



ANTIOCH COMMUNITY CONSOLIDATED SCHOOL DISTRICT 34

INSPIRE TO DREAM - EMPOWER TO ACHIEVE

FACILITIES COMMITTEE MEETING MINUTES OF THE BOARD OF EDUCATION TUESDAY, JANUARY 20, 2026 – 5:30 P.M.

A Facilities Committee meeting of the Board of Education of Antioch School District 34 was held on Tuesday, January 20, 2026, at the Administrative Services Center, 964 Spafford Street, Antioch, Illinois, in said District. President Hulting called the meeting to order at 5:32 p.m.

Roll Call: Members Baronello, Beall, Henning, Ruminski, and Hulting.
Member Karner arrived at the meeting at 5:49 PM
Absent: Member Linck

OTHERS PRESENT:

Aron Borowiak, Superintendent; Dr. Maria Treto-French, Assistant Superintendent/CFO; Cuauhtemoc Mendez, Director of Maintenance and Operations; Marc Rogers and Paul Darby from CCS; and Scott Parker, from Legat Architects.

APPROVAL OF THE AGENDA

Member Beall motioned to approve the agenda. Member Ruminski seconded the motion.

Roll Call: Members Baronello, Beall, Henning, Ruminski, and Hulting | Aye - 5; Nay - None | Motion Carries.

PUBLIC PARTICIPATION

None.

APPROVAL OF MINUTES

Minutes | Facilities Committee Meeting | January 6, 2026

Member Ruminski moved to approve the minutes as presented, and member Beall seconded the motion.

Roll Call: Members Baronello, Beall, Henning, Ruminski, and Hulting | Aye - 5; Nay - None | Motion Carries

INFORMATION/DISCUSSION

The following information was discussed:

1. Early Learning Center Project Budget & Scope
 - a. Current estimate: \$63M for a ~80,000 sq ft. with all features
 - b. Target budget: \$53M requires reducing to ~70,000 sq ft
 - c. Budget breakdown includes:
 - i. Hard construction costs with a change order contingency.
 - ii. Professional services (all consultants, permitting, zoning).
 - iii. FF&E (fixtures, furnishings, equipment - everything from IT to cubbies).
 - iv. Owner's project contingency for the early design phase.
 - v. Escalation costs for the 2028 opening timeline.
 - d. Design Options
 - i. Board consensus: General preference for courtyard design with wings layout
 - ii. Two courtyard approaches presented:



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1. Fully enclosed interior courtyard (4 walls) - ~\$750K premium
2. Three-sided courtyard open to playground - ~\$200K savings
- iii. Classroom sizes: Pre-K 900 sq. ft., Kindergarten 1,000 sq ft (larger than current avg.)
- iv. Geothermal system: \$1.987M premium (~\$25/sq ft) - optional for study
- v. Solar infrastructure: Conduit installation during construction, panels as a bid alternate

e. Possible Cost Reduction Strategies Mentioned

- i. Remove 2 flex classrooms: ~4,000 sq. ft. reduction
- ii. Eliminate excess circulation space: ~3,000 sq. ft. reduction
- iii. Optimize mechanical/structural/architectural systems
- iv. Refine site development costs (currently \$4M+ estimate)
- v. Value-engineer FF&E purchases
- vi. Consider materials like cost-effective block (Addison style) vs. premium finishes.

Member Ruminski comments that she prefers the ~70,000 sq. ft. option for \$ 53 million, even if that means cutting the courtyard from the plan. Member Baronello favors more classroom space over a courtyard. Member Beall favors staying within the budget of \$63 million and scaling back on whatever is necessary, including a courtyard, to stay within that amount. Member Karner agrees with Member Beall. Member Henning likes the idea of a courtyard but is concerned about how the community would feel about the district exceeding the \$53 million budget. She asks for the opinion of the Principal of the Early Learning Center. Principal Jodi Lax discussed the importance of classroom sizes, the use of outdoor spaces, and the potential benefits of a courtyard for educational purposes. Jody emphasized that the staff would utilize outdoor spaces for learning opportunities and expressed a preference for enclosed or gated outdoor areas for safety and effective use. Member Henning then states that she is torn between keeping and eliminating the courtyard. She prefers not to exceed the 70,000 sq. ft. by more than a couple of thousand square feet. President Hulting agrees with Member Henning.

Superintendent Borowiak asks if any of the specific details of the square footage will be part of the decision being voted on at this evening's regular board meeting, or if they are just approving the general schematic design. Mr. Rogers from CCS responds that the decision tonight will only be regarding the overall schematic design. He adds that they will be coming back to the board with more detailed proposals based on the feedback the board members provided tonight.

ADJOURNMENT

Motion to adjourn by Member Ruminski. Seconded by Member Baronello.

Roll Call: Members Baronello, Beall, Henning, Ruminski, and Hulting | Aye - 5; Nay - None | Motion Carries
Meeting adjourned at 6:26 PM

Respectfully submitted,

Aron Borowiak, Superintendent