

BOARD OF EDUCATION
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 64

COMMITTEE-OF-THE-WHOLE: FACILITIES

Tuesday, October 11, 2016
7:00 p.m.

Jefferson School – Multipurpose Room
8200 Greendale Avenue
Niles, IL 60714

AGENDA

APPENDIX

1. Call to Order and Roll Call

2. Update on Master Facilities Plan/Health Life Safety Projects
Summer 2016 and Future Plans

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3. Public Comments

4. Adjournment

To: Board of Education
Dr. Laurie Heinz, Superintendent
From: Luann Kolstad, Chief School Business Official
Ron DeGeorge, Director of Facility Management
Date: October 11, 2016
Subject: Update on Master Facilities Plan/Health Life Safety Projects Summer 2016
and Future Plans

Wrap-up of 2016 Summer Projects

Before beginning our discussion on potential summer 2017 projects, administration wanted to update the Board on the progress we have made on our projects over this past summer 2016. The chart in Attachment 1 shows the work that was bid and approved for summer 2016, which totals almost \$7 million. The portion paid out of the 2015-16 budget is about \$1.5 million. At this time, we are finishing up final punchlist items. Once this is complete, contractors will receive final payments from the 2016-17 fiscal year, and we will close out the projects.

We also have learned recently that the Department of Commerce and Economic Opportunity (DCEO) once again has funds available through their Illinois Energy Now program for energy efficiency upgrades. An application is being prepared for summer 2016 work that qualified; we are anticipating receiving approximately \$20,000 in rebates for the new LED lighting, HVAC and occupancy sensors in the Washington office and 21st Century classroom spaces, and more efficient water heaters installed in summer 2016. Unfortunately, new roofs and windows do not qualify for funding reimbursement.

Review of Health Life Safety and Master Facilities Plan

Administration began work on future years' projects, including summer 2017, requesting that FGM Architects review and update all cost estimates in both the Health Life Safety survey (HLS) and the Master Facilities Plan (MFP).

Four major areas were refined, and are detailed below.

#1 - Doors, Hardware & Door Alcoves

Upon the arrival of CSBO Kolstad and Facility Director DeGeorge, administration in August 2015 requested a thorough re-evaluation of all doors, hardware and door alcoves in the District to determine which ones were required to be replaced per the HLS survey. This review of the doors, hardware and door alcoves resulted in a \$466,000 reduction in the original costs for these items. Most of the cost reduction was due to the re-examination of doors that were initially reported as not being fire rated, that, once examined, were found to be. Additionally, the removal of alcove work to bring the doorways up to the current ADA code also was reviewed.

#2 - Windows

The proposed window work at Field Elementary School has been updated. It now reflects costs in line with the bid amounts received for the current Lincoln Middle School window replacement

project and is based on an accurate count of the windows to be replaced. The estimated cost is approximately \$932,910 versus the original quote of \$301,351. It is unclear why the estimate listed on the HLS survey was so far off. The current estimate should be an accurate reflection of market conditions and the actual project requirements.

#3 - Roofs

Although the District invested significantly in roof work in summer 2016, additional work remains to be completed at Roosevelt, Franklin, Emerson and Jefferson. (Attachment 2).

The work as outlined below totals \$7,678,439, which is now included in the total MFP costs:

- Roosevelt roofs 1-5, were not on the original MFP. Upon re-evaluation, however, roofs 1-5 need to be replaced in summer 2017. We discovered significant leaking and curling on the roof, granules coming off, as well as tabs that are no longer holding the shingles on the roof causing them to come loose in the wind. FGM's estimated cost to replace Roosevelt roofs 1-5 is \$1.8 million.
- The Franklin roof has two different projects to be completed. Roofs 3 and 4 are 16 years past their useful life. These are flat roofs in which if it tears, it could cause extensive damage to the interior of the building, rendering the school unable to house staff and students. Roofs 1 and 2 have two remaining years on their useful life, however, these roofs are causing leaking issues that are affecting classroom spaces. In November 2015, we did infrared testing that showed moisture in multiple areas. The areas were repaired during the summer 2016 roof projects. Unfortunately, we continue to have issues with this roof. As a stop-gap, we will be coating the roof, which will give us an additional five years on these roofs. This change in scope will save the District approximately \$1 million per FGM's initial estimates.
- The Jefferson roof had infrared testing done in November 2015 that showed moisture in multiple areas. These areas were repaired during the summer 2016 roof projects. To extend the life of the roof by 5 years, FGM is recommending that the roof be coated.
- The Emerson roof is 18 years old this year. Unfortunately, per FGM, the school was roofed with residential shingles, which have a much shorter lifespan. It is unclear to us why a residential roof was placed on a school, but we suspect it was in an effort to reduce initial costs since the funding for the construction of Emerson was obtained through the 1997 referendum. The initial cost to re-roof Emerson was estimated at \$1.7 million; the updated cost is \$4.8 million when costs were re-evaluated. It is unclear why the original estimate listed was so far off. Administration is recommending that we roof the flat portion of the roof, and have a roofing expert evaluate the shingle portion of the roof to outline a plan for replacement over a 2-3 year period beginning during summer 2017.

#4 - Fire Separation: Explanation and Costs

Fire separation is required to contain a fire within the location in which it ignites. The HLS identified numerous holes and penetrations in attic partitions at almost all buildings (Carpenter, Field, Roosevelt, Washington, Lincoln, Jefferson). If these areas are not patched and closed and a fire were to occur, the fire could travel through the holes spreading the fire more quickly. The estimates to patch holes and penetrations in the attic partitions have been updated to reflect

current costs. As a benefit, however, patching these holes will help with heating and cooling efficiency and lower related energy costs.

