

## **Superintendent's Advisory Task Force Meeting Notes**

*Provided by Jean Duggan, Administrative Assistant to the Superintendent and BOE*

**June 13, 2017**

**District Office Administrative Center**

**115 W. 55th St.**

**Clarendon Hills, IL 60514**

### **Call to Order**

6:35pm

### **Welcome and Introductions**

Superintendent Dr. Don White introduced himself and asked the Task Force members to introduce themselves.

The following members were in attendance:

- Dr. Don White – Superintendent
- Margaret Kleber – Board member
- Kerry Leonard - Construction Owner's Representative
- Mike Duggan – Director of Facilities
- Jerry Mejdrich – Hinsdale resident and member of the BOE Finance Committee
- Paul Sporleder – Hinsdale resident and parent of an HMS student
- Steve Cashman – Hinsdale resident, parent of a CHMS student, and member of the BOE Facilities Committee
- Kathleen Turnbull – Hinsdale resident and parent of students at HMS and The Lane School
- Brian Guerin – Hinsdale resident
- Craig Cassell – Hinsdale resident and parent of a Madison School student
- Fred Regnery – Hinsdale resident
- Brian Kronewitter – Architect with Cordogan Clark & Associates
- Bill Truty – Project Manager with Bulley & Andrews

### **Update on Bid Group #1**

Superintendent Dr. White and Owner's Representative Kerry Leonard updated the committee on the status of Bid Group #1. Mr. Leonard noted that on April 10, 2017, three Contracts from Bid Group 1 were awarded to allow shop drawings to proceed for those trades. On June 6, 2017, the Board approved six Contracts from Bid Group 1 to begin the start of the temporary parking lot and the modular move. Lastly, the Board of Education awarded the last of Bid Group #1 at their June 12, 2017 Board meeting (Concrete, Waterproofing, and Earth Retention). The Board also approved a Notice to Proceed to Bulley & Andrews, LLC, on the HMS project. They authorized Cordogan Clark & Associates to resume all design services on the HMS project.

Mr. Bill Truty of Bulley & Andrews updated the committee on the plan to prepare the temporary parking lot and the modular move. Mr. Leonard noted that the Village of Hinsdale approved the Memorandum of Understanding on June 6, 2017 for the temporary parking lot. Mr. Leonard noted that there are funds held in the budget for the District's share of the parking deck. He noted that the long-term inter-governmental agreement for the parking deck will be negotiated.

### **Alternates Information and Review**

Mr. Brian Kronewitter of Cordogan Clark & Associates shared that at the June 26, 2017 Board meeting, the project team is planning to ask the Board to vote on the following Alternate Bids:

- Running Track / Storage / Fitness Center
- Operable Windows
- HVAC System Classroom Option

He shared the following information on the alternates/estimates:

- Original alternate running track/fitness mezzanine/expanded storage - \$326,087
- Fitness mezzanine space / P.E. Storage (no running track) - \$94,717
- One operable window per classroom or office - \$125,592
- Two operable windows per classroom; one operable window in offices - \$211,954
- HVAC – ducted fan coil units in lieu of cassettes - \$138,897

### **Project Alternates – HMS Gymnasium / Fitness Mezzanine / PE Storage**

Committee members engaged in a discussion regarding the amount of outside space available to HMS students as compared to CHMS. They discussed how CHMS students have access to Prospect Park. Board member Kleber noted the importance of acknowledging the number of months per year students at CHMS use the outside area for P.E. classes.

Committee member Mejdrich noted that the community survey (prior to the referendum) indicated that 51% of the community did not want to spend money on the running track. He did ask if there is money left in the budget for the running track. Ms. Kleber said 19% of survey respondents wanted the running track. Mr. Mejdrich noted that the gym and MRC at CHMS are smaller than originally planned.

Mr. Kronewitter shared the following project alternates:

- Base Bid Option:
  - New HMS Gym (Main & Auxiliary) 14,084 SF
  - New HMS Fitness Room (Base Bid) 2,000 SF
  - New HMS P.E. Storage 475 SF

- Total SF 15,559 SF
- Alternate #1 Option
  - New HMS Gym (Main & Auxiliary) 14,084 SF
  - New HMS Fitness Room (Base Bid) 2,000 SF
  - New HMS P.E. Storage 475 SF
  - New HMS P.E. Storage 1,060 SF
  - Total SF 21,214 SF

Mr. Kronewitter noted that Alternate #1 Option met the recommended space standards.

