STEM Programs - Robotics**





# Lack of support for **Performing Arts**





12 classrooms  
in portable buildings

(NO  
RESTROOMS)

**400+**  
students  
walk outside between classes

# Group Activity Questions

1

What did you learn that surprised you?

2

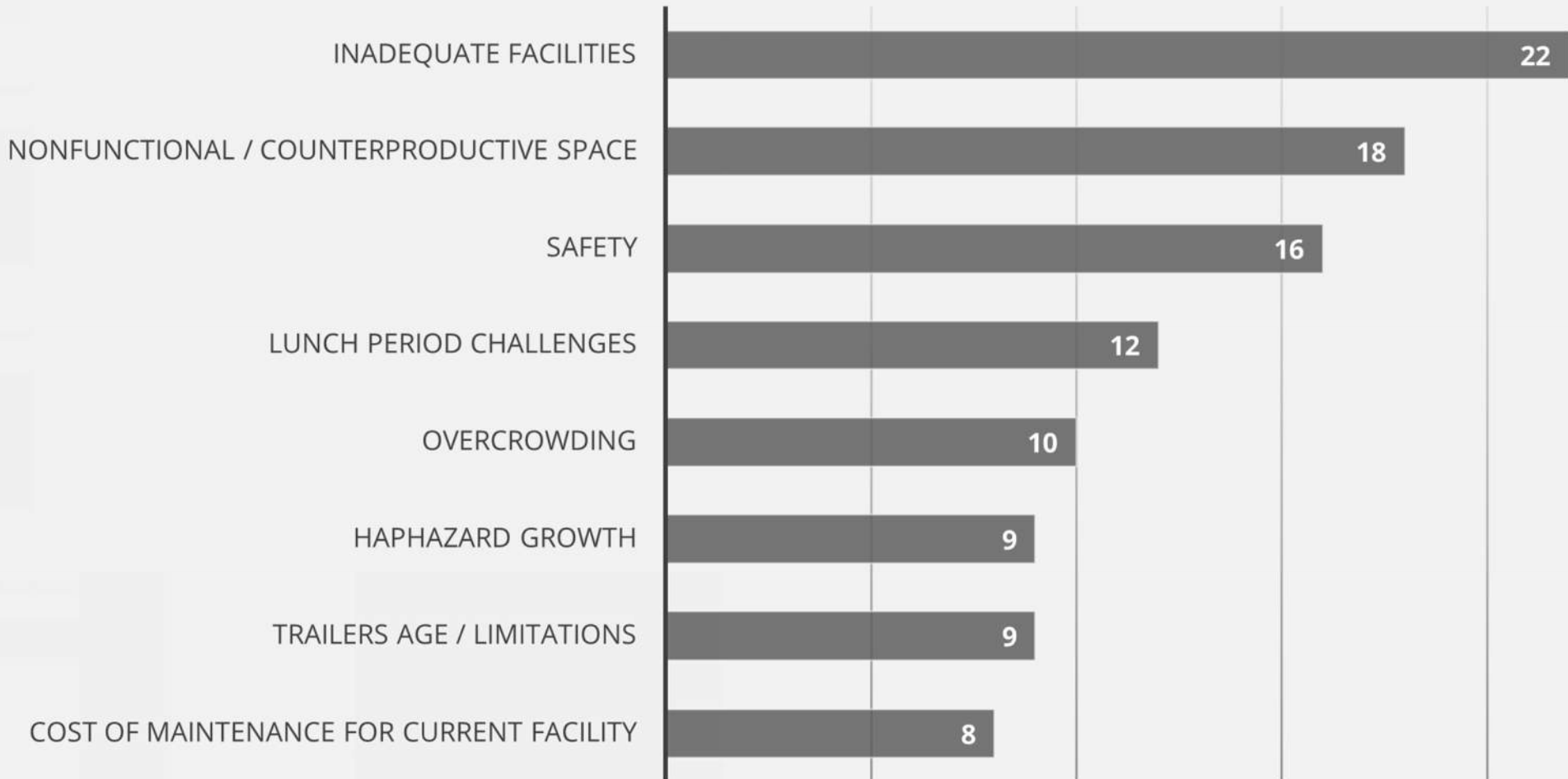
In 3 words, how would you describe our current district facilities?

3

What do you want to learn & discuss in the upcoming meetings?

## CES #1 - Work Activity 1

### What did you learn that surprised you?



CES #1 – Work Activity 2

In 3 words, how would you describe our current district facilities?





### CES #1 - Work Activity 3

## What do you want to learn & discuss in upcoming meetings?





# AGENDA

- **School Finance and Facility Funding 101**
  - Chris Hammond – BBCHS and Kevin Heid – Stifel Financial
- **What has Changed and Starter Scenarios**
  - BLDD Architects
- **Small Group Work and Report Out**
  - Building Better Co-Chairs
- **Next Steps**
  - Building Better Co-Chairs



# FINANCE OVERVIEW

Bradley-Bourbonnais  
CHSD #307



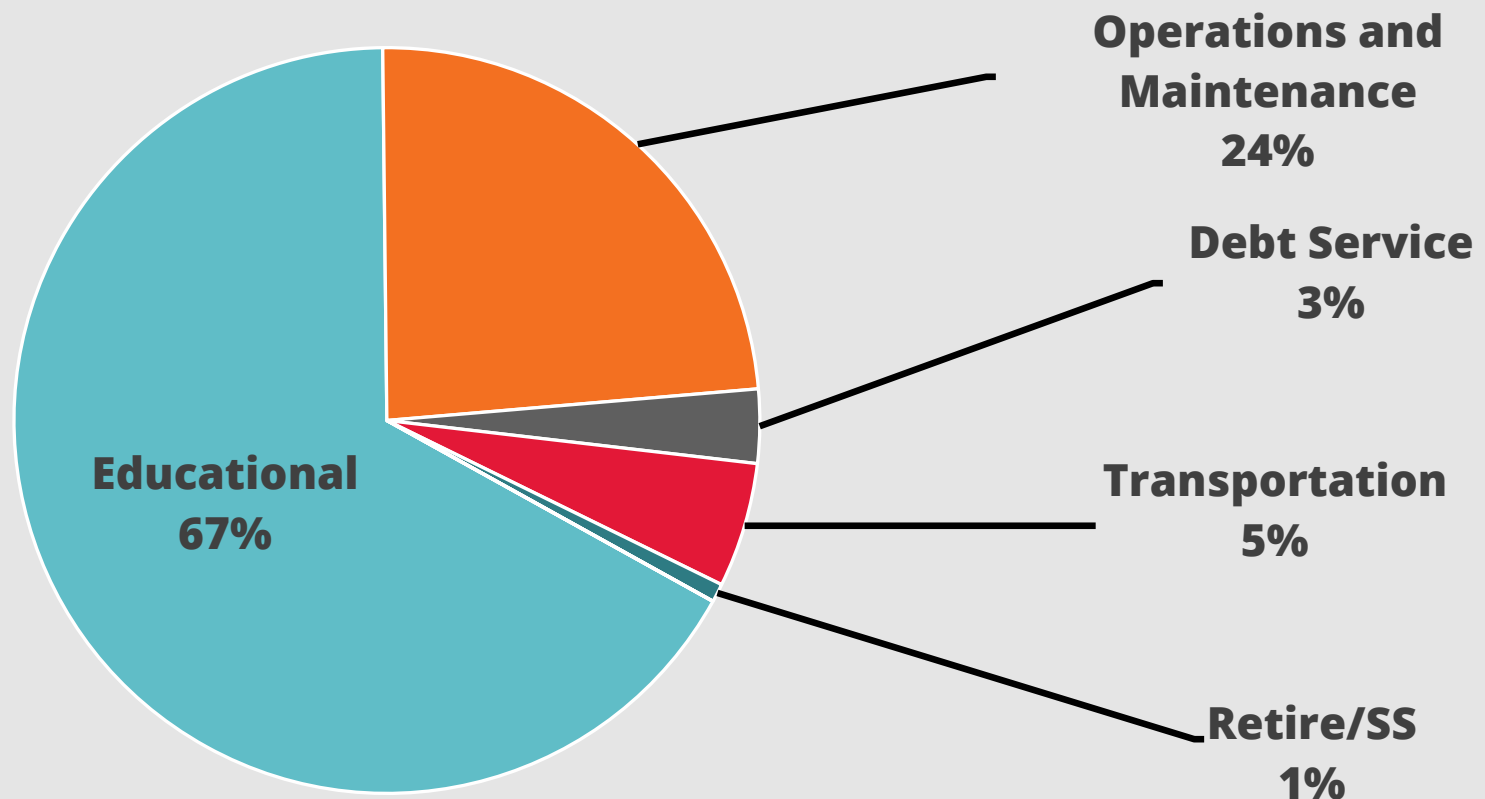
## District Finances and Budget

### *Fiscally Responsible*

- Highest Rating (XX) regarding financial health
- Built fund balances
- Gives ability for district to contribute to facilities
- \$15K per student vs \$17K per student local average



# District Finances and Budget





District

## Finances and Budget

### *Facilities Improvement Funding Options*

- IL Capital Bill (*Last funded in 2013 – 2003 list*)
- Health and Life Safety Bonds (HLS)
- Building Bond Referendum
- County School Facility Sales Tax (*\$.01 Tax*)



**Bradley Bourbonnais CUSD 307**

**Community Engagement**

*March 2024*

**STIFEL** | Public Finance

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# Bond Basics

---

## ***Public School Borrowing controlled by School Code and Illinois Law***

- Debt Limit = **6.9%** of Equalized Assessed Value (EAV)
- Bonds for building generally **require referendum**
- General Obligation (GO) bonds repaid from dedicated tax levy (portion of tax bill)
- GO Bonds limited to **20 years** in length
- Alt revenue bonds do not count against debt limit