2020 Vision Strategic Plan

Several objectives within the Strategic Plan will impact the District's facility planning going forward. Overall, Strategic Objective Five states that the District is committed to providing safe and secure learning spaces to support 21st Century learners. In addition, programming reviews will be undertaken as part of Strategic Objective One. These include a review of the District's Kindergarten curriculum as well as the middle school program. These reviews are expected to be conducted during the next four years of the Strategic Plan, and could have a significant impact on facility needs at the elementary schools and the middle schools, respectively. Costs to implement any of these potential programming changes are not included in the HLS/MFP estimates.

Strategic Planning Consultant for Facilities/Finance Long-Range Schedule

After completing summer construction 2016 and having time to evaluate our systems and structures, administration now has a deeper understanding of what projects were identified initially through the 2015 HLS/MFP and how the cost of the work was estimated previously. We have been able to take a pragmatic approach to identifying work that can be done internally, and also have been mindful about how the work can be spread out over more years. The goal is always to tackle the most critical items first, and to ensure that all items on the list have been verified, re-verified and appropriately costed out. This will also help spread out the financing needs to be more sustainable for the District and ultimately, taxpayers.

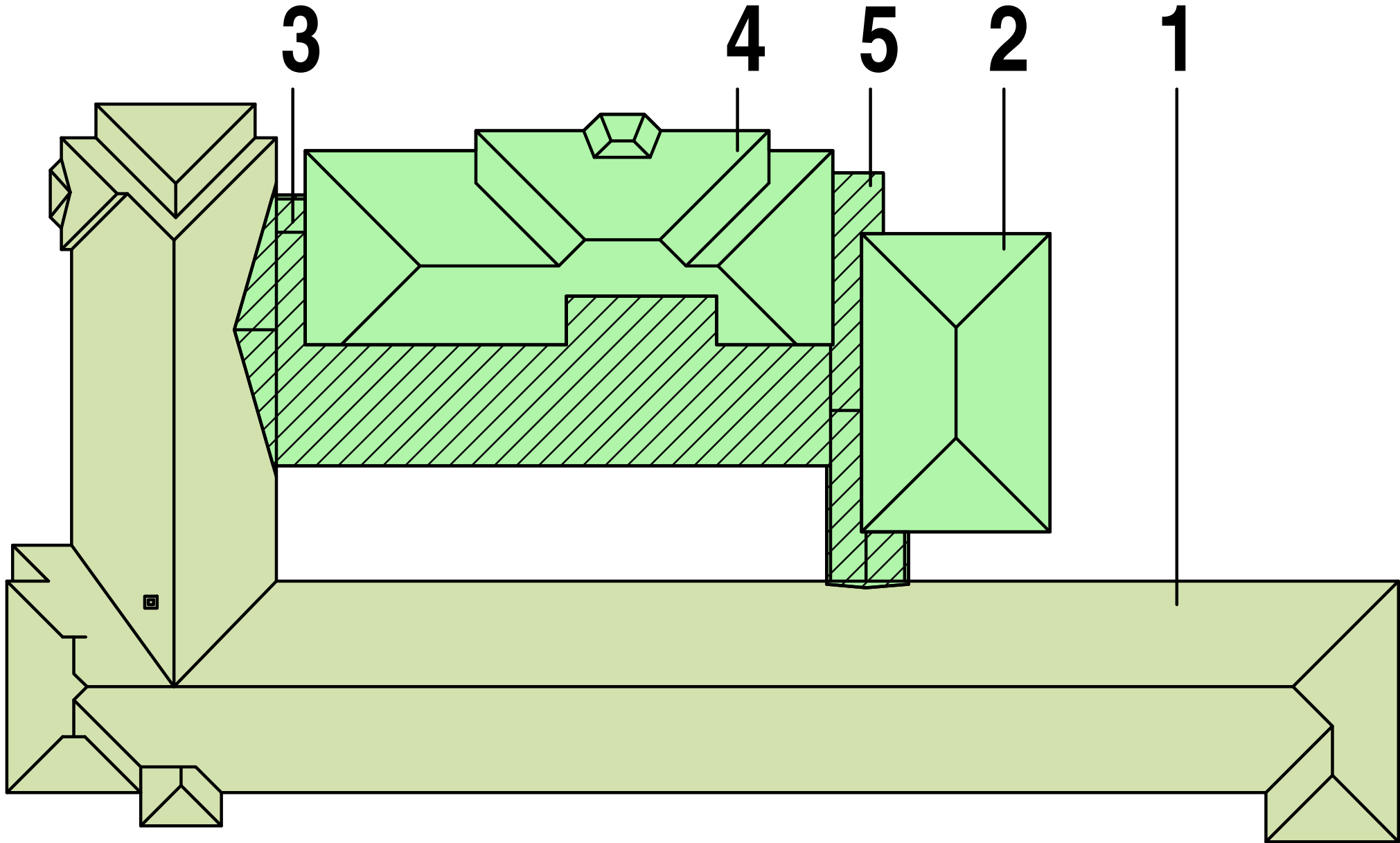
Given the substantial investment of District dollars over a multi-year period, administration has brought on a consulting team of architects from *Studio GC* to assist in reviewing and developing a realistic long-range timeline that integrates the recommendations of both the HLS and the MFP. *Studio GC* will be joining administration at the Committee-of-the-Whole meeting to present a timeline and capital needs for how the facilities work can be scheduled over the coming years.

Studio GC has migrated all updated numbers from the HLS and MFP developed by FGM to this new long-range plan broken down by years. Working drafts will be shared with the Board. The "b" required and "c" recommended projects from the HLS survey and priority 2 and 3 items from the MFP are scheduled for more immediate completion in the earlier years, which coincides with the completion of the 2020 Vision Strategic Plan. Secure vestibules, Learning Resource Center/21st Century learning updates, auditorium projects, energy efficiency upgrades, flooring, furniture and fixtures are also staged for completion.