- Alternate #5 Option:
  - New HMS Gym (Main & Auxiliary) 14,084 SF
  - New Fitness Room Mezzanine 1,420 SF
  - New HMS P.E. Storage 1,376 SF
  - Total SF 16,880 SF

The committee discussed each option and weighted the pros and cons of including a running track. Committee member Kleber noted that she thought it was a “want”, while Committee member Kathleen Turnbull thought it was a “need.” Mr. Kronewitter suggested that a running track would enhance the overall ability to teach students.

### **Project Alternates – Operable Windows**

Mr. Kronewitter then shared the following information with regard to the project alternate (operable windows).

- Alternate #2A – one operable window for every space with an exterior window: \$125,592
- Alternate #2B - two operable windows for every space with an exterior window where two windows are available: \$215,954

Dr. Don White noted that the staff is strongly in favor on having at least one operable window in each classroom.

The committee came to consensus that there should be windows in the building, but did not come to consensus on recommending either one or two windows

### **Project Alternates – Ducted VRF/FCU for 23 Classrooms**

Mr. Kronewitter explained the ducted VRF/FCU system, noting that this would be the preferred enhancement to improve perception of comfort with better air mixing throughout the classrooms. The total cost of the alternate is \$138,897. Mr. Kronewitter

noted that it was his recommendation to approve the enhanced ducted VRF/FCU system.

Committee member Mejdrih discussed the reasoning behind the request for the increased storage for P.E. and for the HVAC enhancement. He shared that it was his understanding that the building would be "good" at \$53 million without the enhancements/alternates. Mr. Kronewitter noted that the HVAC base bid package would work fine, but would have a different level of comfort.

Upon a question from Mr. Mejdrih, Mr. Kronewitter confirmed that the roof is a TPO roof. He also noted that the roof package had been previously bid and discussed at the Facilities Committee meeting. Mr. Kronewitter noted that the TPO roof has a 20-year life span. Mr. Truty confirmed that there are proper walking paths on the roof.

### **Bid Group #2 Update**

Mr. Leonard shared that Bid Group #2 is unstudied at this point in time. He will be preparing a final report on the budget for the Board of Education. He did note that the Owner's contingency was untouched at this point.

Task force member Sporleder asked if the Task Force could find out the approximate cost to the community resulting from the delay in the sale of bonds due to litigation. Mr. Truty noted that they are approximately six weeks behind and would push for an August 2018 opening. He also shared that they have been working with the Village of Hinsdale to possibly start working earlier than 8:00am. He estimated the additional cost of overtime to be \$400,000.

Kerry Leonard noted that the DD budget has remained the same. At the present time, they are under budget and have approximately \$1.3 million left in the design and contingency budgets.

Task Force member Mejdrih asked that the school district be protected whenever a payment is made. Kerry Leonard noted that the performance bond has been approved and reviewed by the District attorney and that Bulley & Andrews has sub-contractor default insurance.

### **Task Force Input on the Long-term Parking Deck IGA**

Dr. White asked the Task Force for input on the long-term parking deck Inter-governmental agreement. Individuals shared the following:

- Security (number one priority)
- Insurance (indemnification against the District's exposure); the VOH will want one from the District, as well)
- Maintenance

- Cleaning
- Revenue stream
- Snow removal
- Security (related to access to the building and underground areas)
- Security cameras (cost that must be planned for)
- Determine use of the parking lot at night
- Will the District have gated access?
- Will there be metered parking spots?
- Will there be a "pay at the box" system?
- Will there be a gate on the lower level and/or upper level?
- Will there be a (i.e. scan key card system) to track who comes in and out?
- What type of lighting will there be?
- Electrical / Utility Costs
- Fire truck access
- Will the District be able to use their lot?
- Will there be sprinklers?
- What are the cost-sharing parameters?
- The school owns the land (important to note)
- We want to be a partner but cannot be disadvantaged as a District
- Do we think the District is well represented with regard to the agreement?
- Will there be a police presence?
- Does the District want to consider charging for use at night?

Dr. White asked that if any Task Force members have additional input, they email him.

### **Next Steps**

- Bid Package #3 will go out toward the end of July or early August.

### **Committee Consensus with Regard to Alternates**

The Task Force came to consensus with regard to prioritization of the alternates:

1. HVAC - #1
2. Windows - #2
3. Fitness Center - #3
4. Running Track - #4

Committee member Mejdritch noted that he was in favor of all four alternates if the District has the budget.

### **Adjournment**

The meeting was adjourned at 8:33pm.