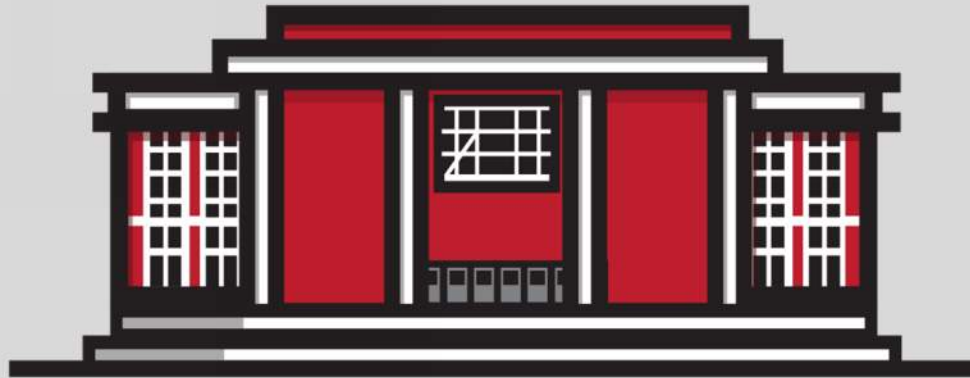




**BRADLEY-BOURBONNAIS**  
**CHSD #307**



**Community Engagement Session #3**  
**04.03.24**

# Master Planning Process

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# Community Engagement Schedule