This is the Board's first review of the working drafts of the *Studio GC* structured long-range plan, which will be continued at the October 24, 2016 regular Board meeting. We anticipate that additional information and cost estimates will be added to the MFP in coming weeks. Parking lot resurfacing, additional HVAC mechanical work, and lighting will be among the items to be added to develop this into a truly comprehensive, long-range Master Facilities Plan.

Project	Total Est. Cost	2015-16 Expenditures
Washington School	\$ 992,256	\$ 18,195
Roofing	\$ 2,242,230	\$ 470,328
Other Projects	\$ 971,942	\$ 9,845
Asbestos Abatement	\$ 28,750	\$ 28,750
Window Replacement at Lincoln and Roosevelt Gym	\$ 1,430,200	
Subtotal Bid Work	\$ 5,665,378	\$ 498,368
Nicholas & Associates	\$ 403,377	
Nicholas & Assoc. Adjustment	\$ 46,605	\$ 193,694
FGM	\$ 474,775	\$ 450,323
United Analytical	\$ 11,450	\$ 11,450
Subtotal Fees	\$ 936,207	\$ 655,467
Summer 2016	\$ 6,601,585	
Work Designed But Bids Not Accepted		
FGM	\$ 395,225	\$ 395,222
Total Construction Costs	\$ 6,996,810	\$ 1,549,057

PARK RIDGE-NILES SD #64



KEY

ROOF SLOPE

FLAT

SHINGLE

ROOF REPLACEMENT

HEALTH LIFE SAFETY ITEM

INFRASTRUCTURE ITEM

ESTIMATED REPLACEMENT

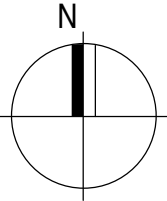
5-10 YEARS

10-15 YEARS

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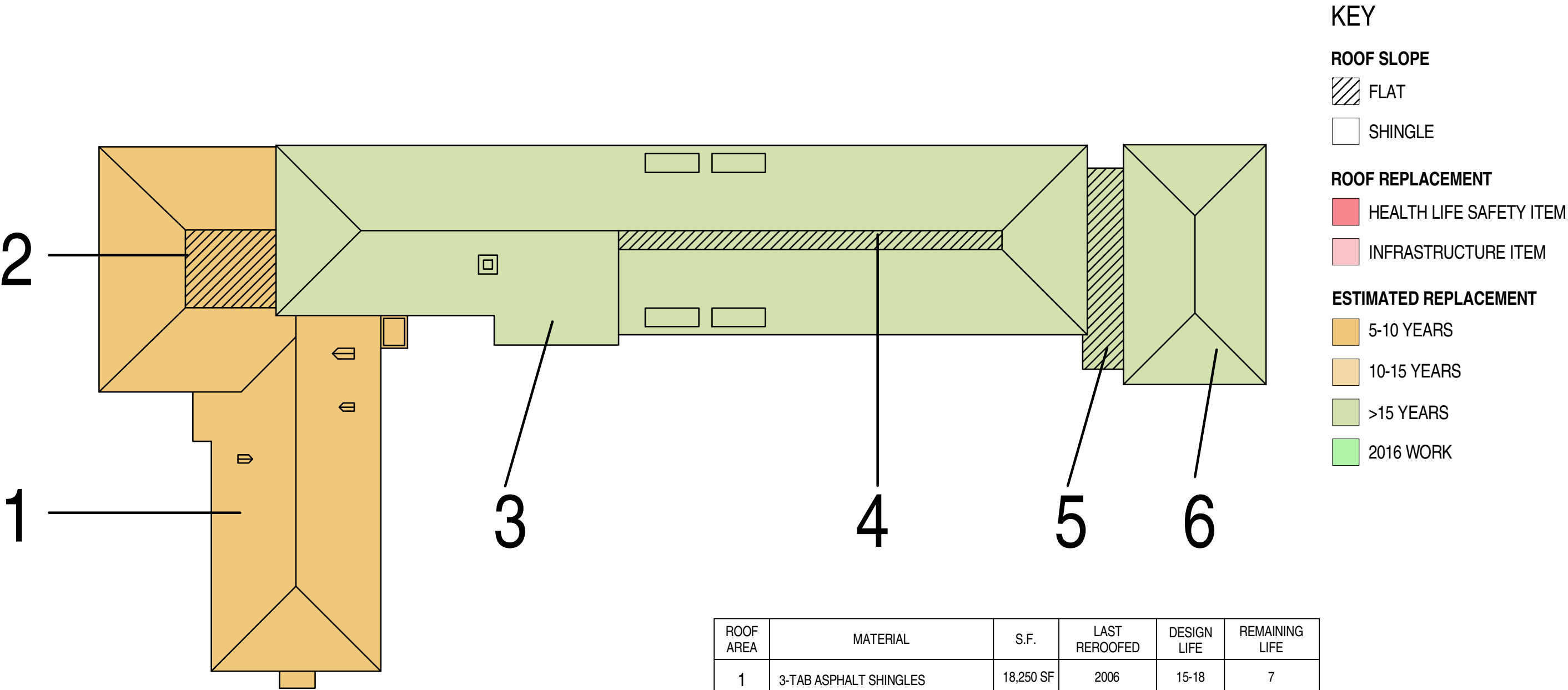
2016 WORK

ROOF AREA	MATERIAL	S.F.	LAST REROOFED	DESIGN LIFE	REMAINING LIFE
1	ARCHITECTURAL ASPHALT SHINGLES	46,540 SF	2008	25	17
2	ARCHITECTURAL ASPHALT SHINGLES	6,600 SF	2016	25	25
3	FULLY ADHERED EPDM	7,665 SF	2016	15	15
4	ARCHITECTURAL ASPHALT SHINGLES	13,800 SF	2016	25	25
5	FULLY ADHERED EPDM	1,515 SF	2016	15	15
TOTAL		76,120 SF			

