



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

**Tuesday, September 14, 2021 7:15 PM**

**Agenda**

**Mission Statement**

*The mission of North Shore School District 112, a community partnership committed to a world-class education, is to nurture every child to become an inspired learner, a well-rounded individual and contributing member of a global community by striving for excellence within an environment that fosters innovation, respect, engagement and intellectual inquiry*

***This meeting will be held in person and adhere to Governor Pritzker's Executive Order 2021-18, requiring all persons inside school buildings to wear face coverings regardless of vaccination status.***

***Per Policy 2:230, public comments can be made in-person and will become part of the public record. Comments are limited to 3 minutes for each commenter and the Board has the authority to restrict the total time for comments to 30 minutes.***

***LIVE STREAMING - To watch the live stream or the recorded Board Meeting, please visit our Vimeo page by clicking here.***

1. Call to Order/Roll Call (7:15 p.m.)
2. Approval of Agenda
3. Discussion
  - a. Facility Upgrade Needs & Planning
  - b. Referendum Planning
4. Public Comments
5. Other
6. Closed Session
  - a. To discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity. However, a meeting to consider an increase in compensation to a specific employee of a public body that is subject to the Local Government Wage Increase Transparency Act may not be closed and shall be open to the public and posted and

held in accordance with this Act.5 ILCS 120/2 (c)(1)

- b. Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees. 5 ILCS 120/2(c)(2).

7. Adjournment



***Long-Range Planning***  
**Committee of the Whole Phase 2**

**September 14, 2021**

**#112LEADS**

# Recent History in District 112

*Inspire...Innovate...Engage*

2016

March 2016 Failed  
Referendum \$198,000,000

2018

July 1, 2018 New Superintendent  
November 2018 Long Range Plan  
Phase 1 Approved

2017

Jan 2017 Superintendent and  
Board president left  
Feb 2017 two Interim-  
Superintendents for 18 months

2021

March 2021 Northwood Middle School  
Opens, Phase 2 Long Range Planning  
begins



**Our number one priority is to ensure that students achieve academically, socially, and emotionally.**

**Focus on equitable access to educational opportunities for all students in modernized learning facilities.**

An aerial photograph of a city, likely a university campus, with a semi-transparent dark overlay. The text is centered in the middle of the image.

**LONG-RANGE PLAN  
RECOMMENDATION PHASE I  
2019-2022**

## ***Nov. 2018 -Future District 112 Needs***

**Projected physical and educational facilities upgrade costs in 2018 - \$160,000,000**

**Long Range Plan Phase 1 - Middle School Investments of \$75,000,000**

**After we approved the Long Range Plan Phase I, the needs in the facilities were estimated \$85,000,000**

# ***Additional Notes From Nov. 2018***

## **Cost prohibitive to combine BR and RA**

- Costs to upgrade BR (to include & close RA) would be \$22,000,000
- Costs to upgrade RA (to include & close BR) would be \$21,000,000

## **Possible Sale of Assets**

- Rezoning and future sale of Green Bay, assessed value \$5.2M
- Consideration of future sale of Olson Park 9 acre parcel
- Consideration of sale of Lincoln School (*following Phase I*) \$1.7-2.3M

## **Possible Use of Assets**

- Use of Elm Place for relocation of middle school students
- Consideration of sale, preservation, display of artwork
- Recommend lease to HP Community Nursery School

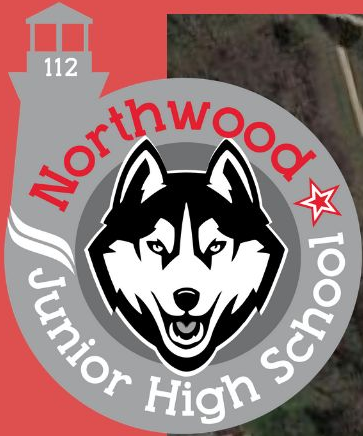
## **Operation of Fewer Schools**

- 10 schools in Phase I (ideally reducing post Phase II)
- Continued staffing & operational cost savings

