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To: The Board of Education and Dr. Patrick Broncato, Superintendent
From: Curt Saindon, Assistant Superintendent for Business Services/CSBO
Alex Gliwa, Director of Buildings and Grounds
Date: December 13, 2024
Subject: CIP II Wrap up and CIP III Preview

As you know, we finished our Capital Improvement Plan-Phase 2 projects this past summer and have been closing those projects out, getting final lien waivers and warranty certificates, receiving credits for any unused contingency allowances, paying final bills, and releasing retainage. All projects are now completed and closed out. Additionally, we received Board approval this past summer to start planning for our Capital Improvement Plan-Phase 3 work program (for 2025-2029), and we signed service contracts with Wight and ICI in September to complete the bid process for work to be done this upcoming summer. Finally, we have also been working with PSI to complete the scope of work documents and get formal proposals from interested bidders to complete roof repairs and roof replacements this summer at Goodrich, Edgewood and Meadowview schools and then to install solar arrays on those three schools in late summer or early fall, as we did at Jefferson, Siple, Willow Creek and Murphy a few years ago. I have attached the CIP II final calculation spreadsheet and the CIP III initial planning spreadsheet so that you can see the work completed (in total and at each school individually) and the work being planned (in total and at each school).

When looking at these two spreadsheets, please note the following highlights. For the CIP II program just completed, we undertook 44 projects (5 projects totaling about \$285,000 were either put on hold/not needed or were moved to the CIP III program) that were budgeted/expected to cost about \$13,715,000 but only ended up costing \$11,612,399, so we came in \$2,102,601 (or about 15%) under budget. These savings (about 15%) are similar to those realized during our CIP I program (we had about \$25M of expected projects that came in at about \$21M in actual costs, or about a 16% savings) and were the result of proactive planning, sound bid development and effective construction management. We hope to realize similar savings for CIP III, and if we follow existing trends, we would expect the \$12.5M of anticipated projects (there are 34 of them right now) to come in at about \$10.5M if all goes according to plan. We are proposing adding one new project to the CIP III for the summer of 2026, related to



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the replacement of the classroom ceilings at Murphy School, and anticipated to cost about \$300K.

So far, for the three main contracts approved for this upcoming summer, the bids have come in at about \$500K under budget, and we hope to maintain that positive variance. We have about \$3M of expected roof work and \$3M of expected solar work that we will be bringing to the Board in January and we are hoping for that pricing to come in under budget as well (hopefully at \$5.5M or less). Please take a look at both spreadsheets, especially the last page of each document that summarizes the projects completed in Phase II and the projects planned for Phase III. I would be happy to discuss any of these projects (old or new) or any other projects that you think we should consider/investigate.

It is through our Capital Improvement Plans and the use of the Capital Projects Fund that we have been able to systematically address our facility, buildings and grounds needs, update, expand and improve facilities, and provide both an enhanced educational environment, as well as improved and modern facilities that benefit not only our students and staff but also our residents and the community at large. It is important to note that we have completed these 75+ projects at a total cost of almost \$33M over the past 8 years without borrowing a penny to do so, and all of this work has not had a negative impact on our tax levy, our tax rate or our debt service/debt capacity. When all is said and done (in three and a half years or so), we will have completed well over 100 projects costing over \$40M. We will have not only updated and modernized our facilities, but we'll have solar arrays on all of our schools (savings us about \$250K per year in electricity costs and reducing our carbon footprint to almost zero), a beautiful all-weather track and artificial turf field, new playgrounds at all of our schools, a new ninja warrior fitness course at Jefferson, and countless other improvements and enhancements.

The Board should be very proud of their work in this area and their use of the Capital Improvement Plan and the Capital Projects Fund while not increasing debt or negatively impacting curriculum and instruction. It is a model for other school districts in Illinois to follow. Please let me know if you have any questions or need additional information about any of our Capital Improvement Projects. Thank you.