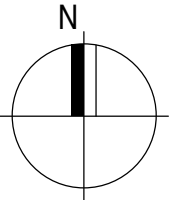
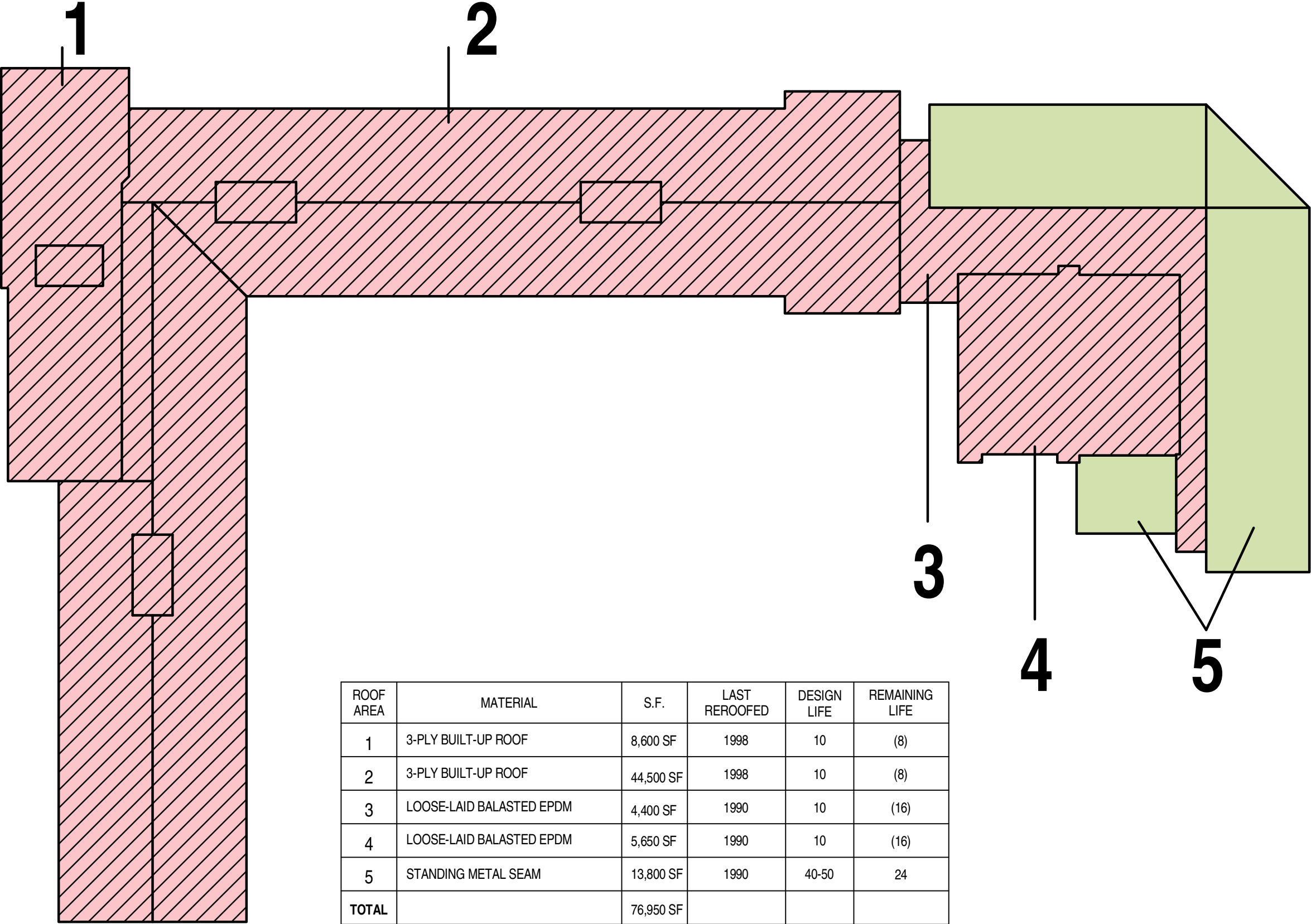