# Outstanding Property Tax-Supported Debt

## Series 2016

- \$5,795,000 - \$4,920,000 Rem.
- Pay off 2033
- Does not apply to Debt Limit

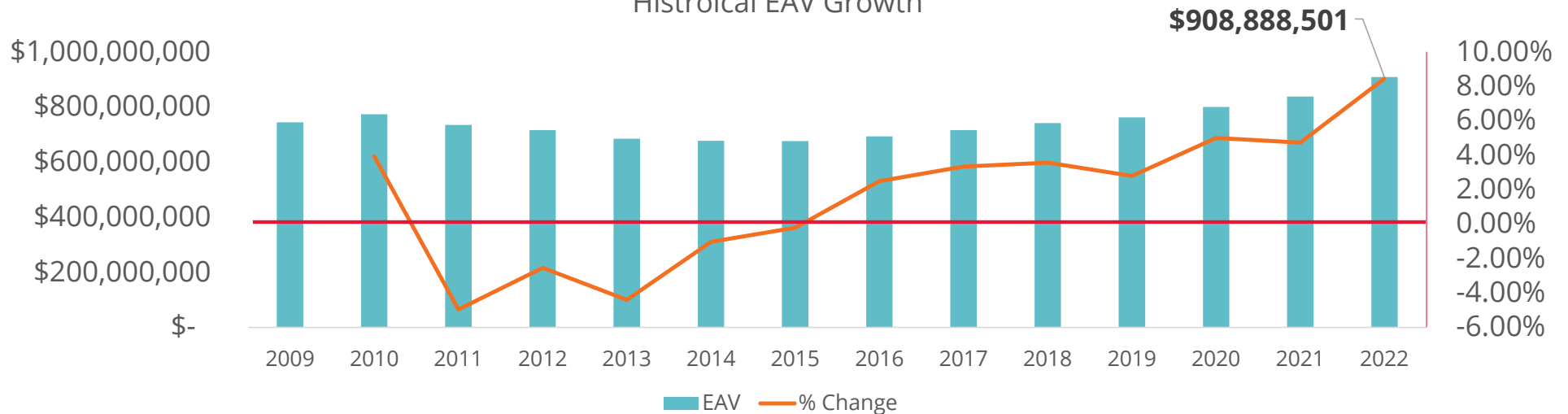
## Series 2022

- \$8,360,000 - \$7,865,000 Rem.
- Pay off 2041

Bradley-Bourbonnais CHSD #307 Kankakee County, Illinois			Bradley-Bourbonnais CHSD #307 Kankakee County, Illinois		
General Obligation Refunding School Bonds (Alternate Revenue Source)			General Obligation Limited Tax School Bonds		
Series 2016			Series 2022		
Par Amt.	Year	Coupon	Par Amt	Year	Coupon
	2023	4.000%		2022	3.000%
2024	405,000	4.000%	325,000	3.000%	
2025	425,000	4.000%	335,000	3.000%	
2026	445,000	4.000%	345,000	3.000%	
2027	460,000	4.000%	355,000	3.000%	
2028	480,000	4.000%	365,000	3.000%	
2029	500,000	4.000%	380,000	3.000%	
2030	520,000	4.000%	390,000	3.000%	
2031	540,000	4.000%	400,000	3.000%	
2032	560,000	4.000%	415,000	4.000%	
2033	585,000	4.000%	430,000	4.000%	
2034			445,000		
2035			465,000		
2036			485,000	1.760%	
2037			505,000	4.000%	
2038			525,000	4.000%	
2039			545,000	4.000%	
2040			565,000	4.000%	
2041			590,000	4.000%	
Remaining Total	Does not apply to Debt Limit \$4,920,000		\$7,865,000		
Original Par	\$5,795,000		\$8,360,000		
Rating	Insured: AA / Underlying: A+		Insured: AA / Underlying: AA-		
Dated	6/30/2016		2/1/2022		
Delivery	6/30/2016		2/1/2022		
Due	Dec. 1, As Shown		Dec. 1, As Shown		
Insr / Lqdty	BAM		AGM		
Sr. Mgr	Stifel		Stifel		
Type of Offer	Negotiated		Negotiated		
AMT / Non	Fed. BQ		Fed. BQ		
Next Call	12/01/2026 @ Par		12/1/2030 @ Par		
Purpose	Refund Callable Maturities of Series 2008		WC and Refund all of Series 2009B		

# Debt Capacity

Histroical EAV Growth



$\$908,888,501 \times 6.9\% = \text{\$62,713,307 (Debt Limit)}$

-

$\$7,865,000$  (Outstanding Debt)

**$\$54,848,307$  (Remaining Debt Capacity)**

STIFEL | Public Finance

1. Debt Capacity is the maximum legal borrowing limit according to Illinois Statutory provisions.



## BRADLEY-BOURBONNAIS

# ANNUAL PROPERTY TAX IMPACTS

	\$30MM	\$40MM	\$60MM	\$65MM	\$70MM	\$170MM
						New HS
Tax Rate Increase/\$100	0.27	0.36	0.55	0.60	0.64	1.56
Annual Increase						
\$ 100,000	\$72	\$97	\$150	\$164	\$175	\$427
\$ 150,000	\$117	\$157	\$241	\$264	\$282	\$688
\$ 200,000	\$161	\$216	\$332	\$364	\$388	\$949
\$ 250,000	\$205	\$275	\$423	\$464	\$495	\$1,209
\$ 300,000	\$249	\$335	\$514	\$564	\$602	\$1,470
\$ 400,000	\$337	\$453	\$697	\$764	\$815	\$1,991



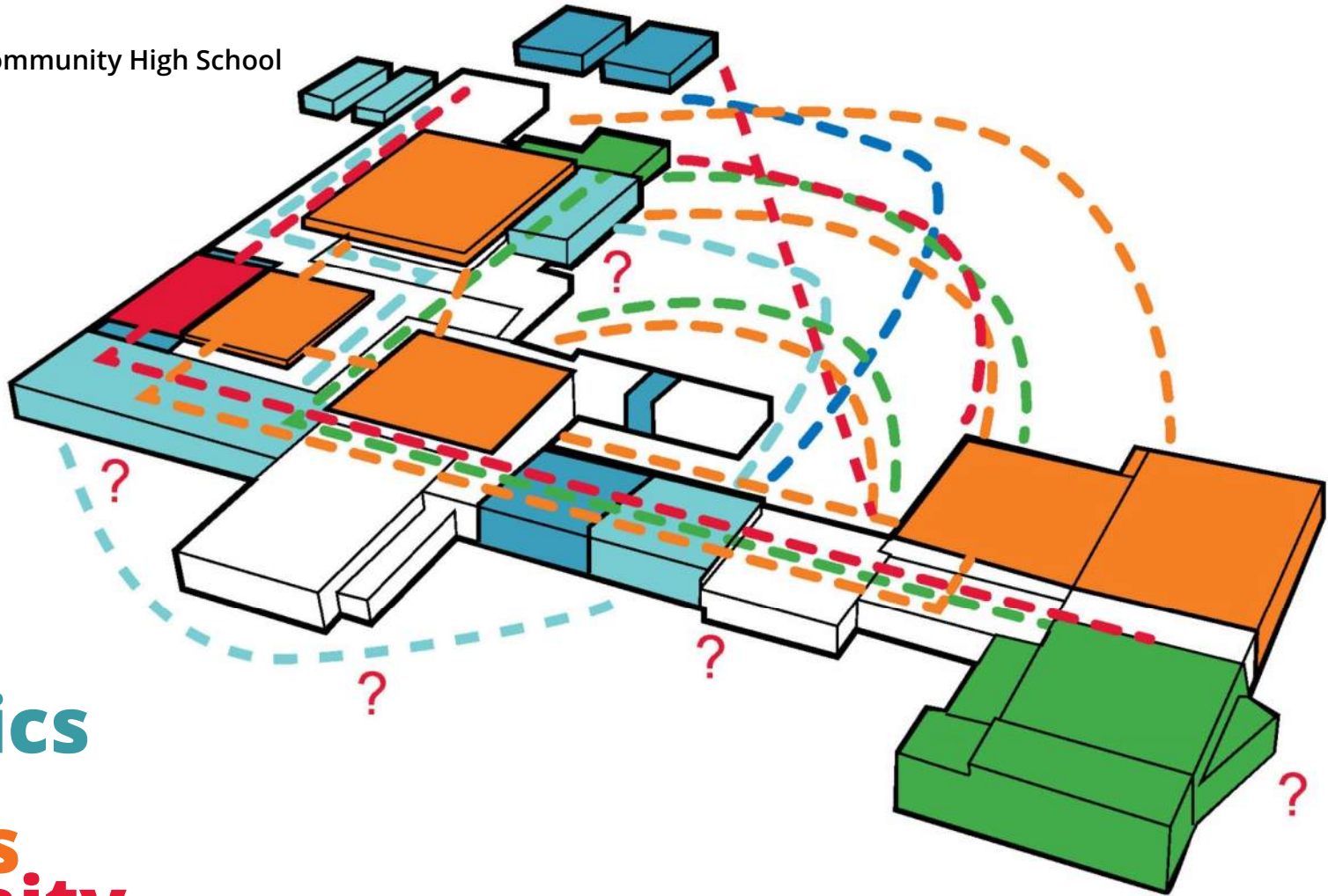
## BRADLEY-BOURBONNAIS

# MONTHLY PROPERTY TAX IMPACTS

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						New HS
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\$ 150,000	\$10	\$13	\$20	\$22	\$23	\$57
\$ 200,000	\$13	\$18	\$28	\$30	\$32	\$79
\$ 250,000	\$17	\$23	\$35	\$39	\$41	\$101
\$ 300,000	\$21	\$28	\$43	\$47	\$50	\$123
\$ 400,000	\$28	\$38	\$58	\$64	\$68	\$166

# Existing

Bradley-Bourbonnais Community High School



academics  
arts  
athletics  
community

# Facility Planning Priorities

1

## All under one roof - Safety

12 "temporary classrooms", 400 kids outside between classes, special education closer to supported programs, safe and secure campus.

2

## Address dining constraints

Master of schedule, multiple lunches (10:30am start, 27 minutes each).  
No other function for space.

3

## Whole student / Culture

Confidential conversations, travel/flow/choke points - rushed. Support of health and wellness needs, empty desks, student support services.

4

## Program support

Departmental alignment and support, rolling equipment outside, 1/4 mile end-to-end, lack of break-out space, flow, sharing of everything, undersized spaces, dated and poorly performing space, lack of flexibility.

