INSPIRE · INNOVATE · ENGAGE

NORTH SHORE SCHOOL DISTRICT 112

Board of Education - Facilities Committee Meeting
District Office
1936 Green Bay Rd.
Highland Park, IL 60035

Tuesday, August 10, 2021 6:15 PM

Mission

North Shore School District 112 is a transformative learning organization where curiosity inspires minds, innovation shapes the future, and students, staff, and families engage to create a kind and connected community that is committed to excellence.

Agenda

1. Call to Order/Roll Call (6:15 p.m.)
2. Update on Current Projects
   a. Edgewood Move to Elm Place
   b. Summer Health Life Safety Work *(Gilbane)*
   c. Edgewood Construction *(Gilbane)*
   d. Joint Park District Project for Elm Place *(Wight)*
   e. D112 Summer Work
3. Update on Fund Balance History *(Davis)*
4. Discuss Long Range Plan Phase 2
   a. Updated Facilities/Educational Study *(Wight)*
   b. Campus-Level Facility Planning Concepts/Prioritize Ed. Alignment Strategies
   c. Community Engagement /Task Force Planning
5. Referendum Planning *(Beyond Your Base)*
6. Public Comment - *The Board welcomes comments and questions and gives them serious consideration. Comments may be submitted (1) in person at the Board meeting, assuming compliance with face coverings, social distancing, and maximum room capacity of 50 people, (2) via email to northshore112@nssd112.org, or (3) by completing an online survey form at https://www.nssd112.org/PublicComment prior to each meeting. Your comments will be read during the live-streamed meeting and become part of the public record. Per policy, comments are limited to 3 minutes (approximately 250 words) for each commenter. Please note that Policy 2:230 Public Participation at School Board Meeting and Petitions to the Board applies to all comments, including identifying oneself. Anonymous comments will not be read. The Board President will*

read or allow the reading of as many of these comments as time allows and may decide to restrict the total time for comments to 30 minutes.

7. Other
8. Adjournment

North Shore School District 112

Summer Gym Floor Renovations

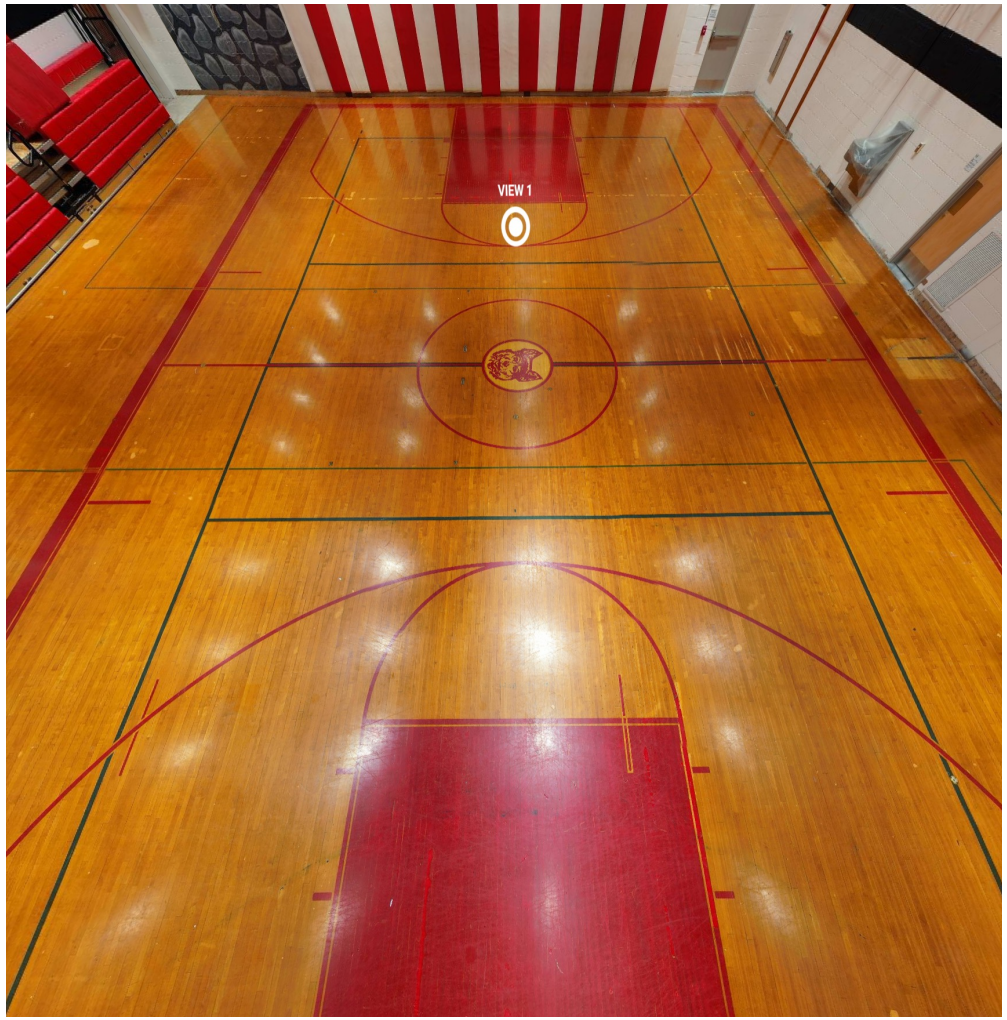
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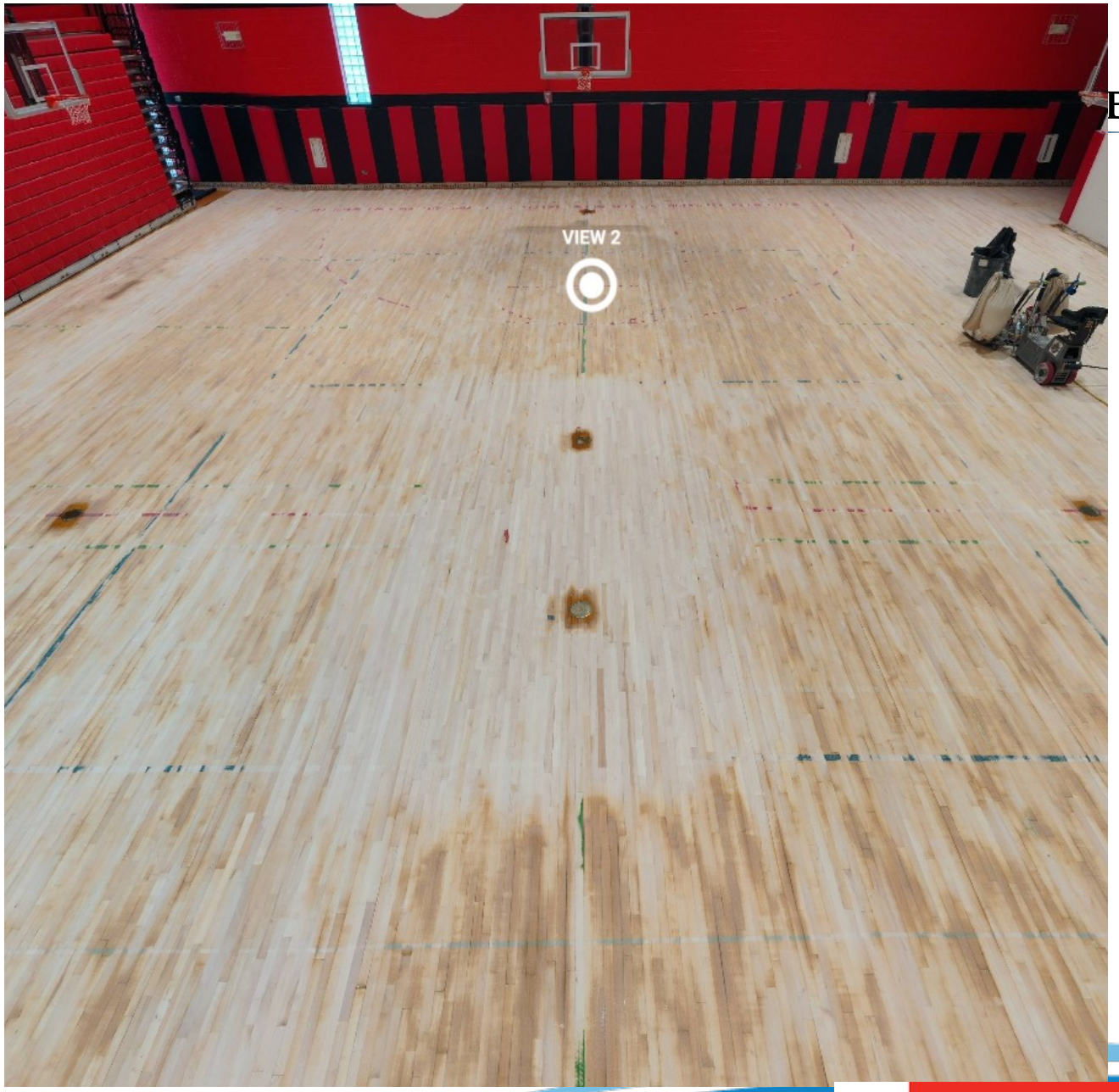
Edgewood Middle School Construction Update

