



Facilities Improvement Plan

2026 Health and Life Safety Amendment



Richmond Grade School

Health & Life Safety Amendment

District 2 Facility



Spring Grove Elementary

Health & Life Safety Amendment

District 2 Facility



Nippersink Middle School

Health & Life Safety Amendment

District 2 Facility

Facilities Improvement Plan

2026 Health and Life Safety Amendment



Approved Use of HLS Bond Money

All ISBE Approved Priority A's B's and C's

- Boilers
- Piping
- Roofs
- Doors
- Ceilings
- Univent Heaters
- Bathrooms
- ADA Improvements
- Paving
- Floors
- RTU replacement
- Windows



Unapproved Use of HLS Bond Money

Anything not ISBE approved from 10 Yr HLS Report or HLS Amendments

- Salaries
- Benefits
- Pension Obligations
- New Additions to a School
- Mobiles
- New Gymnasiums
- Additional Staffing
- Curriculum Materials/Technology
- Busses
- Needed Maintenance Equipment

Facilities Improvement Plan: 2026 Health and Life Safety Amendment



NIPPERSINK SCHOOL DISTRICT 2 EDUCATIONAL ALIGNMENT EVALUATION

Richmond Grade School

Summary Data

Address:
5815 Broadway Street
Richmond, Illinois 60071

Telephone:
(815) 678-4717

Principal:
Laura Taubery

Grades Served:
Kindergarten through 5

Site Area:
+/- 623,886 sf (14.32 acres)

Building Area:
60,670 square feet

Parking:
84 Off-Street Spaces

Mobiles:
Two (2)

Construction History:
Original: 1962
First Addition: 1964
Second Addition: 1967
Third Addition: 1995

Number of Levels
One



Elevator:
None

Utilities:
Village Sewer and Water



Richmond Grade School

[Link to RGS HLS Prioritization, Timelines and Estimated Cost](#)

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Facilities Improvement Plan: 2026 Health and Life Safety Amendment



NIPPERSINK SCHOOL DISTRICT 2
EDUCATIONAL ALIGNMENT EVALUATION

Spring Grove Elementary School

Summary Data

Address:
2018 Main Street
Spring Grove, Illinois 60081

Telephone:
(815) 675-2342

Principal:
Chris Pittman

Grades Served:
Early Childhood through 5

Site Area:
+/- 217,360 sf (4.99 acres)

Building Area:
45,490 square feet

Parking:
92 Off-Street Spaces

Mobiles:
Three (3)

Construction History:
Original: 1961
First Addition: 1969
Second Addition: 1994

Number of Levels
Three (Main and Lower/Upper-Split Level)



Elevator:
None

Utilities:
Well and Septic



Spring Grove Elementary

[Link to SGE HLS Prioritization, Timelines and Estimated Cost](#)

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Facilities Improvement Plan: 2026 Health and Life Safety Amendment



NIPPERSINK SCHOOL DISTRICT 2
EDUCATIONAL ALIGNMENT EVALUATION

Nippersink Middle School

Summary Data

Address:

10006 Main Street
Richmond, Illinois 60071

Telephone:

(815) 678-7129

Principal:

Brandon Creason

Grades Served:

Sixth through Eighth

Site Area:

+/- 361,538 sf (8.3 acres)

Building Area:

96,656 square feet

Parking:

135 Off-Street Spaces

Mobiles:

None

Construction History:

Original: 1948
First Addition: 1967
Second Addition: 1981
Third Addition: 2001

Number of Levels

Three (Lower, Main and Upper)



Elevator:

Passenger Elevator (Main and Upper Level)
Freight Elevator (All Levels)

Utilities:

Village Water and Sewer



Nippersink Middle School

[Link to NMS HLS Prioritization, Timelines and Estimated Cost](#)

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LONG TERM MAINTENANCE PLAN

Three Main Purposes of Maintenance Plan

01

Corrective Projects

Monitor and document HLS corrective projects to maintain facility safety and compliance.

02

Operations & Maintenance

Document and plan annual operations and preventative maintenance routines.

03

Asset Renewal

Plan, budget, and schedule long-term future asset renewal and replacements.

Click Below to Access Working Draft

[1, 5, 10 and 15 Year Maintenance Plan](#)



FACILITY IMPROVEMENT PLAN



Planning Efforts to Date

Assessment Categories

Prioritization Process

Summary of Facility Needs



Financial Summary



PLANNING EFFORTS

2018 - 2022



EDUCATIONAL ALIGNMENT ASSESSMENT

2018 — Comprehensive evaluation of district educational goals and facility alignment to support long-term learning objectives.