**BUILDING  
BETTER**

# WHAT HAS CHANGED?

How is “FORM” changing to  
follow “FUNCTION”?



A black and white photograph of a classroom. A male teacher stands at the front left, facing the class. Students are seated at their desks, which are arranged in rows. The students are looking towards the front of the room. The background shows a chalkboard and some papers on the wall.

**1**

JOBS

**2**

PROGRAMS

**3**

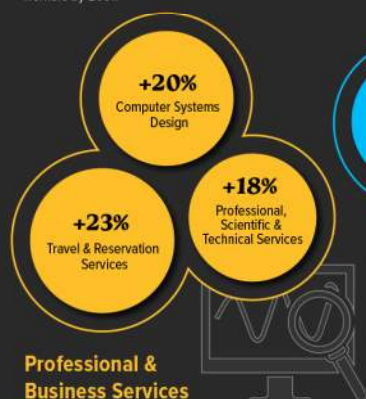
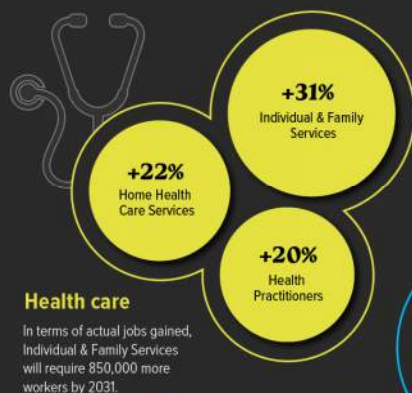
DELIVERY

## Most Promising Jobs of 2024

1. Nurse Practitioner
2. Financial Manager
3. Software Developer
4. IT Manager
5. Physician Assistant
6. Medical and Health Srvs.
7. IT Security Analyst
8. Data Scientist
9. Actuary
10. Speech-Lang. Pathologist
11. Marketing Manager
12. Statistician
13. Management Analyst
14. Genetic Counselor
15. Operations Research Analyst
16. Orthotist and Prosthetist
17. Lawyer
18. Mechanical Engineer
19. Occupational Therapist
20. Veterinarian

# THE 20 Fastest Growing & Declining Industries IN AMERICA

To help predict what the U.S. job landscape will look like in the next few years, the Bureau of Labor Statistics (BLS) has identified 40 industries which will see the largest swings in employment between 2021 and 2031.



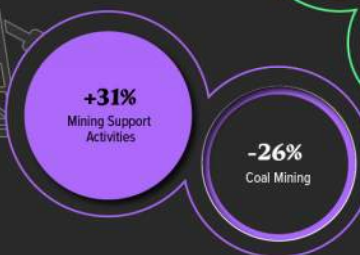
## Leisure & Hospitality

Event promotion is the fastest growing industry in percentage terms, requiring over 50,000 more workers by 2031.

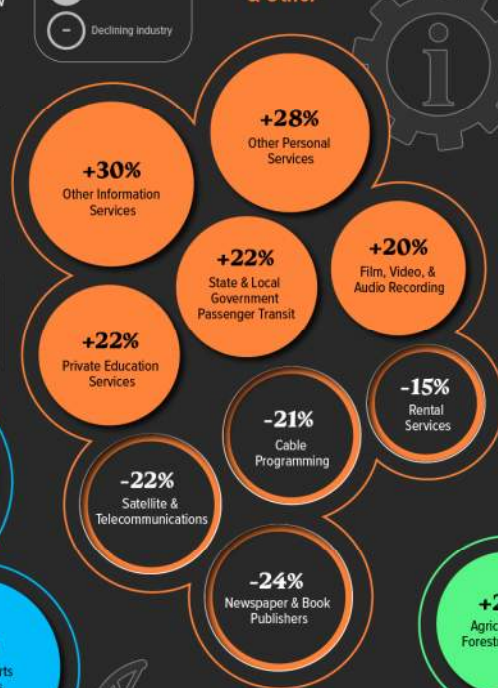


## Mining

95% of Mining Support jobs are found in oil and gas extraction, and employee demand moves in conjunction with the health of the sector.

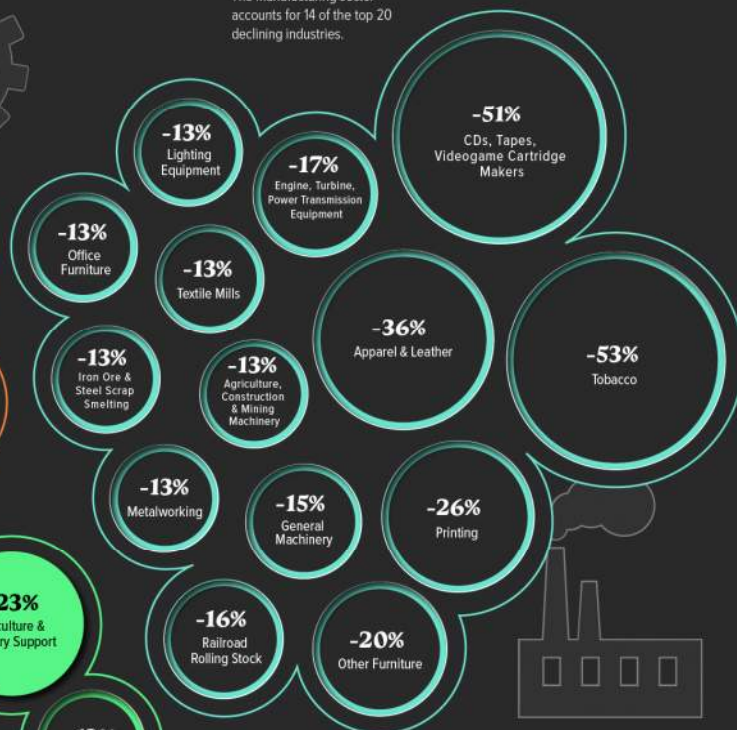


## Services & Other



## Manufacturing

The Manufacturing sector accounts for 14 of the top 20 declining industries.



## Agriculture & Forestry

Increased mechanization on farms will drive demand for agricultural equipment operators.



Source: Bureau of Labor Statistics.



<https://www.visualcapitalist.com/wp-content/uploads/2023/07/Fastest-Growing-and-Declining-Industries-in-the-U.S.-Full-Size.html>

[www.bls.gov/emp/tables/industries-fast-grow-employment.htm](https://www.bls.gov/emp/tables/industries-fast-grow-employment.htm)

# **program**

**Special  
Programs**

**Curriculum  
Offerings**

**STEM**

**Passive  
vs.  
Active**



## Social Studies CURRICULUM

American History  
Soc. Prob.  
Social Studies  
Western History

1960

Adv. World History  
AP European History  
AP Psychology  
AP US Government  
AP US History  
Basic Law  
Economics  
Government  
Psychology  
Sociology  
US History  
World Geography  
World History

today



## Business Education **CURRICULUM**

Basic Business  
Bookkeeping  
Business Law  
Office Practice  
Shorthand  
Transcription  
Typing 1-3

Accounting 1  
Business Mrkt. Mgmt.  
Business/Tech Conc.  
Computer Applications  
Consumer Education  
Co-op Occupations 1-2  
Keyboarding  
Multimedia  
Video Production 1-4  
Web Design/Media Dev't  
Yearbook Production 1-2

**1960**

**today**





## 21<sup>st</sup> Century Learning **ENVIRONMENTS**

- Learning is no longer optional
- Meet the needs of every child
- Engage students in learning
- Support the **6 C's**:
  - collaboration
  - citizenship
  - critical thinking
  - communication
  - creativity
  - character

In the year  
**2037...**



What will **teachers**  
be doing ?

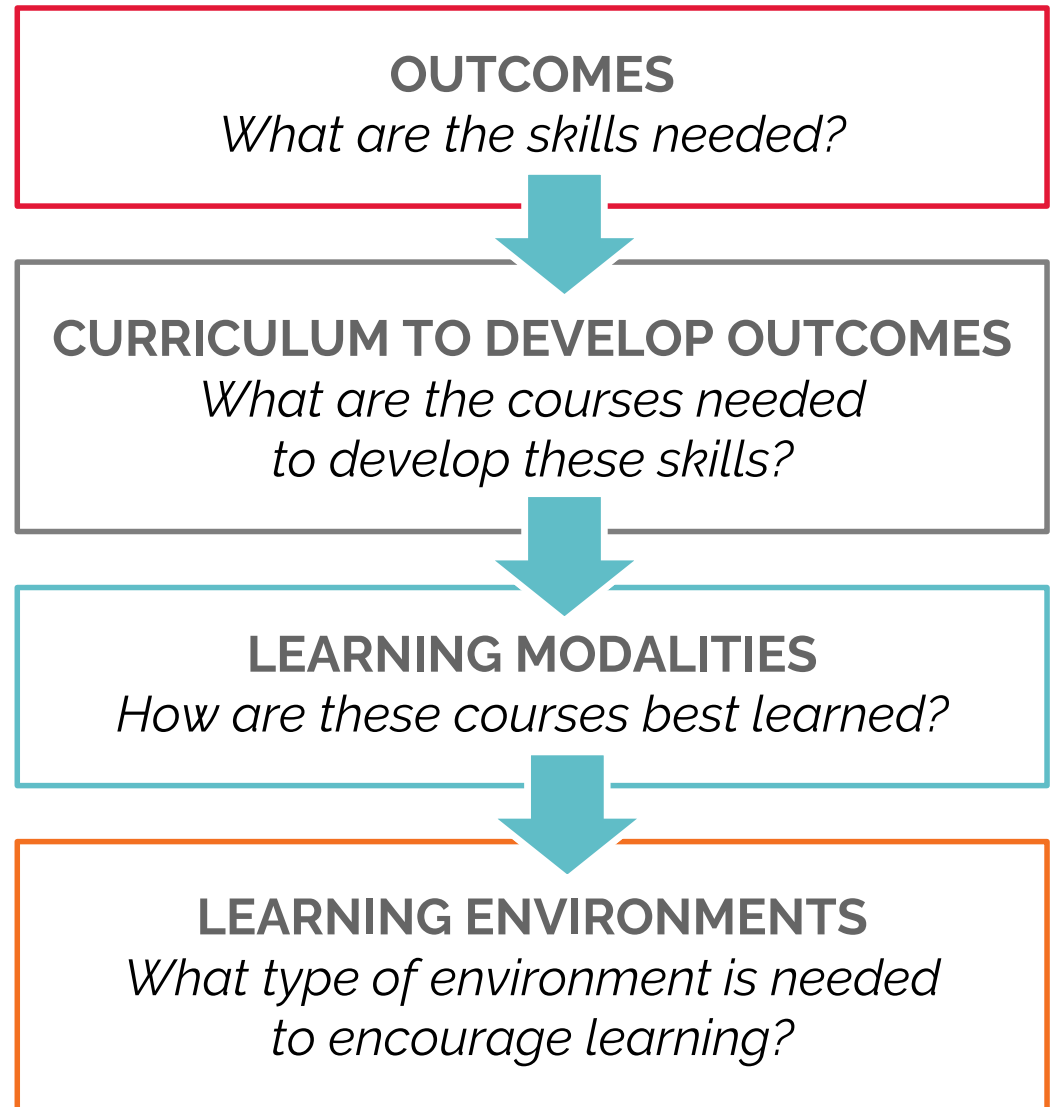
What will **students**  
be doing ?