Summer Gym Flooring Project

- Four (4) Gym Floors in Three (3) Schools
- Budget - $220,078 - one (1) pending Change Order for $7,500 for Equipment Modifications
    - Sand / Seal / Re-Stripe / New Logos / Clear Coat / New Wall Base
    - New Gym Equipment and Wall Pads Auxiliary Gym – Northwoods
    - Red Oak / Indian Trail / Northwoods Schedule Update
        - Red Oak / Indian Trail – Completed
        - Northwoods – Flooring Completed; need to finish Gym Equipment

Northwoods





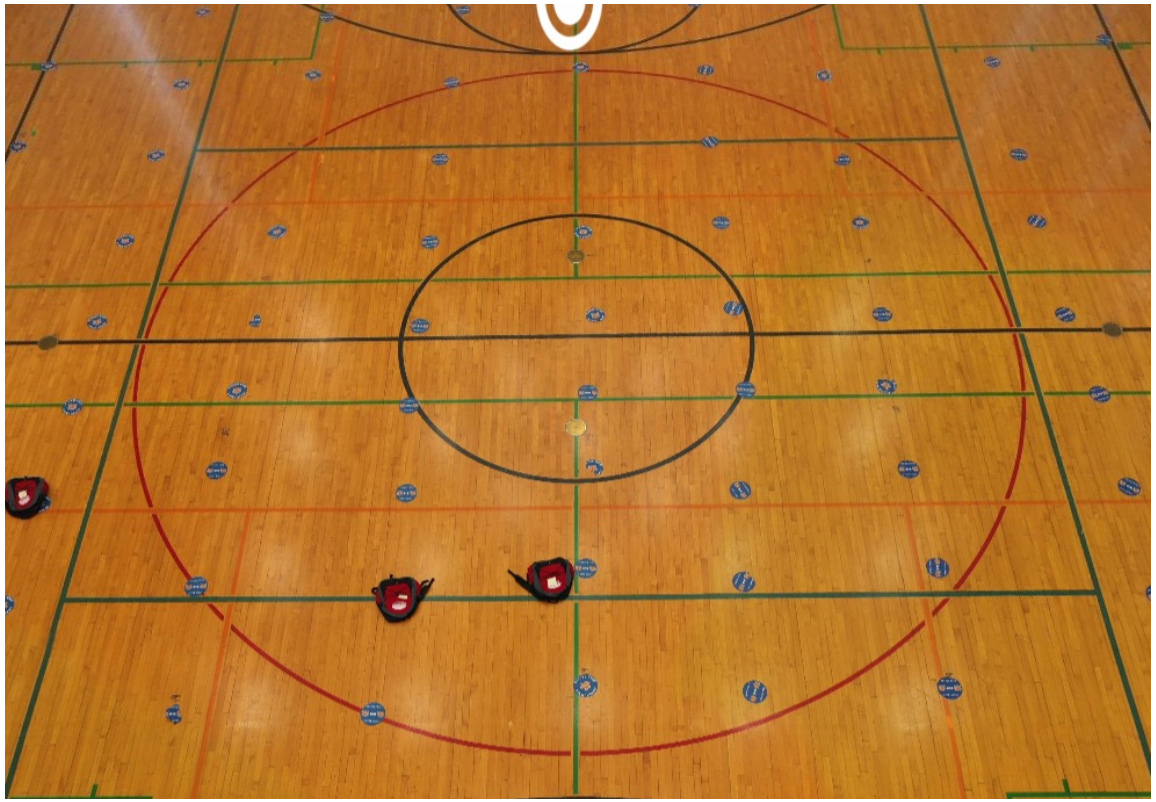






Northwood's Progression

Indian Trail Elementary






Indian Trail
Elementary School

Red Oak Elementary






VIEW 2
RED OAK
ROCKETS
CLASS OF 2005


Red Oak
Elementary School

EDGEWOOD MIDDLE SCHOOL

- Milestones Completed To Date
  - Interior Demolition
  - North Gymnasium Demolition

- Upcoming Milestones
  - Footings / Foundations for Storm Shelter
  - Areas A & B Demolition to Begin
  - Interior Mechanical / Electrical / Plumbing Work to start in Areas D & E

EDGEWOOD MIDDLE SCHOOL

- Construction Update Drone Video August 2021

EDGEWOOD MIDDLE SCHOOL

- **Budget Summary**

Current Summary (as of 08/09/2021)		Original	Variance
Potential Forecasted Billing from CMIC	$26,814,703.00	$28,616,681.00	(-$1,801,978.00)
Remaining Contingency	$440,005.00	$1,180,000.00	(-$739,995.00)
Gilbane CM Costs	$2,788,090.50	$2,800,000.00	(-$11,909.50)
Owner Direct Costs (Fence, Laborer, Toilets, LEED, Dumpsters)	$187,100.00	$50,000.00	$137,100.00
A/E Costs	$2,606,713.00	$2,606,713.00	$2,606,713.00
Owner Soft Costs (as of 07/28/2021)	$5,585,107.00	$5,258,523.00	$326,584.00
Project New Boiler Costs (to be funded from separate source)	$175,000.00	$0.00	$175,000.00

TOTAL:	$38,596,718.50
Budget:	$38,000,000.00
Over/Under Budget:	(-$596,718.50)

Includes OS-4 - Boiler Replacement Costs that are to be funded from separate funding source, project overrage will decrease approximately $175,000 once Change Order is finalized