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PARK RIDGE-NILES SD #64

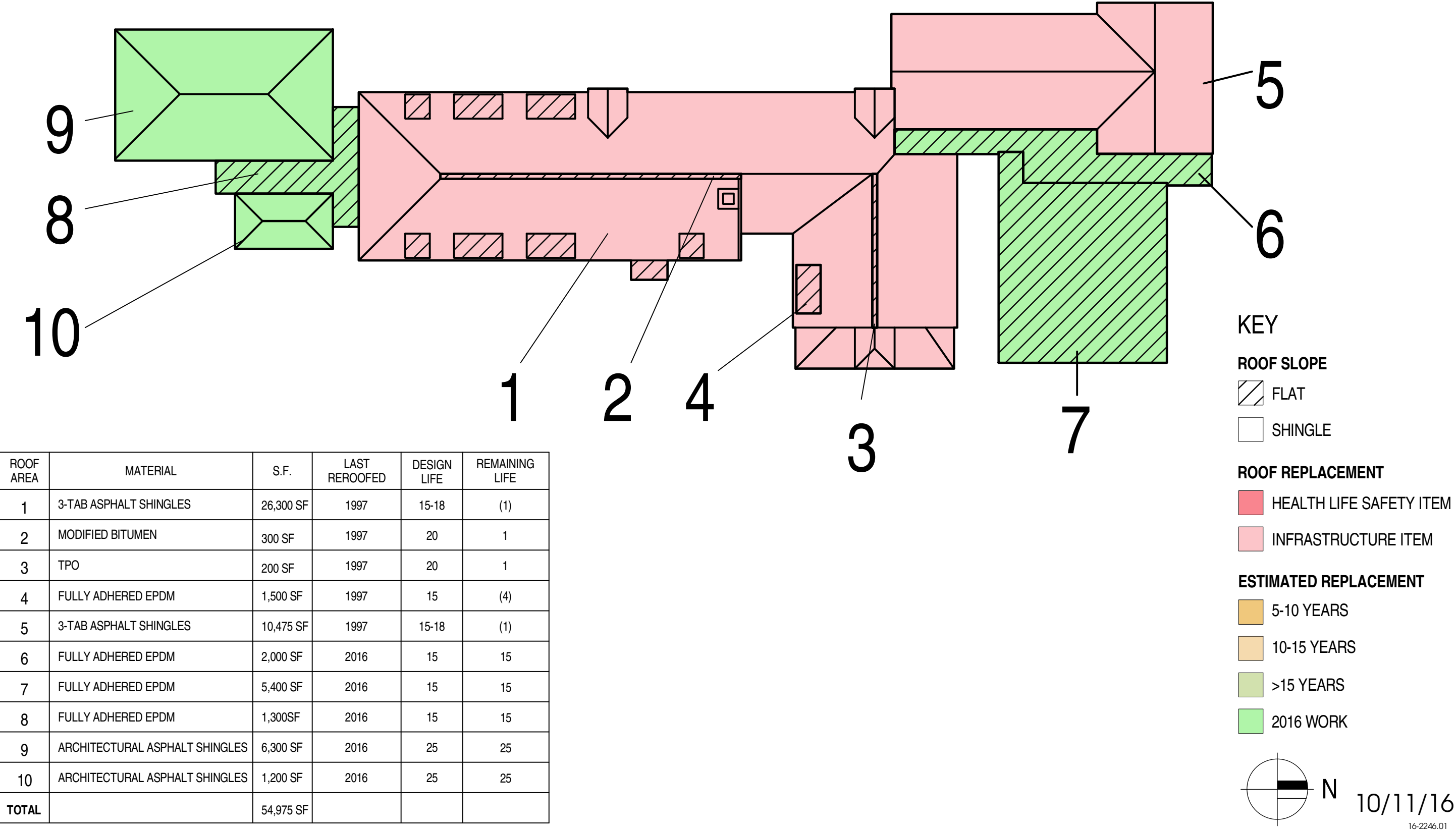


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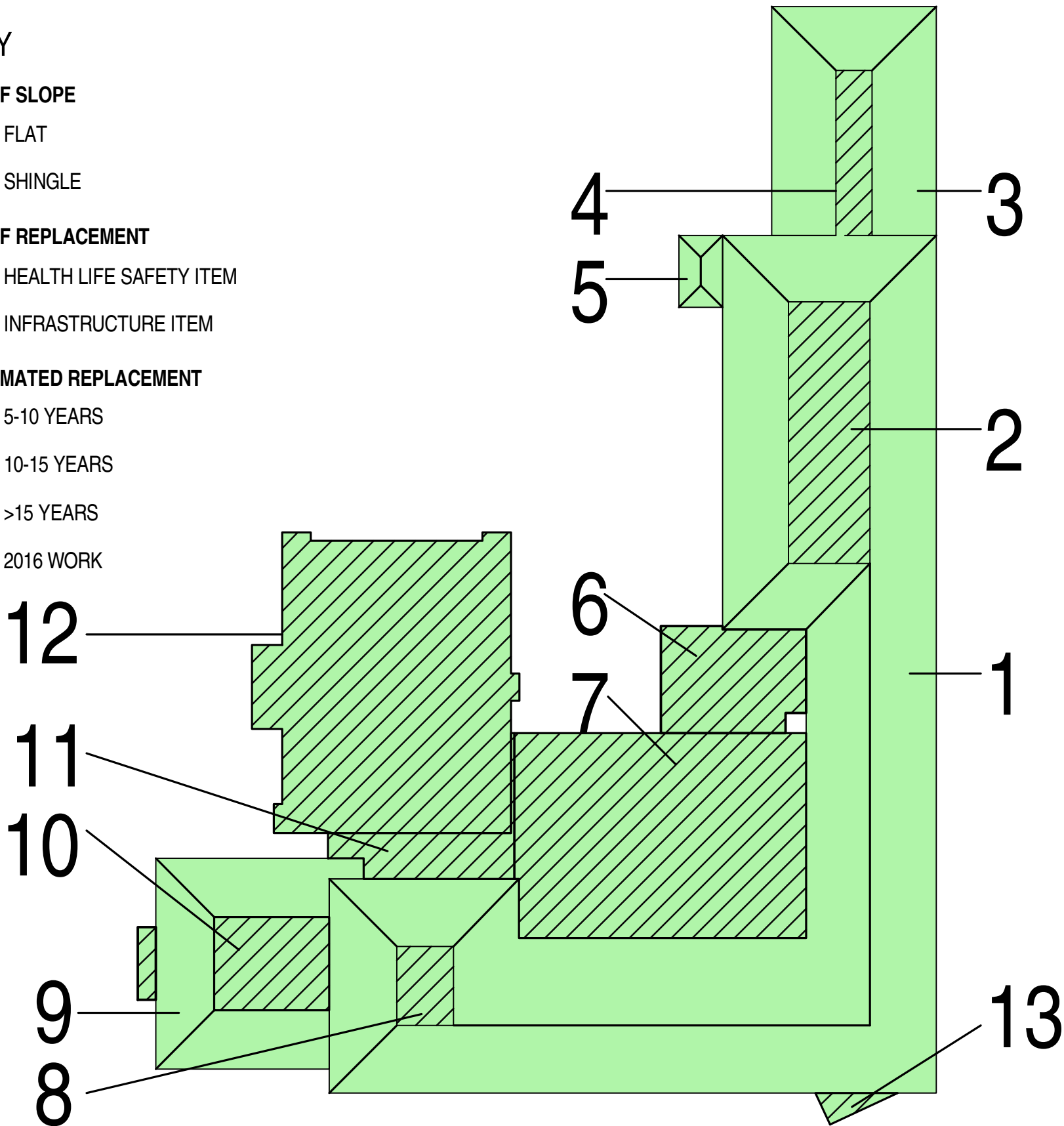
- FLAT
- SHINGLE