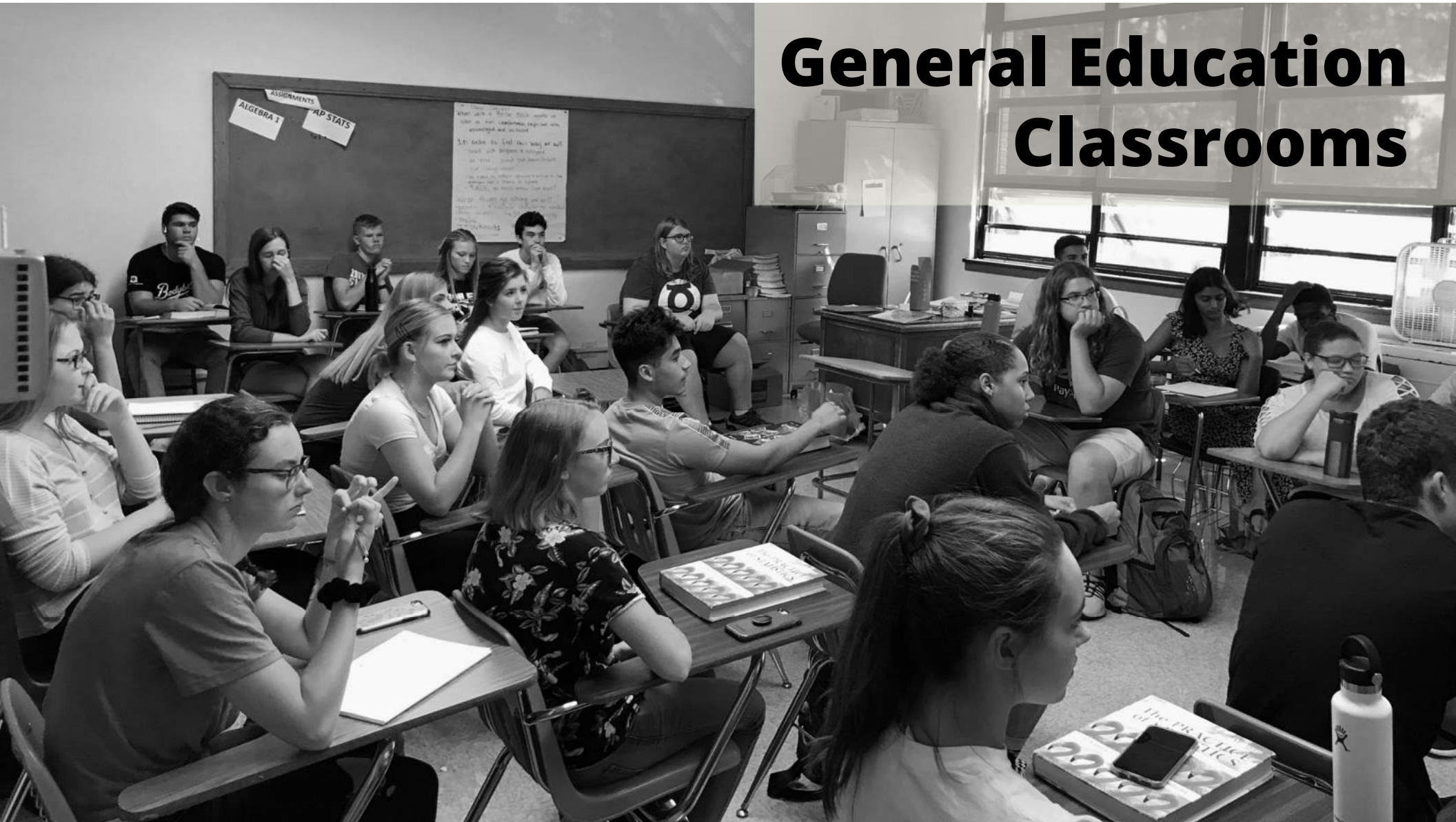


# Beginning

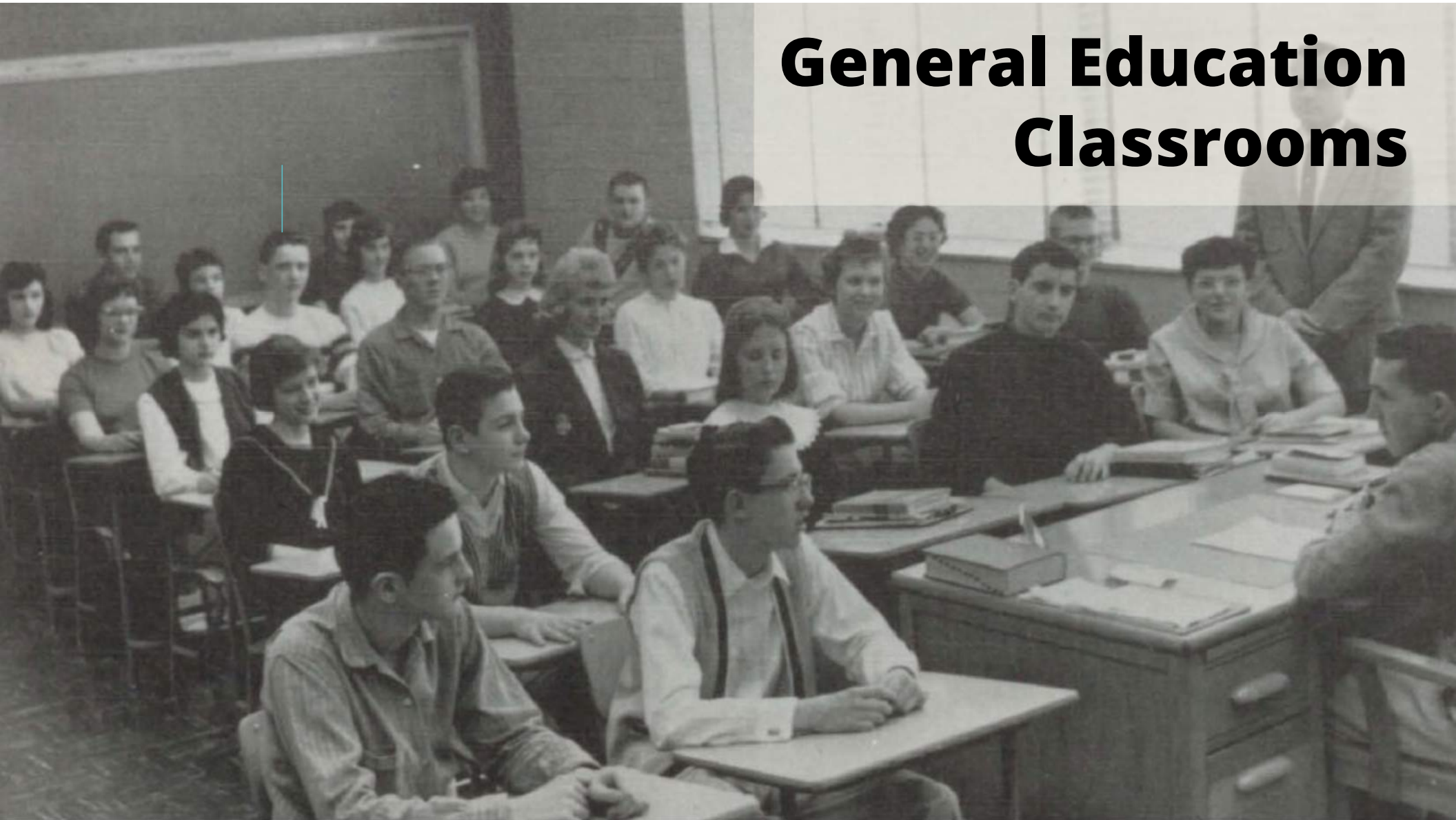
With the end in mind



# General Education Classrooms



# **General Education Classrooms**



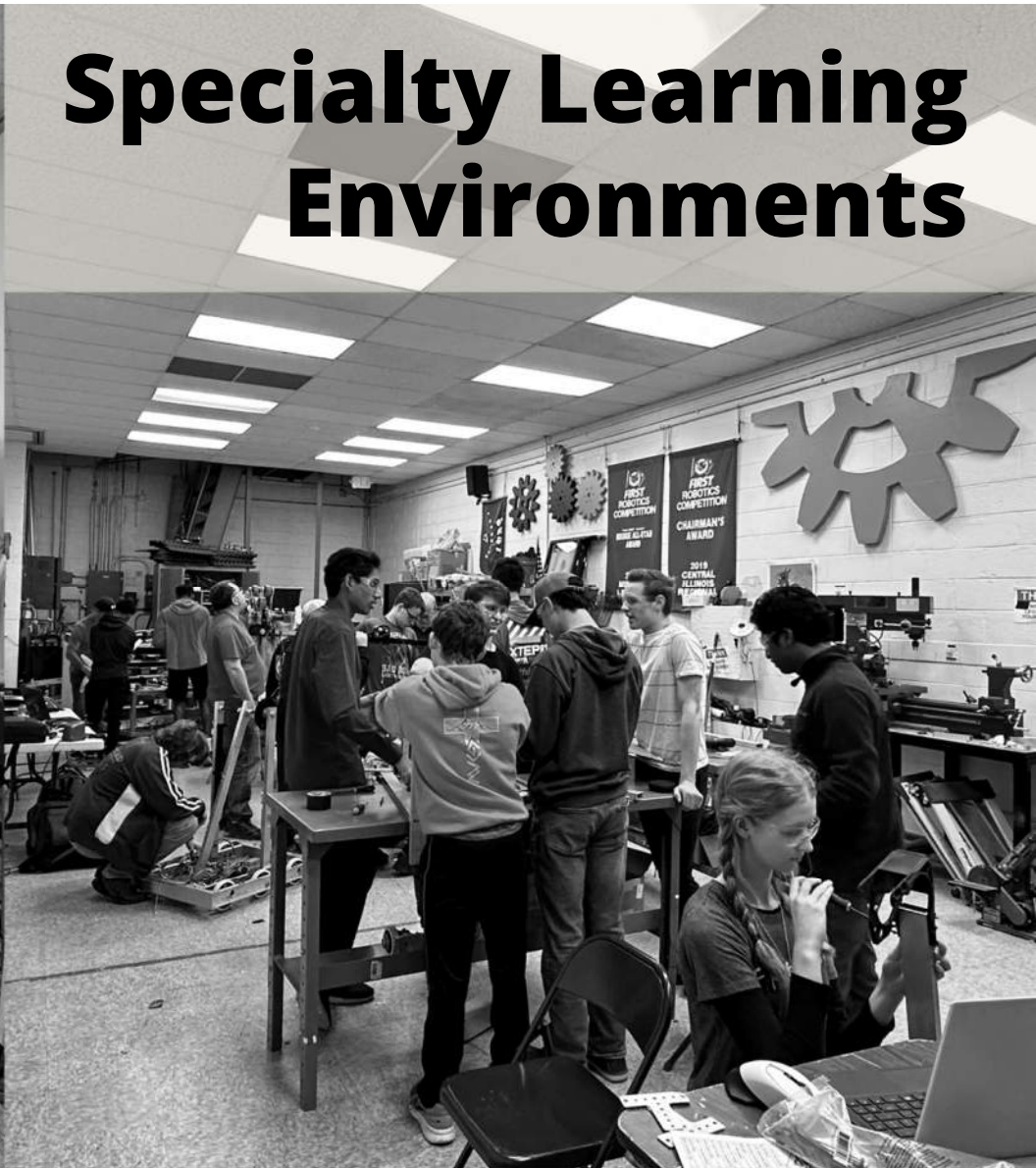




# General Education Classrooms

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# Specialty Learning Environments







## Specialty Learning Environments

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# Specialty Learning Environments