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Gilbane

EDGEWOOD MIDDLE SCHOOL





EDGEWOOD MIDDLE SCHOOL





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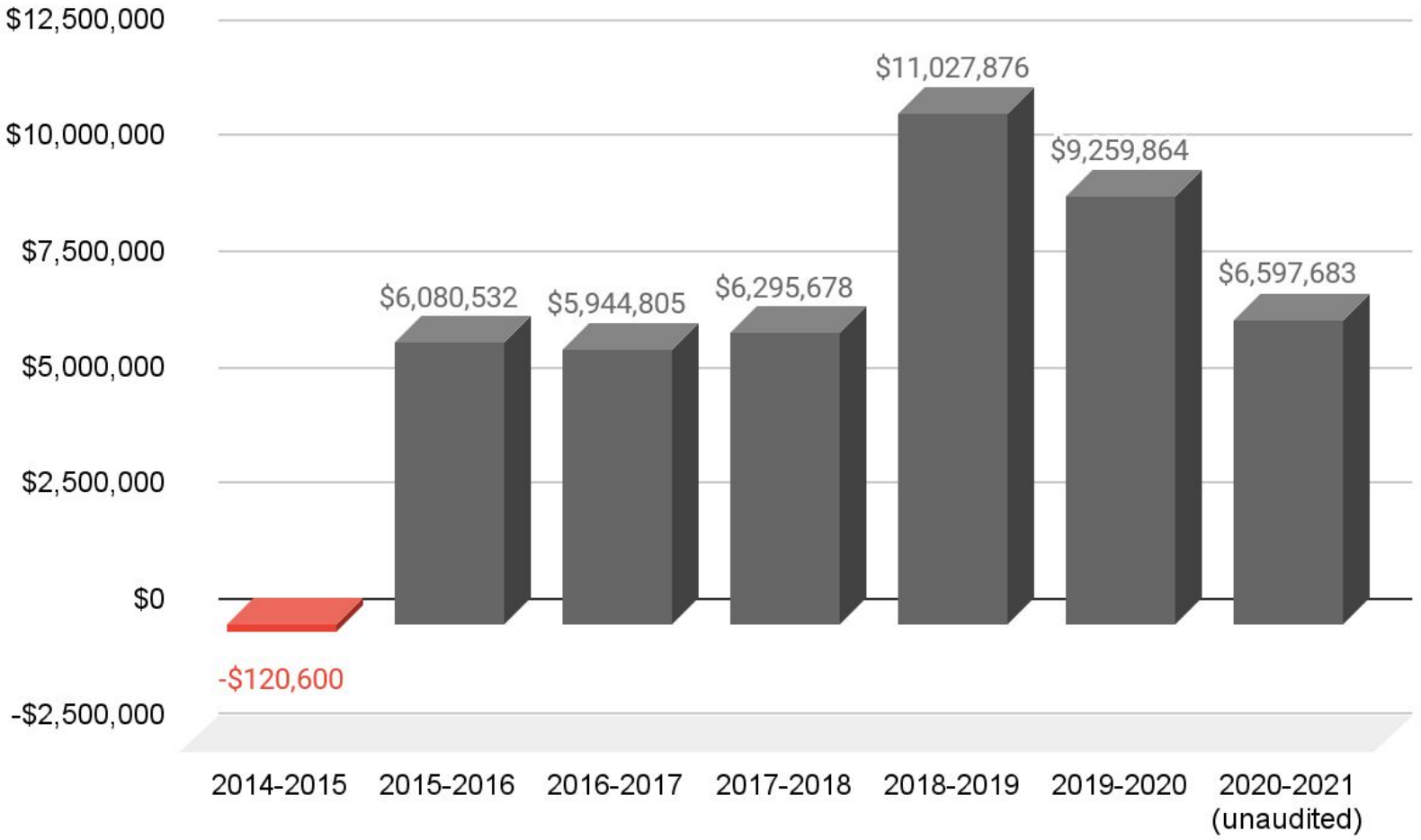
Fund Balance History Discussion

