**Mission Statement:**
**Doing What's Best for Kids!**

# Facilities at a Glance

## DEER CREEK-MACKINAW #701

*Home of the Chiefs*

September 30, 2026
Prepared By
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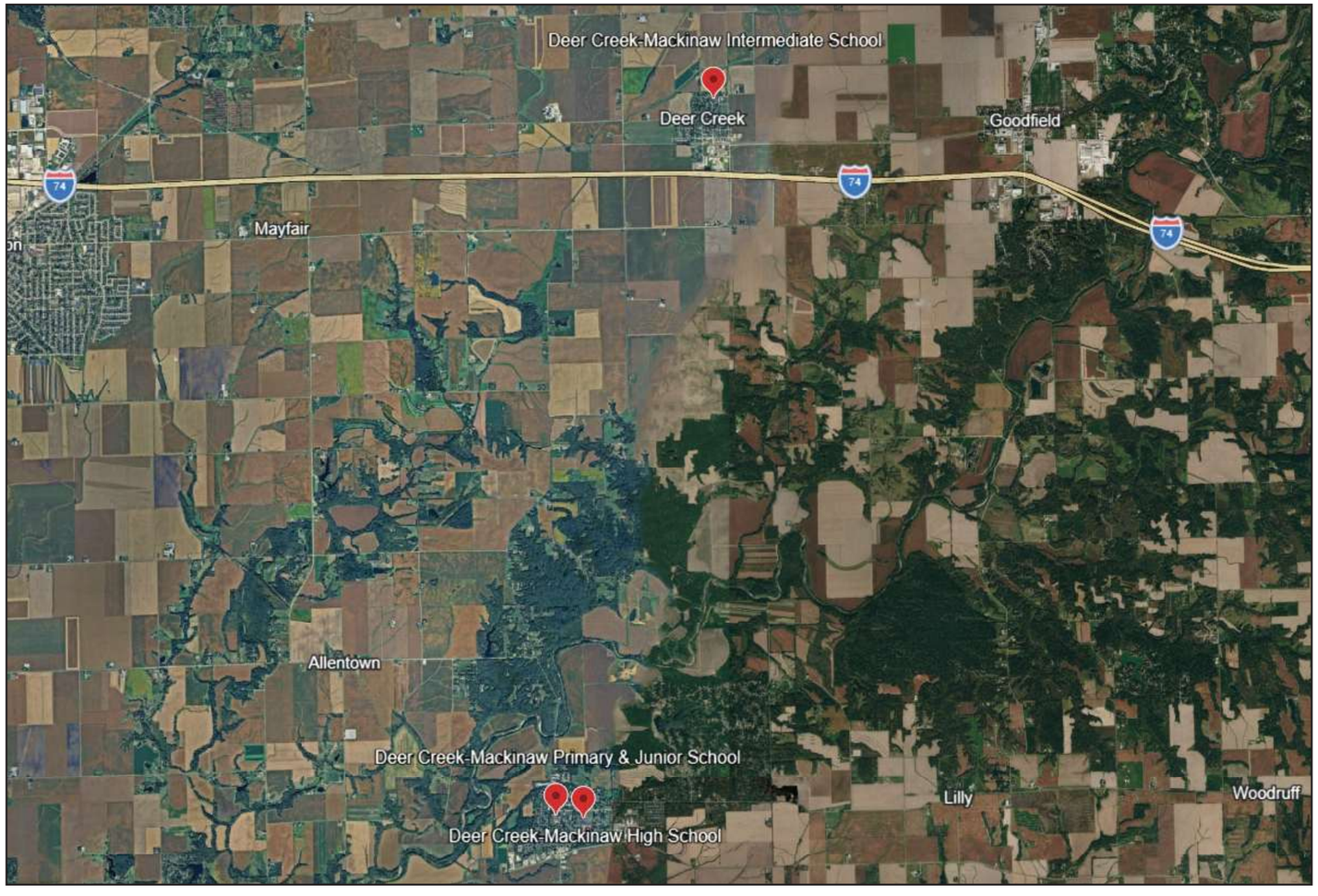
# Deer Creek-Mackinaw CUSD 701 - Demographics / Facility Highlights

The Deer Creek-Mackinaw School District is located in and around a small,rural community situated along Interstate 74 west of Peoria. The district of Deer Creek-Mackinaw has a population of approximately 5,527 people. The school district is a unit district that encompasses 75 square miles. Most of the land use is agricultural with portions used for public or commercial business.