2022 — Developed Long Term Facility Plan that also included School Additions and Grade Reconfiguration.
(Available on District Website)

Key Finding:

It was cost prohibitive given the scope of HLS work required



2024–2026



FACILITY CONDITION ASSESSMENT & Health Life Safety Report (HLS)

Detailed architectural assessment and physical safety compliance report.

ROE and ISBE give final Approval 10/17/2026

- **Bonding Hearing: Oct 28, 2026 @ 7:00 pm**
 - **Board Vote October 28, 2026**



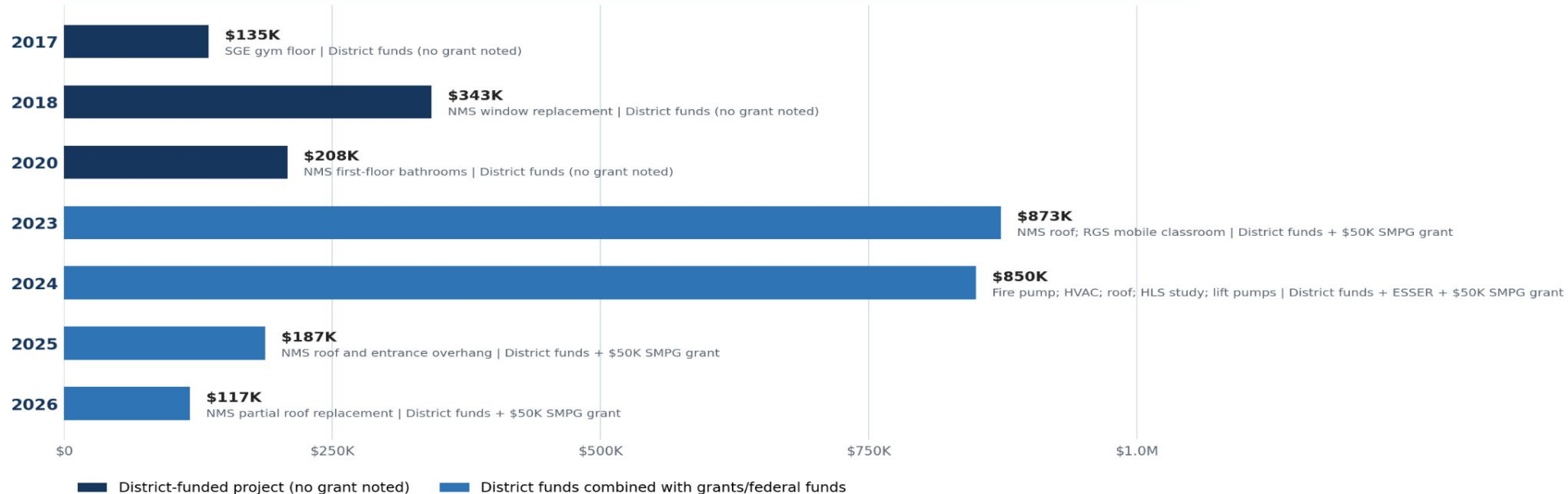
PLANNING EFFORTS

A Decade of Continued Facility Investment

Nippersink School District 2 documented capital improvements and major repairs, 2016-2026

More than \$4.23 million invested

\$2.71M in dated capital projects, plus \$1.515M in district-funded HVAC/HLS and roofing maintenance.



Note: ESSER funding amounts were not separated in the source document, so annual bars show total project costs rather than an estimated funding split.

Source: Detailed Capital Project Records for Nippersink SD 2.



ASSESSMENT CATEGORIES

Areas of Assessment

Site	The site and its surroundings, including parking areas
Structural	Visual assessment of potential deficiencies of structural building components
Exterior	The exterior envelope, roof, windows, walls, coping, and doors
Interior	The condition of the interior spaces, components, and finishes
Accessibility (ADA)	Analyzes and addresses the overall handicapped accessibility conformance of the facility (ADA)
Life Safety	Explains code deficiencies as discovered during field observation
Fire Protections	The existing fire protection system/components and their known and discovered deficiencies
Plumbing Systems	The existing plumbing systems/components and their known and discovered deficiencies
Mechanical Systems	The existing mechanical systems/components and their known and discovered deficiencies
Electrical Systems	The existing electrical systems/components and their known and discovered deficiencies