Operations Committee Meeting

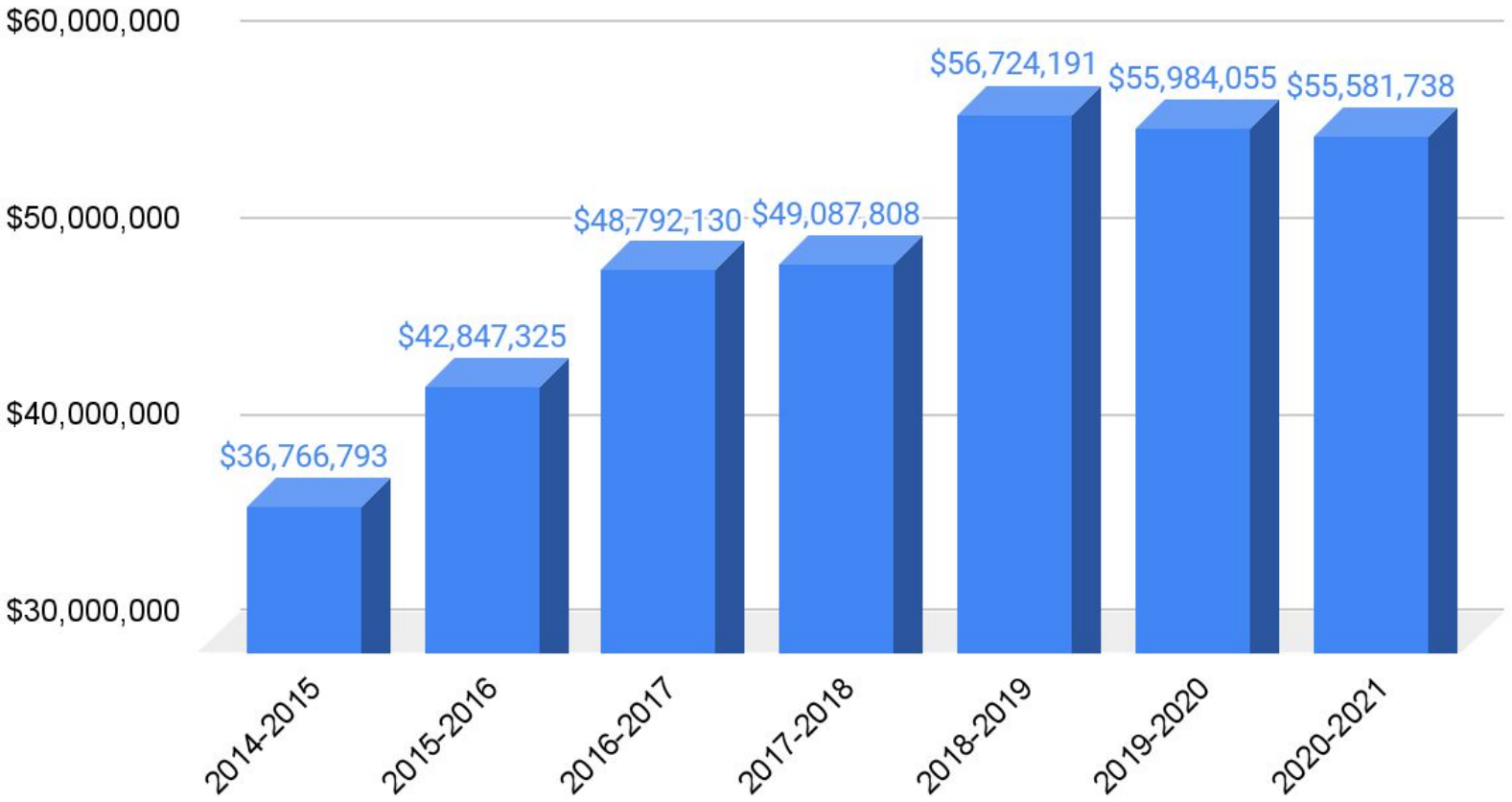
August 10, 2021



Historical Operating Surplus
All Funds Except Capital Projects/HLS



Historical Fund Balances
All Funds Except Capital Projects/HLS

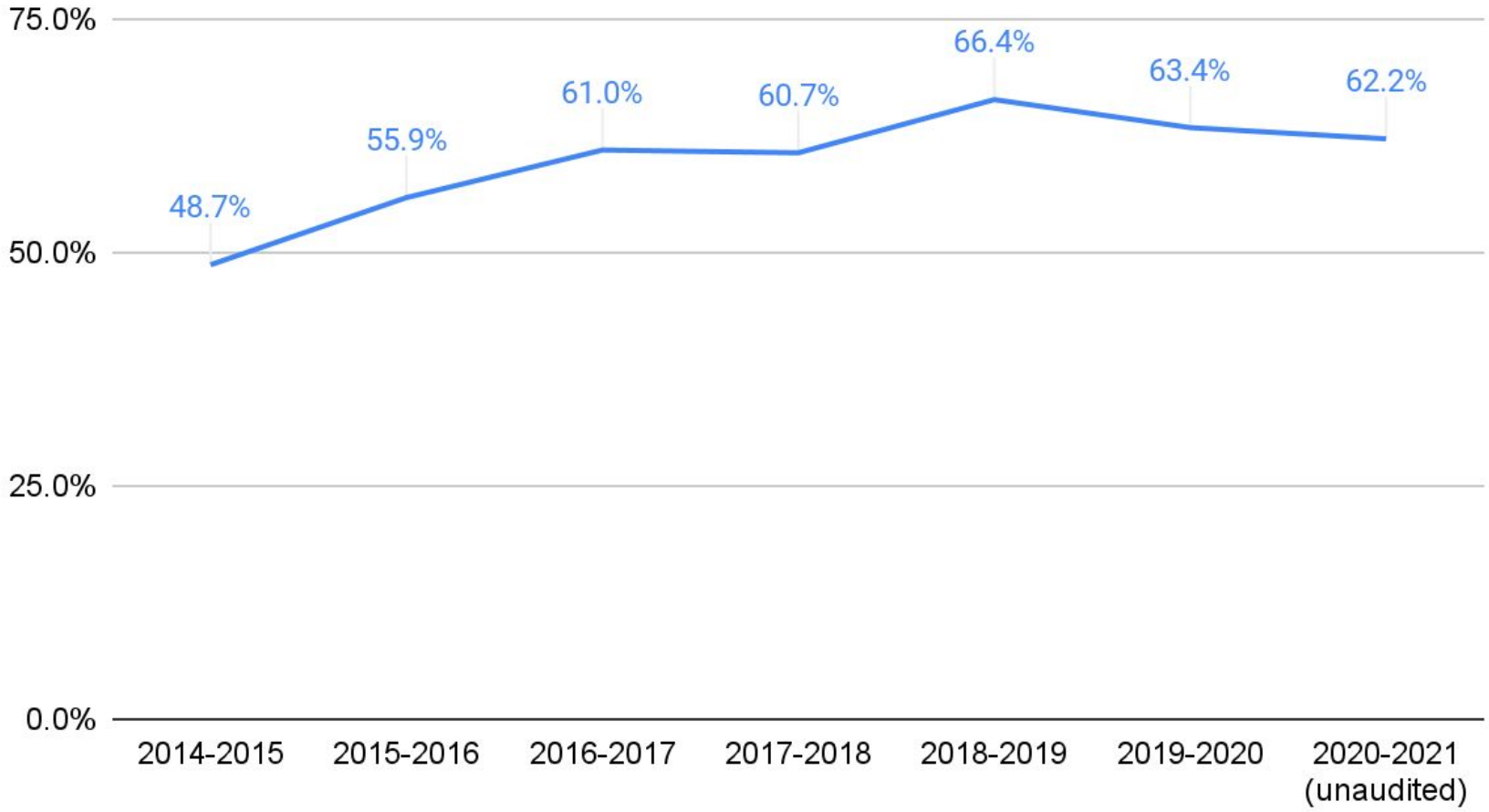


Board Policy 4:20
Fund Balances

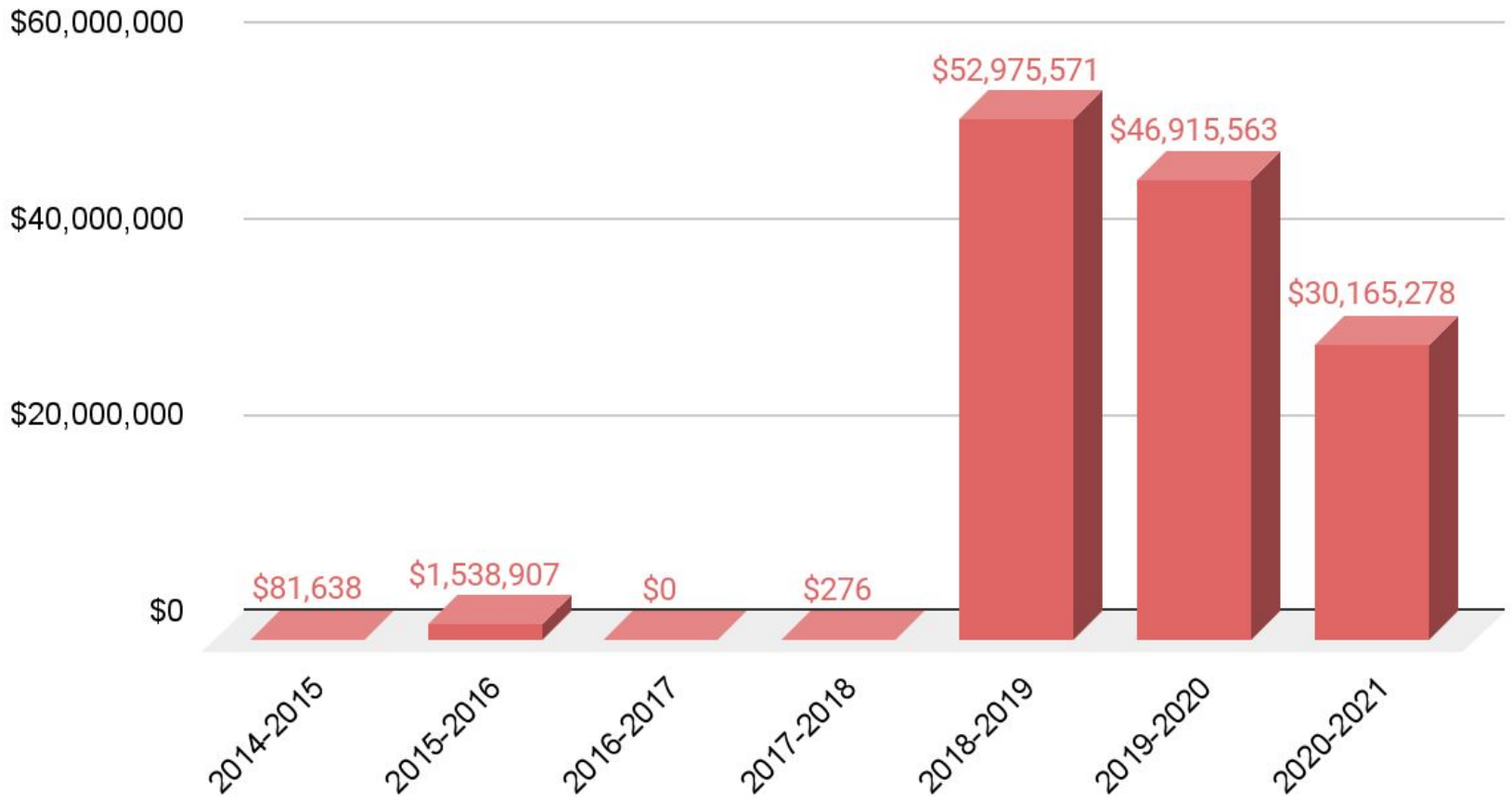
NORTH SHORE
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"... It is the expectation of the Board of Education that a fund balance of 25% in the Operating Funds shall be maintained."

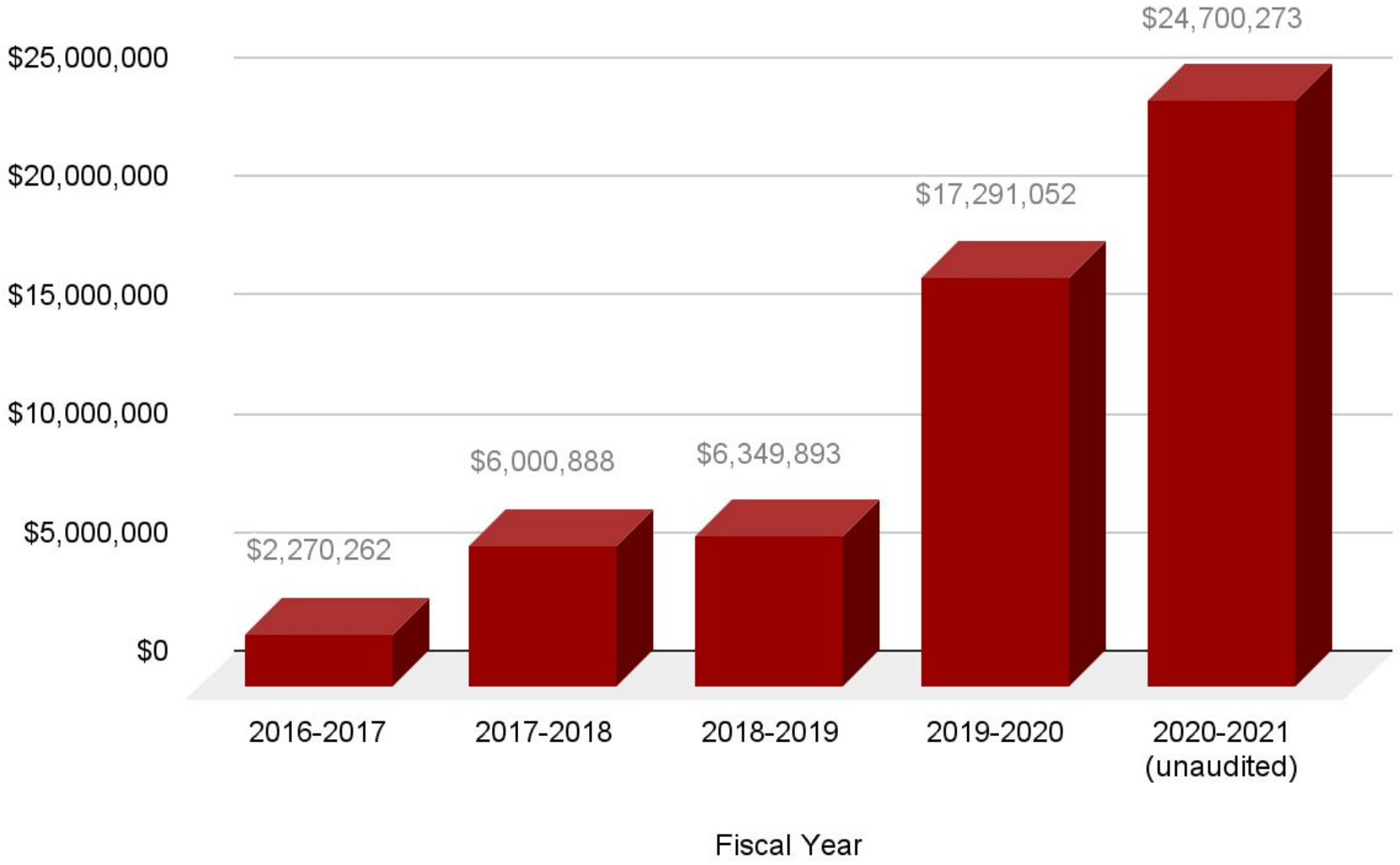
Annual Financial Report
Historical Fund Balance to Revenue Ratio



