

**BOARD OF EDUCATION
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 64
Minutes of the Committee-of-the-Whole: Facilities
at 7:00 p.m. on September 18, 2017
Jefferson School - Multipurpose Room
8200 N. Greendale, Niles, IL 60714**

Board President Anthony Borrelli called the meeting to order at 7:05 p.m. Other Board members in attendance were Tom Sotos, Fred Sanchez, Larry Ryles, Rick Biagi, and Eastman Tiu. Board member Mark Eggemann arrived at 8:19 p.m. Also present were Superintendent Laurie Heinz, Assistant Superintendents Joel T. Martin and Lori Lopez, Chief School Business Official Luann Kolstad, Director of Student Services Jane Boyd, Director of Innovation and Instructional Technology Mary Jane Warden, Director of Facility Management Ron DeGeorge, Public Information Coordinator Bernadette Tramm, and about 12 members of the public.

Board of Education meetings are videotaped and may be viewed in their full length from the District's website at: <http://www.d64.org>.

Board President Borrelli stated the purpose of the meeting was to receive an update on the current status of the District's Master Facilities Plan; receive a wrap-up of summer 2017 projects; review the current status of the adopted financial framework for facilities projects; and begin a discussion of proposed summer 2018 projects.

Update on Master Facilities Plan

CSBO Kolstad, Facility Director DeGeorge, and architects Rick Petrick and Pat Calahan of Studio GC provided an in-depth review of the enormous efforts undertaken since 2014-15 to identify the critical infrastructure needs of the District. They noted that the Master Facilities Plan -- the first for District 64 -- was created to provide a balanced, five-year plan that would coincide with the timing of the 2020 Vision Strategic Plan. The team reviewed the three categories in the plan with an estimated cost of \$27.2 million, divided among: HLS "b" five-year required projects; critical infrastructure projects with two levels of priority; and additional capital projects. The team noted the projects had been distributed over the five-year period to address "safe, warm and dry" concerns for the buildings, to be mindful of the escalation of building

costs, and to schedule multiple projects at one school to avoid undoing or redoing previous work. Board members and the team then reviewed and discussed details of the projects identified for the eight schools and the District's Educational Service Center (ESC) covered by the plan. During the discussion, the team noted that the projects listed for each year are in draft form and as the team dives into the work, other issues may arise that can be solved, and noted, for example, that the summer 2017 work completed on the water system at Lincoln was modified to

take care of water pressure issues in areas distant from the water main along with the originally planned work. The team also noted that as each year comes forward, the cost estimates and scope of the work are refined. They noted that the estimates for years 2019-2021 were completed by FGM architects who had developed the initial HLS survey in 2015. The team also provided clarifying information on how projects were distributed among the three categories of work, and noted that the Board and administration together had determined that it would be prudent to limit the amount of projects on the HLS survey to only those defined as absolutely necessary, since it is submitted to the Illinois State Board of Education and the ISBE requires them to be completed within five years. The team noted that the other projects are essential and important, but that the District should have flexibility in scheduling and financing these projects over multiple years. The team and Board members also discussed the designation of Studio GC as the District's architect of record, the fee structure for their work, construction management, and the previous use of FGM architects and Nicholas and Associates.

2017 Projects Wrap-Up

The team and Board then reviewed the individual projects undertaken in summer 2017 at six schools for a total project cost for the completed work of \$4.5 million, which included asbestos abatement, architect/engineering fees, and construction management fees, and noted that it is considerably below the original proposed slate of work and estimated costs of \$6.2 million. The team pointed out that the most significant investments had occurred at Field School, with a total window replacement, and at Lincoln Middle School, with the remodeling of the Learning Resource Center into a future-ready flexible learning space and adjacent secure vestibule/office reconfiguration, along with replacement of flooring in hallways and stairs, roofing, tuckpointing, and plumbing/water piping. CSBO Kolstad pointed out that the summer 2017 work was completed with no impact to taxpayers, by utilizing funds from the Working Cash balance as authorized by the Board.