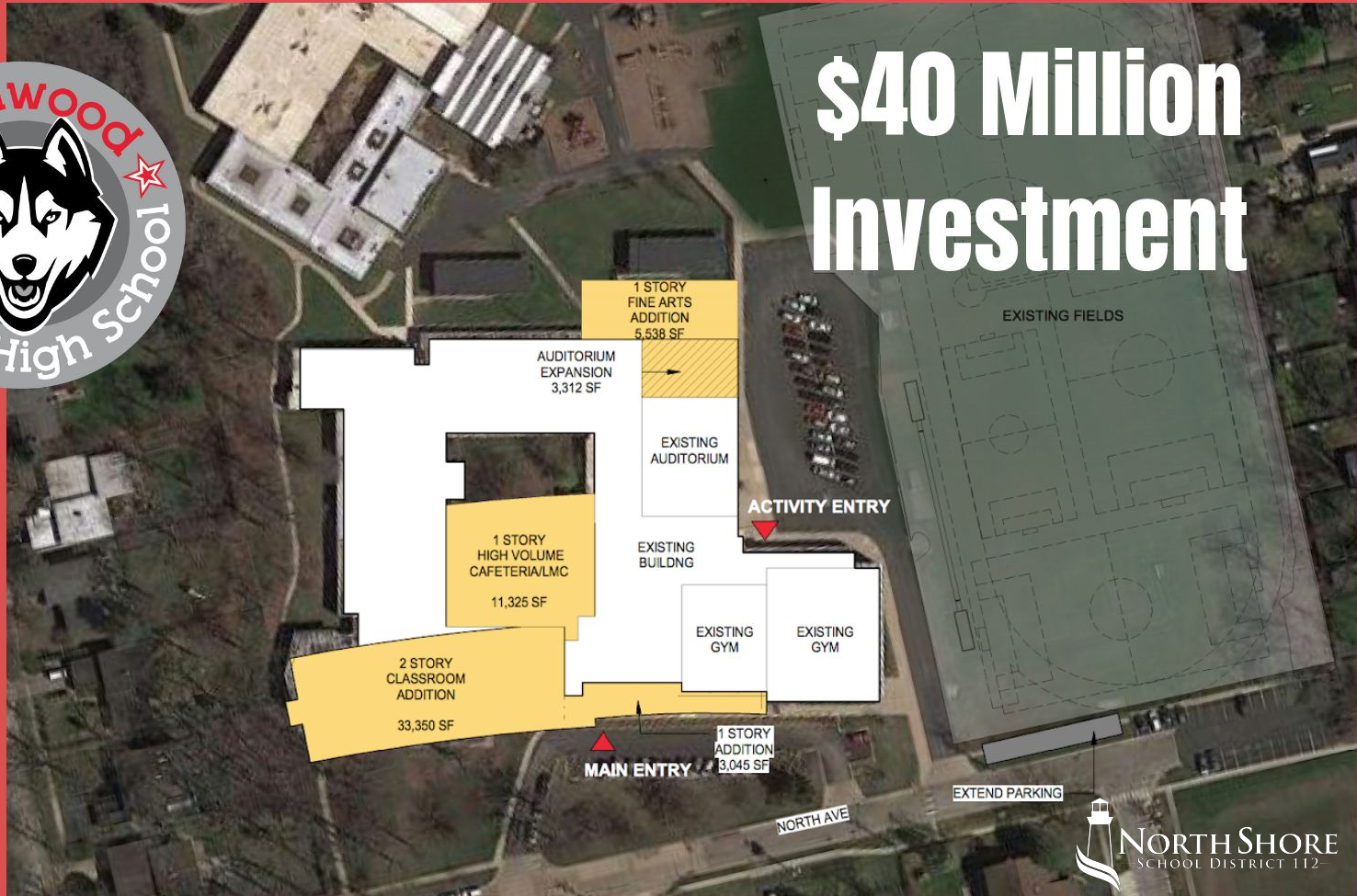
# Finance & Funding - Phase 1



- Board Approval for \$75 million to rebuild both middle schools (Physical and Educational Needs)
  - Fund Balance / Accumulated Cash Reserves = \$20 million
  - Issuance of Alternate Revenue Bonds = \$55 million. Bond payments made out of operating funds
- NO property tax increase specific to construction
- NW Finished on time and on budget



