

**MEETING NOTES**  
**FACILITIES COMMITTEE**  
**COMMUNITY UNIT SCHOOL DISTRICT 200**  
**December 1, 2021**

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 12:02 PM on Wednesday, December 1, 2021.

**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  
Ms. Kim Funkhouser, Comptroller/Treasurer

Dr. Schuler noted the first two agenda items were connected and would be discussed jointly. The bids for the summer work and the proposals on the HVAC work have been received. The discussion was framed around recommendations and decisions for the upcoming Board meeting.

**Review of Bids for Summer 2022 Work and Review of HVAC Proposal for Summer 2022 Work**

Dr. Brian O’Keeffe and Mr. John Robinson reviewed the 2022 capital projects bid summary for all construction bids, HVAC, and potential options for consideration. The committee also recapped the potential capital projects that were proposed to the Board a few months ago. Bids were published for paving, roofing, flooring, tuckpointing, and miscellaneous (doors, foods lab, and card readers); as well as HVAC proposals received from Performance Services, Inc. (PSI). The projected overall spend to the Board was \$7.4 million (excludes playground projects).

There was discussion on the following:

- Review of the bid awards by project, contractor awarded, construction costs, contingency fee, and max fee.
- There was a lot of good participation in the bid process. The lowest number of bids was three (3), and the highest was ten (10).
- Review of options for consideration for summer 2022.
- HVAC cost estimates were higher than estimated.
- Funding options for summer work – including operating funds, ESSER II, fund balance.
- The impact of various funding considerations on the budget and cash flow.
- The uncertainty of receipt of EBF payments and tax payments to consider.
- Performance Services, Inc. (PSI), the role they play, and the percentage they receive.
- The continued exponential increase in cost if bidding work next year and any future cost associated with the delay.
- The Board fund balance policy – purpose, cash flow cycle, etc. as it relates to the funding of summer work and recommendation to the full Board.
- HVAC operating questions – Sandburg, WWSHS, Lowell.
- An idea to bid the Lowell HVAC work in early fall for summer 2023.
- The impact of cost escalation on school construction projects.

- While not all of the projects that were bid are being recommended, there is still a great deal of work slated to be done next summer.

The recommendation to the full Board at the December meeting will be for paving work at one building; flooring work at three buildings; roofing work at two buildings; tuckpointing work at four buildings; door replacements at eleven buildings; and the foods lab renovation at one of the high schools. Additionally, the recommendation to the Board will be to upgrade the HVAC systems at two buildings.

### **Discussion of Playground Replacement Process**

Dr. Brian O’Keeffe reviewed the history around the playground funding model and overview of the Elementary playground review that was conducted in the District. The committee was reminded that both Johnson and Lincoln elementary playgrounds are targeted for replacement, and a playbook will be developed as a guide for future playground replacements. Each of the two schools has a team in place that will review the public survey, playground concept plans, equipment options, and cost estimates. Vendors have been working on concept planning, and the formal bid process will begin before winter break. The recommendations for the two playgrounds and the playground planning playbook are to be presented to the Board at the January COW meeting.

There was discussion on the following:

- After Johnson and Lincoln playgrounds are replaced, the remainder of the elementary playgrounds will be taken in priority order.
- Updates have been provided to the District 200 PTA council on two occasions so they know where the District is at in the playground process.
- Upland Design has met with teams at each of the two buildings, and put together the survey to send out to the communities of those buildings (this was also sent in Spanish).
- Meetings will be held with each of the building teams, District staff, and Upland Design to review their playground plan and equipment options during the week of December 6, 2021.

### **Discussion of Facilities Overview Document and Master Facility Plan**

The District is continuing to tackle work on the capital plan, and forecasting the next steps. There was information/discussion on the following:

- Looking at the middle school (MS) projects and priorities.
- Master facility plan – conducted a few years ago. The need to review the priorities identified, the cost estimates, and determine the next steps.
- Middle school projects included performing arts space at Monroe, support services space at Edison, larger space design at Franklin.
- The need to go back to MS internal teams to review projects identified, review concepts and costs.
- Franklin – substantial work vs. piecemeal projects.
- Review of Library Learning Centers (LLC) across the district.

### **Public Comment**

None

The meeting was adjourned at 1:18 PM.