PRIORITIZATION PROCESS

Prioritization Categories	
Health & Life Safety priority ' <u>A</u> ' items	High deterioration of element Accessibility modifications to provide access into the building, to educational spaces or access to restrooms Further deterioration of element creates high repair costs or cause damage to other elements 1 year to Complete all Repairs - This has been completed
Health & Life Safety priority ' <u>B</u> ' items	Some deterioration of element Accessibility modifications to meet state code guidelines Functioning element that will require replacement or maintenance within 5 years Energy improvements with payback in 10 years or less 5 Years to Complete all Repairs - In progress
Health & Life Safety priority ' <u>C</u> ' items	Minor deterioration of element Accessibility modifications to align with updated state code guidelines Functioning element that will require replacement or maintenance in 6-10 years Energy improvements with payback in more than 10 years 10 Years to Complete Repairs

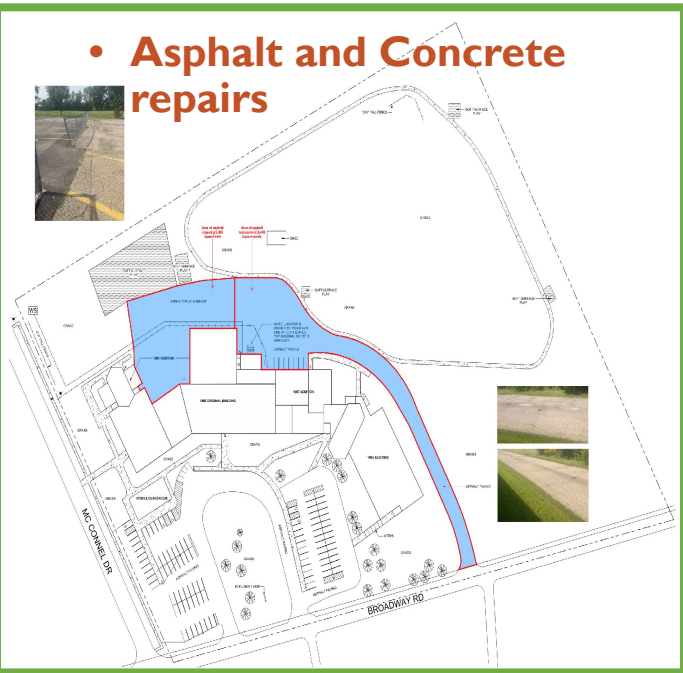
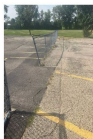


SUMMARY OF PRIORITY NEEDS

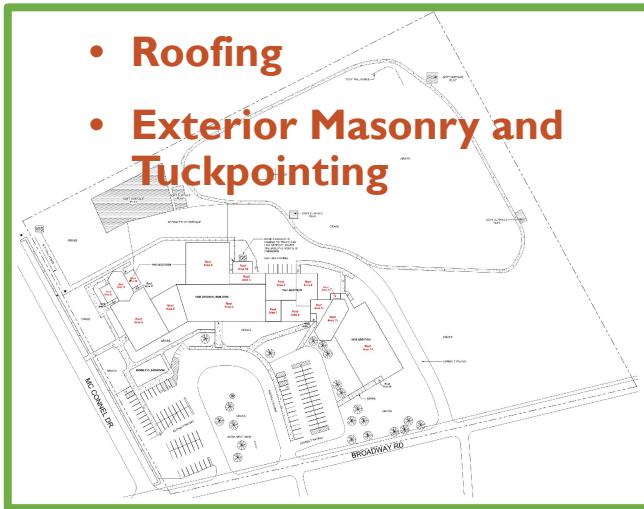
Richmond Grade School



- Asphalt and Concrete repairs



- Roofing
- Exterior Masonry and Tuckpointing





SUMMARY OF PRIORITY NEEDS

Richmond Grade School



- **Flooring**
- **Doors, Frames and Hardware**
- **Accessible Toilet Rooms**
- **Boiler Replacement**
- **Unit Ventilator Replacement (classrooms)**
- **Air Handling Units**
- **Window Replacement**
- **Entry Canopy Replacement**



SUMMARY OF PRIORITY NEEDS

Richmond Grade School



- Flooring
- Doors, Frames and Hardware
- Accessible Toilet Rooms
- Boiler Replacement
- Unit Ventilator Replacement (classrooms)
- Air Handling Units
- Chiller Replacement
- Window Replacement
- Entry Canopy Replacement