# \$40 Million Investment

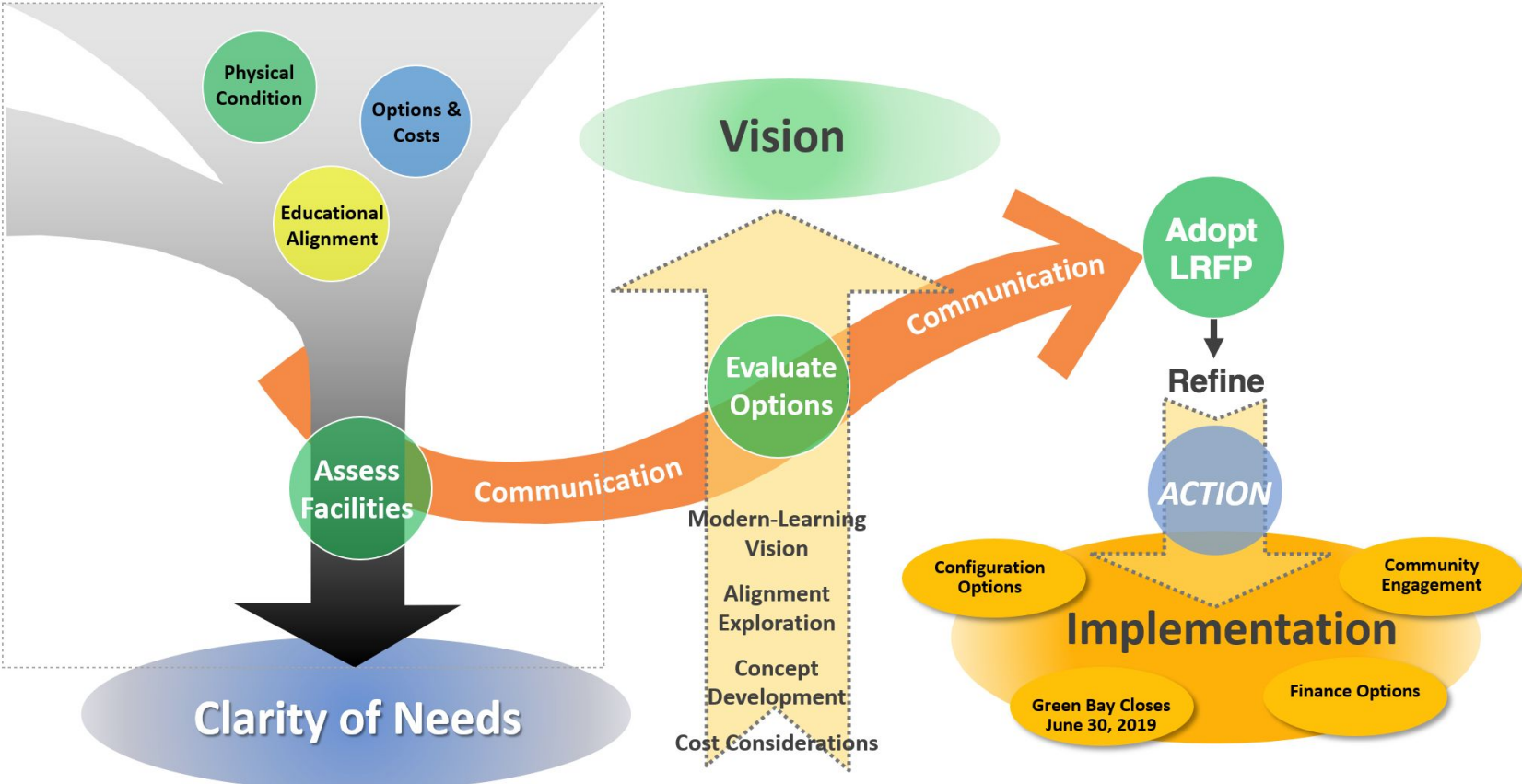




# \$35 Million Investment



# Long-Range Facility Planning Process





**PHYSICAL  
CONDITION**  
needs of the  
school buildings

# PHYSICAL CONDITION ASSESSMENT

**1 EXTERIOR /  
SITE**  
Parking / Roadways

Play Area / Fields

Accessibility

Drainage / Stormwater

**2 BUILDING  
ENVELOPE**  
Roof

Masonry / Stone

Sealants / Trim

Windows / Doors

**3 BUILDING  
INTERIOR**  
Walls / Ceilings

Floorings

Casework / Lockers

Doors / Hardware

**4 BUILDING  
INFRASTRUCTURE**  
Mechanical / HVAC

Electrical

Plumbing / Fire Protection

Technology / Data

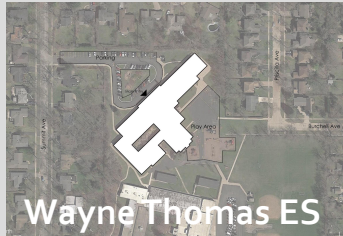
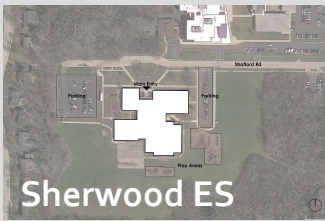
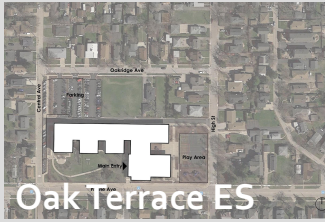


