



**Facilities Planning Committee Meeting**

**October 22, 2025**

**SASED Administrative Center**

**2900 Ogden**

**Lisle, IL 60532**

**2:00 PM**

**AGENDA**

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approve the Meeting Minutes from August 27, 2025**
4. **Review of Timeline**
5. **Rent and Lease Offset Costs**
6. **Sub Committee Input**
7. **Potential Properties and Scenario Options**
8. **SY27 and SY28 Classroom and ESY Leases**
9. **Discuss and Determine Next Steps**
10. **Adjournment**



## SCHOOL ASSOCIATION FOR SPECIAL EDUCATION IN DUPAGE

**SASED Facilities Planning Committee Meeting  
August 27, 2025 - 2:00 PM  
SASED Administration Center  
2900 Ogden Avenue, Lisle, IL 60532**

### MEETING MINUTES

Mr. Mark Cross, Committee Chairperson, called the meeting to order at 2:02 pm and welcomed those in attendance.

#### **1. Roll call was taken with the following responding:**

<b>Present:</b>	<b>District</b>	<b>Representative</b>
	West Chicago Elementary School District 33	Ms. Kristina Davis
	DuPage County School District 45	Dr. Brian Graber
	Maercker School District 60	Dr. Sean Nugent
	Cass School District 63	Mr. Mark Cross
	Community High School District 99	Dr. Hank Thiele
<b>Absent:</b>	Salt Creek School District 48	

Also in attendance:

Dr. Kim Dryier, Executive Director, SASED  
Ms. Rachel Wisniewski, CSBO, SASED  
Mr. Dan Lawler, Technology Coordinator, SASED  
Ms. Senga Lowe, Board Recording Secretary, SASED

#### **2. Pledge of Allegiance**

#### **3. Approved Meeting Minutes**

*A motion was made to approve the meeting minutes from the March 25, 2025 meeting, as presented.  
This motion was made by Member Davis and seconded by Member Nugent.  
Upon voice vote of all ayes from 5 districts present, motion passed.*

#### **4. Committee Responsibilities**

Dr. Dryier discussed with the committee what they felt the roles and responsibilities of the committee should be in regards to the architect selection process. With lots of discussion, the committee decided that Dr. Dryier should provide a criteria rubric for the selection process and then narrow down the submissions to 3 finalists. Once SASED has the short list, she should share it with the committee along with the rubric. Another role of the committee is to adhere to the timeline. After extensive discussion regarding the difference between an Owner's Representative and a Project Manager or Construction Manager. Dr. Dryier informed the committee that she would be much more comfortable in this process if she had someone to work with for direction and project management, i.e. locating site or building, working with construction manager and architect, etc..

Next Steps -

- Dr. Dryier to reach out to 18 member districts to see if they have a retired CSBO or building facility staff that could attend the bid selection meeting to help narrow down the finals list.
- Dr. Dryier to bring the Architect finalist to Board for approval on September 17th.
- RFP for an Owners Rep after the Board meeting on September 17th if the Board agrees.
- Inform the Board of the next steps.

It is not necessary for the FP Committee to meet monthly. Keep the current schedule, but cancel meetings if not necessary. Dr. Dryier will report committee updates to the Board.

**5. Timeline**

Dr. Dryier presented the projected timeline. Committee members thought this was an aggressive timeline. The committee discussed the current situation and the need for changes and what the options may look like again. Determining staffing is strongly based on the location of the facilities. We need to provide our students with the best possible experience that we can and that member districts cannot currently provide.

**6. Facility Newsletter**

Dr. Dryier will provide a facility newsletter to the Board of Directors at the September 17th meeting. Focus on the why for a new facility. Consider not providing options, but provide photos of the current classrooms and why change is necessary. Provide the overall scope of SASSED and the long term capital cost efficiencies. Also focus on what SASSED aspires to provide to our students.

**7. Cost Analysis**

Dr. Dryier presented the cost analysis to the committee and it was discussed. Some districts are going to struggle with the overall cost of this project because it may impact financing on their own projects. It was commented that the new facility is not saving districts money, but it can offset the tuition in the long term. Consider multi-year leases with member districts for classroom rentals to alleviate so many moves at the end of the year. Dr. Dryier and Ms. Wisniewski should have further discussions with the Finance Committee regarding funding.

