

Community Consolidated School District 181

BOARD REPORT

CONTACT: Gary Frisch, Assistant Superintendent of Business and Operations

TITLE: Hinsdale Middle School Roof

DATE: April 21, 2014

Background:

On January 27, 2014, the Board of Education approved a motion to direct ARCON Architects, Inc. to develop bid specifications (at a cost not to exceed \$100,000) to replace the 37 year-old metal roof at Hinsdale Middle School (HMS). ARCON Firm Principal Steve Mulvihill recommended a shingle roof replacement, which was estimated at a cost of approximately \$2.33 million. Board members clarified at the time that the action did not lock the Board into purchasing a new roof, but the District could not seek competitive bids without proper specifications. Bids will be opened on April 21 at 2pm.

The Facilities Committee (formed in October 2013) began initial discussions around the long-term future of HMS following the January 27 Board meeting. Some members expressed concern that a complete roof replacement would limit long-term options. Committee members also wanted to engage in a vetting of the roof options as presented by ARCON. The committee has discussed seven roof options for the Board's consideration (see attachment).

Committee meetings have included representatives from ARCON and Healy Bender & Associates Architects, seven community members, the Interim Facilities Coordinator, the temporary HMS Project Coordinator, an HCHTA representative, administrators, and two Board members. (Further information about the Committee will be provided during the Board meeting.)

Board action on the decision around the HMS roof will have significant impact on the building's long-term future. To that end, the Facilities Committee felt a brief history of the HMS facility work and an outline of current facility challenges would provide needed context for the Board's reference (see Discussion below). Committee representatives Julie Bryant and Dr. John Norton and Interim Facilities Coordinator Grant Sabo will present two roof options for the Board's consideration during the meeting on April 21, acknowledging that the Board may request further information on other alternatives prior to action on April 28. Supporting information for the two options is included for Board and community review in advance of the meeting (see Recommendation below).

Discussion:

History Highlights of HMS Facility Work

HMS is the largest school in District 181, with 830 students in Grades 6-8 who are served by 100 teachers and staff. The school is situated on approximately 4.93 acres. The current building opened as a junior high (Grades 7-8) in 1976 and became a middle school (Grades 6-8) in 1992.

Approximately 20 portable (temporary) classrooms were added in the 1990's to accommodate growing enrollment. At the school's peak enrollment in the 1999-2000 school year, over 1,100 students attended HMS.

The second floor of HMS was renovated in 2000 and was expanded to accommodate larger science labs in the south area of the building. A separate, exterior storage area addition was also constructed, bringing the gross floor area of HMS to 102,940 square feet.

In 2005, four portables (temporary classrooms) (approx. 4,500 gross square feet) were installed on a portion of the parking lot on the west end of the building.

In 2008, the office area was renovated to create a more secure building entrance. During the same time, the HVAC system was replaced with a new VAV system, utilizing roof-mounted air handling equipment and variable air volume units throughout the school.

This year, following a series of major water intrusion events in January, all three floors of the school have been addressed over the course of three months. Work was completed that included mold remediation, drywall repair and replacement, baseboard replacement, floor tiling, painting, and repeated, extensive deep cleaning. A new control system was installed on the HVAC air handlers to better control temperature and fresh air exchange. Additionally, temporary and permanent downspouts were added to the building's exterior.

Facility Challenges

The challenges outlined below have been presented to the Facilities Committee and can be further defined upon Board request. An HMS staff survey is being conducted to gather their feedback on these and other facility items. (If the Board chooses to engage in future community engagement efforts around HMS facilities, parent and community input could be gathered, as well.)

- Roof (exterior detailing, ice damming, snow and ice slide control, built-in gutters, storm drainage / downspouts, separating seams)
- Soffits (exterior brick masonry walls stop just above the metal soffit panels)
- Air quality / Ventilation (staff and student health)
- Size (amount of classroom and meeting space, portable classrooms, parking)
- Mechanical systems
- Third floor gymnasium (public access, lack of public restrooms)
- Educational delivery (quality of labs, proximity of key areas to one another)
- Design (usable square feet, room layouts, acoustics, natural light, drop-off and pick-up)
- Appearance (style, community presence)

\$10 million has been invested in the building since 2000 to help manage and mitigate these challenges (not including the 2014 water intrusion and mold remediation work).