# PHYSICAL CONDITION ASSESSMENT

SCORE	CONDITION	
1	1	Poor
2	2	Fair
3	3	Good
4	4	Excellent

	SITE				BUILDING				ARCHITECTURE				MECHANICAL				ELECTRICAL				PLUMBING			
	ASPHALT/CONCRETE RESTORATION	SITE DRAINAGE/STORM WATER COLLECTION	ACCESSIBILITY IMPROVEMENTS	LANDSCAPE RESTORATION	EXTERIOR WALLS	EXTERIOR SEALANT/FLASHING	WINDOW/DOOR DEFECTS	ROOFING DEFECTS	FLOORING	CEILING	CASEWORK	DOORS/HARDWARE	MAJOR EQUIPMENT	CLASSROOM HVAC	EXHAUST SYSTEMS	COOLING COVERAGE	ELECTRICAL SERVICE	LIGHTING/POWER	FIRE ALARM	INTERCOM/PA /CLOCK	MAJOR EQUIPMENT	DISTRIBUTION PIPES	FIXTURES	FIRE PROTECTION COVERAGE
Braeside ES	2	1	3	2	4	1	4	3	4	3	4	4	3	1	1	1	3	2	4	3	1	3	2	4
Indian Trail ES	1	2	2	4	1	1	2	2	4	3	2	3	4	1	1	1	4	2	2	4	3	1	3	4
Oak Terrace ES	4	4	2	3	3	4	2	2	4	4	3	4	3	3	4	4	3	2	4	3	3	3	4	4
Ravinia ES	2	3	4	3	1	2	3	2	3	3	2	3	4	4	1	1	4	2	2	4	3	1	3	4
Red Oak ES	1	3	2	3	3	3	2	2	4	4	3	4	3	4	1	1	3	2	4	3	1	3	1	1
Sherwood ES	1	2	3	3	2	2	2	2	4	2	2	3	4	1	1	1	3	2	2	4	3	1	3	4
Wayne Thomas ES	1	4	2	2	2	3	4	2	3	2	2	3	4	1	1	1	3	2	2	4	3	1	3	4
Edgewood MS	2	4	2	3	1	1	2	3	4	4	2	2	4	1	1	1	3	2	2	4	3	1	3	1
Northwood MS	2	1	2	3	2	2	2	3	4	4	3	4	1	1	1	1	4	2	2	4	3	1	3	4

# INVESTMENT REQUIRED – Next 15 Years

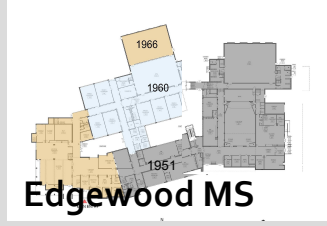
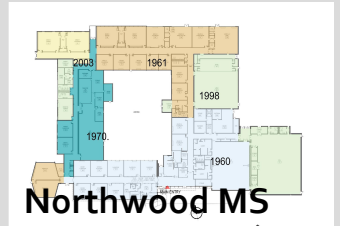
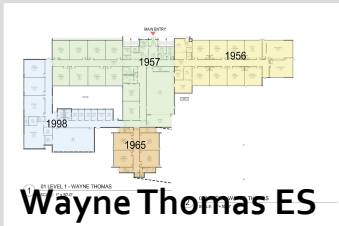
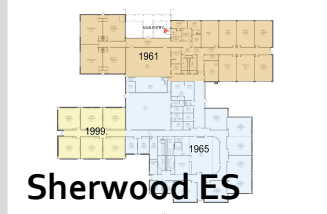
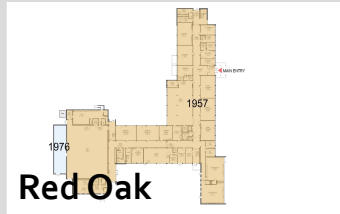
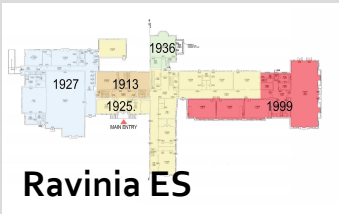
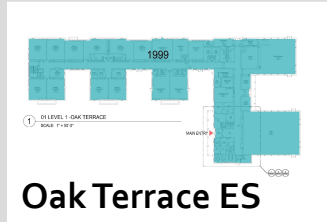
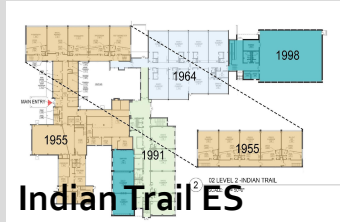
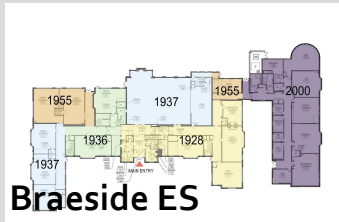