Historical Capital Project/HLS Fund Balances



Historical Capital Project/HLS Expenditures



Summary

- Total operating surpluses over the last 7 years is approximately $45 million.
  - NSSD 112's operational fund balance increased by approximately $19 million.
  - NSSD 112 transferred $27 million into its Capital Projects Fund.



Questions and Comments

NORTH SHORE
SCHOOL DISTRICT 112
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Wight

FACILITIES COMMITTEE MEETING

North Shore School District 112

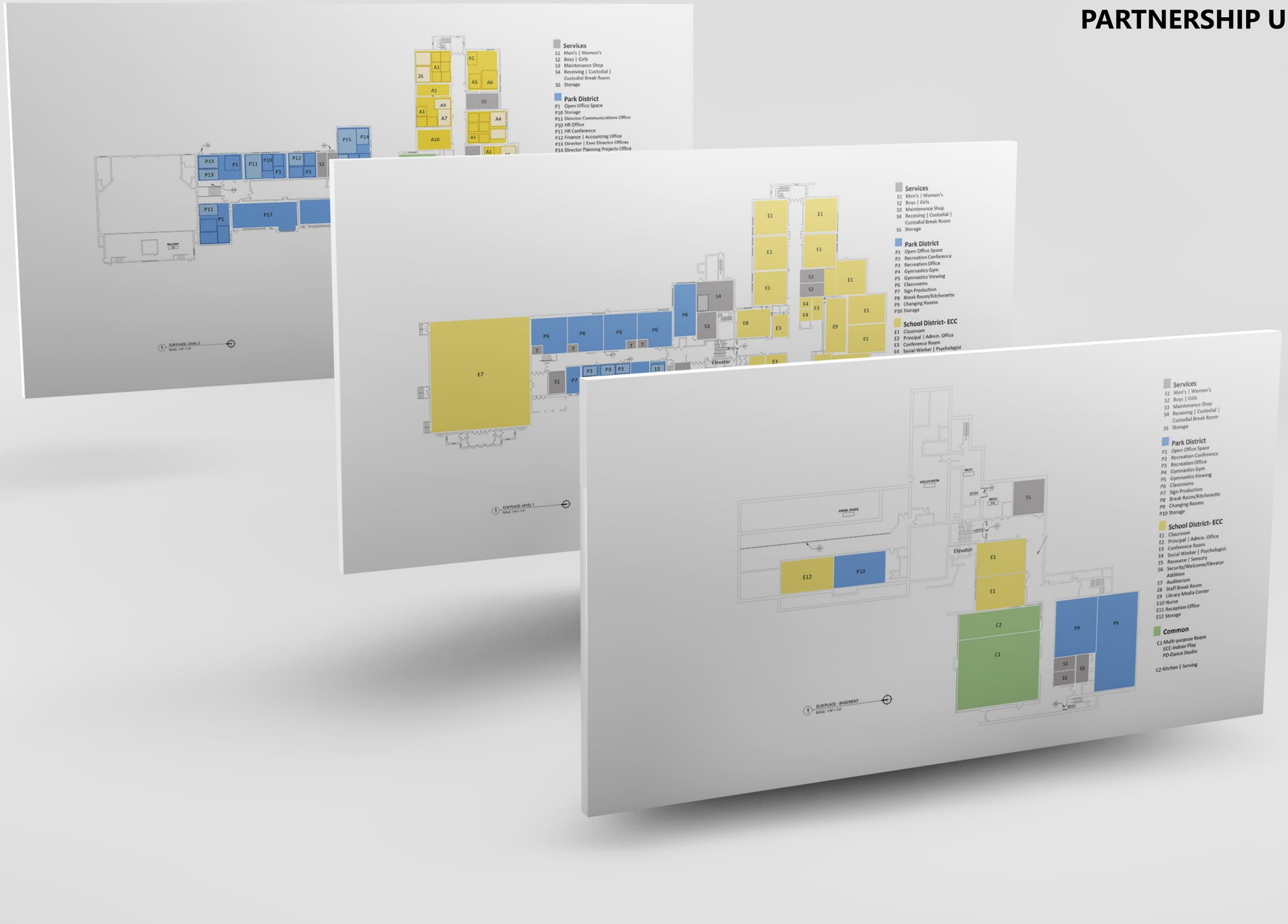
August 10, 2021

AGENDA

01 CURRENT PROJECTS
02 PHASE 2 PLANNING & FEASIBILITY
03 PUBLIC ENGAGEMENT
04 NEXT STEPS

01 CURRENT PROJECTS

ELM PLACE/PARK DISTRICT PARTNERSHIP UPDATE





Tuckpointing at Ravinia Elementary School.

