



MINUTES OF THE FACILITIES COMMITTEE MEETING  
February 26, 2026

The Facilities Committee Meeting began at 9:00 a.m. at the Administrative Service Center, Superintendent's Office, 28W250 St. Charles Road, West Chicago, IL 60185

**Members Present:**

Dr. Patrick McGill, Superintendent; Bridgette Pedersen, Board Member; Andrew Drinnin, Board Member; Dr. Joel Filas, Business Manager; Tim Kazmierczak, Buildings and Grounds Director; and Solly Garcia, Administrative Assistant.

**Summary of Work Completed**

Dr. Filas provided a review of the district's three-phase capital improvement plan.

**Phase I**

Phase I included HVAC upgrades, roof replacement, fifth-grade classroom renovations, and a refresh of the Evergreen gym. The phase concluded slightly over budget, primarily due to consultant fees and asbestos-related costs, but remained largely aligned with original projections.

**Phase II**

Phase II was the Evergreen addition. This project was completed \$1.2 million under budget, which was attributed to competitive vendor pricing and effective project management by Paschen and Arcon.

**Phase III**

Phase Three presented the greatest challenges, resulting in a \$217,000 overrun. The overage was largely driven by unexpected asbestos remediation and additional painting expenses. However, the BMS refresh components, including casework, flooring, and paint, were completed under budget.

Overall, the three-year capital plan is projected to finish approximately \$931,000 under budget, reflecting fiscally responsible decision-making throughout the project.

**Phase IV: Remaining Work from the Current Capital Plan**

Phase IV represents the completion of the remaining Phase III work, estimated at \$665,000.

At Benjamin Middle School, work includes floor installations utilizing pre-purchased materials, approved asbestos remediation, classroom refreshes aligned to first-floor standards, and renovations to the music and art rooms. Identified future refresh needs not included in the current plan include the library, main office, gym spaces, and hallways.

At Evergreen School, work includes installing teacher desks in self-contained special education classrooms, replacing furniture damaged by flood, and replacing the floor due to the flood. Insurance approval has been received for all submitted flood-related expenses.

**Future Capital Planning and Health Life Safety**

Planning has begun for the next five-year capital cycle (targeting FY2028), with projected needs estimated between \$1.8–\$2.8 million.

The District’s ten-year Health Life Safety (HLS) plan currently identifies approximately \$520,000 in required work. Following review of the most recent survey findings, several items were determined to be unnecessary or eligible for elimination, reducing the projected new required work to approximately \$100,000.

Dr. Filas discussed potential funding approaches to ensure that capital needs are addressed in accordance with District policy and sound financial stewardship.

**Non–Health Life Safety Capital Planning**

The Committee reviewed preliminary priorities for future non–HLS capital improvements, including gymnasium renovations, atrium enhancements, and office reconfiguration at Benjamin to improve functionality and secure entry.

**Discussion**

The Committee discussed potential vestibule enhancements at both buildings to further align entry procedures with current safety best practices.

The Committee also reviewed updates related to asbestos monitoring and evolving regulatory standards. Recent testing identified only a few areas requiring remediation.

The next facility meeting will be held in April.

**ADJOURNMENT**

The meeting adjourned at 9:50 a.m.

Respectfully Submitted,  
Solly Garcia  
Administrative Assistant

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President, Board of Education

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Secretary, Board of Education

Recorded: February 26, 2026  
Approved: March 9, 2026