## SITWORK

Parking / Roadways  
Play Area / Fields  
Accessibility / Sidewalks  
Drainage / Stormwater

Braeside ES	\$0.44-\$0.51
Indian Trail ES	\$0.71-\$0.82
Oak Terrace ES	\$0.39-\$0.45
Ravinia ES	\$0.43-\$0.49
Red Oak ES	\$0.59-\$0.67
Sherwood ES	\$0.51-\$0.58
Wayne Thomas ES	\$0.51-\$0.59
Northwood MS	\$0.69-\$0.79
Edgewood MS	<u>\$0.26-\$0.30</u>
Total Sitework	\$4.5m-\$5.2m

# INVESTMENT REQUIRED – Next 15 Years



## BUILDING EXTERIOR ENVELOPE

Roofs

Masonry / Stone

Sealants / Trim

Windows / Doors

Braeside ES \$0.32-\$0.37

Indian Trail ES \$1.25-\$1.44

Oak Terrace ES \$2.37-\$2.72

Ravinia ES \$0.57-\$0.66

Red Oak ES \$0.58-\$0.66

Sherwood ES \$1.44-\$1.66

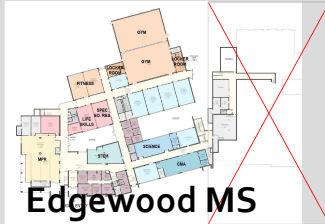
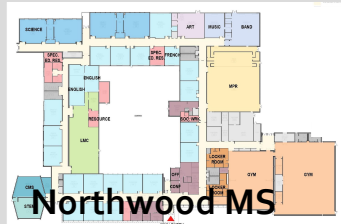
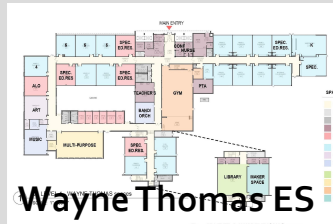
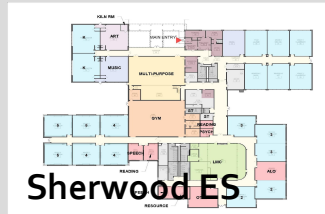
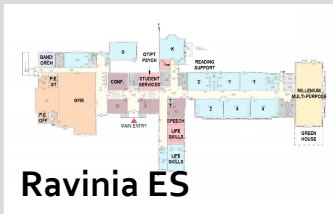
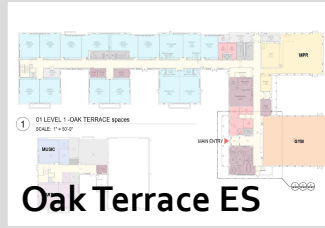
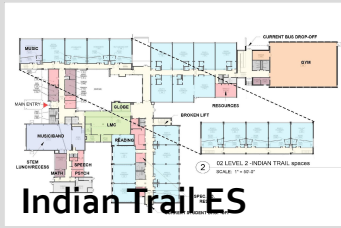
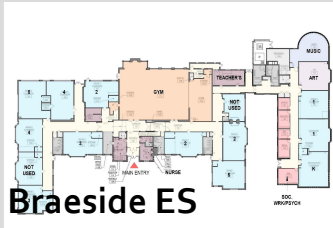
Wayne Thomas ES \$0.16-\$0.19

