

MEETING NOTES
FACILITIES COMMITTEE
COMMUNITY UNIT SCHOOL DISTRICT 200
April 25, 2024

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 4:01 PM on Thursday, April 25, 2024, 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 Services
 Ms. Alyssa Barry, Director of Communications & Community Engagement
 Mr. Jordan Thorse, Comptroller/Treasurer
 Mr. Kevin Weisenberger, Director of Facility Services
 Mr. Colin Wilkie, Energy Operation Manager

Phasing Plan for Middle School Capital Projects / Update on Middle School Facility Plan Steps

An update was shared on the status of the concept design process for the three middle school projects (Edison, Franklin, and Monroe). Representatives from Perkins & Will, and Nicholas & Associates were present to provide information and answer any questions from the committee.

There was information and/or discussion on the following :

- At the May Board meeting, for the middle school plans, the goal is to bring updates on the cost estimates (through the finance committee) and the phasing plan for the projects.
- Reviewed timeline/phasing options for consideration - baseline (accelerated start of construction with shovels in the ground by Fall 2025) and alternative; reviewed what is covered in the initial investment of each option, and the pros and cons of each option.
- Reviewed a draft of the design/budgeting and bidding timeline for the baseline option, as well as a draft of the preliminary baseline budget assessment for the building projects.
- The enhanced schematic design portion of the baseline option.
- The prospective new spaces at each of the three middle schools.
- A similar overlap with the approach to renovation and additions in both options.
- Estimated escalation avoidance with baseline option.
- Basic understanding of phasing and the phased construction approach - a phased diagram sample for Monroe was reviewed; will be done for each one of the buildings.
- The length of time construction would take place.
- The phased approach and the different bid phases; number of contractors.
- The potential flexibility of phases two and three would apply to either timeline/option.
- Surveys and geotech work.
- Development of a site logistics plan with the District.
- Considerations in the design/budgeting and bidding timeline.
- Mechanical systems at all three buildings; control systems.
- Capital improvements overlap (based on conditions 1 and 2 items) for the MS projects.
- The scope piece of the projects is loud and clear from the input/feedback of the buildings’ staff.

- The components that make up the preliminary baseline budget assessment for each of the buildings.
- How the baseline assessments were developed.
- Due diligence on the part of the design teams and construction manager.
- FF & E's (furniture, fixtures, and equipment).
- Construction cost per square foot.
- The support by the facilities committee of the baseline timeline option.
- The finance committee work - meeting next week.
- The plan of what is to come to the full Board at the May meeting and at the June meeting.

Discussion of Three-Year Capital Project Needs

Dr. O’Keeffe reviewed the three-year (summer) projected capital project needs. Prior to doing so, it was noted that the capital work that has to get done at the middle schools is critical. At the three middle schools (excludes Hubble), there is \$70 Million worth of conditions 1,2, and 3 work that is defined in the next ten years.

There was information and/or discussion on the following:

- The continuation of roofing work is present in the three-year projected work. An assessment will be done and a roofing report will come back in June.
- Other noted projects include flooring, paving/concrete, HVAC, toilet room renovations, and playground replacements at the elementary level.
- Additional projects for consideration.
- Sherman Dergis and the rolling three-year capital renewal forecast.
- Timeline to bring the recommended Summer 2025 projects to the Board.

Follow-Up on Comprehensive Safety Update from April 24 Board Discussion

Dr. Schuler noted the portion of the safety update presented to the Board at the Apr 24 Committee of the Whole meeting on security priorities. This is related to facilities.

There was information and/or discussion on the following:

- The recommendation to put this in front of the Board at the May meeting.
- Source for funding to draw from - TIF distribution dollars.
- Security elements as it relates to the three middle schools; potential to fold this into the middle school project costs/potential referendum; incorporating anything outside of the middle schools could complicate the message.

Public Comment

None

The meeting adjourned at 5:42 PM.