COMMUNITY HIGH SCHOOL DISTRICT 218
MINUTES OF THE MEETING OF THE BOARD OF EDUCATION

WORKING COMMITTEE MEETING

OCTOBER 6, 2014

The meeting was called to order at 6:40 p.m.

PRESENT: Marco Corsi, President
Tom Kosowski, Vice-President
Karen Burmeister, Secretary
Donald Pratl
Johnny Holmes

Dr. John Byrne, Superintendent
Dr. Ty Harting, Asst. Supt., Human Resources
Gail O'Dea, Secretary to the Superintendent and Board of Education

ABSENT: Larry Harris
Randy Heuser

PUBLIC ATTENDANCE: 8

CONSTRUCTION

Mr. Corsi stated that he would now turn the meeting over to Dr. Byrne. Dr. Byrne stated that at tonight’s meeting we would be providing more detail on each of the suggested projects that were brought to the Board at the September Board of Education meeting. He further noted that we will bring these back to the Board on October 20 going into the design phase and approval to bid.

Jose from DLA addressed the Board:

➢ ALAN B. SHEPARD
   Roof Replacement Phase 2

The remaining roof sections in the academic wing are long beyond their useful life, severely deteriorated and in need of full replacement immediately. These are the remaining roof sections that need to be replaced. The proposed roof system, modified built-up roof, is the same system as the roof installed in 2014 which was all of Richards, Eisenhower, Delta and Summit Learning Center.

Discussion continued among the Board Members and Mr. Corsi suggested that we rotate work on our roofs more in the future. Dr. Byrne explained to the Board that in the past we didn’t do inspections to identify and solve problems early on. These inspections will help keep us in line and achieve a rotation of work needed.

Estimated cost: $1,002,320
ALAN B. SHEPARD
Air Handler Replacement

Based on the findings of the long range plan, the original air handlers have exceeded their useful life requiring constant attention and repair. The scope of work in general will include the removal and replacement of 11 air handlers.

Discussion continued and it was noted that univents take care of classrooms and air handlers take care of areas that have a larger capacity.

Estimated cost: $2,420,000

DWIGHT D. EISENHOWER
Condensing Pump Replacement

Based on the findings of the long range plan, the condensate pumps at Eisenhower have all exceeded their useful life requiring constant attention and repair to keep them functional. The scope of work in general will include the removal and replacement of 12 condensate pumps.

Discussion continued and Mr. Corsi suggested that we stretch out some projects and cycle our preventive maintenance. It was further noted that Eisenhower is the only building that has stream.

Estimated cost: $420,000

DWIGHT D. EISENHOWER
Band Room Air Handler

This air handler is the sole remaining unit inside the building requiring replacement. The scope of work will include the removal and replacement of the air handler.

Estimated cost: $613,800

DWIGHT D. EISENHOWER
Running Track and Fence Replacement

Removal and replacement of the deteriorated track surface and replace surrounding fencing. Two options were presented:

- Option 1: Base materials and structural spray surface with fence replacement: $176,000 with a life expectancy of five to seven years. Jose will be meeting with the manufacturer to find out if this option can be done. This would be cost effective if we can handle in this manner.

- Option 2: Mill down and replacement of track and top asphalt surface: $420,000 with a life expectancy of 15 to 20 years.
Dwight D. Eisenhower
Office Room 222 and Fitness Room Conversion/Remodeling

Convert Room 150 adjacent to the gym into a fitness room, relocate offices from Room 150 to Room 222 adjacent to main office and convert the old weight room into a multifunction classroom.

This project would centralize the offices which are now scattered throughout the buildings. Support services would then be adjacent to the main office.

Estimated cost: $773,300

Dwight D. Eisenhower
Handicap Accessible Entrance

The current main entrance is not accessible by a teacher, student or visitor with disabilities. This project will provide an accessible route from the street to the main entrance.

Discussion continued among the Board Members with their concern being that the main entrance is quite a distance from the street and whether or not this is something that we have to do. Mr. Corsi had issues that this project could be costly and unsightly. Jose stated that we need to be ADA compliant and Mr. Corsi asked that we look into other options even if it means looking at a different entrance for easy access. Jose stated that he will look at every option before we put this project together.

Estimated cost: $220,000

Harold L. Richards
Air Handler Replacement

Based on findings of the long range plan, the original air handlers at Richards have exceeded their useful life requiring constant attention and repair.