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Jan  
31

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

—  
BBCHS  
Auditorium

Mar  
6

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

—  
BBCHS  
Auditorium

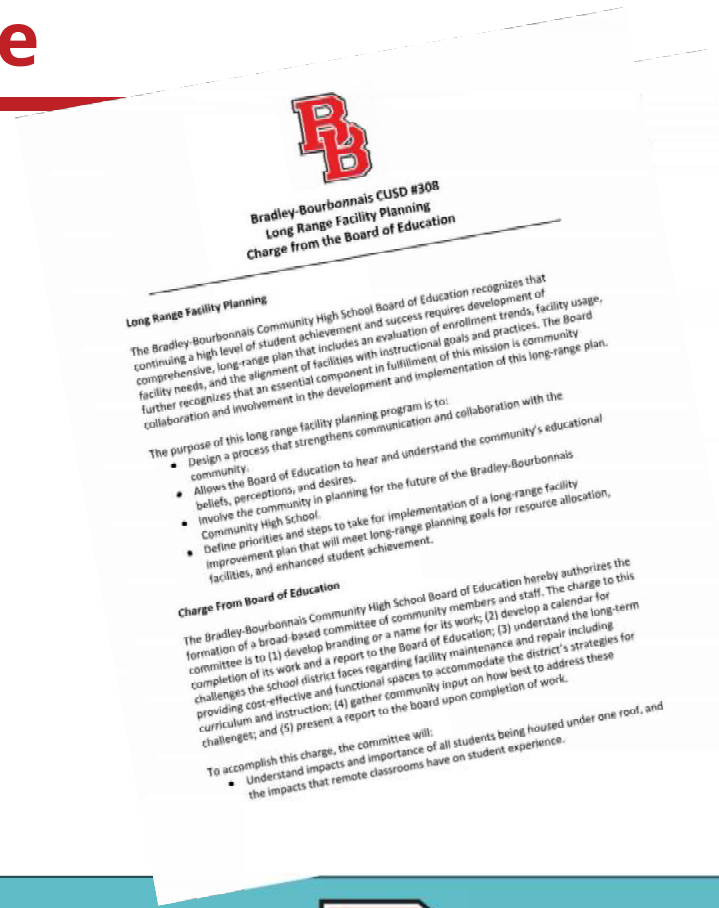
April  
3

**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

# 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**





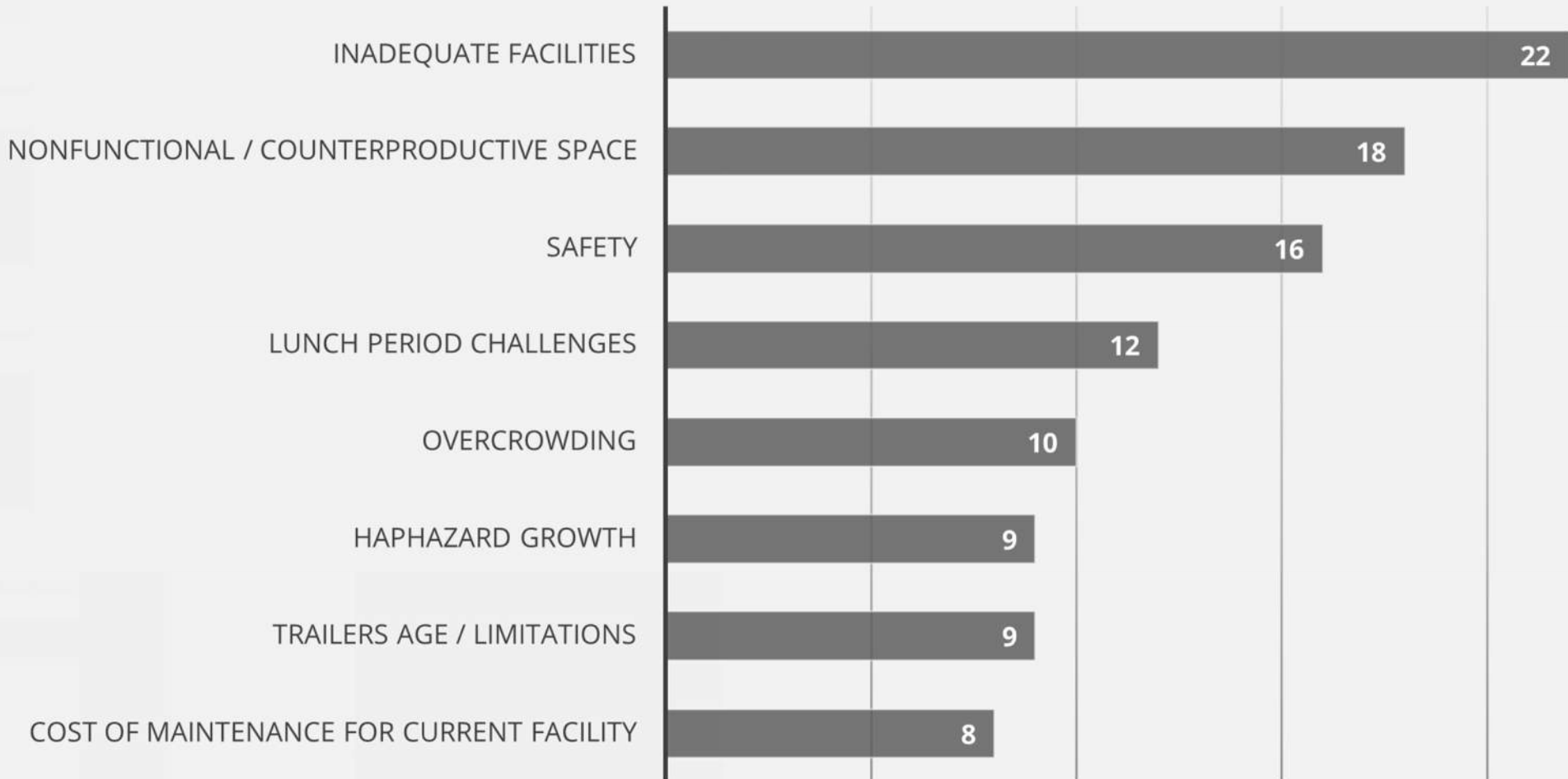
12 classrooms  
in portable buildings

(NO  
RESTROOMS)

