

**Board OF EDUCATION
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 64
Minutes of the Special Board of Education Meeting held at 8 p.m.
December 12, 2023
Jefferson School - Hendee Rooms
8200 Greendale Ave, Niles, IL 60714**

Board president Pearl called the meeting to order at 8:02 p.m. Other Board members in attendance were, Rachel Georgakis, Matthew Doubleday, Phyllis Lubinski, Monica Milligan, Demetri Touzios and Gareth Kennedy (virtually). Also attending were: Superintendent Dr. Ben Collins, Dr Adam Parisi, Chief School Business Official, Noel Mendoza, Director of Facilities, Chris Lilly, Communications Specialist, Christine Bedharek, Assistant to the Superintendent and Mr. George Gauthier from Wight & Company

Board of Education meetings are videotaped and may be viewed in their full length from the district's website at <http://www.d64.org>. The agenda and reports for this meeting are also available on the website or through the District's Office at 8182 W Greendale Ave, Niles, IL 60714.

PLEDGE OF ALLEGIANCE

OPENING REMARKS FROM THE PRESIDENT OF THE BOARD

Dr. Pearl began the meeting by thanking the administration for the work to put together this special meeting.

PUBLIC COMMENTS

There were none.

APPROVE SUMMER 2024 CONSTRUCTION PROJECTS

Chief School Business Official (CSBO) Dr. Parisi informed the board that the mercury testing on the gymnasium floors was returned with ranges significantly below the recommended levels. Therefore, it was suggested that we move ahead and complete the flooring as originally proposed by using an over pour of polyurethane without abatement.

President Pearl asked when there is no bid from a contractor what does that mean. Dr. Parisi stated that this bid was arranged as a unique bid since we bid out several different options to offer the most flexibility. Those who did not submit a bid were not interested in doing an over pour and instead recommended a full replacement and therefore submitted no bids for this portion of the work.

Member Georgakis thanked everyone for getting the data quickly so an informed decision could be made by the board. And President Pearl agreed the board would be making a data driven decision.

ACTION ITEM 23-11-1

It was moved by Board member Milligan and seconded by Board member Lubinski that the Board of Education of Community Consolidated School District 64, Park Ridge-Niles, Illinois, approve the awarding of the flooring bid package #2 to Prostar in the amount of \$372,584.

The votes were cast as follows:

Ayes: Touzios, Georgakis, Pearl, Kennedy, Lubinski, Doubleday, Milligan

Nays: None

Present: None

Absent: None

The motion carried.

UPDATE ON LINCOLN CONSTRUCTION AND DISCUSSIONS WITH CITY OF PARK RIDGE

Chief School Business Official (CSBO) Dr. Adam Parisi stated we were here to update the board on where we were at with the potential construction project at Lincoln Middle school as well as the discussions with the City of Park Ridge. Feedback was gathered from both Lincoln and Emerson staff. There is more to do regarding space utilization on the plans however this is a high level view right now..

He then passed the floor to Mr. George Gauthier from Wight & Company. Color coding was used to see how the spaces were utilized on a daily basis which was gathered from responses to the questionnaire staff completed.

Dr. Collins added that the team leaders and building administrators were sent a questionnaire and in addition a meeting was held with the Lincoln staff to talk about the potential project which was met with very enthusiastic applause.

Dr Parisi discussed comparisons between the two middle schools as they currently exist. It is clear that the usable space between the two buildings is not equitable.

The board then viewed renderings of a potential three story addition with the intention of finishing the first floor and leaving the remaining two stories as a shell.

There was considerable discussion as to how the space could be utilized. Dr. Collins stated we would have to come up with some additional plans as to how the space could be utilized and where the areas of opportunity would be. A lot more work needs to be completed on the master planning end as well as with the staff to meet their needs.

The three story addition would add approximately 21,000 to 24,000 square feet. This would translate to four additional classrooms and up to two additional spaces.

To construct just the first floor would be in the range of \$5-6 million and each additional floor would be approximately the same making the entire cost for the three stores anywhere from \$15 to \$18 million. However, the approach to leave the 2nd and third floor as a shell and do a later buildout may cost more long term due to inflation and future construction costs which have been trending anywhere from 8 to 10 percent every year. There are a lot of unknowns, in particular the civil engineering which could range from \$1-\$3 million. Member Kennedy asked about the option of building only one floor and having the foundations strong enough to support additional floors in the future, all utilizing the same mechanicals. Mr. Gauthier stated that was a possibility and would be phasing out the project. But ideally you would know what the long term plan is prior to starting the project and you would have to understand how much time is going by before you actually decide to build on it again. There was some discussion on Springman Middle School in Glenview, which some of the board members had already toured, and what it looks like to have effective and quality square footage. The work was completed in five or six stages somewhere in the range of \$160 million.

There was also some discussion on classroom sizes being around 26 and it could be pushed a little higher if needed. However, the thinking is that enrollment will remain the same, or possibly even dip a little, based on current enrollment with the unknown being the kindergarten enrollment.

In addition it was mentioned that perhaps taking a look at the Carpenter area with regard to attendance at Lincoln given the proximity of some of the students living within walking distance to Lincoln.

APPROVE RESOLUTION #1325 DECLARING THE INTENTION TO ISSUE NOT TO EXCEED \$10,000,000 WORKING CASH FUND BONDS FOR THE PURPOSE OF INCREASING THE DISTRICT'S WORKING CASH FUND, AND DIRECTING THAT NOTICE OF SUCH INTENTION BE PUBLISHED IN THE MANNER PROVIDED BY LAW

Dr. Parisi walked the board through the process of issuing the bonds and reminding everyone this is not committing to borrow the \$10 million it is just beginning the process. He also stated one thing that is evident is that our schools need a lot of work so even if we don't move forward with Lincoln there are many needs across the district where the funds could be utilized.

There was some discussion that this would keep the options open at this point without committing to the bond at this time until further work can be completed on the master plan.

ACTION ITEM 23-11-03

It was moved by Board member Milligan and seconded by Board member Georgakis that the Board of Education of Community Consolidated School District 64, Park Ridge – Niles, Illinois, approve Resolution #1325 declaring the intention to issue \$10,000,000 Working Cash Fund Bonds for the purpose of increasing the District's Working Cash Fund, and directing that notice of such intention be published in the manner provided by law.

The votes were cast as follows:

Ayes: Milligan, Lubinski, Georgakis, Pearl, Touzios, Kennedy, Doubleday

Nays: None

Present: None

Absent: None

The motion carried.

ADJOURNMENT

At 9:10 pm, it was moved by Board Member Lubinski and seconded by Board Member Touzious to adjourn the special meeting. The motion was approved by unanimous voice vote.

Signed Date: December 21, 2023.

President

Secretary