Approximately 930 students in grades PreK-12 are located throughout the 3 schools in the district.

| | |
|---|---|
| Total number of students | 930 |
| Total number of school buildings | 3 |
| Total square feet of buildings | 210,584 |
| Total acres of district property - School Buildings and Parking | 23.2 |
| District boundaries covers square miles | 74.8 |
| Total number of employees<br>Administrators<br>Teachers<br>Support Staff | 84<br>8<br>72<br>4 |
| Teachers with advance degrees | 28 |
| Pupil-Teacher ratio | 16:1 |

| DISTRICT MAP LEGEND | | | | | |
|---|---|---|---|---|---|
| | School Name | Address | City | Zipcode | Grades |
| 1 | Deer Creek-Mackinaw Primary & Junior High School | 102 E 5th St. | Mackinaw | 61753 | 1-3, 7&8 |
| 2 | Deer Creek-Mackinaw Intermediate School | 506 N Logan St. | Deer Creek | 61733 | 4-6 |
| 3 | Deer Creek-Mackinaw High School | 401 E 5th St. | Mackinaw | 61755 | 9-12 |



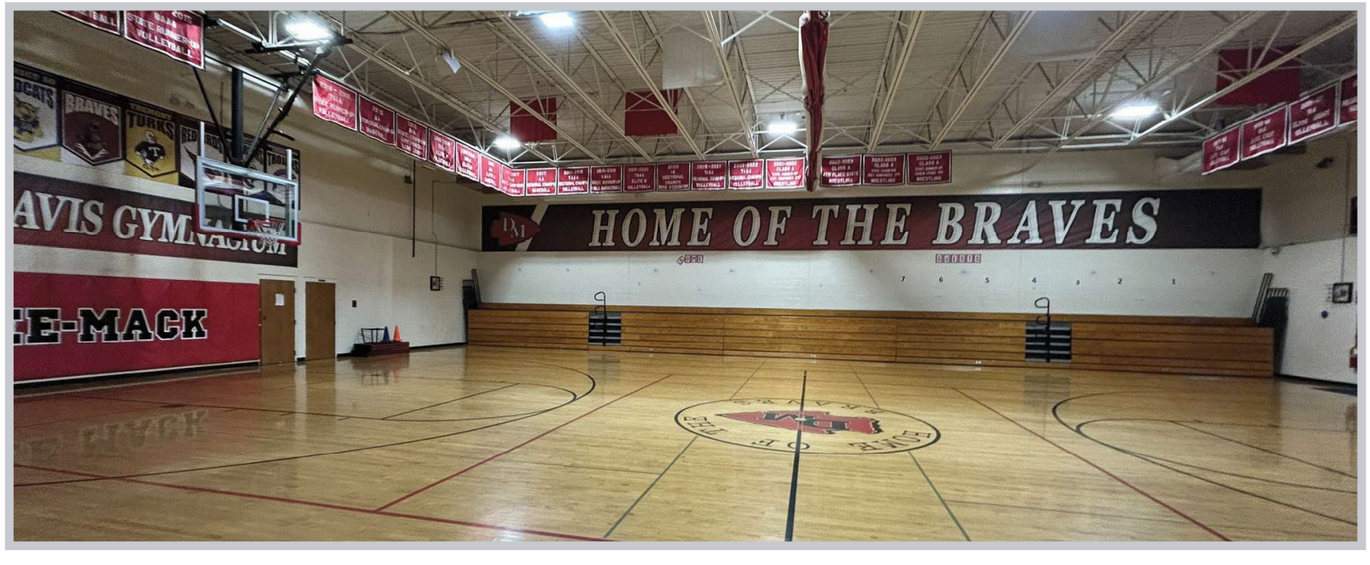
# Primary & Junior High School - Current Needs

## HIGHLIGHTS

- All rooftop HVAC units have been replaced within 1 year.
- Both boilers have been replaced within the last 2 years
- HVAC controls are being updated to modernize system
- Lighting improvements are being implemented throughout the building including vacancy sensors
- Ongoing flooring replacement throughout classrooms and corridors

* The estimated costs listed in this document are based on current preliminary information as indicated in this document. Preliminary Information was obtained via meetings, phone conversations, and email messages that identified the potential scope. The final cost of the project(s) will depend on actual labor and material costs, competitive market conditions at the time of bidding, final design and other factors beyond the control of the preparer. No guarantee is made that actual proposals or construction costs will not vary from this opinion.

| | NEEDS | | | |
|---|---|---|---|---|
| | **Need** | **Description** | **Condition** | **Estimated Cost (2026)** |
| 1 | Roof Replacement | EPDM (20+ years old) and Ballast roofs (40+years old) deteriorating and pulling away from flashing causing leaking. Requires replacement. | Poor | +/- $650,000 for ballasted roofs |
| 2 | Gym Air Conditioning | Recommend to condition the existing gymnasium spaces with air conditioning to control spaces during warmer seasons. | N/A | $150,000 - $300,000 |
| 3 | Masonry Tuckpointing | Current exterior masonry requires tuckpointing in various locations. It is recommended that a survey of the existing facade be done to identify areas that require immediate attention. Creating a plan to addressing deteriorated mortar joints will help extend the life of the building and prevent water infiltration. This can be phased to spread the tuckpointing over multiple summers to minimize both timeline and cost impact | Poor | $20/sf |
| 4 | Exterior metal trim | Existing copings, gutters, and trim exhibit signs deteriorating and leaking. Replacement will improve drainage and water mitigation away from the masonry and the rest of the building. | Poor | $50/lf |
| 5 | Asbestos Abatement | Asbestos containing materials are present (encapsulated). Abatement is desired throughout the facility. | Fair | $25/sf |
| 6 | Gym Floor Replacement | Gymnasium wood court is nearing the end of its useful life. Will be able to be sanded one more time. Recommended to plan for replacement in 5-10 years. | Fair | $175,000 |



