

MEETING NOTES
FACILITIES COMMITTEE
COMMUNITY UNIT SCHOOL DISTRICT 200
April 16, 2025

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 3:30 PM on Wednesday, April 16, 2025, 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 Community Engagement & Communications
 Mr. Jordan Thorse, Comptroller/Treasurer
 Mr. Chuck Vasicek, Asst. Director of Facility Services
 Mr. Kevin Weisenberger, Director of Facility Services

Middle School Capital Projects Update

Dr. O’Keeffe provided an update on the middle school capital projects. There was information and/or discussion on the following:

- Began work on design developments; lockers - usage and maximizing space.
- Getting working groups back together in the buildings to gather as much information as possible to prepare for Issuance #3.
- Reviewed a draft from Nicholas & Associates (Construction Managers) on the Final Design/Budgeting and Bidding Timeline for Project Issuance 2A and 2B. An actual budget update for Issuance 2A and 2B is expected in the upcoming weeks.
- There will be a special Board meeting on Wednesday, May 21st, related to approval of the bids for Issuance 2A.
- The number of bid packages in Issuance 2A.
- Updating the site logistics for Monroe - staging area once school is out for the summer.
- Phase 3 work - what is anticipated for the summers of 2026 and 2027.
- The upcoming planning and zoning meeting in Wheaton regarding the variances.

Summer 2025 Construction Update

Dr. O’Keeffe reviewed the capital projects scheduled for the upcoming summer of 2025. There was information and/or discussion on the following:

- Roofing at Washington, Wheaton North, and Wheaton Warrenville South.
- Flooring at Wiesbrook.
- Paving/Concrete/Track Work - includes Johnson, Madison, Sandburg, Hubble, and Wheaton North.
- HVAC work - includes Bower, Emerson, Hawthorne, Johnson, and the two high schools.
- Playgrounds - Whitter and Wiesbrook; Pleasant Hill (with the Carol Stream Park District).
- No anticipated delays to date.

Preliminary 2026 Construction Options

Dr. O’Keeffe reviewed the preliminary capital project list for the summer of 2026. There was information and/or discussion on the following:

- Preliminary projects include Roofing, HVAC, High School Auditorium Work, and Playground Replacements.
- Working with Legat to determine the size and scope of the roofing work.
- HVAC - school and equipment to be determined.
- Meeting with high school staff on the lighting and draperies for their auditoriums.
- Playgrounds for 2026 - Emerson and Washington.
- Other mechanical work for consideration - boiler and controls at the SSC.

Sherman Dergis Discussion

Dr. Schuler reviewed a project that is being worked on. Two interns from Wheaton College are working with Mr. Thorse to review the capital projects/facilities work that has been done and the impact of this on the Sherman Dergis methodology - the idea of resetting the formula based on the new and renovated facilities.

There was information and/or discussion on the following:

- What capital work has been done since 2005, and what does that equate to in resetting the building age and the future of each building; what needs to be invested in each facility to maintain it?
- The history of Sherman Dergis and modeling - how we arrived at \$7.2 million as a target per year.
- Beyond roofs, mechanicals, etc., look at other investments/facilities improvements.
- Anticipating having something for the Board committees to look at in the next couple of months.
- Step back and reassess the numbers and how to prioritize what needs to be done - facilities master plan.

Public Comment

None

The meeting adjourned at 4:15 PM.