Financial Impact:

Range depending on solution chosen on April 28 (costs described below).

Recommendation:

The District needs to determine the best solution for addressing the short-term and long-term facility needs of HMS while providing a learning space for current HMS students, being fiscally responsible to taxpayers and ensuring stakeholder support, and while addressing all other matters occurring throughout the District. The Facilities Committee acknowledges that the decision asked of the Board on April 28 will not be easy; it requires maintaining a balance of competing priorities and addressing issues that in many cases have been debated since the school's construction.

Committee members are presenting two options for the Board's consideration. The majority of committee members prefer the option referred to as "Short-Term Solution for Long-Term Planning." Some committee members prefer the option referred to as "Full Replacement."

- Short-Term Solution for Long-Term Planning Recommendation

In this option, it is recommended that the Board take action on a short-term (approx. five-year) roof solution with the intent of the District then completing research to determine the community's interest in various long-term options for HMS. If the community research shows support for only maintaining the building and/or renovation of the current facility and/or an addition onto the current facility, the Board could plan for a full roof replacement at that time. If the community research shows there would be support for new construction, the District would not want to invest \$2.33 million in a new roof.

Further, the roof replacement would solve only one of the school's facility challenges, and even that solution does not guarantee a leak free environment. There are still roof drain issues and drain pipes running through the building that have caused leaks. Short-Term Solution for Long-Term Planning would address between 50-55% of the leaks coming from the roof.

Information from community research would allow the Board to take informed, research-based action that has long-term solutions in mind. This would also allow time for the new District superintendent to be involved in the process.

Investigating the possibilities for HMS could lead to creative and innovative facilities solutions. This planning is a critical factor in providing school structure that complements and harmonizes with the educational system of tomorrow. It is prudent to address known areas of water infiltration with a minimal repair approach to allow the community an opportunity to voice their questions, concerns, ideas and vision for the future.

- Full Replacement Recommendation

In this option, it is recommended that the Board take action on a full roof replacement (of the metal portion of the roof). This solution would solve the major issues with the current roof, including water infiltration from the ice damming and the leaks arising from the vertical panels. According to Mr. Mulvihill, this would be a 99% solution. If the roof is only patched and repaired, it is likely we will continue to experience leaks, which could in turn negatively affect the infrastructure (walls, beams, etc.). Additionally, continued leaks increase the potential of future mold growth. Valuable staff time would be used to investigate leaks, replace ceiling tiles and drywall, clean, and control water. This work could disrupt the educational process, and there is limited space where staff and students can relocate.

Repair costs are unknown; the cost of repairs could add up quickly, as would the associated staff time in managing these issues. Further, one of the challenges of roof repairs is timing due to weather. Different conditions create different types of roof problems (i.e freeze/thaw). We may not know if a repair has been successful until a problem is identified. Further, some repairs may not be able to be completed in certain weather conditions.

The Short-Term Solution for Long-Term Planning recommendation would need to last no less than five years because even if the community supports construction of a new school, current students and staff must learn and work in a safe, healthy environment during the construction period, which can last three years following a successful vote. The future of HMS is unknown. The District should protect the building with a long-lasting solution no matter what decision is made in the future.

In summary, the Facilities Committee vetted the options thoroughly. A clear majority of the committee supports the Short-Term Solution for Long-Term Planning recommendation because it establishes that the District is making repairs to address the roof issues in a proactive manner and balances those costs against preserving the community's option for a new building. We will not know the community's desire until we conduct the proper research. The Board of Education ultimately makes this decision; hopefully the committee's work will help make the decision easier to weigh. Below are the costs for each presented option for the Board's consideration.

Option I Short-Term Solution for Long-Term Planning
 \$328,000 + \$15,000 annually (service calls)

Option II Full Roof Replacement
 \$2.33 million

Additionally, for either option, a one-time cost of \$45,000 is needed to address the flat roof (non-metal portion) and small, decorative roofs.

If the Board chooses not to act on either of these recommendations, the Board may request

that the Facilities Committee present other options. Alternatively, the Board may request that the District's Buildings & Grounds staff address roof issues only as they arise, understanding that additional costs would be incurred as work is needed.

Action

For discussion only.