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**Fine Arts**





# Fine Arts

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## Media Center

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# Collaboration Spaces





# Collaboration Spaces

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# Commons / Community Areas







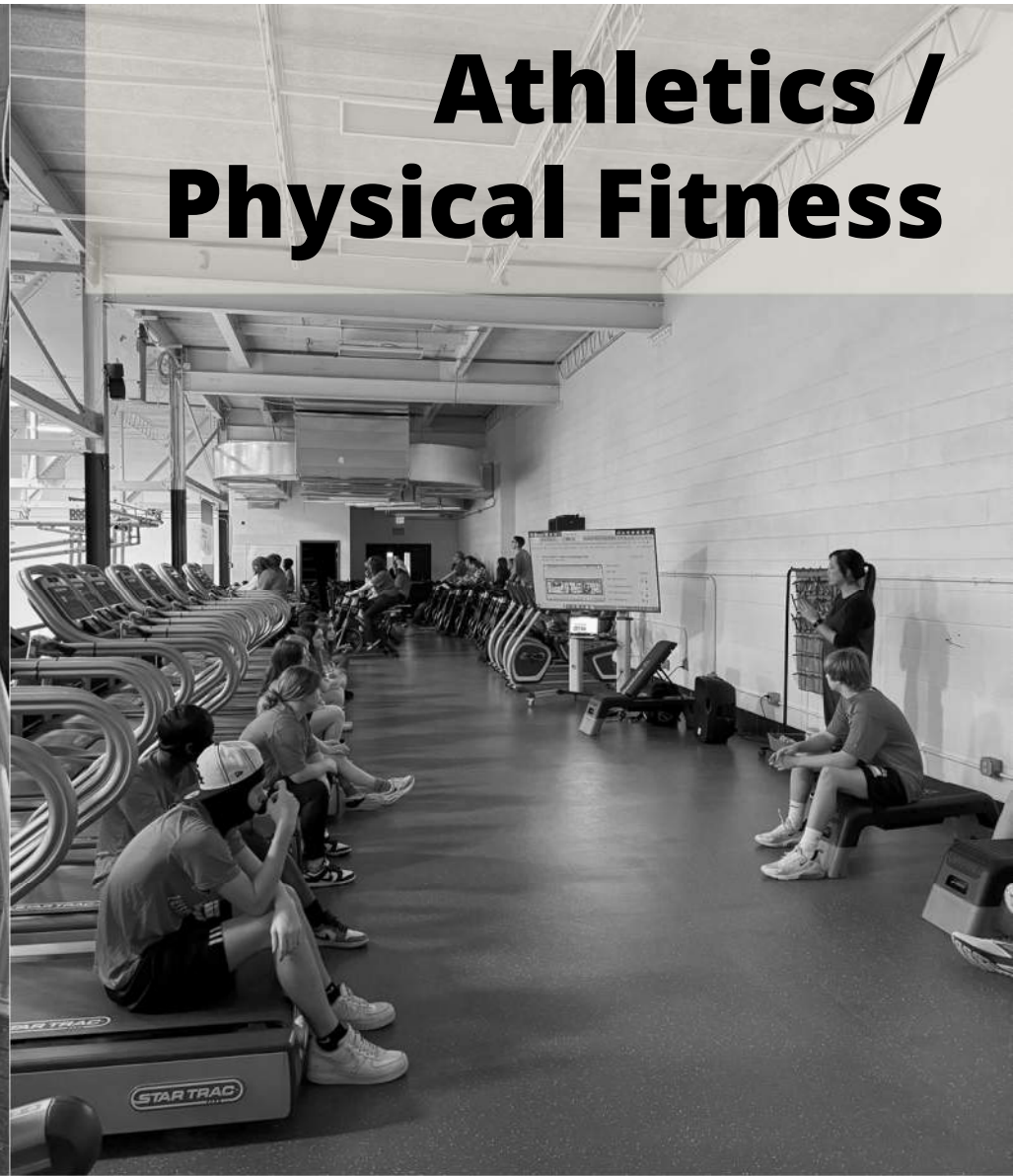
## **Commons / Community Areas**

---

# Athletics / Physical Fitness







# Athletics / Physical Fitness



## Athletics / Physical Fitness

---



# POTENTIAL SOLUTIONS

Bradley-Bourbonnais  
CHSD #307

# PHYSICAL NEEDS **ASSESSMENT**

## Building Components

Electrical

Exterior  
Wall

Fire  
Detection

HVAC

Interior

Lighting

Plumbing

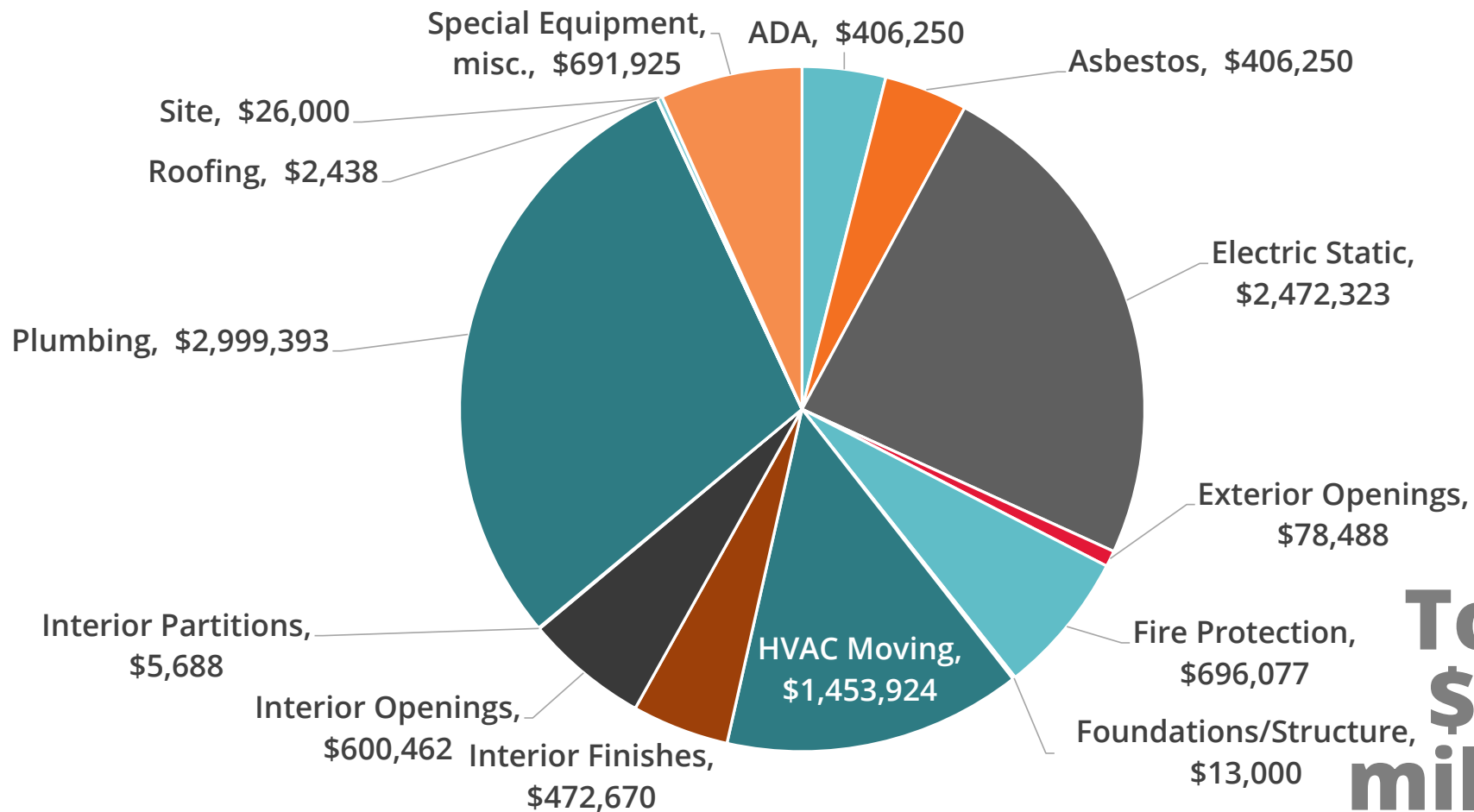