ROOF REPLACEMENT

- HEALTH LIFE SAFETY ITEM
- INFRASTRUCTURE ITEM

ESTIMATED REPLACEMENT

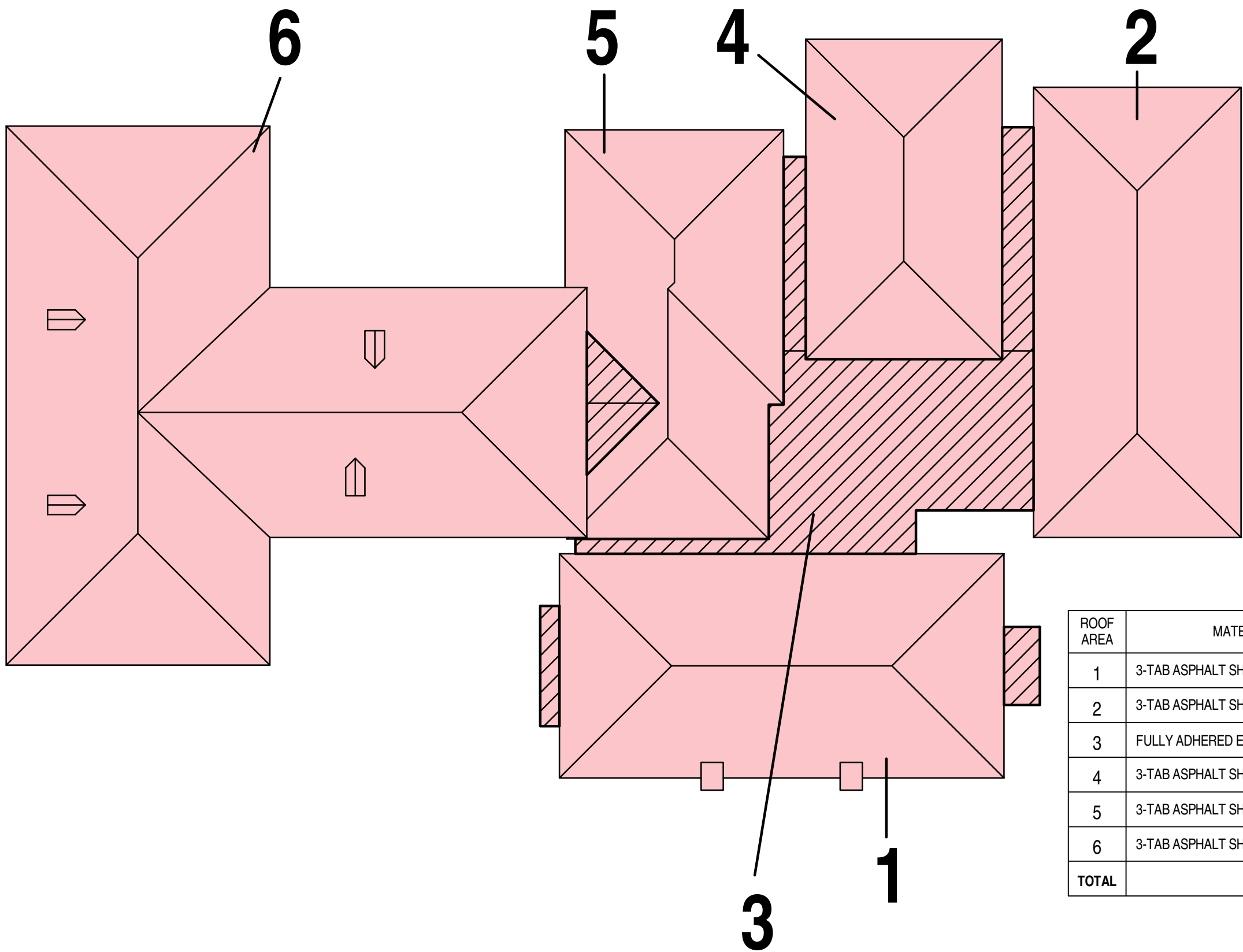
- 5-10 YEARS
- 10-15 YEARS
- >15 YEARS
- 2016 WORK



ROOF AREA	MATERIAL	S.F.	LAST REROOFED	DESIGN LIFE	REMAINING LIFE
1	ARCHITECTURAL ASPHALT SHINGLES	27,000 SF	2016	25	25
2	FULLY ADHERED EPDM	2,200 SF	2016	15	15
3	ARCHITECTURAL ASPHALT SHINGLES	4,150 SF	2016	25	25
4	FULLY ADHERED EPDM	650 SF	2016	15	15
5	ARCHITECTURAL ASPHALT SHINGLES	425 SF	2016	25	25
6	FULLY ADHERED EPDM	1,500 SF	2016	15	15
7	FULLY ADHERED EPDM	6,000 SF	2016	15	15
8	FULLY ADHERED EPDM	500 SF	2016	15	15
9	ARCHITECTURAL ASPHALT SHINGLES	3,475 SF	2016	25	25
10	FULLY ADHERED EPDM	1,100 SF	2016	15	15
11	FULLY ADHERED EPDM	850 SF	2016	15	15
12	FULLY ADHERED EPDM	7,100 SF	2016	15	15
13	FULLY ADHERED EPDM	300 SF	2016	15	15
TOTAL		55,250 SF			