**8. Next Steps**

1. Dr. Dryier to reach out to 18 member districts to see if they have a retired CSBO or building facility staff that could attend the bid selection meeting to help narrow down the finals list.
2. Dr. Dryier to bring the Architect finalist to Board for approval on September 17th.
3. RFP for an Owners Rep after the Board meeting on September 17th if the Board agrees.
4. Inform the Board of the next steps.
5. Meet with Finance Committee on September 3, 2025
6. Provide update through a Facility Newsletter to the Board of Directors on September 17, 2025

**9. Adjournment**

*A motion was made to adjourn at 3:33 pm. This motion was made by Member Thiele and seconded by Member Graber. Upon voice vote of all ayes from 5 districts present, motion passed.*

Minutes Approved by:

\_\_\_\_\_  
Committee Representative

\_\_\_\_\_  
Date



# SASED FACILITIES TIMELINE

Dr. Kim Dryier  
SASED Executive Director

## **August 2028**

- All SASSED programs and offices have been successfully relocated
- 12-15 permanent satellite classes have been secured
- All SASSED staff and students begin the school year in the new facilities

## December 2027

- SASSED Administrative staff, Related Services, and Itinerant staff begin to transition to new facility(s)

## September/October 2026

- Construction begins
- New furniture and supplies are selected and ordered as appropriate

## July 2026

- Bids for construction open
- General Contractor approved

## March-May 2026

- Facility(s) may be secured and purchased
- Designs are finalized
- Costs are finalized

## December- February 2025/2026

- SASSED Facility Plan is developed and finalized
- Estimated costs of renovations/construction are shared
- Funding option is determined and secured
- Focus Groups are facilitated

## November 2025

- Cost analysis and accurate anticipated cost offset is calculated
- Architect is finalized

## October 2025

- Architect is finalized
- Potential Properties are pursued
- Owner's Rep is finalized

September 2025

- Architect is finalized
- Owner's Rep is pursued

\*Modifications to this timeline will occur throughout this process



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## Special Education Bond Scenarios



**Tammie Beckwith Schallmo**

Senior Vice President, Managing Director  
PMA Securities, LLC

**Jasen Pinkerton**

Associate Vice President, Managing Director  
PMA Securities, LLC

September 30, 2025



# Lease Payment Revenue Earmarked for Special Education Bond Scenarios

## 2900 Ogden Lease Payment

\$660,000 per year, increases by 2% annually

## Lease Payments for classrooms and workspaces (all increase by 3% per year)

43 classrooms at \$23,000 each

6 classrooms at \$25,000 each

6 workspaces at \$12,000 each

## Lease Payments for 6 classrooms at \$25,000 each and 1 workspace at \$12,000

(All increase by 3% per year)

Scenario			
1	2	3	4

Yes	No	Yes	No
No	Yes	Yes	No
No	No	No	Yes



# Scenario 1

Scenario 1 - Ogden Lease Payment Only		
Fiscal Year	Ogden	20 Year Bond
2026	\$ -	\$ -
2027	660,000	655,750
2028	673,200	670,600
2029	686,664	681,600
2030	700,397	696,600
2031	714,405	710,350
2032	728,693	727,850
2033	743,267	738,850
2034	758,133	753,600
2035	773,295	771,850
2036	788,761	788,350
2037	804,536	801,075
2038	820,627	816,875
2039	837,040	835,475
2040	853,780	851,600
2041	870,856	870,250
2042	888,273	886,150
2043	906,039	904,300
2044	924,159	919,425
2045	942,643	941,525
2046	961,495	960,050
Total		<u>\$ 15,982,125</u>
<b>Proceeds:</b>		<b>\$ 9,510,000</b>

(1) Rates based upon market conditions as of September 26, 2025 and recent bond sales which PMA believes to be accurate and reliable, plus 0.50%.