CURRENT PROJECTS **01**

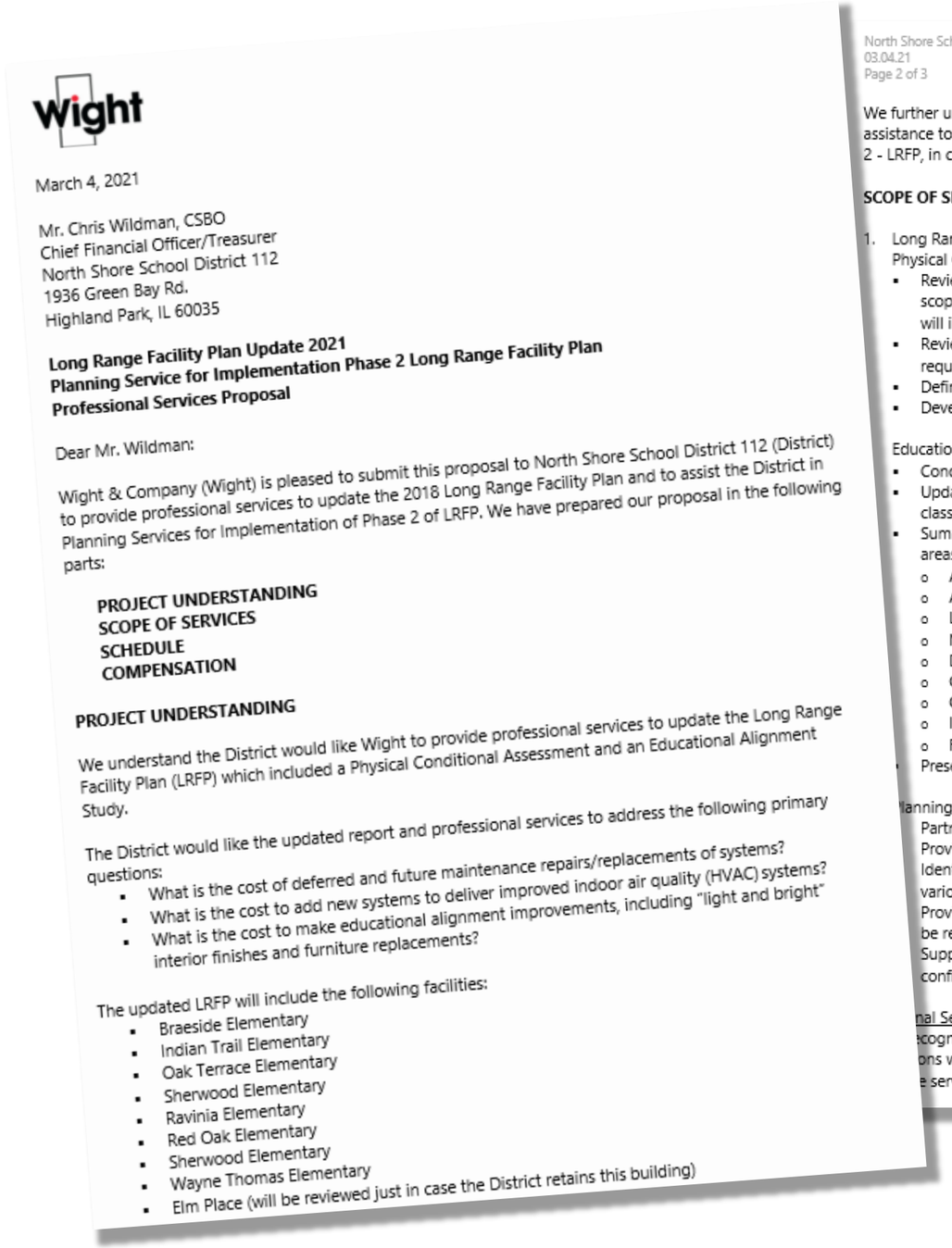
SUMMER HEALTH AND LIFE SAFETY PROJECTS

- $1.475 M
- Scope improvements were items identified in the 2015 life safety survey at the elementary schools
- Mostly included exterior wall repairs and tuckpointing
- Addressed missing exhaust fans in select toilet rooms and custodial closets

02

PHASE 2 PLANNING & FEASIBILITY

LONG-RANGE FACILITY PLAN



Wight

March 4, 2021

Mr. Chris Wildman, CSBO
Chief Financial Officer/Treasurer
North Shore School District 112
1936 Green Bay Rd.
Highland Park, IL 60035

Long Range Facility Plan Update 2021
Planning Service for Implementation Phase 2 Long Range Facility Plan
Professional Services Proposal

Dear Mr. Wildman:

Wight & Company (Wight) is pleased to submit this proposal to North Shore School District 112 (District) to provide professional services to update the 2018 Long Range Facility Plan and to assist the District in Planning Services for Implementation of Phase 2 of LRFP. We have prepared our proposal in the following parts:

PROJECT UNDERSTANDING
SCOPE OF SERVICES
SCHEDULE
COMPENSATION

PROJECT UNDERSTANDING

We understand the District would like Wight to provide professional services to update the Long Range Facility Plan (LRFP) which included a Physical Conditional Assessment and an Educational Alignment Study.

The District would like the updated report and professional services to address the following primary questions:

- What is the cost of deferred and future maintenance repairs/replacements of systems?
- What is the cost to add new systems to deliver improved indoor air quality (HVAC) systems?
- What is the cost to make educational alignment improvements, including "light and bright" interior finishes and furniture replacements?

The updated LRFP will include the following facilities:

- Braeside Elementary
- Indian Trail Elementary
- Oak Terrace Elementary
- Sherwood Elementary
- Ravinia Elementary
- Red Oak Elementary
- Sherwood Elementary
- Wayne Thomas Elementary
- Elm Place (will be reviewed just in case the District retains this building)

We further understand the District would like Wight, as the District Architect, to provide planning assistance to develop various options to explore and define potential implementation scenarios of Phase 2 - LRFP, in conjunction with the Long Range Planning and Facilities Committees.

SCOPE OF SERVICES

1. Long Range Facility Plan Update to include but not limited to the following:
   Physical Conditions Assessment
   - Review the deferred maintenance scope listed in the 2018 LRFP and confirm with District any scope that may have been completed. Update scope of work to remove completed items. This will include the services of the District's partner Inspec, for building envelope systems.
   - Review cost budgets with the District's Construction Manager (CM) partner and update as required.
   - Define a conceptual approach to improve indoor air quality with a new HVAC system.
   - Develop updated cost budgets with the District's CM partner.

   Educational Alignment Study
   - Conduct a brief walk-thru of each school to review the 2018 study.
   - Update Building Capacity charts with current enrollments, number of classrooms and students per classroom. Updates would assume a traditional, in-person learning model (post-COVID).
   - Summarize upgrades required to targeted areas of Educational Alignment for each school. Target areas would likely include:
     - Adequate number of Grade Level classrooms
     - Adequate number of Resource and Student Support Space
     - Learning Media Center
     - Maker Space
     - Dining
     - Gym, Art, and Music
     - Collaboration Space
     - Interior finishes replacement
     - Furniture and Casework replacement

   Presentation of updated report to the Facilities Committee and the Board of Education.

   anning Services for Implementation of Phase 2 – LRFP will include but not limited to the following:
   Partner with District by participating and presenting at LRFP committee and community meetings.
   Provide graphic support related to various planning options that may be explored.
   Identify potential additions or interior space reconfigurations that may be required relative to various scenarios that may be explored.
   Provide graphics of Final Phase 2 Plans to be utilized for public presentations. These may need to be refined/enhanced later if the District determines need for future campaign materials.
   Support District's CM in the development of cost budgets for additions or interior space configurations if required.

   nal Services:
   cognizing the need to perform Additional Services, Wight shall notify the District. After ons with the District, if any Additional Services should be included, we will provide proposed fees e services.

Three Core Questions

1. What is the cost of deferred and future maintenance repairs/ replacements of systems?
2. What is the cost to add new systems to deliver improved indoor air quality (HVAC) systems?
3. What is the cost to make educational alignment improvements, including “light and bright” interior finishes and furniture replacements?

