

**MEETING NOTES
FACILITIES COMMITTEE
COMMUNITY UNIT SCHOOL DISTRICT 200
March 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 the School Service Center, 130 W Park Ave, Wheaton, IL at 3:03 PM on Thursday, March 3, 2022.

PRESENT

Board Members: Ms. Chris Crabtree
Mr. Brad Paulsen

Staff: Dr. Jeff Schuler, Superintendent
Dr. Brian O’Keeffe, Asst. Superintendent of Business Operations
Mr. John Robinson III, Director of Facilities

Dr. Schuler noted all of the agenda items were tied to the strategic plan for the next five years.

Discussion of Playbook for LLC Design

Dr. Brian O’Keeffe reviewed the status of the LLC (Library Learning Center) playbook design, which included the following:

- Johnson Elementary awarded a \$100,000 grant that is earmarked for the LLC.
- Have met with architects to discuss ideas and narrow the focus for the LLC and what can be done.
- Result of the conversation – will build a playbook for the LLCs (similar to what was done for the playgrounds).
- Naper Commons developer fees – will be coming into Whittier and Edison, as these are the school boundaries the properties sit on. Will be meeting at Whittier Elementary to discuss an LLC renovation with the use of those funds.
- Working with Legat Architects with the goal being these two LLC projects would be completed by end of summer 2023. The bulk of the design work would be happening this year.

There was discussion on the following:

- Furniture costs are accelerating and the need for decisions to occur as early as possible.
- LLC playbook and LLC furniture playbook - one and the same.
- The involvement of the Dept. of Innovation and Technology with this playbook, projects.
- Both Johnson and Whittier would be setting the models for the playbook design.
- Feedback of key staff and assembling a team in each of these buildings.
- Adjacent spaces that feed into the LLCs.
- The potential to rebrand LLCs – not just checking out books.

Discussion of Capital Improvement Plan Priorities

Dr. O’Keeffe and Mr. Robinson reviewed a draft of the five-year capital project outlook, which included the projected summer capital projects and other capital projects for 2023 – 2027, and the Middle School capital projects.

There was discussion on the following:

- Bidding more than the \$7.2 million included in the Sherman-Dergis target for annual capital projects, as there are alternates and choices.
- Highlights of the capital project outlook include doing an HVAC project each year.
- In most cases, ceiling and lights correspond with HVAC work, and in some cases flooring work.
- Other capital projects include ceilings and lights, doors and windows, sprinklers, plumbing, electrical, generators, tuckpointing, security, elevators, and LLCs.
- LLC elementary work - the projected timeline, cost escalation.
- The link between the five-year capital project outlook and the finance committee.
- Have been chipping away and getting the buildings to a point where future boards and admins can maintain buildings on the budget they have.
- ESSER funding and summer 2024 - the key decision point since this will be ending.
- HVAC elementary projects – those complete, those on the five-year plan, and those remaining. The HVAC proposed projects should be revisited each year based on the status of each building’s system.
- HVAC systems – lifetime, replacement of some components, upgraded controls in buildings.
- Continuing with \$7.2 million for annual capital projects vs. looking at a larger number.
- HS bleachers – annual inspection, life span, age, and interest from two HS for replacement.

Discussion of Middle School Improvement Priorities

- Review of the 2016 Master Facilities Plan to determine the MS capital projects list (more operational projects).
- Science labs are included in this as well (renovating what is there in the existing space).
- LLCs and science labs – leads to a bigger question of fixing up existing space or investing in modernizing?
- Other big pieces at the three MS that were not included in the list include:
 - A performing arts space at Monroe.
 - Restructure/reconfiguration of the student services/front office space at Edison.
 - Franklin – more complex and included substantial additions to space, new LLC, reconfiguring of existing LLC for more space (was a \$30 million project).
- Revisiting of concept plans (Done in 2016). Suggestion to do an updated master plan for those three MS buildings.
- Steps moving forward – feedback on capital work, reorganization in that space, focus heavily on MS projects, revisiting the concepts at the MS.
- Completing the strategic plan for the District before looking at a study of the MS projects.
- This is an opportunity we can solve – have already taken a big chunk out of the Master Facility Plan and tackled it.
- Where furniture fits into this; the impact of the pandemic and required physical distancing in classrooms on furniture.

Other:

- HS LLCs – nothing substantial, need furniture solutions.
- Revisiting Woodland facility and plans for the future.

Public Comment

Harold Lonks: Capital Projects List – Why are there boilers needed at Hubble?

The meeting was adjourned at 4:15 PM.