**400+**  
students  
walk outside between classes

## 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?



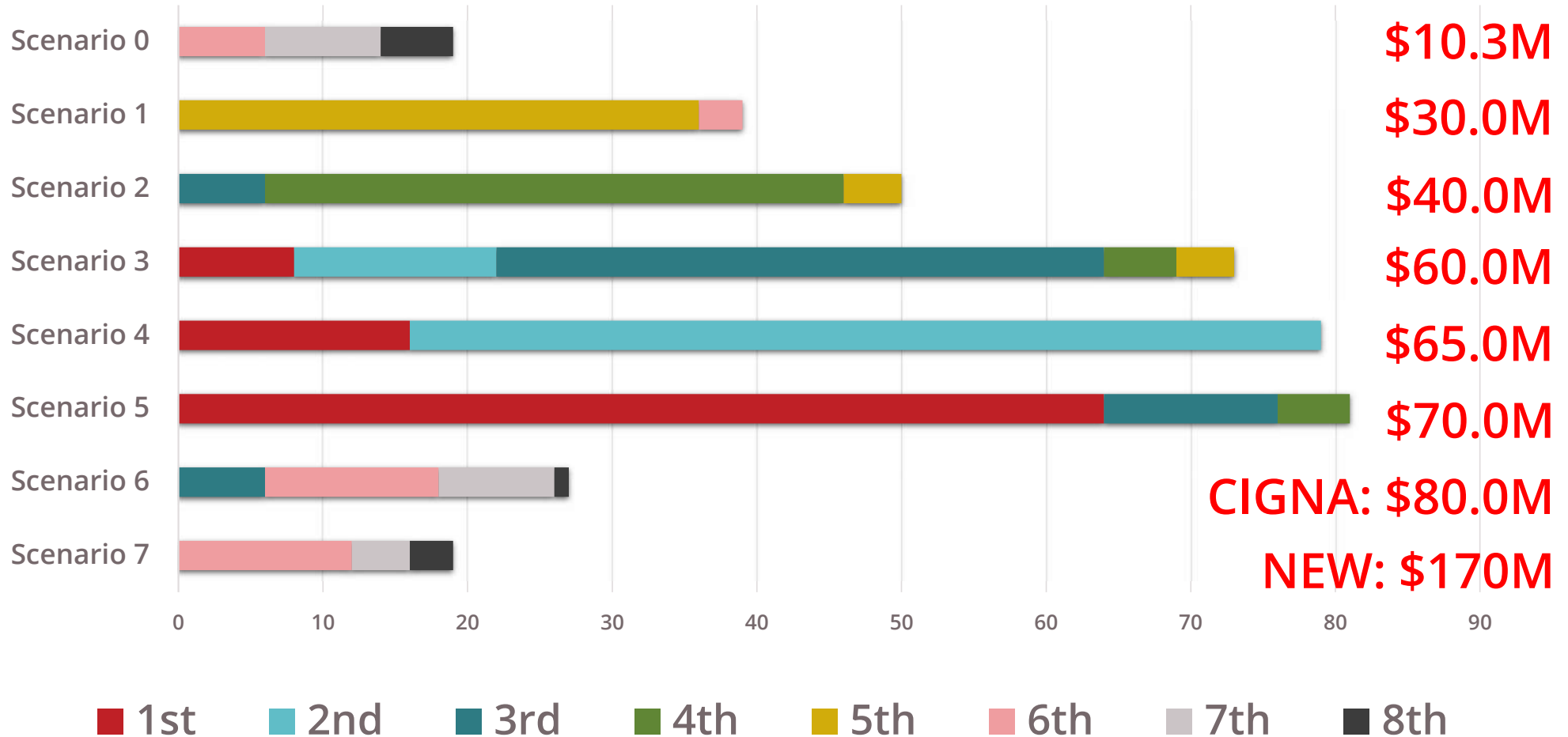


# **CES #2 Results**

Bradley-Bourbonnais  
CHSD #307



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



2

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

- Courtyard Space
- Parking/Sports Fields/Green Space
- Traffic Flow
- Plan for other properties (Bethel & St. George)
- Community Access/Use
- North Gym Renovations



# AGENDA

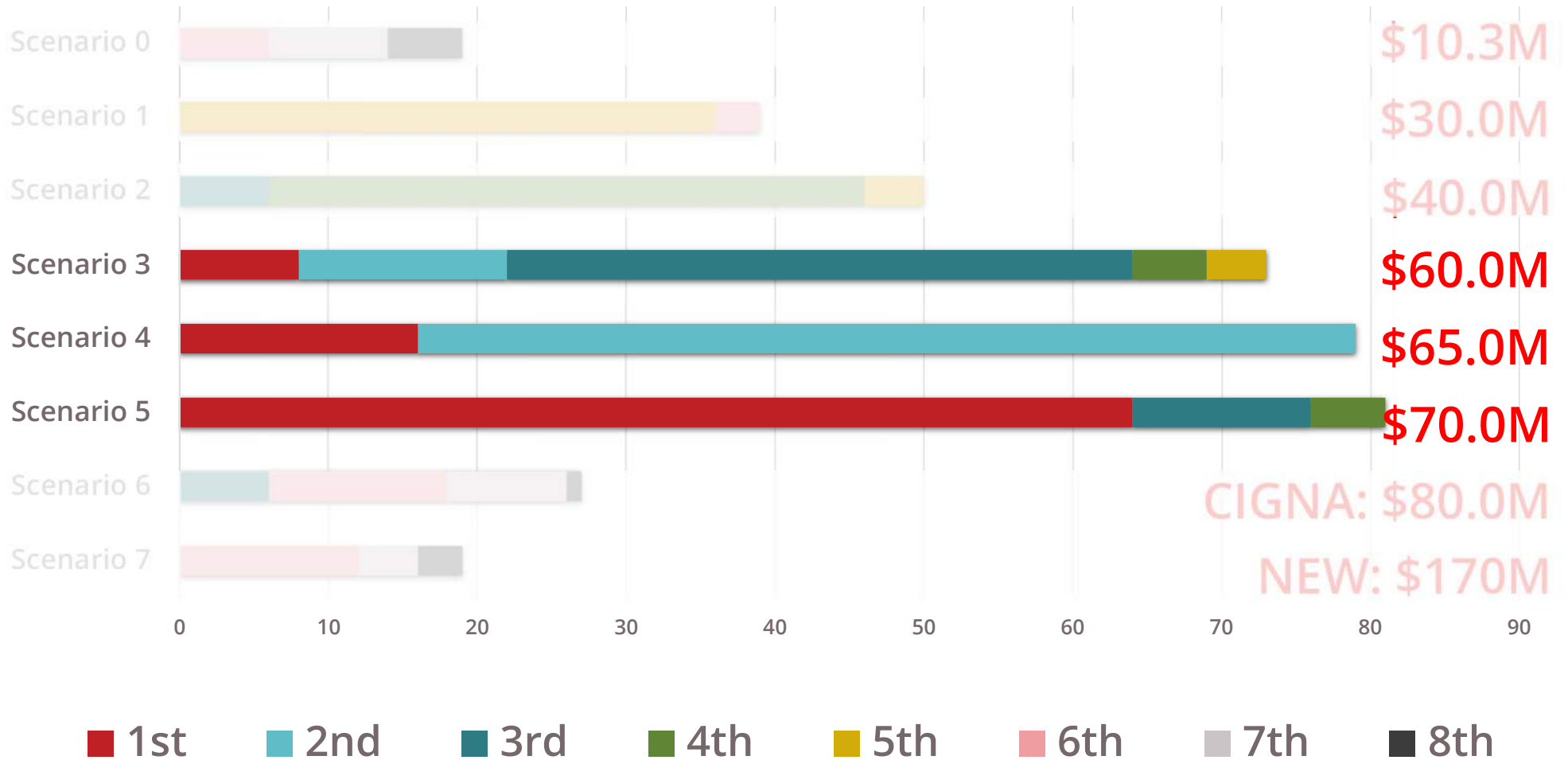
- **Refined Scenarios with QLEO Results**
  - BLDD Architects
- **Small Group Work**
  - Building Better Co-Chairs
- **Options Forum**
- **Next Steps**
  - Building Better Co-Chairs