Proposed Summer 2018 Projects

Looking ahead, the team and Board then addressed a recommended slate of projects estimated at almost \$8.5 million for summer 2018, including health life safety projects estimated at \$635,000, critical infrastructure projects at almost \$5.5 million, and capital projects estimated at \$2.3 million. The team also reviewed a list of work that could be considered either as alternates or in addition to these projects with an estimated cost of \$4.5 million, such as District-wide interior door and hardware replacement, classroom flooring replacement, asphalt replacement, and similar work. The team and Board members also discussed the continued uncertainty around the long-term use of Jefferson School; Dr. Heinz reported that the Strategic Plan includes a study of full day Kindergarten and that recommendations regarding Jefferson's long term use would likely flow from the outcome of that study.

The team and Board then discussed the projects for summer 2018 in more detail. Clarifying information was provided about the status of the District ESC having been identified as a significant structure in Park Ridge history and the potential impact if it were to be placed on an official register of historic places. The team also provided clarifying information about proposed work on the ESC's entry and requirements of complying with ADA accessibility when elements are touched at the entry; Board members also briefly discussed ideas for alternate long term uses of the ESC building. The team then led the Board into a project-by-project review of the proposed schedule, providing clarifying information about the scope of each item, with several garnering lengthier discussion. The team noted that a meeting is planned with the Village of Niles to discuss the proposed work on site detention, drainage and asphalt at the Emerson and Jefferson campus. The team also offered additional background information about the proposed roofing work for Emerson and Franklin, and noted that complete assessments had been made of all the building roofs as part of the HLS survey and development of the Master Facilities Plan. Roosevelt Principal Kevin Dwyer later joined the discussion to present more detailed information about the proposed relocation of classrooms and office/secure vestibule that would provide significant improvements to the student learning environment as well as daily supervision, safety and efficiency. He noted the office would be shifted further north along Prospect Avenue, which would allow direct supervision of arriving buses and would separate parent/visitor access from students instead of bisecting the playground area. The team confirmed that the current proposal is different than one originally proposed by FGM architects several years ago, as it eliminates the need for a more costly bump-out addition along the Fairview Avenue facade. Dr. Dwyer, the team and Board members discussed the changes to classrooms that would be made to create a primary grade hallway to increase collaboration and communication, the upgrades to the Learning Resource Center, and the changes to the office, health area and washroom, teacher workspaces and visitor entry. Further discussion also addressed potential benefits to neighbors with the flow of office traffic directed further to the north on Prospect towards Albion, rather than at the middle of the block.

Financial Framework

CSBO Kolstad reviewed the financial framework put in place by the previous Board to fund the Master Facilities Plan. She noted that summer 2018 work would utilize a combination of funds remaining from the Debt Certificates issued in spring 2017 along with the remaining \$3.5 million from the transfer of \$10 million in Working Cash, so that funding for summer 2018 projects would have no impact on taxpayers. She pointed out that for future years, the Board would be asked to use the authority in place provided by the financial framework to issue Working Cash Fund bonds. Following further Board and team discussion, the team will provide a cost estimate for the secure vestibule portion of the Roosevelt School proposed work as a separate line item.

Dr. Heinz recommended that further background be planned for an upcoming Board meeting about the RETA Security audit, which has provided the blueprint for the range of safety and security enhancements that the District has undertaken over the past several years. CSBO Kolstad and the team also pointed out the benefits to the District of being able to move toward preparation of construction/bid documents early this fall, due to the impact on the construction industry of the recent hurricanes and the typically more competitive responses when bidding is conducted earlier in the season. She noted that the Board would receive updates on the proposed 2018 work at upcoming meetings.

Studio GC then offered a photo presentation of the projects for summer 2018, illustrating the current conditions of the building roofs, asphalt, etc. that are to be addressed, and responded to further Board questions.

At 9:20 p.m., it was moved by Board President Borrelli to adjourn the Committee-of-the-Whole: Facilities meeting and return to the special meeting, which was approved by consensus.

President

Secretary