

**BOARD OF EDUCATION  
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 64  
Minutes of the Committee-of-the-Whole: Facilities  
at 7:00 p.m. on September 10, 2018  
Jefferson School-Multipurpose Room  
8200 N. Greendale, Niles, IL 60714**

Board President Anthony Borrelli called the meeting to order at 7:04 p.m. Other Board members in attendance were Larry Ryles, Tom Sotos, Rick Biagi, and Eastman Tiu. Board members Fred Sanchez and Mark Eggemann were absent. Also present were Superintendent Laurie Heinz, Chief School Business Official Luann Kolstad, Director of Facility Management Ron DeGeorge, Public Information Coordinator Bernadette Tramm, and about 15 members of the public.

Board of Education meetings are videotaped and may be viewed in their full length from the District's website at: <http://www.d64.org>.

Board President Borrelli stated the purpose of the meeting was to review the completed summer 2018 construction projects; receive an update and additional information on the proposed summer 2019 projects; and view a presentation by Elizabeth Hennessy of Raymond James on the debt structure plan to fund summer 2019 and 2020 projects.

**Pledge of Allegiance**

Board member Larry Ryles led the Pledge.

**Public Comments**

Board President Borrelli noted that Board Policy 2:230 states that public comments are only taken at regular or special meetings, but in a spirit of transparency the Board will offer the opportunity at Committee-of-the-Whole meetings as well. Public comments were received as follows:

- Mary Upson, League of Women Voters, addressed the Board regarding the order of items on the agenda to address issues of perceived higher interest earlier.
- Susan Smith, Field School parent, expressed her support in maintaining an auditorium at Field School within the design of a new secure vestibule.

**Review of Summer 2018 Construction Projects**

CSBO Kolstad noted that the projects selected for completion in 2018 were evaluated in the context of extending the life of a building or its systems based on individual building needs as

well as the overall priority projects across the District, and to meet the educational goals for student learning in a safe and engaging environment. CSBO Kolstad noted the Master Facilities Plan is being carried out over five years to coincide with the *2020 Vision* Strategic Plan. Facility Director DeGeorge and Rick Petricek of Studio GC architects joined her in describing the projects completed at all eight schools, as detailed in her written report. They noted that the District had invested \$8.3 million in Health Life Safety, critical infrastructure and capital projects for summer 2018. Projects were completed both indoors and on the exteriors of schools. They noted that extensive work was completed at Roosevelt School, which included the creation of a new “primary wing” by relocating three, first grade classrooms into the main hallway to be with the other first grade classrooms and the kindergarten rooms. Two new music classrooms also were created near the school auditorium, while remodeling the existing art room. They noted that Roosevelt’s Learning Resource Center (LRC) also was renovated, with generous financial support from the Roosevelt PTO, into a flexible learning space to serve students at all grade levels for years to come. During this extensive renovation, CSBO Kolstad noted that additional layers of school security also were added by relocating Roosevelt’s school office to the Prospect Avenue side of the building; the main school entrance now leads directly into the school office via a secure vestibule. This ADA accessible entrance area is adjacent to the staff parking lot at the Albion Avenue end of the campus. The Roosevelt project also included new water piping and hallway flooring. Turning to other schools, they noted that upgrades to the LRCs that began in summer 2017 were completed at Carpenter and Field schools, also with generous support from their school PTOs, while at Emerson Middle School, a new classroom was added within the LRC. A major project also was completed at Carpenter, where many classrooms were upgraded due to the replacement of the heating, cooling and ventilation systems in a significant portion of the school. They confirmed that these classrooms and hallways also received new flooring and energy efficient LED lighting. The team noted that exteriors were the focus at Franklin and Emerson, with replacement of the roofs at both schools; tuckpointing of Franklin also was completed over the summer. They also reported that Emerson and Jefferson parking lots and entry/exit roads to these schools were replaced along with sidewalks, and that drainage issues were corrected. The team and Dr. Heinz responded to Board member questions about these completed projects.

### **Update and Additional Information on Summer 2019 Projects**

Looking ahead to summer 2019 projects, CSBO Kolstad noted that the Board at the July 9, 2018 meeting approved the preparation of construction bids for projects estimated at \$7 million, and that the District had also provided a list of additional proposed projects totaling \$3.2 million, of which \$1.6 million would be for new doors, locks and frames throughout the District as referenced in the Health Life Safety reports.

Director DeGeorge and Mr. Petricek then joined CSBO Kolstad to review renderings and cost estimates of the proposed office reconfigurations with secure entries for Carpenter, Franklin and Field schools. Beginning with Field School, renderings and costs of two design concepts for the existing Wisner Street entrance were presented in detail to create a secure vestibule, reconfigure the office, and recapture space for classrooms avoiding an external addition to the school as had been envisioned several years ago during an initial concept developed by FGM architects. The team, Dr. Heinz and Board members discussed the potential trade-offs of both designs in terms of learning and office space, and noted the complexity of the elevation change required from the entry to the main north-south hallway. Discussion primarily focused on one of the concepts, which would utilize the existing auditorium as part of the entry/office area and create additional learning spaces. Board members and the team discussed the current use of the auditorium during the school day, and also discussed the auditorium's use after hours and whether auditorium space in the community might be available as an alternate.