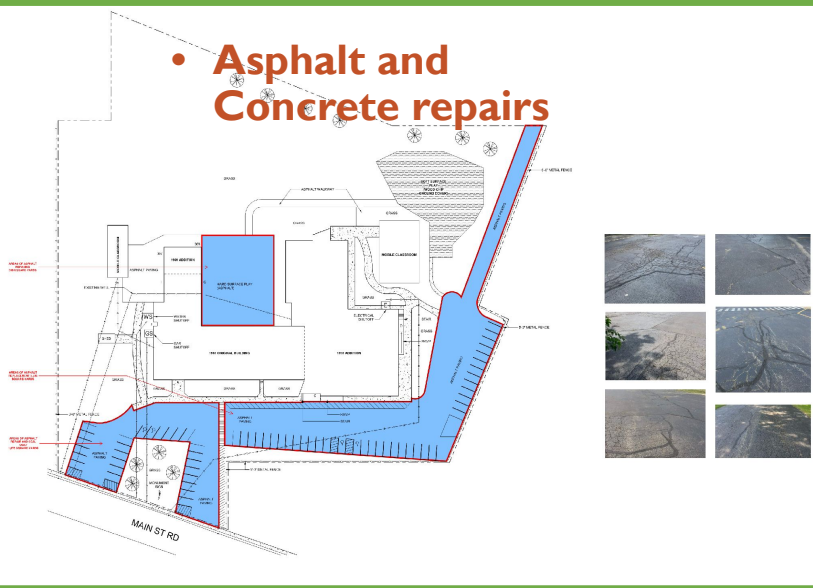


SUMMARY OF PRIORITY NEEDS

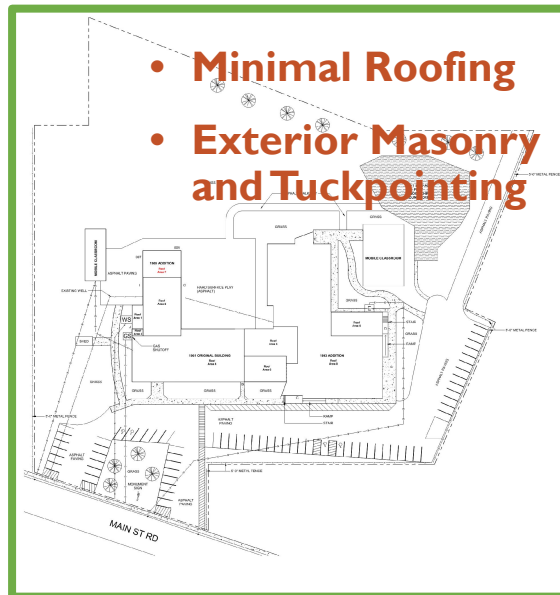
Spring Grove Elementary School



- **Asphalt and Concrete repairs**



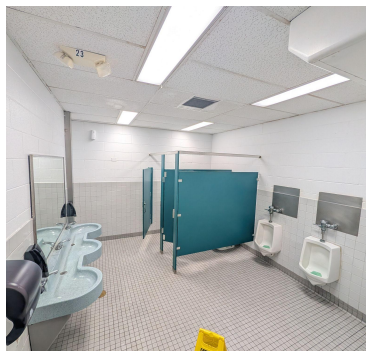
- **Minimal Roofing**
- **Exterior Masonry and Tuckpointing**





SUMMARY OF PRIORITY NEEDS

Spring Grove Elementary School



- Flooring
- Doors, Frames and Hardware
- Casework Replacement
- Accessible Toilet Rooms
- Water Heater and Pump Replacement
- Unit Ventilator Replacement (classrooms)
- Air Handling Units



SUMMARY OF PRIORITY NEEDS

Nippersink Middle School

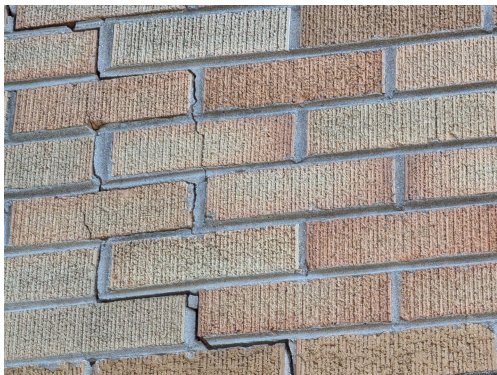






SUMMARY OF PRIORITY NEEDS

Nippersink Middle School



- **Flooring**
- **Doors, Frames and Hardware**
- **Casework Replacement**
- **Accessible Toilet Rooms**
- **Accessible Entrance to Learning Environments**
- **Replace Galvanized Piping**
- **Replace Steam Heating System**
- **Unit Ventilator Replacement (classrooms)**