**NOTE: Scenarios where a greater portion of the overall debt is issued in advance of the expenditures of the proceeds will likely result in higher fees earned by the investment manager of the debt proceeds.**



# Scenario 2

## Scenario 2 - Classrooms/Workspaces Only

Fiscal Year	Classrooms/ Workspaces	20 Year Bond
2026	\$ -	\$ -
2027	1,211,000	1,205,879
2028	1,247,330	1,243,425
2029	1,284,750	1,280,675
2030	1,323,292	1,320,425
2031	1,362,991	1,362,425
2032	1,403,881	1,401,425
2033	1,445,997	1,442,425
2034	1,489,377	1,485,175
2035	1,534,059	1,529,425
2036	1,580,080	1,579,925
2037	1,627,483	1,627,300
2038	1,676,307	1,674,725
2039	1,726,596	1,721,925
2040	1,778,394	1,773,625
2041	1,831,746	1,829,275
2042	1,886,699	1,883,325
2043	1,943,299	1,940,500
2044	2,001,598	2,000,250
2045	2,061,646	2,057,025
2046	2,123,496	2,120,550
Total		<u>\$ 32,479,704</u>

**Proceeds:** \$ 18,970,000

(1) Rates based upon market conditions as of September 26, 2025 and recent bond sales which PMA believes to be accurate and reliable, plus 0.50%.

**NOTE: Scenarios where a greater portion of the overall debt is issued in advance of the expenditures of the proceeds will likely result in higher fees earned by the investment manager of the debt proceeds.**

# Scenario 3

## Scenario 3 - Ogden Lease & Classrooms/Workspaces

Fiscal Year	Ogden	Classrooms/ Workspaces	Total Leases	20 Year Bonds
2026	\$ -	\$ -	\$ -	\$ -
2027	660,000	\$ 1,211,000	1,871,000	1,867,000
2028	673,200	1,247,330	1,920,530	1,915,850
2029	686,664	1,284,750	1,971,414	1,969,100
2030	700,397	1,323,292	2,023,690	2,018,600
2031	714,405	1,362,991	2,077,396	2,074,350
2032	728,693	1,403,881	2,132,574	2,130,850
2033	743,267	1,445,997	2,189,265	2,187,850
2034	758,133	1,489,377	2,247,510	2,245,100
2035	773,295	1,534,059	2,307,354	2,307,350
2036	788,761	1,580,080	2,368,841	2,364,100
2037	804,536	1,627,483	2,432,019	2,429,475
2038	820,627	1,676,307	2,496,934	2,492,700
2039	837,040	1,726,596	2,563,636	2,563,500
2040	853,780	1,778,394	2,632,175	2,631,050
2041	870,856	1,831,746	2,702,602	2,700,075
2042	888,273	1,886,699	2,774,972	2,770,025
2043	906,039	1,943,299	2,849,338	2,845,350
2044	924,159	2,001,598	2,925,758	2,925,225
2045	942,643	2,061,646	3,004,289	3,003,825
2046	961,495	2,123,496	3,084,991	3,080,600
Total				<u>\$ 48,521,975</u>
<b>Proceeds:</b>				\$ 28,520,000

(1) Rates based upon market conditions as of September 26, 2025 and recent bond sales which PMA believes to be accurate and reliable, plus 0.50%.

**NOTE: Scenarios where a greater portion of the overall debt is issued in advance of the expenditures of the proceeds will likely result in higher fees earned by the investment manager of the debt proceeds.**



# Scenario 4

Scenario 4 - 6 Classrooms/1 Workspace		
Fiscal Year	Classrooms/Workspace	20 Year Bonds
2026	\$ -	\$ -
2027	162,000	161,384
2028	166,860	165,675
2029	171,866	168,925
2030	177,022	176,925
2031	182,332	179,425
2032	187,802	186,675
2033	193,436	188,425
2034	199,240	194,925
2035	205,217	200,925
2036	211,373	206,425
2037	217,714	215,925
2038	224,246	219,600
2039	230,973	227,725
2040	237,902	235,025
2041	245,040	241,500
2042	252,391	252,150
2043	259,962	256,700
2044	267,761	265,425
2045	275,794	273,050
2046	284,068	279,575
Total		<u>\$ 4,296,384</u>
<b>Proceeds:</b>		<b>\$ 2,485,000</b>