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5-10 YEARS

10-15 YEARS

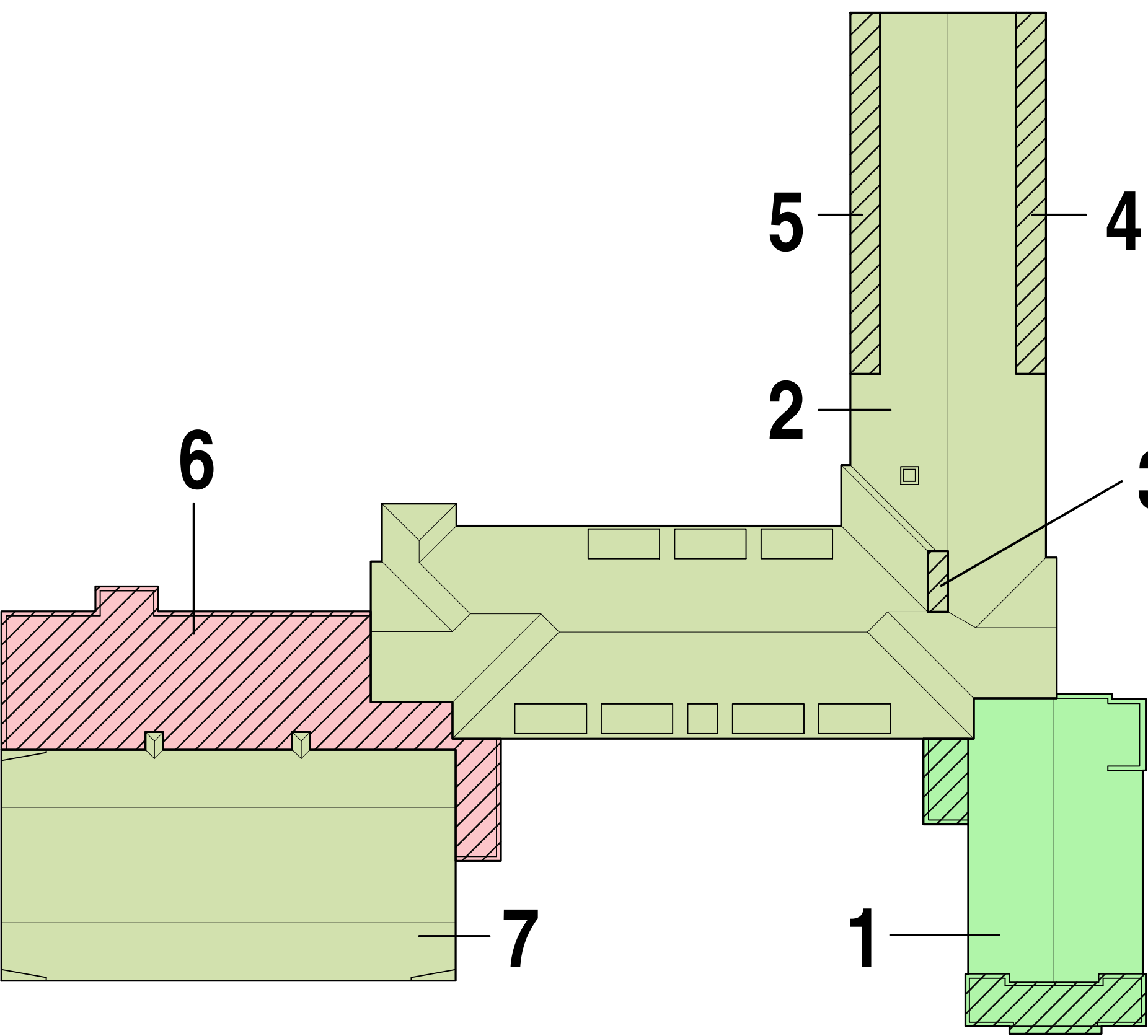
>15 YEARS

2016 WORK

ROOF AREA	MATERIAL	S.F.	LAST REROOFED	DESIGN LIFE	REMAINING LIFE
1	3-TAB ASPHALT SHINGLES	16,780 SF	1998	15-18	0
2	3-TAB ASPHALT SHINGLES	15,725 SF	1998	15-18	0
3	FULLY ADHERED EPDM	9,850 SF	1998	15	(3)
4	3-TAB ASPHALT SHINGLES	10,600 SF	1998	15-18	0
5	3-TAB ASPHALT SHINGLES	12,950 SF	1998	15-18	0
6	3-TAB ASPHALT SHINGLES	37,350 SF	1998	15-18	0
TOTAL		103,255 SF			

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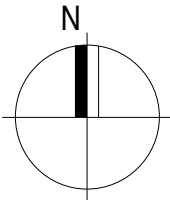
5-10 YEARS

