

**MEETING NOTES**  
**FACILITIES COMMITTEE**  
**COMMUNITY UNIT SCHOOL DISTRICT 200**  
**November 3, 2022**

A meeting of the Facilities Committee of the Board of Education of Community Unit School District 200, DuPage County, Illinois, was called to order at 7:30 AM on Thursday, November 3, 2022, at the School Service Center, 130 W Park Ave, Wheaton, IL.

**PRESENT**

Board Members: Ms. Julie Kulovits  
Mr. Brad Paulsen

Staff: Dr. Jeff Schuler, Superintendent  
Dr. Brian O’Keeffe, Asst. Superintendent of Business Operations  
Ms. Erica Loiacono, Director of Communications and Community Engagement  
Mr. Jordan Thorse, Comptroller/Treasurer  
Mr. Kevin Weisenberger, Director of Facilities  
Mr. Colin Wilkie, Energy Operations Manager

Dr. Schuler reviewed the agenda for the meeting.

**Discussion of Projected Summer 2023 Facilities Projects**

Dr. O’Keeffe reviewed the bid/pricing summary for the projected summer 2023 capital project work and included information on the breakdown of each project, the recommended contractor, construction cost, contingency, and architect fee. The list of projects was approved at the June 2022 Board meeting. There were four bid packets put out and bids opened on October 25, 2022. There was information provided and discussion on the following:

- Look at the project work in terms of three buckets – Capital/Sherman Dergis project work, Library Learning Center (LLC) capital project work, and D200 playground replacements.
- There were base bids as well as some alternative bids; Explanation of base bids vs. alternative bids; and the flexibility alternative bids provide to the District.
- Project work:
  - Roofing projects at Wheaton North and Hawthorne
  - New flooring at Longfellow, Sandburg, and Hawthorne
  - Paving at Wheaton Warrenville South and Wheaton North High Schools
  - HVAC work at Lowell
  - Ceiling and lights replaced at Washington
  - Playground replacement at Bower and Lowell
  - LLC renovations at Johnson and Whittier
- Playground replacements – the first concepts were given to the playground committees at both Bower and Lowell Elementary Schools and are anticipating bringing a recommendation to the Board in January.
- Flooring options concerning the base bids, alternate bid, and the options for contractors.
- Hawthorne – flooring completed in the summer of 2022 with exception of MPR (multi-purpose room) due to all furniture stored in the MPR during summer construction.
- Performance Services, Inc. (PSI) and the mechanical work to be done.

- LLCs and the use of developer donations and the capital development grant to primarily fund the construction cost of the projects; developer donations for FY21, FY22, and FY23.
- Fund balance percentages for FY21, and projected for FY22; likely to use some fund balance to pay for some projects in aggregate.
- Furniture, Fixtures, and/or Equipment (FF&E) estimates for LLC projects.
- Hubble and replacement of boilers – comfortable deferring boiler work this year.
- Have invested \$45 million over the last seven years in capital improvements.
- Lowell mechanical (HVAC) work – cost savings to doing all pieces at the same time.
- Washington Ceiling & Lights Projects – use of a contractor vs. PSI comparison.

There were questions/discussion on the following:

- What are the factors considered concerning the “lowest responsible bid”?
- Roofing – bids include both removal and replacement costs.
- Interested in knowing what percentage of roofs have been addressed at both high schools.
- Any concern over the volume of work to take place during the summer and getting the work completed before the start of the school year?
- Commitment to capital project work and any issue with saying no to other things as a result of this.
- School maintenance grants.
- Interest in receiving summary documentation from PSI and targeted vs. actual energy reduction.
- Energy savings and the use of outside air over the last few years related to the pandemic.

The approval of the bids for the projects will be placed on the November board agenda.

### **Discussion of Middle School Facilities Projects**

Dr. O’Keefe updated the committee on the middle school facilities projects. There was information included on the following:

- Perkins & Will is going back out to the three buildings (Edison, Franklin, and Monroe) with the second round of updated concepts to obtain feedback.
- The timeline is still on pace to present to the Board in either December or January Committee of the Whole.
- Project work will incorporate the remaining capital needs at the three buildings.
- The capital improvement plan for the District (different than the Master Facility Plan) evolves every year.

### **Public Comment**

None

The meeting adjourned at 8:40 AM.