# REFINED SOLUTIONS

Bradley-Bourbonnais  
CHSD #307

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



2

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

- Courtyard Space
- Parking/Sports Fields/Green Space
- Traffic Flow
- Plan for other properties (Bethel & St. George)
- Community Access/Use
- North Gym Renovations





## SCENARIO SUMMARY

	Scenario 3	Scenario 4	Scenario 5
New Construction	\$ 33,487,500	\$ 39,900,000	\$ 41,680,000
Renovation	\$ 11,172,500	\$ 8,800,000	\$ 14,835,000
Demo	\$ 187,500	\$ 250,500	\$ 250,500
Site	\$ 2,475,000	\$ 2,715,000	\$ 2,730,000
Physical Needs (PNA)	\$ 10,300,000	\$ 10,300,000	\$ 10,300,000
	<b>\$ 57,622,500</b> <b>\$57.7M</b>	<b>\$ 61,965,500</b> <b>\$62.0M</b>	<b>\$ 69,795,500</b> <b>\$69.8M</b>

## SCENARIO 0 \$10.3M (59.5)

- ☐ All under one roof
- ☐ Improve Dining
- ☐ Student Support
- ☐ Program Support

TEMPORARY  
CLASSROOMS (12)

EXIST. BAND

CAR DROP

STUDENT ENTRY

EXIST. NORTH GYM

EXIST.  
CHOIR/ORCHESTRA

EXIST. CAFETERIA

EXIST. FITNESS  
ROOM

EXIST. MAIN GYM

EXIST. BUILDING  
ADMIN. / DIST. ADMIN.

MAIN ENTRY



NORTH GYM - 2ND FLOOR

EXIST. NORTH  
BALCONY

EXIST. NORTH GYM

BASEBALL

EXISTING  
TENNIS  
COURTS

BUS DROP

FACULTY  
PARKING

STUDENT ENTRY

FACULTY  
PARKING

STUDENT  
PARKING

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STADIUM

BBCHS  
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- PHYSICAL NEEDS
- FUNCTIONAL REMODEL
- NEW / ADDITION
- RETIRE/DEMOLISH
- SITE/FIELD UPGRADES
- PARKING/PAVING

Learning Spaces:

Fine Arts Improvements:

Physical Education:

Student Services:

Student Culture:

EXIST. EAST GYM

EXIST. POOL

EXIST.  
AUDITORIUM

**BLDD**  
ARCHITECTS

Google

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## SCENARIO 3

### \$57.7M (72.3)

- All under one roof
- Improve Dining
- Student Support
- Program Support

EXPANDED NORTH  
PARKING LOT

REMOVE TEMPORARY  
CLASSROOMS (12)

STEM / HANDS  
ON LAB

MEDIA COMMONS  
(2ND FL)

KITCHEN / SERVERY

DINING COMMONS

STUDENT SERVICES

(7) LEARNING  
SPACES (2ND FL)

(7) LEARNING SPACES

EXIST. FITNESS  
ROOM

EXIST. MAIN GYM

STUDENT  
COLLABORATION

EXIST. BUILDING  
ADMIN. / DIST. ADMIN.

MAIN ENTRY



NORTH GYM - 2ND FLOOR

MEDIA COMMONS  
(2ND FL)

DINING COMMONS  
BELOW

BASEBALL

STUDENT  
ENTRY

FACULTY  
PARKING

CAR DROP

FIELD HOUSE

LOCKER ROOMS

COURTYARD

BUS / EVENT  
ENTRY

BUS  
DROP

RELOCATED  
TENNIS  
COURTS

Parking Lot

P

- PHYSICAL NEEDS
- FUNCTIONAL REMODEL
- NEW / ADDITION
- RETIRE/DEMOLISH
- SITE/FIELD UPGRADES
- PARKING/PAVING

**Learning Spaces (net +3):**

+ (14) General Education

+ (1) STEM Lab

+60-80 Student Capacity

**Fine Arts Improvements:**

+3,300SF

**Physical Education:**

Adds two full courts

Added Track

Centralized Locker Rooms

Pool observation

**Student Services:**

Consolidated by commons

Distributed collab areas

**Student Culture:**

Student commons

Improved traffic flow

Media center is a hub

EVENT ENTRY /  
CIRCULATION SPINE

BAND/ORCHESTRA

EXPANDED POOL  
OBSERVATION

PERFORMING ARTS  
COMMONS

EXIST. POOL

CHOIR

EXIST.

AUDITORIUM

**BLDD**  
ARCHITECTS

Google

W North St

W North St

Imagery ©2024 Google, Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEI, Map data ©2024



## SCENARIO 4

### \$62.0M (80.0)

- All under one roof
- Improve Dining
- Student Support
- Program Support

EXPANDED NORTH  
PARKING LOT

STUDENT  
PARKING ROUTE

REMOVE TEMPORARY  
CLASSROOMS (12)

STEM / HANDS  
ON LAB

EXIST. NORTH GYM

DINING COMMONS

KITCHEN / SERVERY

(7) LEARNING  
SPACES (2ND FL)

(7) LEARNING SPACES

MEDIA CENTER

EXIST. FITNESS  
ROOM

EXIST. MAIN GYM

STUDENT  
COLLABORATION

STUDENT SERVICES

BUILDING ADMIN. /  
DIST. ADMIN.