10-15 YEARS

>15 YEARS

2016 WORK

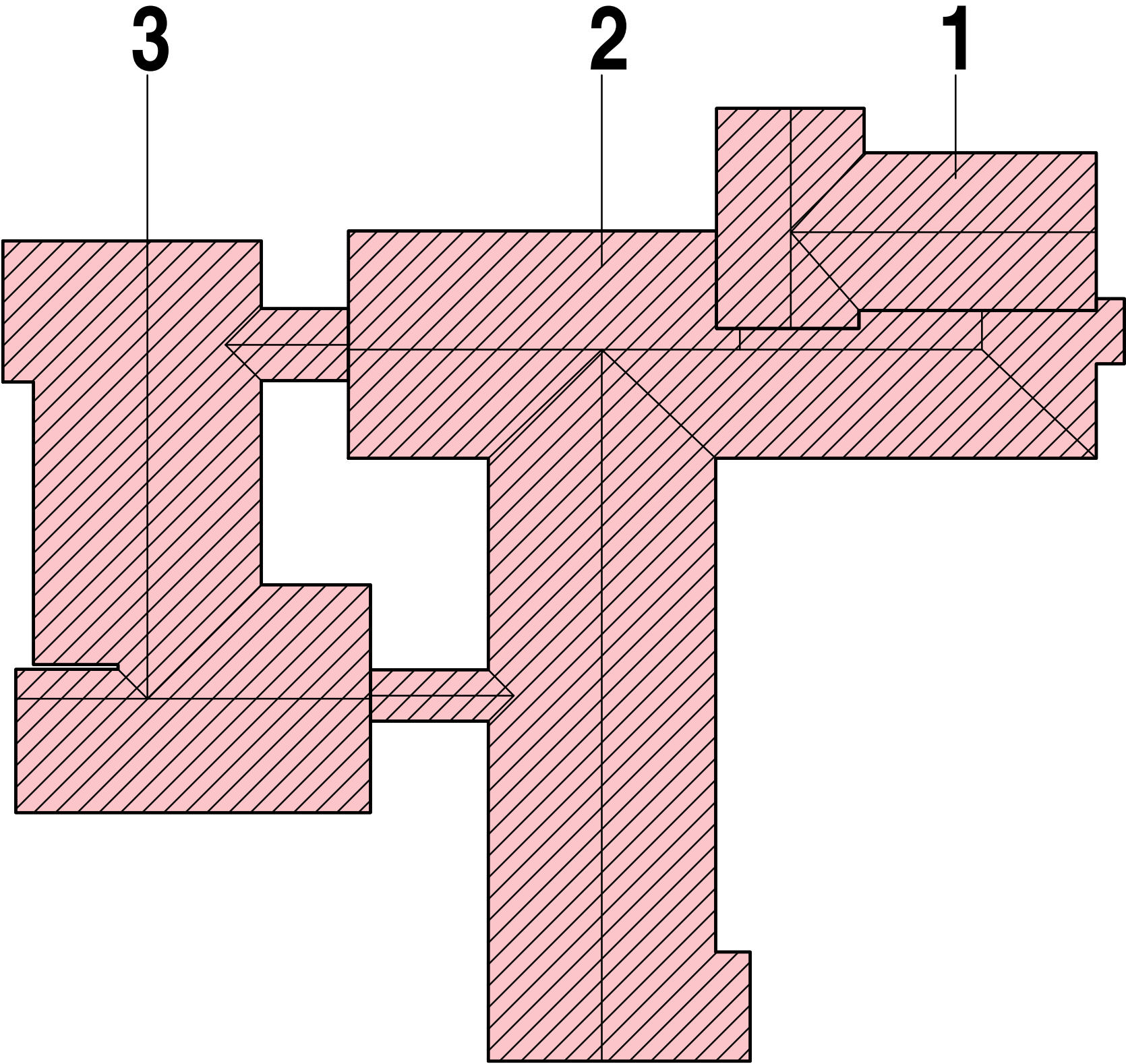
ROOF AREA	MATERIAL	S.F.	LAST REROOFED	DESIGN LIFE	REMAINING LIFE
1	ARCHITECTURAL ASPHALT SHINGLES	9,125 SF	2016	25	25
2	ARCHITECTURAL ASPHALT SHINGLES	37,000 SF	2010	25	19
3	TPO	200 SF	2010	20	14
4	TPO	1,300 SF	2010	20	14
5	TPO	1,300 SF	2010	20	14
6	MODIFIED BITUMEN	7,400 SF	1991	20	(5)
7	STANDING METAL SEAM	16,650 SF	1991	40-50	24
TOTAL		72,975 SF			



10/11/16

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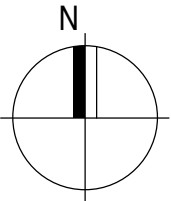
ROOF REPLACEMENT

- HEALTH LIFE SAFETY ITEM
- INFRASTRUCTURE ITEM

ESTIMATED REPLACEMENT

- 5-10 YEARS
- 10-15 YEARS
- >15 YEARS
- 2016 WORK

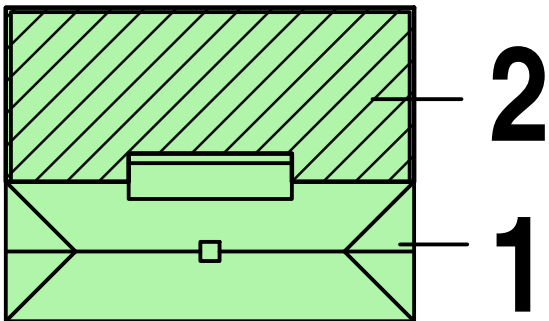
ROOF AREA	MATERIAL	S.F.	LAST REROOFED	DESIGN LIFE	REMAINING LIFE
1	FULLY ADHERED EPDM	8,550 SF	1989	15	(12)
2	FULLY ADHERED EPDM	35,450 SF	1989	15	(12)
3	FULLY ADHERED EPDM	20,800 SF	1989	15	(12)
TOTAL		64,800 SF			



10/11/16

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PARK RIDGE-NILES SCHOOL DISTRICT 64





KEY

ROOF SLOPE

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-  SHINGLE

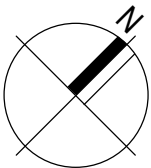
ROOF REPLACEMENT

-  HEALTH LIFE SAFETY ITEM
-  INFRASTRUCTURE ITEM

ESTIMATED REPLACEMENT

-  5-10 YEARS
-  10-15 YEARS
-  >15 YEARS
-  2016 WORK

ROOF AREA	MATERIAL	S.F.	LAST REROOFED	DESIGN LIFE	REMAINING LIFE
1	FULLY ADHERED EPDM	3,800 SF	2016	15	15
2	ARCHITECTURAL ASPHALT SHINGLES	4,300 SF	2016	25	25
TOTAL		8,100 SF			



10/11/16

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