Roof

Site

Building  
Envelope

School  
Security

# ESTIMATED COST BY COMPONENT



# SCHOOL FACILITY FUNCTIONAL PERFORMANCE ASSESSMENT





# SCHOOL FACILITY FUNCTIONAL PERFORMANCE **ASSESSMENT**



---

the school site



---

program  
support



---

educational  
environment



**Additions:**

1948  
1954  
1960  
1973  
1978  
1987  
1997  
2002  
2009

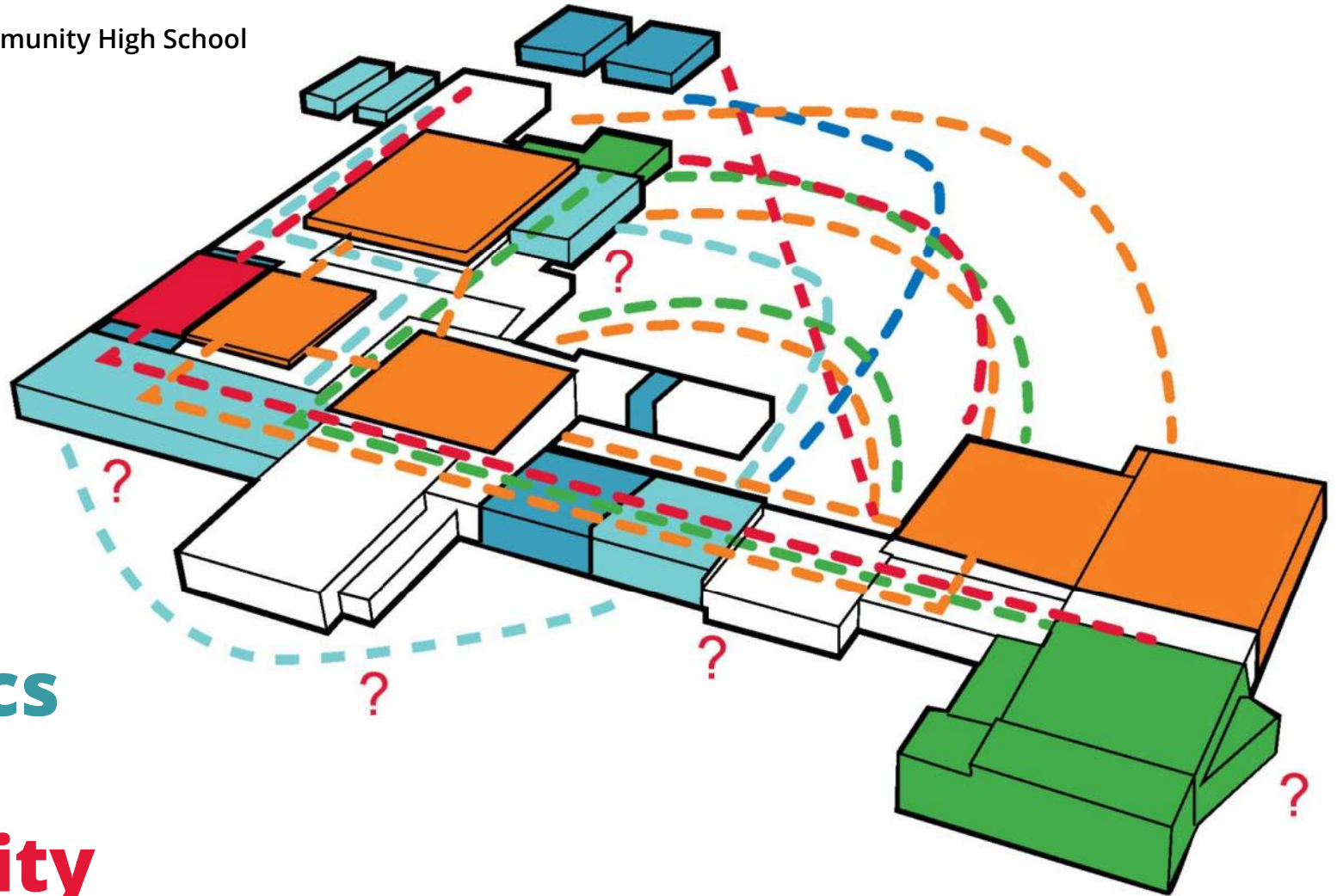
**1948**

Constructed  
for 300  
students

Current  
enrollment:  
1,950

# Existing

Bradley-Bourbonnais Community High School



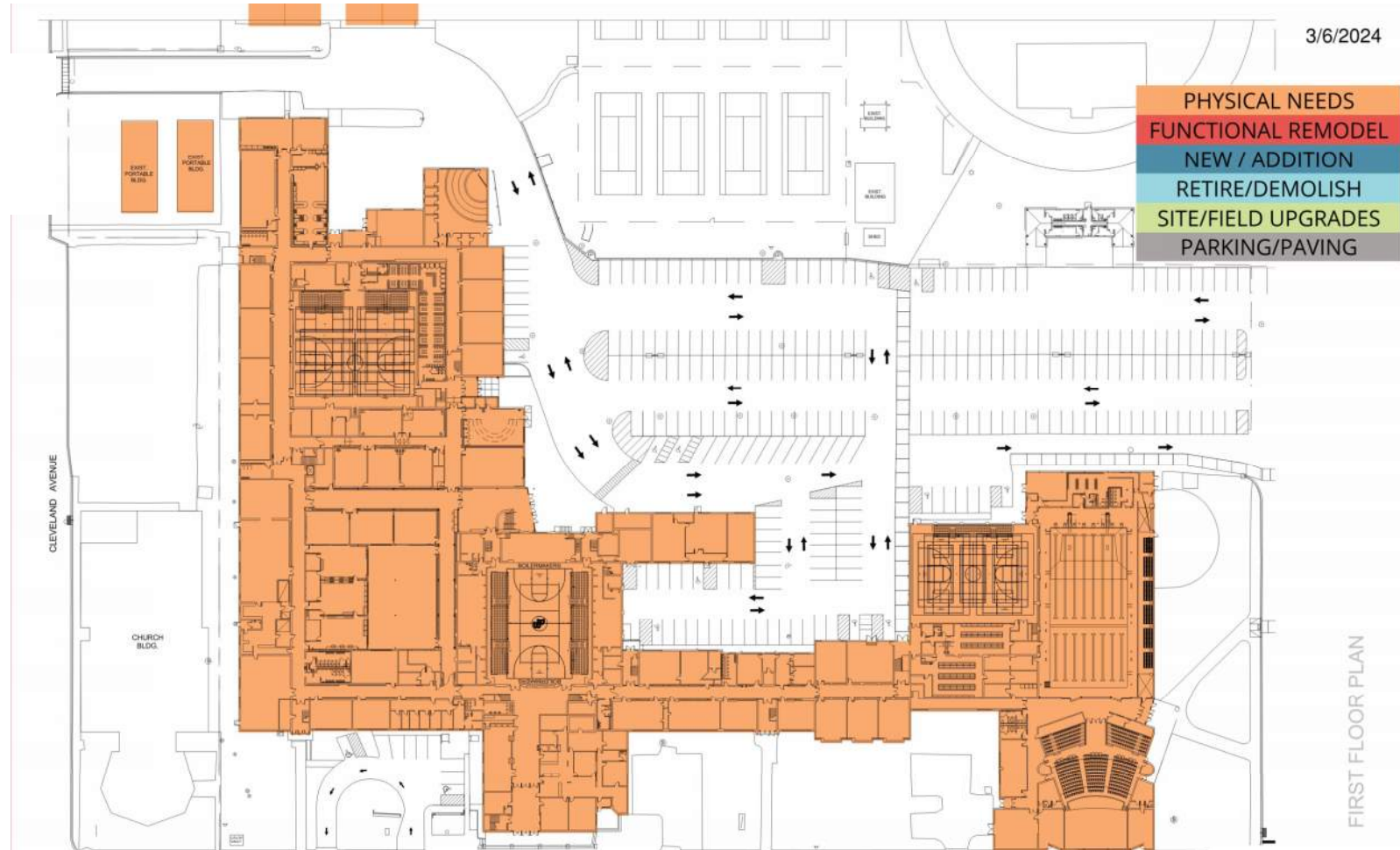
academics  
arts  
athletics  
community

# Scenario 0 Status Quo

*(Physical needs  
assessment work)*

- ☐ All under one roof
- ☐ Improve dining
- ☐ Student support
- ☐ Program support