NEW MAIN ENTRY



EXIST. NORTH  
BALCONY

EXIST. NORTH GYM

BASEBALL  
BASEBALL

FACULTY  
PARKING

STUDENT/EVENT  
ENTRY

CAR DROP

EVENT ENTRY /  
CIRCULATION SPINE

LOCKER ROOMS

FIELD HOUSE

FIELD HOUSE

COURTYARD

BUS  
DROP

BUS / EVENT  
ENTRY

STUDENT  
PARKING

Parking Lot

VISITOR PARKING

W North St

Google

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PHYSICAL NEEDS

FUNCTIONAL REMODEL

NEW / ADDITION

RETIRE/DEMOLISH

SITE/FIELD UPGRADES

PARKING/PAVING

**Learning Spaces (net +3):**

+ (14) General Education

+ (1) STEM Lab

+ 60-80 Student Capacity

**Fine Arts Improvements:**

+ 3,300SF

**Physical Education:**

Adds two full courts

Added Track

Pool observation

**Student Services:**

Consolidated by collab.

**Student Culture:**

New Entry Spine

Student commons

Improved traffic flow

Media center is a hub

BAND/ORCHESTRA

EXPANDED POOL  
OBSERVATION

PERFORMING ARTS  
COMMONS

CHOIR

EXIST. POOL

EXIST.  
AUDITORIUM

**BLDD**  
ARCHITECTS



## SCENARIO 5

### \$69.8M (88.4)

- All under one roof
- Improve Dining
- Student Support
- Program Support

EXPANDED NORTH  
PARKING LOT

STUDENT  
PARKING ROUTE

REMOVE TEMPORARY  
CLASSROOMS (12)

STEM / HANDS  
ON LAB

ACTIVE LEARNING  
LABS (STEM) (1&2)

KITCHEN / SERVERY

(7) LEARNING  
SPACES (2ND FL)

(7) LEARNING SPACES

DINING COMMONS

UPPER COMMONS  
/CIRC. (2ND FL)

MEDIA CENTER

EXIST. MAIN GYM

STUDENT  
COLLABORATION

STUDENT SERVICES

BUILDING ADMIN. /  
DIST. ADMIN.

NEW MAIN ENTRY



NORTH GYM - 2ND FLOOR

ACTIVE LEARNING  
LABS (STEM)

BASEBALL

STUDENT/EVENT  
ENTRY

FACULTY  
PARKING

CAR DROP

FITNESS ROOM  
(2ND FL)  
LOCKER ROOMS

BUS / EVENT  
ENTRY

BUS  
DROP

FIELD HOUSE

COURTYARD

RELOCATED  
TENNIS  
COURTS

STUDENT  
PARKING

VISITOR PARKING

EXIST. AUDITORIUM

PHYSICAL NEEDS

FUNCTIONAL REMODEL

NEW / ADDITION

RETIRE/DEMOLISH

SITE/FIELD UPGRADES

PARKING/PAVING

**Learning Spaces (net +15):**

+ (14) General Education

+ (5) STEM Lab

+ (7) Learning Areas

+ 250-340 Student Capacity

**Fine Arts Improvements:**

+ 3,300SF

**Physical Education:**

Adds two full courts

Added Track

Pool observation

Centralized locker rooms

Central fitness

**Student Services:**

Consolidated by collab.

