

**From:** [Melissa Bradford](#)  
**To:** [Kent Metzger](#); [Rochelle Clark](#); [Bobbi Williams](#); [Michael Curry](#)  
**Subject:** RE: Information for the BOE - 1505 West King Gift Offer  
**Date:** Thursday, March 17, 2022 3:29:25 PM

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Kent, there were 2 sent; BOE Only and DLT. Thanks

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**From:** Kent Metzger  
**Sent:** Thursday, March 17, 2022 3:19 PM  
**To:** Rochelle Clark <rclark@dps61.org>; Bobbi Williams <BJWilliams@dps61.org>; Michael Curry <mcurry@dps61.org>  
**Cc:** Melissa Bradford <MBradford@dps61.org>  
**Subject:** Information for the BOE - 1505 West King Gift Offer

Good afternoon,

The following information is intended to address some of the BOE's questions/concerns in regards to the potentially gifted property at 1505 West King:

DPS's usage of the space in the Keil Building, PDI, and Tech Academy (Student Services and Information Technology) which are planned to be moved to Dennis Kaleidoscope after construction of the potential new school building has been reviewed. Administration, PDI, Student Services and Information Technology (herein referred to as "Administration/Support Services") occupies approximately 60,000 sf of space at the three (3) locations with considerable allocation of this space to storage. The space allocation in these buildings is inefficient as some rooms are too large for their current usage and the floor plan layouts are quite poor. Due to consolidation of needs and more efficient use of the space, the Administration/Support Services staff could fit into 20,000 - 25,000 sf (plus basement storage). There is currently a total of approximately 100 staff members in these spaces.

The space at Dennis Kaleidoscope is approximately 34,000 sf. There are no reasonable accommodations for adequate storage which is required, and acceptance of deliveries would be difficult. Renovation of Dennis Kaleidoscope to house the Administration/Support Services will result in an inefficient use of the building's square footage as the building configuration is not well suited for adaptive reuse as office space. The corridors in the building cannot be effectively used as office space and they account for a larger percentage of the building's square footage. Reuse of the space would require extensive renovation and modification of the floor plan, HVAC systems, data infrastructure, and electrical systems. Renovation of the space would likely exceed \$200/sf resulting in costs of over \$7 million. There are approximately 60-70 parking spaces at Kaleidoscope which is inadequate. Creation of additional parking would likely increase costs by \$400,000 to \$500,000.

The 1505 West King property houses 37,500 sf per floor (75,000 sf total) and allows parking for nearly 200 vehicles on the west side of the building. The building is well suited for deliveries as it currently has three (3) loading dock bays and an adjacent freight elevator. All staff could be housed on the first floor, and the entire basement level would be available for storage. The basement would allow DPS to move the warehouse/transportation staff to this location. Items such as books,

curriculum supplies, curriculum equipment, general supplies, desks, furniture, technology equipment, etc. could be stored in the basement in a well-organized and secured manner. Moving warehoused items from the B&G office building and Annex would free up space to allow B&G to better utilize our space and to park/store more equipment inside in a weather-tight and secured area.

There are a number of additional items to be considered, but this information allowed a concise evaluation of some of the major issues associated with the offer to acquire the building.

*Kent A. Metzger*

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