Jose confirmed that this project is for six units.

Estimated cost: $1,320,000

Harold L. Richards
Running Track Replacement

Removal and replacement of the deteriorated track surface has previously been overlaid with a track surface which is now delaminating and exposing the asphalt substrate. Two options were provided:

- Option 1: Base materials and structural spray surface with fence replacement $108,000 with a life expectancy of five to seven years. Jose stated that this option might not be the best way to go but will check further.
● Option 2: Mill down and replacement of track and top asphalt surface: $360,000 with a life expectancy of 15 to 20 years.

➢ HAROLD L. RICHARDS
   Exterior Door Replacement

   Remove and replace deteriorated exterior doors either causing a fire egress issue or posing a security issue. Jose noted that the condition of the doors is poor.

   Probable construction cost: $77,000

➢ DELTA/SUMMIT LEARNING CENTER
   Main Parking Lot Replacement

   The existing parking lot has deteriorated over the years with many areas only patched to date. The complete tear out and replacement of the main parking lot is recommended. Jose stated that this lot has been seal coated so at this time it looks good but he has concerns with winter approaching.

   Estimated construction cost: $280,800

➢ DELTA/SUMMIT LEARNING CENTER
   Garage/Storage Addition

   There is no garage space to store district vehicles on site. We are proposing a 1200 SF garage storage addition which will include storage for a district vehicle.

   Jose stated that we need to take some soil borings for a more accurate estimated cost. Discussion continued among the Board Members and it was the consensus of the Board that this could be a very costly project.

   Mr. Corsi suggested that we look at other options and perhaps we could even buy and/or lease a bigger building and use it as a central storage area.

   Estimated construction cost: $468,000

In addition, DLA provided a brief summary outlining the preliminary concept for the proposed Performing Arts Center addition and interior remodeling project at Harold L. Richards. Two design concepts were presented:

● Design Concept A was for 670 seats and would in the range of $13 to $15,000,000.
● Design Concept B was for 900 seats and would be in the range of $15 to $17,000,000.

Also included as information for the Board was a conceptual bid document progress schedule. In addition, the summary for the interior remodeling was also presented to the Board as information at tonight’s meeting.
Jose addressed each area of the PAC which will organize the building by creating a Fine Arts Wing, providing reuse of reallocated spaces in the athletic wing, relocating the administrative area to the main entrance of the building and providing additional classrooms.

Mr. Corsi stated that he is not in favor of this project. Mr. Corsi would like to see students that leave this institution leave with an excellent set of skills. He further asked if in the future we will be approving a Performing Arts Center at both Eisenhower and Shepard. Discussion continued among the Board Members. Mr. Hallberg addressed the Board stating the following:

- Richards needs the new PAC.
- Students do much better when they are connected to something.
- Extra-curricular activities do encourage students to do better in school.
- This project will have an impact on our students and provide community pride.
- General knowledge is improved when a student is involved in the arts.
- A new PAC would accommodate our programs.
- We have the funds to proceed so why don’t we?

The principals in attendance also spoke in favor of a new PAC at Richards stating that Richards has the highest need in the district for a new PAC. It was further noted by the principals that personal and social development often runs together with academic success.

Discussion continued and it was brought up that we could proceed but on a lesser scale. Mr. Corsi thanked everyone for their input which will allow the Board to make an informative decision when it comes to this project.

At 8:30 p.m. Mr. Kosowski moved, seconded by Dr. Pratl to go into Closed Session to discuss the employment of a specific employee. The motion carried on roll call with Mrs. Burmeister, Dr. Pratl, Mr. Corsi, Mr. Kosowski, and Mr. Holmes voting aye.

*****CLOSED SESSION*****

At 9:55 p.m. Dr. Pratl moved, seconded by Mr. Kosowski to come out of Closed Session. The motion carried on roll call with Mrs. Burmeister, Dr. Pratl, Mr. Corsi, Mr. Kosowski, and Mr. Holmes voting aye.

BOARD MEMBER COMMENTS

There were no comments by the Board.
At 10:00 p.m. Mr. Holmes moved, seconded by Mrs. Burmeister to adjourn the meeting. The motion carried on roll call with Dr. Pratl, Mr. Kosowski, Mr. Holmes, Mr. Corsi, and Mrs. Burmeister voting aye.

Respectfully submitted,

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President, Board of Education

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Secretary, Board of Education