**Student Culture:**

New Entry Spine

Student commons

Upper Commons

Improved traffic flow

Media center is a hub

EVENT ENTRY /  
CIRCULATION SPINE

BAND/ORCHESTRA

EXPANDED POOL  
OBSERVATION

PERFORMING ARTS  
COMMONS

EXIST. POOL

CHOIR

**BLDD**  
ARCHITECTS

Google

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# **QLEO** **RESULTS**

**Bradley-Bourbonnais**  
**CHSD #307**

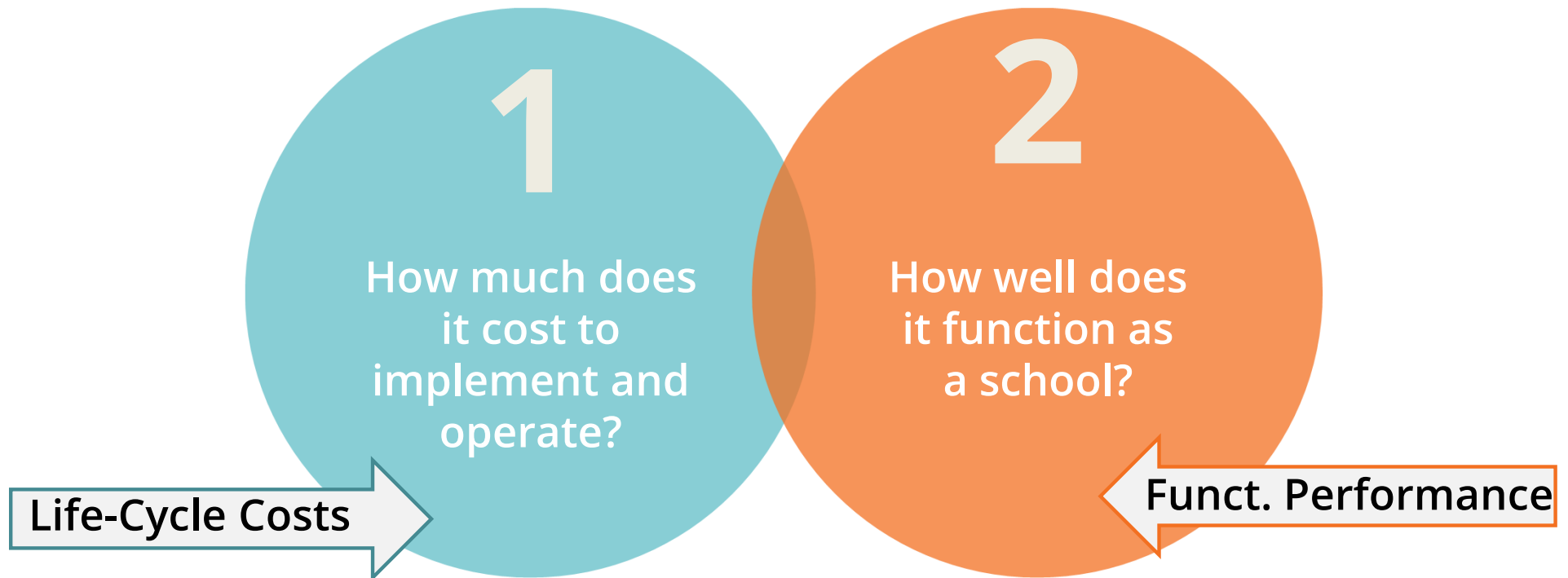


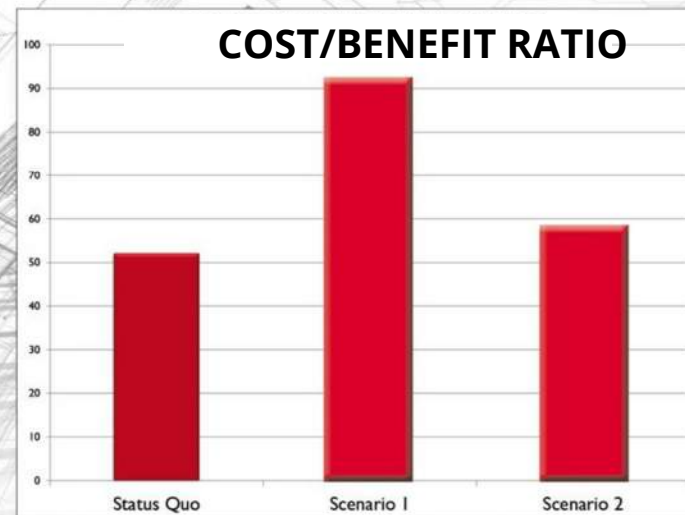
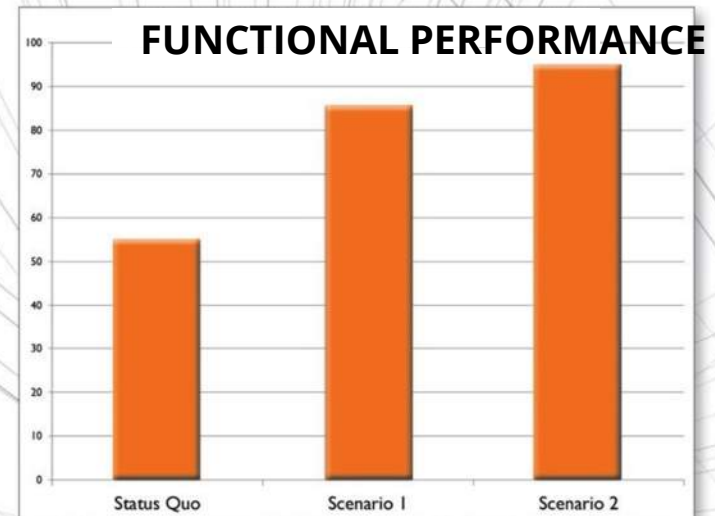
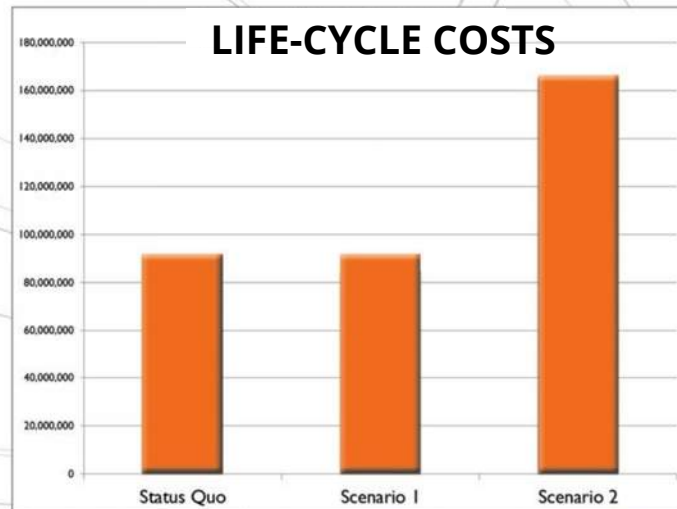
NAMED SECOND  
**BEST**  
**INNOVATION**  
IN AEC INDUSTRY  
BY BD+C  
MAGAZINE