Board President Borrelli invited public comments on the concepts, which were received as follows:

- Susan Smith, Field School parent, again reiterated her support for maintaining the auditorium in its current form.
- Sara McFadden, Field School parent, also addressed the Board in support of retaining the auditorium.

Board discussion next turned to a consideration of other ways additional learning spaces could be added at Field, such as construction of an addition to provide new classrooms or potentially building out the unused northernmost portion of the existing third floor. Mr. Petricek noted that further investigation and engineering evaluation of this area would be required to determine the feasibility of creating classrooms there. The consensus of the Board was to have a preliminary evaluation of the third floor conducted. The District will return as soon as possible to an upcoming Board meeting with additional approaches to the entry along with further research about the third floor's conversion for instructional use.

CSBO Kolstad, Director DeGeorge and Mr. Petricek then reviewed the renderings and estimates for the secure vestibule/office reconfiguration at Carpenter School, which utilizes the existing location of the office. Following discussion, the consensus of the Board was to move forward with the proposed design. Turning to Franklin School, the team reviewed the rendering that would move the office and add a secure main entry at the circle drive entry near Dee Road. Franklin Principal Claire Kowalczyk joined the discussion to respond to Board member questions about the trade-offs in spaces, improved functionality of learning spaces within the building, and other benefits of moving the entry to the circle drive location. The consensus of the

Board was to move forward with the proposed design.

Turning to a new project, CSBO Kolstad, Director DeGeorge, Mr. Petricek and Dr. Heinz reported on a proposed joint venture with the Park Ridge Park District to construct a second gymnasium at Washington School. They pointed out that Washington is one of the three largest elementary buildings, but is the only one without a second gym, which makes creating a master schedule for the building with such large enrollment very challenging particularly as the gym is also used as the school lunchroom. They reported on a preliminary meeting with the Park District to explore constructing and sharing the gym, with D64 potentially assuming \$2 million of the estimated cost and the Park District the remaining \$1.3 million. The team and Board members discussed further details of the proposal, including layout of the new gym on the Washington site, parking and water detention, usage and rental fees, impact on the existing intergovernmental agreement, alternately having D64 own the gym, and benefits to Washington School's students and schedule. The consensus of the Board was to defer further consideration of the proposal at this time so that the Board may focus on summer 2019 priority projects.

Moving to other building needs, CSBO Kolstad, Director DeGeorge and Mr. Petricek reviewed a proposal for two projects at Lincoln Middle School to be added to the summer 2019 facilities slate. They described the need to replace the failing Heating, Ventilation and Air Conditioning (HVAC) system servicing the Learning Resource Center, and also to add air conditioning to the Lincoln cafeteria and kitchen located in the basement. The team, Dr. Heinz and Board members discussed details of the need for, scope and timing of both projects. The consensus of the Board was to review additional information to be provided by the District on alternate equipment for providing dehumidification for the LRC along with cost comparisons at an upcoming meeting.

### **Presentation on Debt Structure for Construction**

CSBO Kolstad reported that the Board had approved a Financing Framework in spring 2017 to create revenue streams to fund much-needed Health Life Safety and critical infrastructure projects. She noted that an estimated \$30 million was identified through the framework, and that the District had implemented only the first two steps -- utilizing cash from the District's Operating Fund balance and issuing Debt Certificates -- thus far. She noted that the Board is now at the point of utilizing the third component approved in the Framework to issue up to \$20.75 million in Working Cash Fund bonds.

Elizabeth Hennessy of Raymond James provided a market update and analysis of the District's current outstanding bonds, which will be fully repaid in 2020. She then offered a proposed plan to layer in new Working Cash Fund bonds to fund the summer 2019 and 2020 facilities projects being considered. The plan includes the potential issuance of just over \$20 million in working

cash fund bonds over two years, as part of the Board's existing authorization created by the Financial Framework. She noted that these bonds could be repaid by 2032 and would include utilizing the \$2 million accumulated fund balance in the bond and interest fund. Board members, CSBO Kolstad, Dr. Heinz and Ms. Hennessy discussed the repayment schedule and the remaining financing capacity the District could call upon if needed for work not yet scheduled at Jefferson School, possibly to include all-day kindergarten. Ms. Hennessy described the differences between referendum bonds and the District's existing Debt Service Extension Base (DSEB) bonds. She noted that the proposed debt service tax rate according to the proposed repayment schedule for the 2019 and 2020 Working Cash Fund bonds would remain very similar to the current rate, so that taxpayers would not experience an increase following their issuance. She also reviewed a timeline over the next several months to prepare for issuance of the bonds. The consensus of the Board was to review the final project list and estimated costs for summer 2019 before making a decision to move forward on the bond issuance timeline.

At 10:40 p.m., it was moved by Board President Borrelli and seconded by Board member Biagi to adjourn the Committee-of-the-Whole: Facilities meeting.

The votes were cast as follows:

AYES: Tiu, Biagi, Borrelli, Sotos, Ryles

NAYS: None.

PRESENT: None.

ABSENT: Eggemann, Sanchez

The motion passed.

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President

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Secretary