

**Official Minutes of the  
Oak Park Board of Education District 97  
260 Madison Street, Oak Park, Cook County, Illinois  
September 13, 2017 Special Meeting**

President Spurlock called the meeting to order at 7:00 PM. She explained that the purpose of this meeting is for the Facilities Advisory Committee (FAC) to share updated information regarding the Holmes School addition options and to make a final recommendation prior to the Board taking action on September 26, 2017.

ROLL CALL

Present: Spatz, Spurlock, Liebl, and Broy  
Absent: Breymaier, Datta, O'Connor  
Also Present: Superintendent Dr. Carol Kelley, Assistant Superintendent for Finance and Operations Dr. Alicia Evans, Senior Director of Special Services Ebony Lofton, Director of Buildings and Grounds Jeanne Keane, Holmes Principal Christine Zelaya, Members of the Facilities Advisory Committee (FAC) Paul May (chairperson), Dirk Danker, Darryl Baker and Catherine Ward, FAC Secretary Lou Anne Johannesson, STR Architect Jennifer Costanzo, Bulley and Andrews Jason Stonchus and Peter Kuhn, and Board Secretary Sheryl Marinier

Holmes Principal Christine Zelaya welcomed everyone and the Facilities Advisory Committee called their meeting to order.

HOLMES SCHOOL  
BUILDING  
ADDITION  
DISCUSSION

**PRESENTATION ON HOLMES SCHOOL BUILDING ADDITION OPTIONS BY STR ARCHITECTS AND THE FACILITIES ADVISORY COMMITTEE (FAC)**

Alicia Evans shared the history of the project and expressed the goal of completing the project prior to the 2018-2019 school year. She explained that the addition will be paid for out of DSEB dollars. Additionally, she noted that DSEB dollars are limited to \$16,000,000 and all required Life Safety work throughout the district must be covered by DSEB as well. She suggested that some of the Life Safety work can be postponed. Jennifer Costanzo from STR Architects introduced two site options for the Board's consideration.

**Option A**

The original plan, at an estimated cost of \$5,587,000, would add 6,000 square feet of classroom space to the west side of the building. This option would only provide enough classroom space to meet the upcoming needs, and would not address the deficiencies in the special areas (lunchroom, music, art, gym).

**Option B**

At an estimated cost of \$8,760,000, would add an additional 11,850 square feet of space to the existing building. This option would add a two story addition on the west side of the building (classrooms) and a two story expansion (lunch room and art room) off of the existing east side. This option would ensure that all classrooms are the correct size and have access to direct sunlight. Additionally, the kitchen would be expanded, and the multi-purpose room and media centers would be remodeled and reconfigured to meet the needs of 21 century learning spaces. Costanzo noted that the project would include a teacher meeting space and a classroom space that could be used as a project based learning area when it is not needed as a standard classroom.

Paul May from FAC explained the purpose and charge of the Facilities Advisory Committee (FAC) and shared the process that was followed to bring the committee to a recommendation this evening. He noted that the concept was approved previously and consideration was now being given to alternatives. He shared that both options would be on the Kenilworth side of the building (west), which would require utilities to be relocated; however, Option B may not require the relocation of the water main. It was noted that the district would not need to revisit the location option with the Village. May continued by sharing that the FAC committee expresses a preference to Option B.

May explained that two proposals were shared that stayed within the \$16,000,000 DSEB budget. Option 1 totals \$15,893,000 and Option 2 at \$15,939,000, which would defer the work at Longfellow and a majority of the work (exit signage, door stops, caulking, etc.) could be completed by members of the District's maintenance team. This option could include the work needed at Lincoln to minimize the cost.

Board comments and questions included;

- Interest in classroom space for co-teaching and GTD. It was noted that some small spaces within the existing building will remain and can be used for tutoring, pullout or office space.
- Interest in knowing if the other schools have two music rooms. It was reported that some of the schools use the stage or multipurpose room for a second music space, which limits the use of the common areas for other activities.
- Interest was expressed in knowing more about the original option that included a two story addition on the West side of the building. It was noted that the option in question did not include expansion of the common areas.
- Concern was expressed about other schools wanting similar renovations and if the budget would allow such requests. It was suggested that the Cap-X would need to be reviewed.

- Interest was expressed in completing Option B in phases. It was noted that there would be cost savings by completing all the work at one time. Additionally, concern was expressed about extending the work over two summers, as it could impact summer programming.
- Concern was expressed regarding the garden space that is currently in the addition location. It was noted that the rock garden is not being used and the plan is to relocate the rocks to a new patio area.
- Interest was expressed in knowing if the recent hurricane damage could impact the construction and ability to obtain materials. It was noted that supplies could be delayed, but the orders would be placed far enough in advance to minimize this concern.

May noted the importance of completing all the work at Holmes School in one construction season, and Peter Kuhn from Bully and Andrews assured the Board that if they approve one of the options during their September 26, 2017 meeting, the work will be completed in time for the 2018-2019 school year. Additionally, monthly reports will be supplied to the Board.

A brief discussion regarding the demographics study took place. Zelaya reported that the study was right on target relating to this year's enrollment at Holmes School.

It was noted that per square foot, Option B is a less expensive option. That is partially because a two story structure and common areas are less expensive to build.

It was reported that Bulley and Andrews has already begun to communicate needs to the utility companies. A Plot of Survey has been prepared for this purpose, and Nicor has assured them that they can have the gas moved by February 1, 2018. The work should not cause any outages in the building and should not impact the playground area.

**PUBLIC COMMENT**

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Aaron May, an Oak Park resident asked for clarity on a few items discussed this evening. In response, it was noted that;

- The water main is located on the Kenilworth side of the building
- The demographic study did not show a greater increase than the one done in previous years
- A bubble referred to in the demographic study shows an increase in the need of classrooms for a period of time, but then drops back down to the current need
- The need to move the water main was not the deciding factor for recommending Option B. It was determined that more space would be needed in the lunch room and other common areas. It was noted that this school is currently holding four lunch periods this year to accommodate everyone's needs.

David Lloyd, an Oak Park resident, expressed interest in building capacity. It was noted that the current enrollment is at 595 and is expected to increase to 633 during the bubble year. Class size is governed by the teacher contract which limits the size to 24 students per classroom. Lloyd also expressed interest in the efficiencies between the two options. It was noted that Option B has a smaller roof, but most of the other items would be similar.

Christina Welter, an Oak Park resident, questioned if a jump in enrollment like this current year (530 to 595) is normal and if the district is seeing similar enrollment increases at the other schools. It was noted that the original demographics study did predict increases at other schools and they are occurring; however, it was noted that part of the reason for the increase at Holmes School this year can be attributed to the fact that the fifth grade class that just left was smaller than the average class size.

Adrienne Guldin, an Oak Park resident, expressed interest in hearing about the potential need for mobile classrooms during the construction. Kuhn explained that the plan is to work overtime and stay on schedule; therefore there is currently no contingency for mobile classrooms.

Beth Lacey, a Holmes School teacher, expressed relief to hear that Option B is being considered.

President Spurlock invited everyone to send any additional questions or comments to the Board via email.

**ADJOURNMENT**

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There being no further business to conduct, President Spurlock declared the meeting adjourned at 8:07 p.m.

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Board President

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Board Secretary