master plan modeling and analysis software







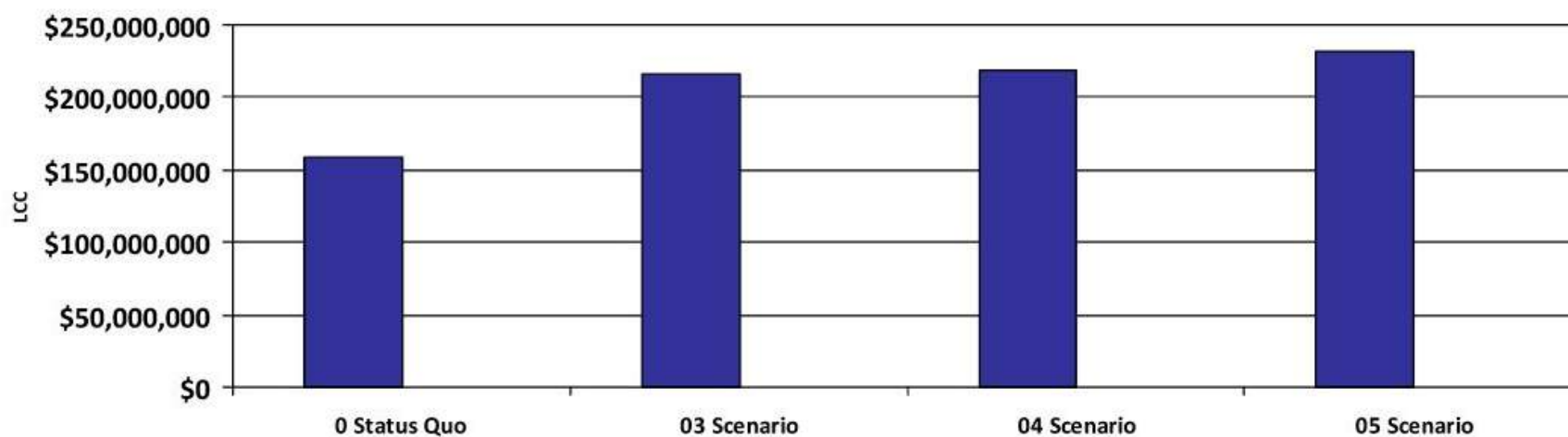
**COST/BENEFIT**  
analysis  
**3**



## Scenario Summary

# QLEO RESULTS

Life Cycle Cost Comparison



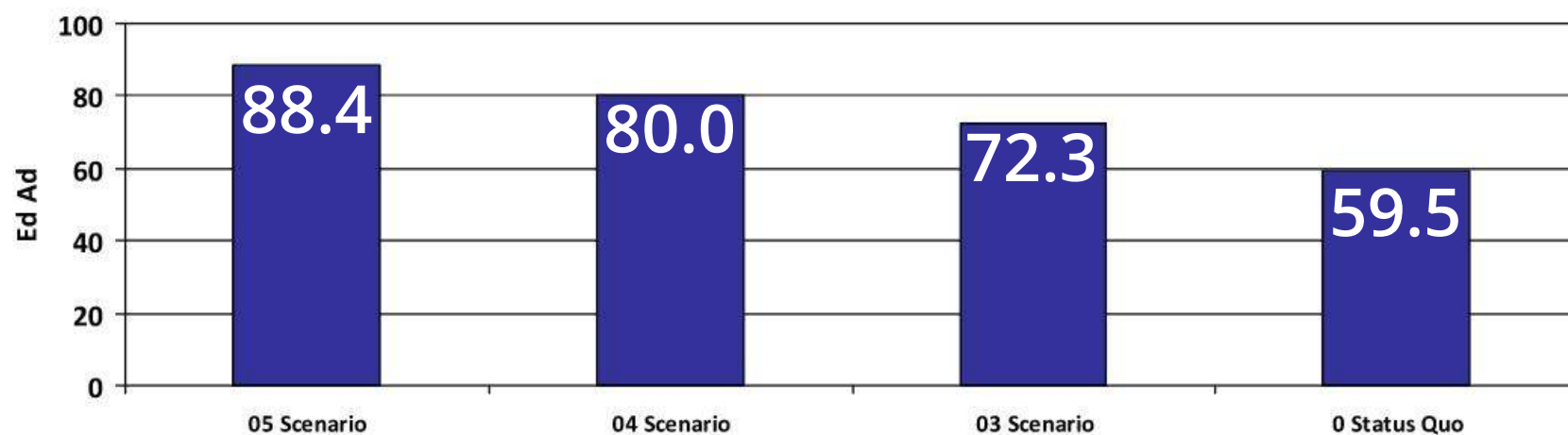
Scenario Name	Construction Costs	Operating Costs	Life Cycle Costs	Square Footage	Educational Adequacy	CBR
0 Status Quo	\$10,300,000.00	\$148,117,608.70	\$158,417,608.70	267,246	59.5	30.1
03 Scenario	\$57,700,000.00	\$157,902,567.94	\$215,602,567.94	336,046	72.3	33.8
04 Scenario	\$62,000,000.00	\$157,310,433.92	\$219,310,433.92	348,244	80.0	38.1
05 Scenario	\$69,800,000.00	\$162,528,117.07	\$232,328,117.07	356,044	88.4	40.6



