



FACILITIES ADVISORY COMMITTEE

June 6, 2017
Meeting Minutes

In attendance: Paul May, Dirk Danker, Dane Rankin, Catherine Ward, Heather Guido, Dr. Alicia Evans, Lou Anne Johannesson

Also in attendance: Jennifer Costanzo, STR Partners

Absent: Steve Burton, Will Leon, Dr. Carol Kelley, Keecia Broy, Jim O'Connor

The meeting was called to order at 7:04 p.m.

1. May introduced guest, Gary Cuneen, Executive Director, Seven Generations Ahead. Cuneen discussed his groups Oak Park River Forest Community Sustainability Report Card and the Plan It Green initiatives, including solar power, which the committee has had presentations on in the past. The committee suggested that the District looking into the Green Ribbon Schools program

2. **Public Comments:**

There was no public comment.

3. **Action Items:**

The minutes from May 2017 were accepted by unanimous vote.

4. **Contracts**

Evans reported Rob McAdam from McAdam landscaping will be available at the July FAC meeting on July 11th. She stated that that gives here time to view and evaluate the work so far. She said that by the end of June she'll be able to see if the areas of wear and tear have been seeded and are thriving. Evans said she wants to take a look at the perennials and ornamental flowers that she has asked to be planted. Danker asked if she had given an ultimatum yet to make McAdam accountable. She stated she was going to wait until June. May suggested that the group would be happy to review a memorandum of agreement. Guido suggested that most landscaping companies do not have crews that are knowledgeable on how to maintain certain indigenous plants.

5. Holmes additional updates

Evans explained that the board had voted to building the edition on the west side of the existing school, pending an agreement with the Village on the occupancy of the easement. May stated that the District would be at the mercy of how Com Ed, NICOR and the Village in terms of relocation of utilities and the sewer line. He stated that there are no controls on their schedules. Rankin and also suggested that this could be quite expensive for the district. May wants to make sure that the board realizes:

“Relocation of the 8" gas line will likely be the critical path item for this project. I think the estimated cost of \$140K is probably reasonable, but may not include Nicor's engineering fees, which D97 will also be responsible for. When considering other additional costs for the water main relocation and casement pipe for the storm sewer, I think it is quite likely that this alternative will become more expensive than the alternate relocation to the east. There will also be significant engineering fees and legal costs which D97 will realize as a result of revising easement agreements, ROW abandonment, and permit fees for the utility relocation - fees which are not yet included in the soft costs for the west addition as far as I can tell. Lastly, D97 will need to be prepared for significant schedule impacts as we will not have any control over the Nicor schedule, IEPA permit processing schedule, or engineering design and approval schedule for those projects. This may be a significant factor if D97 wishes to occupy the building in Autumn, 2018.

In summary, the FAC did find that the western location was most desirable at the concept stage, and before utility conflicts were known. After consideration of the utility impacts, satisfactory alternative configurations were identified, with a preference for an addition on the east side of the building. FAC finds both alternatives to be suitable, but would counsel in our advisory capacity that cost and schedule impacts of the utility relocation should be well-understood before proceeding with the addition in the Kenilworth ROW. I would recommend that Terra/STR provide a memorandum which provides a detailed schedule and cost parameters for this work.”

Evan stated that as soon as she gets back the results of the soil borings she will forward it to the committee.

6. Building Usage

Evans reported to the committee that the administrative assistant who had been in charge of building usage was let go in early spring. Upon investigation Evans found that many invoices had not been sent in a timely manner or recorded to indicate what outside vendors owed the District for their building usage. She also stated that there was a hodgepodge of information given out to people who were renting the spaces. She stated that insurance certificates had not been required of those renting the spaces in the past. The group was given a copy of the past building usage form and draft of the new format Evans is working on. Evans feels that the district was basically giving away space and labor. She feels that many in the community just assume the school buildings are open twenty four seven. That is not the case. She asked the committee to look at the list of prioritized organizations that would have first come first serve usage of buildings. She indicated that certificates of insurance will be needed by any subcontractors that are used to either coach or train or teach within the buildings. Ward pointed out that this might increase fees for afterschool programs at all of the schools. Evans and May suggested that if expenses are spread out over an organization, for instance youth baseball and softball, the fee increased that parents would see would be minimal at best. Rankin said he was used to being able to bring his team inside his child's school building for practice when the weather turned bad. Evan stated that past practice would have to end. She once again insisted that insurance be in place for any billing usage. She also suggested that

perhaps this could be an arrangement that is made with Oak Park Youth Softball and Baseball so that in cases like Rankin described, teams will be able to use the facilities.

7. Warehouse Sale

Evans reported that there had been no movement from the buyer until this day. She has asked the Real Estate broker to reach out to other bidders who were interested in the property. She described what a challenge it's going to be to empty the entire warehouse and go to a new space that is only one third of the existing warehouse space.

Evans once again reported that she will be asking for volunteers from the FAC Committee to form a workgroup to reevaluate the CAP-X 10-year plan based on the passage of the referendum on April 4, 2017. The group will convene in the fall and finish in December.

6. Meeting adjourned at 8:53 PM