**\$10.3 million**  
**Functional Score: 61**

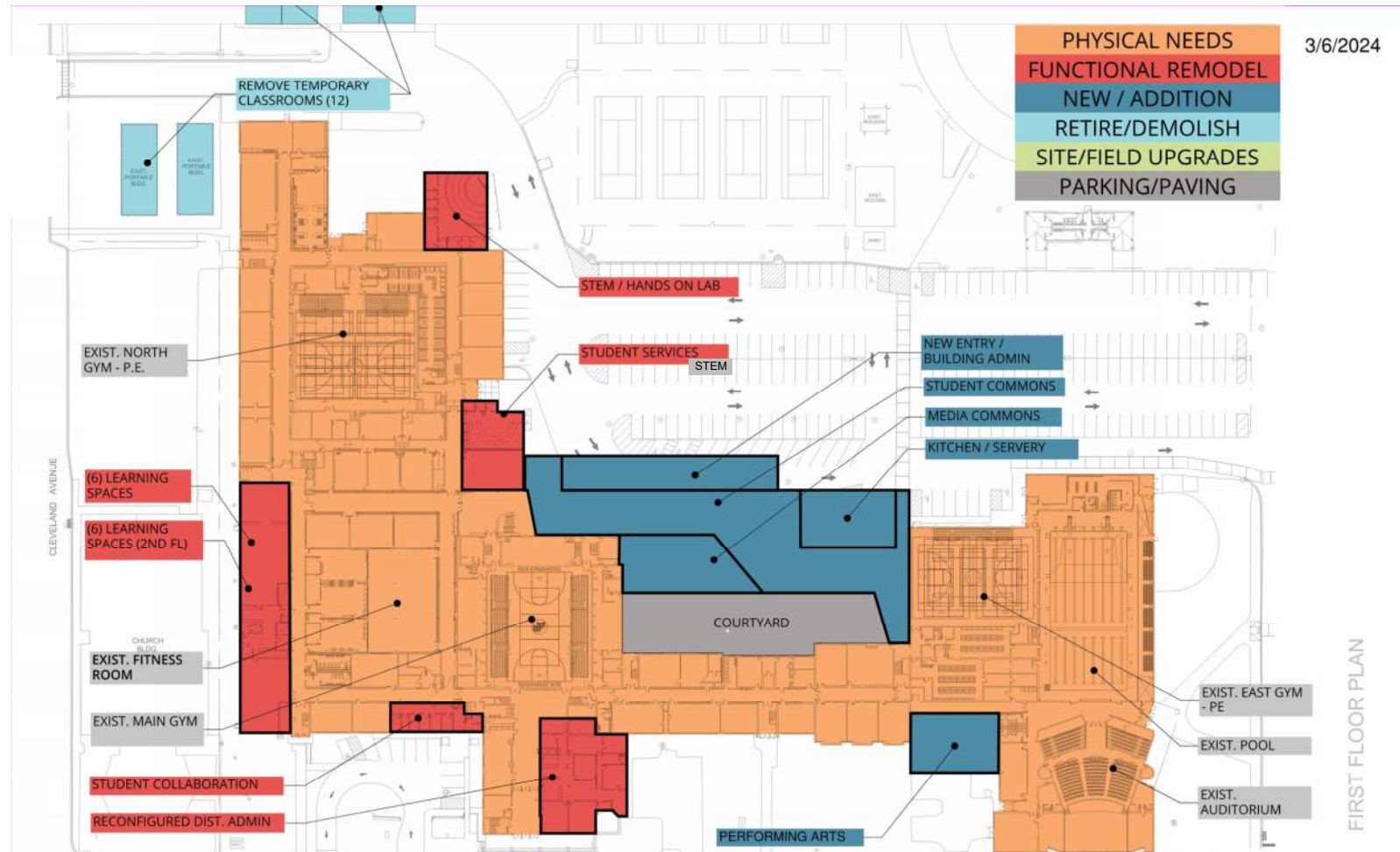




# Scenario 1

*(Everyone under one roof, and reasonable dining hours)*

- All under one roof
- Improve dining
- Student support
- Program support

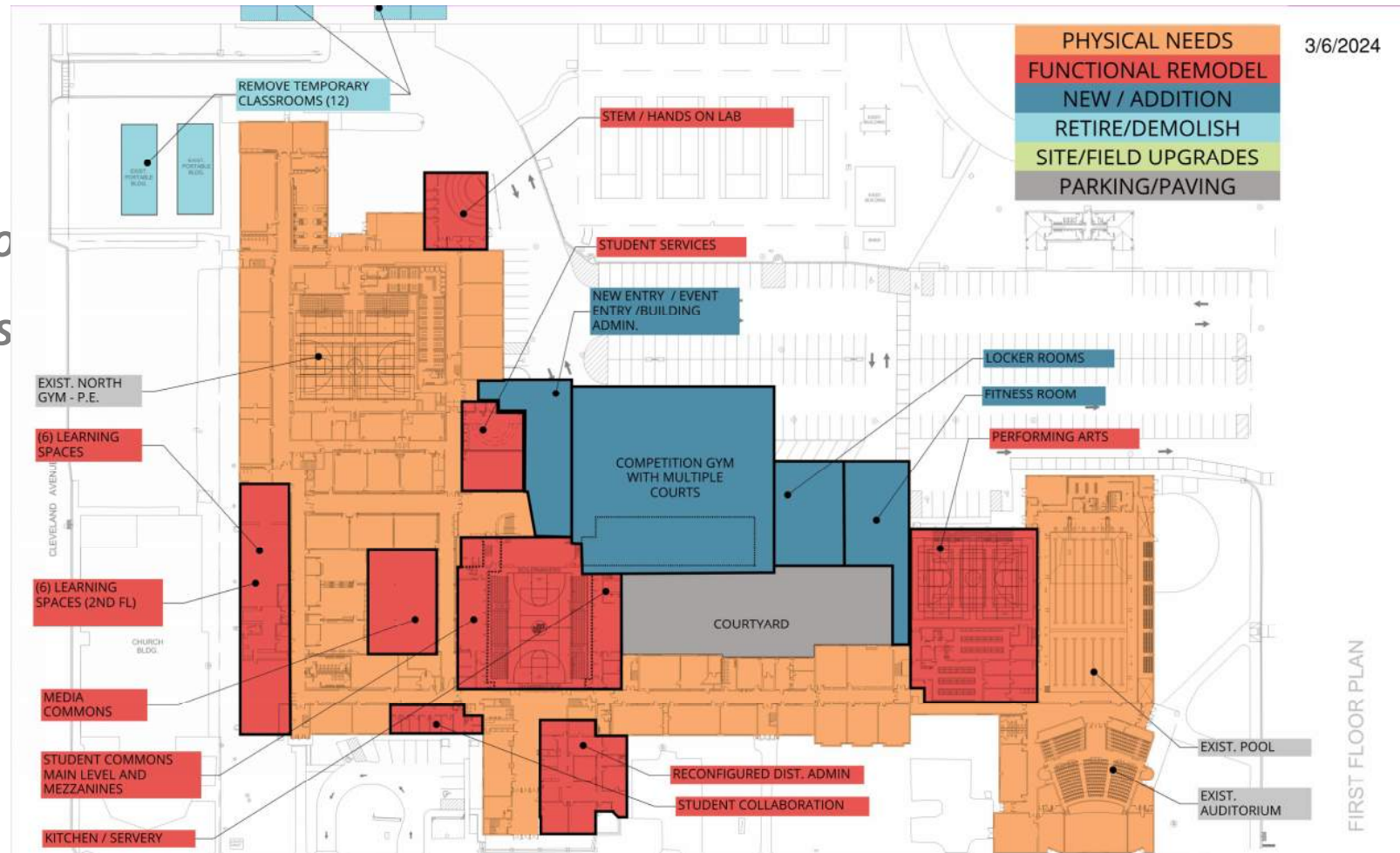


**\$30 million (+19.7M)**  
**Functional Score: 76 (+15)**

# Scenario 2

*(Re-envision the co and replace low functioning spaces)*





- All under one roof
- Improve dining
- Student support
- Program support



**\$40 million (+29.7M)**  
**Functional Score: 82 (+21)**

# Scenario 3

*(Provide expanded spaces for programs)*

-  All under one roof
-  Improve dining
-  Student support
-  Program support



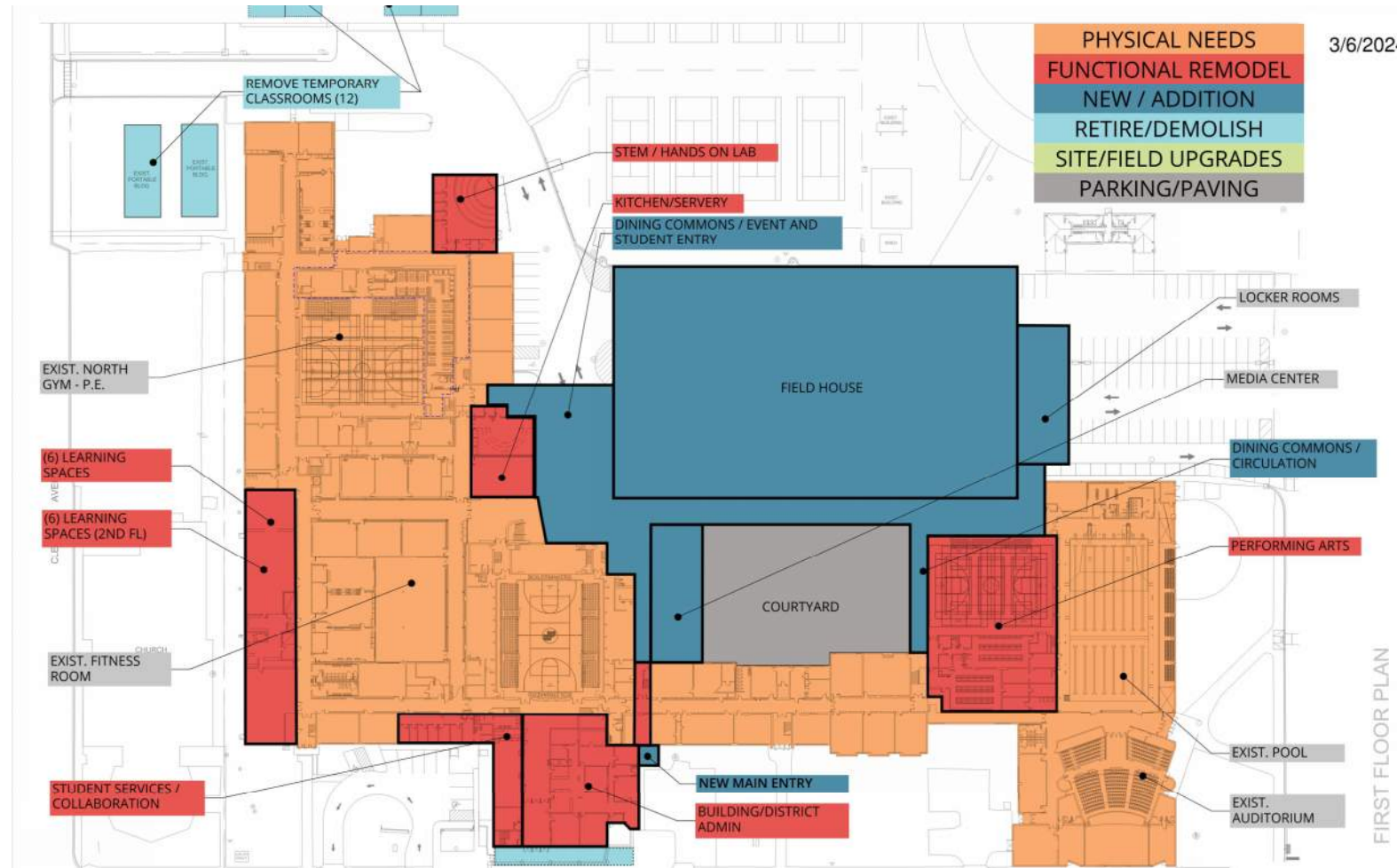
**\$60 million (+49.7M)**  
**Functional Score: 84 (+23)**