SUMMARY OF PRIORITY NEEDS

Nippersink Middle School



- **Flooring**
- **Doors, Frames and Hardware**
- **Casework Replacement**
- **Accessible Toilet Rooms**
- **Accessible Entrance to Learning Environments**
- **Replace Galvanized Piping**
- **Replace Steam Heating System**
- **Unit Ventilator Replacement (classrooms)**





FINANCIAL SUMMARY

ESTIMATED COST SUMMARY

District Wide - 2026 HLS Amendment

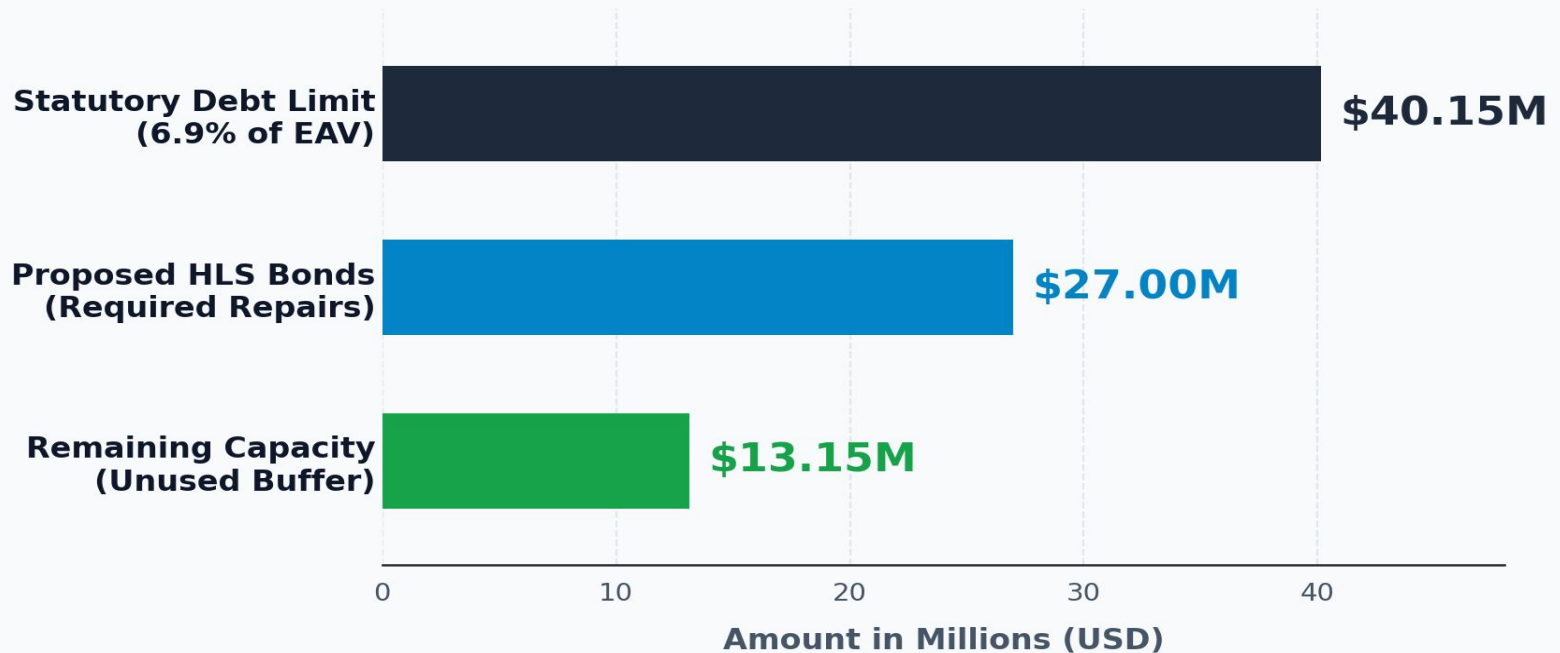
Location	Priority 'a' Items	Priority 'b' Items	Priority 'c' Items	Building Total
Richmond Grade School	Completed	\$ 8,533,295	\$ 2,735,753	\$ 11,269,048
Spring Grove Elementary	Completed	\$ 1,955,271	\$ 811,289	\$ 2,766,560
Nippersink Middle School	Completed	\$ 11,685,870	\$ 1,445,774	\$ 13,131,644
Project Costs Total per Category	\$ -	\$ 22,174,436	\$ 4,992,816	\$ 27,167,252