(1) Rates based upon market conditions as of September 26, 2025 and recent bond sales which PMA believes to be

**NOTE: Scenarios where a greater portion of the overall debt is issued in advance of the expenditures of the proceeds will likely result in higher fees earned by the investment manager of the debt proceeds.**



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<b>Current Facilities</b>	<b>Estimated Sq Ft</b>	<b>Estimated Annual Cost</b>	<b>PMA Proj Offset</b>	<b>Estimated cost /sq. ft</b>
SAC (2900) including Transition	34000	\$660,000.00	\$9,500,000.00	\$19.41
SLE K-8 (23 classrooms)	23,000	\$529,000.00		\$23.00
SLE HS (3 classrooms)	3000	\$75,000.00		\$25.00
SLE Office Space (2)	1000	\$24,000.00		\$24.00
DHH K-8 (10 classrooms)	10000	\$230,000.00		\$23.00
DHH Office Space (3)	1500	\$36,000.00		\$24.00
VI K-8 (5 classrooms)	5000	\$115,000.00		\$23.00
VI HS (2 classrooms)	2000	\$50,000.00		\$25.00
SNMP K-12 (6 classrooms)	6000	\$140,000.00	\$2,845,000.00	\$23.33
SNMP Office Space (1)	1000	\$12,000.00		\$12.00
<b>TOTAL Rental Space:</b>	<b>86500</b>	<b>\$1,871,000.00</b>	<b>\$28,520,000.00</b>	<b>\$21.63</b>
Southeast	29500			
<b>Additional Space Needed for stand alone</b>				
Gym	7000			
Cafe	4000			
Playground	4000			
Sensory Space	3000			
Conference Rms	5000			
Library	4000			
Circulation and Mech	14000			
<b>TOTAL Addl Space:</b>	<b>41000</b>			
<b>TOTAL SPACE NEEDED</b>	<b>157000</b>			

**1 Smaller building purchased, add on to SE, continue renting classrooms, move out of 2900**

Facilities	Estimated Sq Ft	PMA Proj Offset	NOTES
New Building: Transition Medical Part of SAC Lunchroom +AD Playground	24,000		Building in Lisle- 24K sq ft, \$4 Million, green space across street,
Addition to SE 11 SE Classes 12 SLE Classes Part of SAC Library Addl Cafe Renovated Gym Sensory Spaces Conference Rooms	80,500		51,000 addition needed
SLE K-8 (11 classrooms)	11,000		
SLE HS (3 classrooms)	3000		
SLE Office Space (2)	1000		
DHH K-8 (10 classrooms)	10000		
DHH Office Space (3)	1500		
VI K-8 (5 classrooms)	5000		
VI HS (2 classrooms)	2000		
Ad Playground	4000		
<b>TOTAL:</b>	<b>142,000</b>		
		SAC: 9.5M Classrooms: 7.5 M TOTAL: 17 Million	

**1 large building purchased, keep SE as is, continue renting classrooms, move out of 2900**

Facilities	Estimated Sq Ft	PMA Proj Offset	NOTES		
New Building: Transition Medical All of SAC 18 SLE Classes Gym Cafe Library Conf Room Sensory Spaces AD Playground Cir and Mech	95,000				
Southeast	29,500				
SLE K-8 (5 classrooms)	5,000				
SLE HS (3 classrooms)	3000				
SLE Office Space (1)	500				
DHH K-8 (10 classrooms)	10000				
DHH Office Space (3)	1500				
VI K-8 (5 classrooms)	5000				
VI HS (2 classrooms)	2000				
Ad Playground					
<b>TOTAL:</b>	<b>151,500</b>				
		SAC: 9.5M Classrooms: 10 M TOTAL: 19.5 Million			

**1 larger building purchased, keep SE as is, 5 rented classrooms, move out of 2900**

Facilities	Estimated Sq Ft	PMA Proj Offset	NOTES
New Building: ALL Programs and additional spaces, expect SE	122,500		
Southeast	29,500		
SLE HS (3 classrooms)	3000		
VI HS (2 classrooms)	2000		
<b>TOTAL:</b>	<b>157,000</b>		
		SAC: 9.5M Classrooms: 15.7M TOTAL: 25.2 Million	