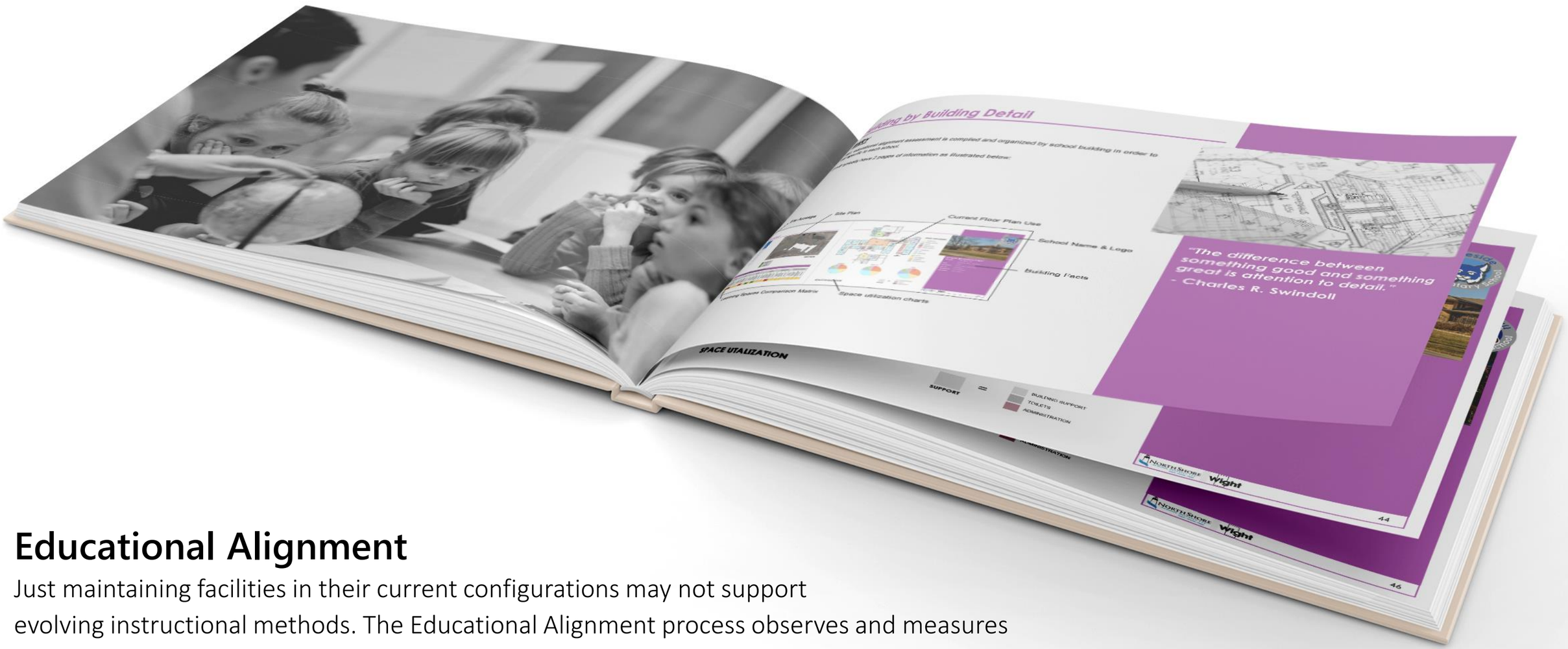
PHYSICAL CONDITION STUDY AND EDUCATIONAL ALIGNMENT UPDATES



Physical Condition Assessment

Assessing the physical conditions and life safety elements of existing buildings are typically a part of a school's planning strategy. These assessments are vital for optimizing and maximizing the use of funds to continue to provide adequate learning environments for students. By assessing the facility components: site, exterior envelope, interiors and mechanical/electrical/plumbing/fire protection systems, a report is generated that allows stakeholders and administration to have information available to plan for necessary capital investments.

PHYSICAL CONDITION STUDY AND EDUCATIONAL ALIGNMENT UPDATES



Educational Alignment

Just maintaining facilities in their current configurations may not support evolving instructional methods. The Educational Alignment process observes and measures the effectiveness of existing buildings and sites to support “modern” or “forward-thinking” teaching and learning environments for the students.

OVERVIEW OF EXECUTIVE SUMMARY



Component 1

Capital Repairs and Infrastructure

- Basic Infrastructure and O&M Capital Needs
- Infrastructure Upgrades
- Exterior Site & Building Improvements



Component 2

Educational Enhancements and Modernization

- Modern Learning Component Spaces
- Interior Modernization of Finishes and Casework
- Furniture Upgrades to Align with Modern Learning



Component 3

Program Level Considerations and Configurations

- Early Childhood
- Capacity and Repurposing of Learning Space
- Other Considerations
  - Consolidation from seven to six K-5 schools
  - Dual-Language Program



COMPONENT 1: CAPITAL REPAIRS AND INFRASTRUCTURE

Component 1a – Basic Infrastructure and O&M Capital Needs

- “in-kind” replacement of MEP systems, lighting, life-safety systems and building accessibility.

Component 1b – Infrastructure Upgrades

- upgrades to the “in-kind” system replacements described in Component 1a
- air conditioning through a complete HVAC replacement
- ceilings and lighting replacement
- fire protection system installation
- electrical/technology/low voltage system upgrades and fire alarm replacement.

Component 1c – Exterior Site & Building Improvements

- repairs and replacement of asphalt paving, concrete sidewalks and playground surfaces
- site drainage components and stormwater management
- repairs and upgrades to roofing, masonry walls, sealants, trim, doors and windows

COMPONENT 1: CAPITAL REPAIRS AND INFRASTRUCTURE

- "in-kind" replacement of MEP systems, lighting, life-safety systems and building accessibility.

1a

- upgrades to "in kind" systems replacement described in Component 1a
- air conditioning through complete HVAC replacement
- ceiling and lighting replacement
- fire protection system installation
- electrical/technology/low voltage system upgrades and fire alarm replacement

1b

- repairs and replacement of asphalt paving, concrete sidewalks and playground surfaces
- site drainage components and stormwater management
- repairs and upgrades to roofing, masonry walls, sealants, trim, doors and windows

1c

Component 1a

5-year implementation with Referendum

$35.6 - $41.0M

10-year implementation without Referendum

$39.6 - $45.5M

Component 1b

5-year implementation with Referendum

$30.8 - $35.4M

10-year implementation without Referendum

$34.1 - $39.3M

Component 1c

Site Improvements Cost Range:

5-year implementation with Referendum

$4.1 - $4.7M

10-year implementation without Referendum

$4.6 - $5.2M

Exterior Building Improvements Cost Range:

5-year implementation with Referendum

$16.4 - $18.9M

10-year implementation without Referendum

$18.2 - $20.9M

Total Component 1 Cost Range:

5-year implementation with Referendum **$86.9 - $100.0M**

10-year implementation without Referendum **$96.5 - $110.9M**

PHASE 2 PLANNING & FEASIBILITY **02**

EDUCATIONAL ENHANCEMENTS AND MODERNIZATION

Component 2a – Modern Learning Component Spaces

- intentional reconfiguration of interior partitions, relocation for spaces within the schools, and targeted renovations
- includes the costs for finishes and casework associated with these spaces.

Component 2b – Interior Modernization of Finishes and Casework

- new paint, flooring and casework for the balance of all spaces in each elementary school.

Component 2c – Furniture Upgrades to Align with Modern Learning

- educational furniture added to the overall scope of improvements

OVERVIEW OF EXECUTIVE SUMMARY

- intentional reconfiguration of interior partitions, relocation for spaces within the schools, and targeted renovations
- includes the costs for finishes and casework associated with these spaces.

2a

Component 2a

5-year implementation with Referendum

$14.9 - $17.1M

10-year implementation without Referendum

$16.5 - $18.9M

- new paint, flooring and casework for the balance of all spaces in each elementary school.