FINANCIAL SUMMARY

NIPPERSINK SD 2: DEBT CAPACITY & BORROWING MARGIN

Total Equalized Assessed Value (EAV): \$581.93 Million | Current Outstanding Debt: \$0



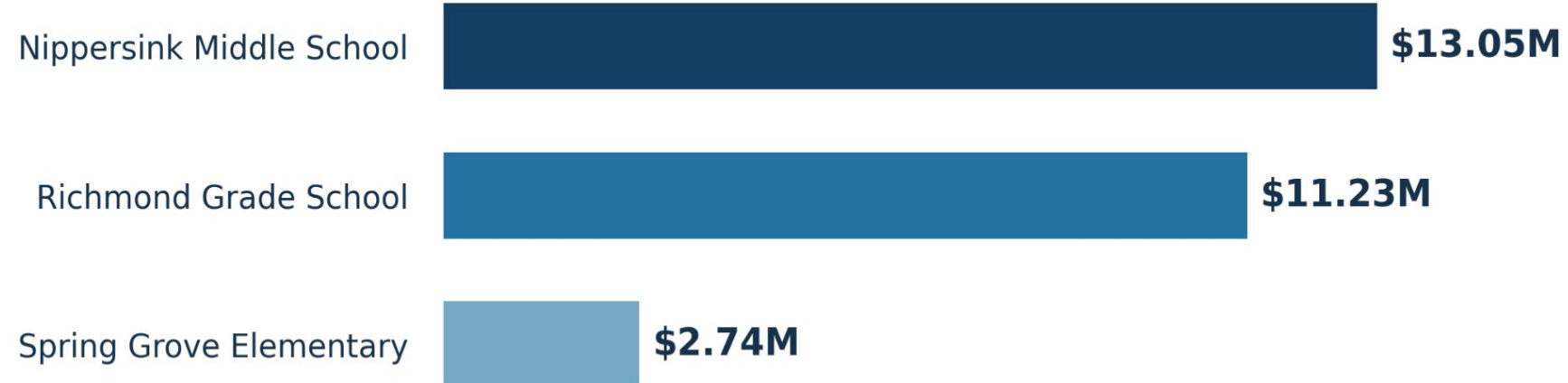
KEY TAKEAWAY: District 2 currently carries \$0 in debt. The \$27M bond plan fits fully within legal limits, leaving a \$13.15M safety buffer for future needs.



FINANCIAL SUMMARY

Estimated Priority Facility Needs

Health/Life Safety survey • Three district schools





FINANCIAL SUMMARY

ESTIMATED TAX IMPACT BY HOME VALUE

Nippersink School District 2 • \$27 Million Health/Life Safety (HLS) Bond Plan

\$400,000 Home

Total Estimated Annual Impact

\$411 - \$450

per year

Monthly Cost if You Escrow Taxes

\$34 - \$38

per month (escrowed)

\$500,000 Home

Total Estimated Annual Impact

\$524 - \$575

per year

Monthly Cost if You Escrow Taxes

\$44 - \$48

per month (escrowed)

\$600,000 Home

Total Estimated Annual Impact

\$634 - \$685

per year

Monthly Cost if You Escrow Taxes

\$53 - \$57

per month (escrowed)

IMPORTANT FINANCING & RATE NOTES:

- Estimated Figures: All tax impact ranges shown above are estimates based on current market interest rates.
- **No Ballot Referendum Required: Issuing Health/Life Safety (HLS) compliance bonds is authorized under Illinois state law.**



Investing in
our community's future.

BOND PROPOSAL SUMMARY

Securing Our Schools for the Next 30 Years



Safe & Up-to-Code

Modernizing facilities to meet all current safety standards.



A 30-Year Lifespan

Renewing core infrastructure to serve generations to come.



Smart Investment

Maintains safe schools and will continue to support property values for decades to come with predictable cost.