# Intermediate School - Current Needs

## HIGHLIGHTS

- Ongoing flooring replacement
- Smartboard installation for all classrooms
- New doors and hardware replacement in all offices and classrooms

| | NEEDS | | | |
|---|---|---|---|---|
| | **Need** | **Description** | **Condition** | **Estimated Cost (2026)** |
| 1 | HVAC RTU Replacement | Three mechanical units are between 15-20 years old with obsolete parts. Creating a plan to addressing the aging units will help create replacement schedule for future. | Fair | $250,000 |
| 2 | Piping Replacement | Original cast iron piping collapsed and plumbing issues. Recommended to survey concerned piping to evaluate current conditions to determine necessary work. | Poor | $25,000 - $50,000 |
| 3 | Roofing Replacement | EPDM (20+ years old) and Ballast roofs (30+years old) deteriorating causing leaking. Requires replacement. | Poor | +/-$400,000 for ballasted roofs |
| 4 | Masonry Tuckpointing | Current exterior masonry show future signs of needing tuckpointing. Creating a plan to addressing deteriorated mortar joints will help extend the life of the building and prevent water infiltration. This can be phased to spread the tuckpointing over multiple summers to minimize both timeline and cost impact. | Fair | $20/sf |
| 5 | Window Replacement | Single pane windows are inefficient. Recommend dual pane thermally broken windows to improve energy efficiency. | Fair | *$85/sf* |
| 6 | Asbestos Abatement | Asbestos containing materials are present (encapsulated). Abatement is desired throughout the facility. | NA | $25/sf |
| 7 | Security Camera Upgrades | Recommended to replace security cameras throughout entire site. | Fair | +/- $10,000 |
| 8 | Gravel Road Paving | Recommended to pave gravel road (E Green Ave) to eliminate wash out and improve access to bus barn. | Fair | $100,000 |

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# High School - Highlights & Needs

## HIGHLIGHTS

- 8 of 9 Rooftop units replaced within the last 3 years
- Upgraded security cameras throughout within the last year
- Stadium turf and surroundings continues to serve community well
- Chiller replaced within the last year

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| | NEEDS | | | |
|---|---|---|---|---|
| | **Need** | **Description** | **Condition** | **Estimated Cost (2026)** |
| 1 | Roof Replacement | EPDM roofs (20+ years old) nearing end of warranty and lifetime. Creating a plan to addressing aging roofs will help phase replacement over multiple summers to minimize both timeline and cost impact | Fair | +/- $400,000 for ballasted roofs |
| 2 | Boiler Replacement | One boiler (1994) unoperational. Boiler (2007) is out of warranty and are nearing end of life cycles. Creating a plan to addressing aging boilers will help phase replacement over multiple summers to minimize both timeline and cost impact | Fair | +/- $150,000 |
| 3 | Masonry Tuckpointing | Current exterior masonry requires tuckpointing in various locations. It is recommended that a survey of the existing facade be done to identify areas that require immediate attention. Creating a plan to addressing deteriorated mortar joints will help extend the life of the building and prevent water infiltration. | Poor | $20/sf |
| 4 | Flooring improvements | All resilient flooring types throughout including, sheet vinyl, luxury vinyl tile, and vinyl composition tile are recommended to be replaced with new standard district flooring. All spaces included in this flooring upgrade would also get new 4” resilient cove base. | Fair | TBD |
| 5 | Gym Floors | Both existing gymnasium wood floors are currently unable to be sanded and refinished which indicates they are past their life expectancy. Recommended to replace. | Poor | $250,000 |
| 6 | AC in Gymnasiums | Recommend to condition both of the existing gymnasium spaces with air conditioning to control spaces during warmer seasons. | N/A | $150,000 - $300,000 |
| 7 | Asbestos Abatement | Asbestos containing materials are present (encapsulated). Abatement is desired throughout the facility. | NA | $25/sf |
| 8 | Window Replacement | Windows at southern side of the field aging and past typical life expectancy. At some locations, sealant around windows and other fixtures are cracking, leaving opportunity for water infiltration. Recommend thermal windows to improve energy efficiency. | Fair | $85/sf |
| 9 | Site Drainage | Water ponding and infiltration into district office entrance. Recommended to evaluate site detention and revise accordingly | Fair | TBD |
| 10 | Panel Replacement | Metal Panel to West damaged and past warranty. Recommended to replace metal panels along with adjacent roof to maintain continuous envelope. | Poor | +/- $75,000 |
| 11 | Overflow Parking | Site parking is limited. Recommended to study expanding parking for larger events. | Fair | +/- $650,000 |
| 12 | Baseball Site Work | Existing baseball fields lack typical accommodations (lights, restrooms, etc.) Recommended to study field improvements | Fair | +/- $250,000 |
| 13 | Softball Near Campus | Softball field is currently off campus. Recommended to study options to bring field closer to school. | N/A | +/- $1,000,000 |