

Community Consolidated School District 15



Park Place School

May 8, 2019

**Michael Adamczyk
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Concept

K-6 Elementary School

750-800 students

30-32 classrooms

community school

partnership w/ Palatine Library

2 acre play field



School Scheme Example



JTS Architects



National
Quality
award

103 Award
pliant

Explanation of Costs

4,100,000	Purchase Price
<u>+13,759,000</u>	Construction Cost
17,859,000	Total cost



Additional Initial Costs

262,327	Real Estate Tax (prior to owning)
1,100,000	Furniture & Equipment
125,000	Playground
<u>1,000,000</u>	Furniture & Equipment
2,487,327	Total (first year outlay)



Explanation of Costs

4,100,000	Purchase Price
+ <u>13,759,000</u>	Construction Cost
17,859,000	Total cost
+ <u>2,487,337</u>	One time initial cost
20,346,337	Total first year opening costs



Possible Revenues Streams

4,100,000	Life Safety Bonds
+ 4,000,000	Sale of Ela Road Property
8,100,000	Total
20,346,337	Initial Purchase/Construction
- <u>8,100,000</u>	Total Annual Cost
12,246,337	From Reserve Funds



Reserve Funds

2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
59,695,254	63,003,414			
36.3%	37.9 %			
46,396,917	49,705,077			
28.2%	29.9%			



Ongoing Annual Costs

1,147,066	Projected Cost of New Personnel
+ 99,000	Utilities
+ <u>31,697</u>	Supplies
1,277,763	Total
+ <u>1,326,170</u>	Full-day kindergarten (district-wide)
2,603,933	Total Annual Cost



Possible Revenues Streams

1,052,000	Dundee Road TIF (2021-22)
+ 106,000	Target TIF (2022-23)
2,080,000	Downtown Palatine (2024-25)
<u>1,100,000</u>	Rand Road (2027-28)
4,238,000	



Cost v. Revenues

2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
2,603,993	2,658,677	2,714,509	2,771,514	2,829,716	2,889,140
1,052,000	1,158,000	1,158,000	3,238,000	3,238,000	3,238,000
-1,551,993	-1,500,677	-1,556,509	466,486	408,284	348,860
	-3,052,670	-4,609,179	-4,142,693	-3,734,408	-3,385,548
2027/28	2028/29	2029/30			
2,949,812	3,011,758	3,075,004			
4,338,000	4,338,000	4,338,000			
1,388,188	1,326,242	1,262,996			
-1,997,359	-671,117	591,879			2,236,052



	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>
P/C/L/ Insur	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Students	750	750	750	750	750	750	750
Supply Budget	\$ 57.63	\$ 58.78	\$ 59.96	\$ 61.16	\$ 62.38	\$ 63.63	\$ 64.90

STAFFING LEVELS:

Teachers	33.00	33.00	33.00	33.00	33.00	33.00	33.00
Sec'y	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Clerical	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Prin	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Asst Prin	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Custodian	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Nurse	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Nutrition Svcs.	2.00	2.00	2.00	2.00	2.00	2.00	2.00
PA's	6.00	6.00	6.00	6.00	6.00	6.00	6.00

ANNUAL OPERATING COSTS:

Teachers	\$ 1,768,226.63	\$ 1,829,776.41	\$ 1,893,612.63	\$ 1,959,786.80	\$ 2,039,658.51	\$ 2,122,827.82	\$ 2,209,422.27
Sec'y	\$ 60,891.43	\$ 62,594.30	\$ 64,361.71	\$ 66,182.10	\$ 68,065.55	\$ 70,014.66	\$ 72,032.15
Clerical	\$ 25,536.53	\$ 26,317.38	\$ 27,120.37	\$ 27,955.72	\$ 28,822.42	\$ 29,721.84	\$ 30,655.39
Prin	\$ 134,431.56	\$ 137,603.78	\$ 140,863.62	\$ 144,214.04	\$ 147,658.14	\$ 151,199.10	\$ 154,840.28
Asst Prin	\$ 96,304.92	\$ 98,496.72	\$ 100,745.65	\$ 103,053.51	\$ 105,422.17	\$ 107,853.58	\$ 110,349.77
Custodian	\$ 120,161.69	\$ 123,314.21	\$ 126,567.26	\$ 129,924.70	\$ 133,390.60	\$ 136,969.18	\$ 140,664.87
Nurse	\$ 60,199.65	\$ 61,887.23	\$ 62,788.60	\$ 64,577.53	\$ 66,446.89	\$ 68,363.63	\$ 70,291.88
Nutrition Svcs.	\$ 59,938.48	\$ 61,886.54	\$ 63,911.03	\$ 66,015.35	\$ 68,203.06	\$ 70,477.89	\$ 72,843.76
PA	\$ 147,544.68	\$ 152,114.77	\$ 156,817.71	\$ 161,711.72	\$ 166,791.50	\$ 172,065.14	\$ 177,541.15
STAFFING:	\$ 2,473,235.55	\$ 2,553,991.33	\$ 2,636,788.57	\$ 2,723,421.47	\$ 2,824,458.82	\$ 2,929,492.84	\$ 3,038,641.52
UTILITIES:	\$ 98,840.00	\$ 100,816.80	\$ 102,833.14	\$ 104,889.80	\$ 106,987.59	\$ 109,127.35	\$ 111,309.89
SUPPLIES:	\$ 43,222.50	\$ 44,086.95	\$ 44,968.69	\$ 45,868.06	\$ 46,785.42	\$ 47,721.13	\$ 48,675.56
	\$ 2,615,298.05	\$ 2,698,895.08	\$ 2,784,590.40	\$ 2,874,179.33	\$ 2,978,231.84	\$ 3,086,341.32	\$ 3,198,626.97
Playground	\$ 125,000.00						
Furn & Equip	\$ 1,100,000.00						
	\$ 3,840,298.05	\$ 2,698,895.08	\$ 2,784,590.40	\$ 2,874,179.33	\$ 2,978,231.84	\$ 3,086,341.32	\$ 3,198,626.97
Inst Materials	\$ 1,000,000.00	(per Meg)					
R/E Taxes	\$ 262,327.00						

	<u>2019-20</u>	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>
Maintenance	\$ 61,788.35						
	\$ 5,164,413.41						

NOTES:

- Assume FFE Budget of \$50,000 per classroom in year one.
- Clerical employees work 194 days.
- Nurses work 197 days.
- Not included is the additional EBF funding received for all-day K students.

24.5 Teachers
 1.0 SLP
 1.0 Psych
 1.0 Social Worker
 1.0 RCS
 1.0 LRC
 3.5 Specials
 33 CTC positions