2b

Component 2b

5-year implementation with Referendum

$11.3 - $12.9M

10-year implementation without Referendum

$12.5 - $14.3M

- educational furniture added to the overall scope of improvements

2c

Component 2c

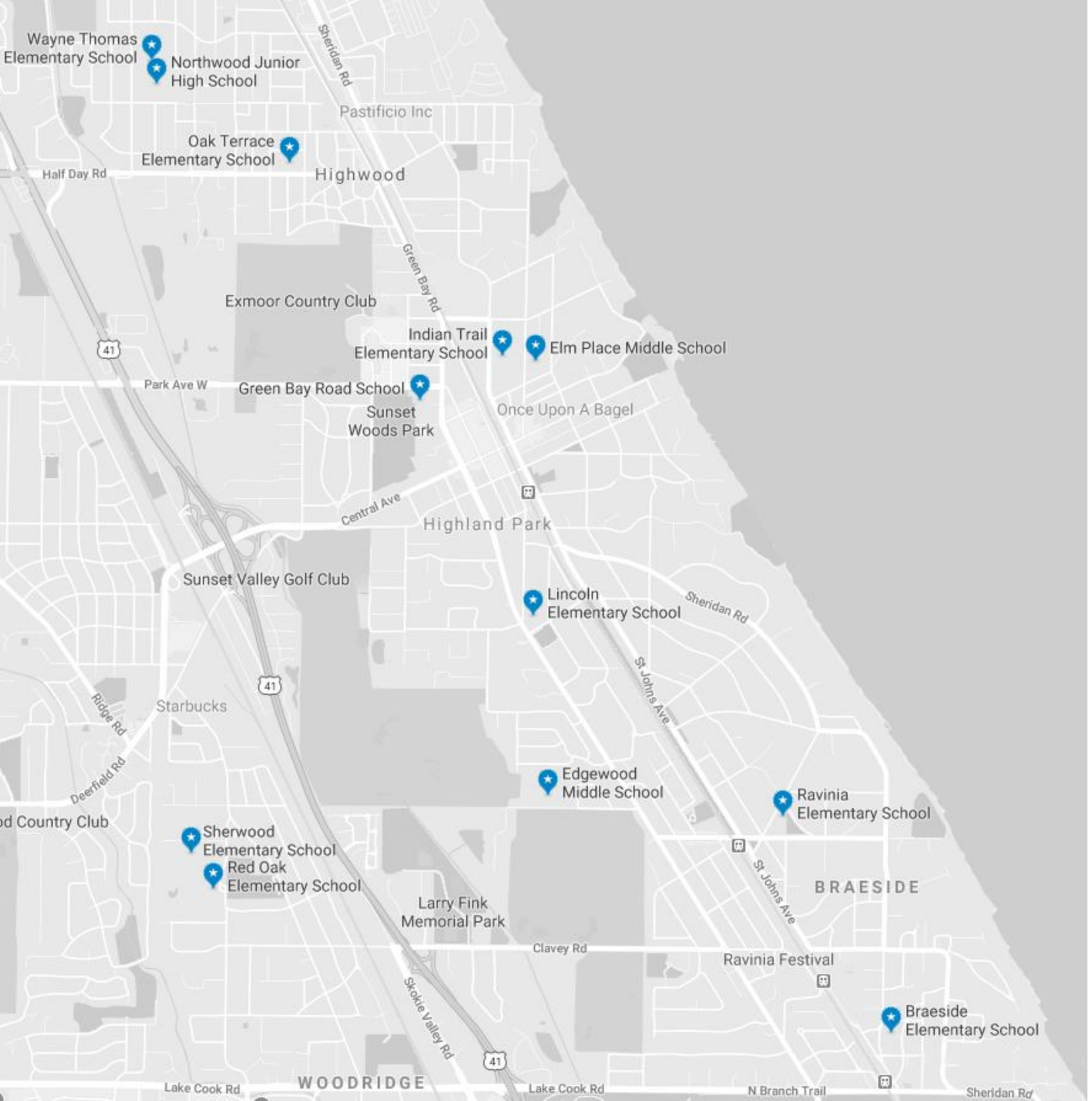
5-year implementation with Referendum

$6.5 - $7.4M

10-year implementation without Referendum

$7.2 - $8.2M

Total Component 2 Cost Range:	
5-year implementation with Referendum	**$32.7 - $37.4M**
10-year implementation without Referendum	**$36.2 - $41.4M**



Component 3

Program Level Considerations and Configurations

- Early Childhood
- Capacity and Repurposing of Learning Space
- Other Considerations
  - Consolidation from seven to six K-5 schools
  - Dual-Language Program

Budget Update Factors

2018 Remaining Need was noted as $85 M

Comparable 2021 Scope = Components 1a, 1b, 1c and 2b (Projected $105 M)

Timing Adjustments

- Cost projections from 2018 adjusted to 2023
  (anticipated start timeframe for Phase 2 implementation following a possible 2022 referendum)
- Updated cost escalation for 5-year implementation from that point (from 2023)
- Utilizing a factor of 20% soft costs compared to 15% (2018 projections) for intensive renovations

Budget Update Factors

2018 Remaining Need was noted as $85 M

Comparable 2021 Scope = Components 1a, 1b, 1c and 2b (Projected $105 M)

Adjustment in Scope Assumptions

- Component 1b scope has more comprehensive assumptions related to adding air conditioning
  - *includes complete HVAC replacement with full A/C across each school*
  - *includes essential improvements connected with above ceiling work: new ceiling systems, lighting, fire protection, electrical/technology/low voltage and fire alarm systems*
- In 2018, roof replacement scope only went out five-years, Component 1c projections capture more roof areas due for replacement at end of projected useful life
- Incorporated interior renovations across entire school in lieu of just 60% (2018) – complete “light & bright”
- Lessons learned from Northwood and Edgewood have been incorporated into scope and cost refinement
  - *With understanding of scope/expectations, actual Northwood $/sf were applied as renovation cost factors*
  - *Updated projections include complete toilet rooms renovations and door/hardware replacements addressing both accessibility and security upgrades.*

03 PUBLIC ENGAGEMENT

PUBLIC ENGAGEMENT TIMELINE

North Shore School District 112 - Public Engagement Timeline

DRAFT 06/10/2021

		2021								2022											
		May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
1	Inform Other Public Entities of D112's Possible Referendum for November 2022 **(MAY-NOV)**	x	x	x	x	x	x	x													
2	Prepare Voter Analysis **(MAY)**	x																			
3	Develop Plan A and Plan B to Vet With Future Citizen Task Force **(MAY-NOV)**	x	x	x	x	x	x	x													
4	Develop Preliminary Messaging, Included Detailed FAQ **(SEP-DEC)**					x	x	x	x												
5	Assemble Supporting Information (Photos, Maps, Site Plans, Elevations, Infographics, etc.) **(SEP-DEC)**					x	x	x	x												
6	Develop List of Invitees for Citizen Task Force **(AUG-OCT)**				x	x	x														
7	Ongoing Communications With D112 Employees **(SEP>)**					x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
8	Recruit Citizen Task Force **(OCT-DEC)**						x	x	x												
9	Share Information with Citizen Task Force for Meeting #1 **(JAN)**									x											
10	Citizen Task Force Meeting #1 (Review Process/Planning Efforts/Needs/Other) **(JAN)**									x											
11	Share Information with Citizen Task Force for Meeting #2 **(JAN)**									x											
12	Citizen Task Force Meeting #2 (Further Revew Needs & Introduce Proposed Solutions) **(FEB)**										x										
13	Share Information with Citizen Task Force for Meeting #3 **(FEB)**										x										
14	Citizen Task Force Meeting #3 (Develop Recommendations Re: What to Share & Test Districtwide) **(FEB)**										x										
15	Back-Up Task Force Meeting, if Needed **(MAR)**											x									
16	Finalize Messaging for All Mailers, FAQ, etc. **(MAR)**											x									
17	Retain Videographer for Informational Video & Develop Video (If Pursued) **(JAN-MAR)**									x	x	x									
18	Counsel's Sign-Off on Informational Pieces **(MAR)**											x									
19	Develop Draft of Possible Ballot Question **(FEB-MAR)**										x	x									
20	Letter/Attachment to Registered Voter Households **(MAR)**											x									
21	Post Informational Video **(MAR)**											x									
22	Earned Media **(MAR-AUG)**											x	x	x	x	x	x				
23	Community Information Presentations/Open Houses/Related Outreach **(MARCH-AUG)**											x	x	x	x	x	x				
24	District Website Updates / Other Social Media Updates **(MARCH-AUG)**											x	x	x	x	x	x				
25	FAQ Newsletter to Registered Voter Households **(MAR)**											x									
26	Mail Survey (Survey, Fact Sheet, #10 & #9 Envelopes, Data Entry, Crosstabs) **(APR)**												x								
27	Hybrid Poll **(APR)**												x								
28	Final Citizen Task Force Meeting (Review Public Opinion Research & Develop Final Recommendations) **(MAY)**													x							
29	Review Public Opinion Research With School Board **(MAY)**													x							
30	Refine Ballot Question Based on Public Opinion Research, if Nov 2022 Election Pursued **(JUN-JUL)**														x	x					
31	Adopt Ballot Question (if Pursued) **(AUG)**																x				
32	Ongoing Informational Outreach - Follow-Up Mailer, Presentations (Approved by Counsel) **(AUG-NOV)**																x	x	x	x	

Upcoming Key Dates:

- Board finalizes Plan A & B to vet with Citizen Task Force (Ideally complete by end of Nov 2021)
- Assemble supporting information for Plan A & B (Ideally complete by mid-Dec 2021)
- Develop preliminary messaging (Sep-Dec 2021)
- Finalize list of Citizen Task Force invitees (Early October 2021)
- Recruit Citizen Task Force members (Oct-Dec 2021)

What level of Community Engagement is desired prior to forming Citizens Task Force?

BEYOND YOUR BASE
A CONSULTING GROUP OF WIGHT & COMPANY



Next Steps

Campus Specific Concept Planning
(Mid-August through November)

- Direction for Early Childhood
  - Concept design for proposed new location
- Facilities Committee Building Tours
- Campus specific concept planning
  - HVAC solutions
  - Accessibility solutions
  - Historic/community specific issues
  - Targeted opportunities for modern learning
- Scope & budget confirmation for each school
- Development of Plan A and Plan B