

MEETING NOTES
FACILITIES COMMITTEE
COMMUNITY UNIT SCHOOL DISTRICT 200
August 7, 2023

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 3:00 PM on Monday, August 7, 2023, at the School Service Center, 130 W Park Ave, Wheaton, IL.

PRESENT

Board Members: Mr. Brad Paulsen
 Mr. John Rutledge

Staff: Dr. Jeff Schuler, Superintendent
 Dr. Brian O’Keeffe, Asst. Superintendent of Business Operations
 Ms. Erica Loiacono, Director of Community Engagement and Communications
 Mr. Kevin Weisenberger, Director of Facility Services
 Mr. Colin Wilkie, Energy Operation Manager

Discussion on Projected Capital Improvement Needs and Sherman Dergis

Dr. Schuler shared a Sherman Dergis review document to provide context for the conversation. A question was raised at the last board meeting regarding the Sherman Dergis policy (4:152). There was information on the following:

- Sherman Dergis is a funding mechanism for capital projects and an accountability policy for the board.
- The policy itself does not lock in \$7.2 million per year to spend on capital projects, but at that time that was the target as all of the information was being pulled together.
- At that time, the District was spending approximately \$1 million per year on capital projects.
- The four-year ramp-up to get to \$7.2 million annually.
- Noting the capital facilities spending chart on the Facilities Overview document, the District has been spending this annually since FY20.
- Summer 2023 capital projects will show nearly \$10 million spent.
- District fund balance policy - must maintain at least 25% in fiscal reserves.
- The finance committee reviewed and discussed whether we should put some kind of escalator into Sherman Dergis. The recap included four critical points to consider and convey, and the administration wanted to review this with the Facilities Committee to obtain feedback. This included the following:
 - Important to convey that the District has done what it said it would do since adopting policy 4:152 in January 2017.
 - Sherman Dergis cannot be the sole funding mechanism for middle school projects or all facility improvements.
 - Sherman Dergis - intended to support improvements to existing capital infrastructure, not intended to support other opportunities for enhancements.
 - Does it make sense to look at some escalator that likely will drive those prices? Noted rising construction costs and other escalators that drive prices. A CPI escalator was discussed with the finance committee.

There was discussion on the following:

- CPI – this may not be a fair estimate of construction cost escalation, which will outrun CPI.
- Construction bids are not going to line up with Sherman Dergis budget every year – think about a target (plus/minus).
- The thought process on why CPI made sense as the potential escalator moving forward.
- Sherman Dergis is a forecast tool/accountability tool. It will be this until all triage needs are taken care of.
- Policy 4:152 - Potential future adjustment/change in the policy should the budget/financial picture warrant it?
- Advocating for revising 4:152 or creating an alternate version of the policy focusing on the ongoing commitment to facility/capital improvements.
- The history of Sherman Dergis, determining the \$7.2 million goal at the time, and agreement it is fair to increase/escalate the annual amount for this.
- Making sure we are reserving funds if we are not going to spend them this year/annually.
- Improving vs. maintaining capital building conditions.
- The physical condition of buildings – focus of Sherman Dergis.
- Educational/learning enhancements/improvements – modernizing science labs, etc.
- Middle School (MS) projects - \$42 million is the capital improvements (has to be fixed); the total number (over \$100 million) includes educational/learning enhancements).
- Language in the Sherman Dergis Review document – is SD a funding mechanism?; enhancements vs. educational program or space enhancements noted.
- O&M funding for capital improvements being a percentage of the overall budget – an alternative way to escalate; the potential problem with this escalator.
- 4:152 – revising language in the policy around the different funds used.
- The intent of the Sherman Dergis Review doc.
- Three-year look at capital projects projections for 2024-26:
 - Gives perspective on what we have allocated in the past and reflects what is needed in the next three years.
 - Priority-based construction projects for the next three summers.
 - Roofing, HVAC/mechanical systems, safety/security.
 - Cost escalations are built-in.
 - Maintaining secure and safe environments for buildings.
 - Fire alarm systems at the two high schools.
 - Does not include playground replacements.
 - How to group/package projects and present for each of three years; show projects by year, by school, etc.
 - The goal is to present to the Board in September and ask for approval to move forward on the projects.
 - Anticipating big construction projects for 2025 and 2026 for schools – should try to be in front of things.

Discussion of Middle School Facility Plans – Next Steps

Review of Timeline Related to Middle School Facility Projects

A tentative community engagement and communications timeline for the fall was presented showing what the fall semester is looking like for the engagement side.

There was discussion on the following:

- Reviewed the markers in the middle school space.
- October and December presentations to the Board.

- Open house opportunities at the three middle schools, along with one virtual.
- Community survey on facility improvements.
- Utilize community engagement online platform.
- Can add things as needed, idea boards.
- Getting a sense of how the community feels about the larger buckets of work; the opportunity to refine plans.
- Sharing the playbook for the year with the community.
- Community Engagement Committee – assembled at the end of last year, resuming soon.
- Spring of 2024 – revising plans as needed and determining next steps.
- Ask about athletic facilities improvements as it relates to the Monroe option discussed at the July board meeting.
- Putting together cost estimate buckets of work (by category).
- Sequencing/phasing of work.
- Getting the community input to finalize a plan.
- The goal by December is for the Board to have all of the information needed to put together a plan.

Review of Facilities Improvement One-Page Update and Communication

The administration asked the Board members to review the Facilities Overview one-page communication document before the next committee meeting to do the following:

- Identify if there is any information currently on the document they believe is not important to the community.
- Identify if any aspects of the facilities' picture are not represented on the document that should be included for the community to know.

There was discussion on the following:

- The history of the two documents – Facilities Overview and Finance Overview.
- Recapturing some space to add additional information.
- The idea for a matrix including all schools and what has been accomplished/major components of work – record what has been done at each school vs. each year.
- Important to visually see all of the work that has been done.
- Redundant information on the two documents. Necessary?
- Recurring themes for the documents?
- Include benchmark comparison data?
- Fund balance – important for the community to understand what all of that information means.
- Important to have both documents available for distribution at the same time at events and all community engagement opportunities.

Public Comment

None

The meeting adjourned at 4:39 PM.