## Scenario Summary

# QLEO RESULTS

### Educational Adequacy Comparison



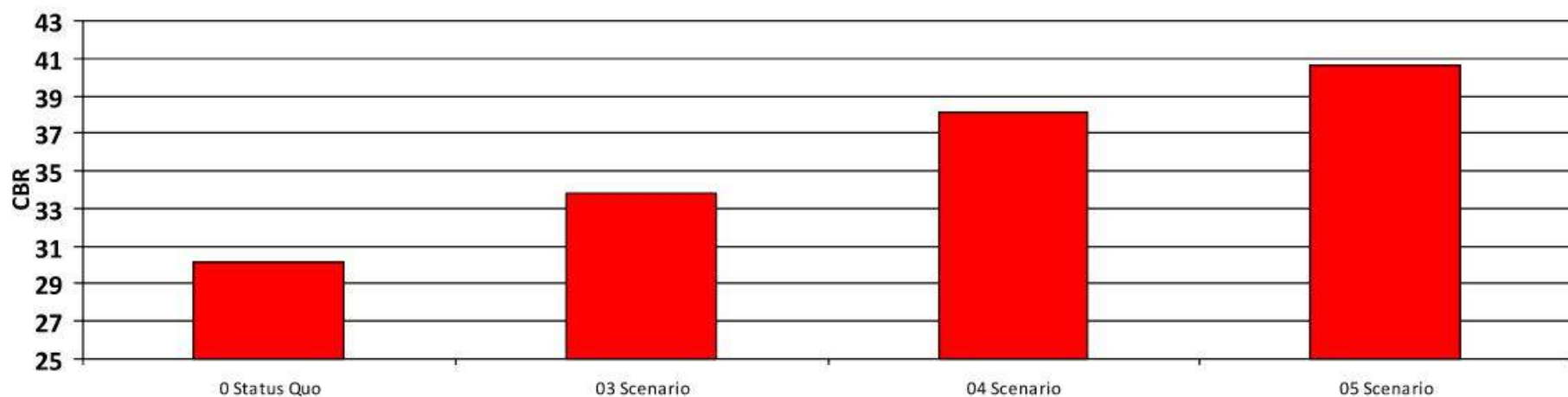
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05 Scenario	\$69,800,000.00	\$162,528,117.07	\$232,328,117.07	356,044	88.4	40.6



## Scenario Summary

# QLEO RESULTS

Cost Benefit Ratio Comparison



Scenario Name	Construction Costs	Operating Costs	Life Cycle Costs	Square Footage	Educational Adequacy	CBR
0 Status Quo	\$10,300,000.00	\$148,117,608.70	\$158,417,608.70	267,246	59.5	30.1
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05 Scenario	\$69,800,000.00	\$162,528,117.07	\$232,328,117.07	356,044	88.4	40.6

# **PROJECT** **BUDGET**

**Bradley-Bourbonnais**  
**CHSD #307**





# District Finances and Budget

## *Fiscally Responsible*

- Highest Rating (4.0) regarding financial health
- \$15.3K per student vs state avg. \$17.9K per student
- Built fund balances
- Low debt ratio
- Ability for district to contribute to facilities





BRADLEY-BOURBONNAIS  
**PROJECT BUDGET**

	Scenario 3	Scenario 4	Scenario 5
	\$57.7M	\$62.0M	\$69.8M
Fund Balance	-	-	-
	\$5M	\$5M	\$5M
	<b>\$52.7M</b>	<b>\$57.0M</b>	<b>\$64.8M</b>



**BRADLEY-BOURBONNAIS**  
**ANNUAL PROPERTY TAX IMPACTS**

		Scenario 3		Scenario 4		Scenario 5	
						M	\$65.0M
						AV	0% EAV
							0.60
Tax Rate Increase/\$100 Market Value	\$ 100,000	\$112	\$137	\$120	\$130	\$131	\$164
	\$ 150,000	\$180	\$220	\$194	\$242	\$211	\$264
	\$ 200,000	\$249	\$303	\$267	\$334	\$291	\$364
	\$ 250,000	\$317	\$387	\$340	\$425	\$371	\$464
	\$ 300,000	\$385	\$470	\$414	\$517	\$451	\$564
	\$ 400,000	\$522	\$637	\$560	\$700	\$611	\$764

**UPDATE**



BRADLEY-BOURBONNAIS

MONTHLY PROPERTY TAX IMPACTS

		Scenario 3		Scenario 4		Scenario 5	
						M	\$65.0M
						AV	0% EAV
							0.60
							\$14
							\$22
							\$30
							\$39
							\$47
							\$64

UPDATE

Tax Rate Increase/\$1000	
Market Value	
\$	100,000
\$	150,000
\$	200,000
\$	250,000
\$	300,000
\$	400,000

# **SMALL GROUP WORK**

**Bradley-Bourbonnais  
CHSD #307**





# Activities

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1

As a group, provide feedback on the various scenarios

2

Individually vote for top 2 options

3

Individually provide any final adjustments to plans (post-it notes)



# COMMUNITY ENGAGEMENT SCHEDULE

**Apr  
8-22**

**Community Wide  
Polling\***

**May  
13**

**FTM Presentation  
to the Board of  
Education**

**June  
10**

**BOE Adoption  
of FTM  
Recommendation\***

**July  
8**

**BOE Resolution for  
November 2024  
Referendum\***

**\*Tentative dates to be finalized by BBCHS Board of Education**



# Thank you!

Community  
Engagement  
Session #3  
04.03.2024