# Scenario 4

*(Provide enhanced spaces for programs)*

- All under one roof
- Improve dining
- Student support
- Program support



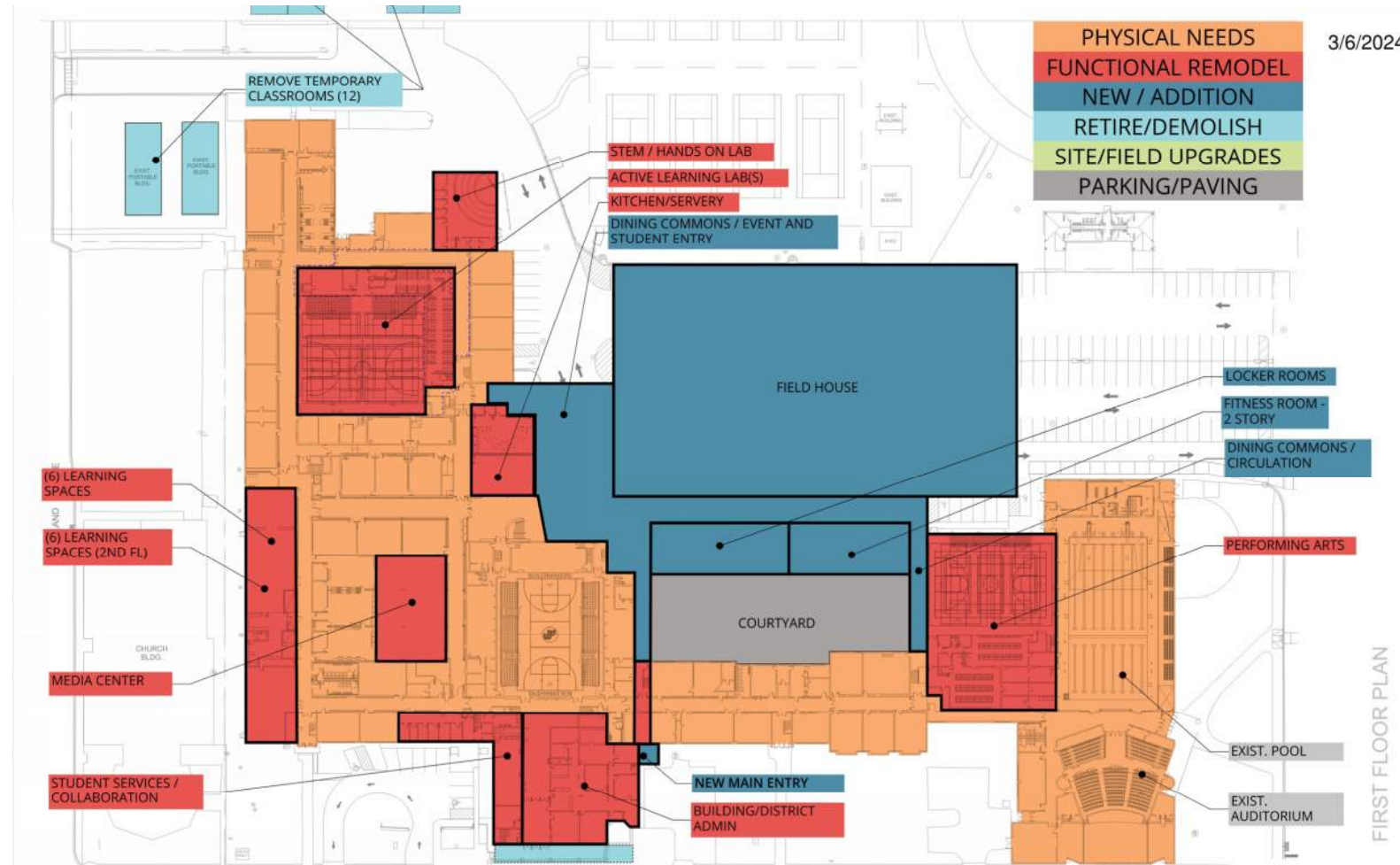
**\$65 million (+54.7M)**  
**Functional Score: 86 (+25)**



# Scenario 5

*(Provide optimal spaces for programs)*

- All under one roof
- Improve dining
- Student support
- Program support



**\$70 million (+59.7M)**  
**Functional Score: 90 (+29)**

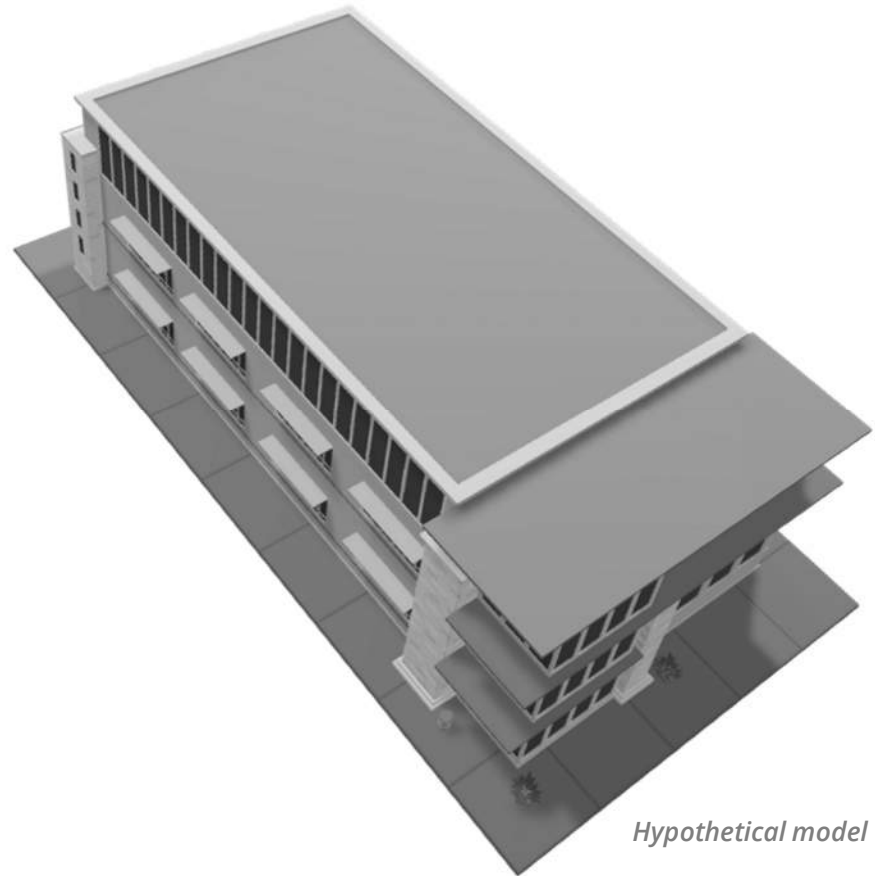
## Scenario 6

*(New 330,000 s.f., 2000 student capacity building plus athletic fields and site work on district owned property)*

- All under one roof
- Improve dining
- Whole student / culture
- Program support

+159.7M

**Cost: \$170 million**  
**Ed Ad: 97.5 (+36.5)**



*Hypothetical model*

# **SMALL GROUP WORK**

**Bradley-Bourbonnais  
CHSD #307**



# Small-Group Work Activity

Select a Recorder and Facilitator

## *Recorder Responsibilities*

- Complete the information on the group's worksheet

## *Facilitator Responsibilities*

- Facilitate discussion
- Keep group focused/on task
- Report group's information





# Small-Group Worksheet

- Information on worksheet should reflect consensus/general agreement of group members
- Monitor progress to complete the worksheet in allotted time
- Only group recorder's worksheet will be collected



# Group Activity Questions

---

1

Rank the scenarios from favorite to least favorite (1 being favorite)

2

Provide recommended improvements for the group's favorite scenario(s)

3

Are there additional scenarios to consider?



## BRADLEY-BOURBONNAIS

# ANNUAL PROPERTY TAX IMPACTS

	\$30MM	\$40MM	\$60MM	\$65MM	\$70MM	\$170MM
						New HS
Tax Rate Increase/\$100	0.27	0.36	0.55	0.60	0.64	1.56
Annual Increase						
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## BRADLEY-BOURBONNAIS

# MONTHLY PROPERTY TAX IMPACTS

	\$30MM	\$40MM	\$60MM	\$65MM	\$70MM	\$170MM
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Monthly Increase						
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\$ 250,000	\$17	\$23	\$35	\$39	\$41	\$101
\$ 300,000	\$21	\$28	\$43	\$47	\$50	\$123
\$ 400,000	\$28	\$38	\$58	\$64	\$68	\$166



# COMMUNITY ENGAGEMENT SCHEDULE

**April  
3**

**CES #3**  
**Option Forum**  
**Pick the Plan**

—  
**BBCHS**  
**Auditorium**

**All community engagement sessions 6:00–8:00pm**



# Thank you!

Community  
Engagement  
Session #2  
03.06.2024