Northwood MS \$1.61-\$1.85

Edgewood MS \$2.70-\$3.10

Total Envelope \$11.0m-\$12.6m

# INVESTMENT REQUIRED – Next 15 Years



## BUILDING INTERIORS

Walls / Ceilings  
 Flooring  
 Casework / Lockers  
 Doors / Hardware

Braeside ES	\$2.25-\$2.59
Indian Trail ES	\$3.07-\$3.53
Oak Terrace ES	\$3.98-\$4.58
Ravinia ES	\$1.73-\$1.99
Red Oak ES	\$2.80-\$3.22
Sherwood ES	\$2.33-\$2.67
Wayne Thomas ES	\$2.15-\$2.48
Northwood MS	\$3.97-\$4.56
Edgewood MS	<u>\$5.56-\$6.39</u>
<b>Total Interiors</b>	<b>\$27.8m-\$32.0m</b>

# INVESTMENT REQUIRED – Next 15 Years



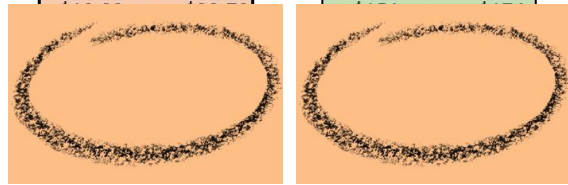
## MEP/FP SYSTEMS

Mechanical Equipment  
Lighting / Power  
Fire Alarm / Intercom / Clock / PA  
Plumbing Fixtures / Piping

Braeside ES	\$4.38-\$5.03
Indian Trail ES	\$5.78-\$6.65
Oak Terrace ES	\$7.97-\$9.16
Ravinia ES	\$5.16-\$5.94
Red Oak ES	\$5.28-\$6.07
Sherwood ES	\$4.47-\$5.14
Wayne Thomas ES	\$5.63-\$6.47
Northwood MS	\$7.33-\$8.43
Edgewood MS	<u>\$11.3-\$13.0</u>
<b>Total MEP/FP</b>	<b>\$57.3m-\$65.9m</b>

# INVESTMENT REQUIRED – Next 15 Years

	1-2 years	3-5 years	6-10 years	11-15+ years	Total	\$/SF
	(\$ Millions)	(\$ Millions)	(\$ Millions)	(\$ Millions)	(\$ Millions)	
Braeside ES	\$1.21 to \$1.39	\$1.32 to \$1.52	\$2.57 to \$2.96	\$2.29 to \$2.63	\$7.39 to \$8.50	\$167 to \$192
Indian Trail ES	\$3.54 to \$4.07	\$2.56 to \$2.94	\$3.13 to \$3.60	\$1.59 to \$1.83	\$10.82 to \$12.44	\$153 to \$176
Oak Terrace ES	\$0.05 to \$0.06	\$4.33 to \$4.98	\$5.14 to \$5.91	\$5.19 to \$5.97	\$14.71 to \$16.91	\$170 to \$195
Ravinia ES	\$1.61 to \$1.85	\$1.24 to \$1.43	\$3.31 to \$3.80	\$1.73 to \$1.99	\$7.89 to \$9.07	\$152 to \$175
Red Oak ES	\$1.64 to \$1.89	\$1.67 to \$1.92	\$3.08 to \$3.55	\$2.84 to \$3.27	\$9.24 to \$10.62	\$156 to \$180
Sherwood ES	\$1.79 to \$2.06	\$1.94 to \$2.23	\$2.41 to \$2.77	\$2.61 to \$3.00	\$8.75 to \$10.06	\$176 to \$202
Wayne Thomas ES	\$2.04 to \$2.35	\$1.18 to \$1.36	\$2.93 to \$3.36	\$2.32 to \$2.66	\$8.46 to \$9.73	\$151 to \$174
Northwood MS	\$3.60 to \$4.14	\$1.62 to \$1.86	\$3.88 to \$4.46	\$4.49 to \$5.16	\$13.59 to \$15.63	\$161 to \$186
Edgewood MS	\$5.61 to \$6.45	\$1.75 to \$2.02	\$6.44 to \$7.41	\$6.02 to \$6.92		
<b>TOTAL</b>	<b>\$21.1 to \$24.2</b>	<b>\$17.6 to \$20.3</b>	<b>\$32.9 to \$37.8</b>	<b>\$29.1 to \$33.4</b>		



**15 yr Investment: \$100 -116 M      \$159 - \$183 / SF**

# Maintenance/Facilities Investments *Summer Work*

2019 - \$3.2 million

- Red Oak Kitchen Renovation
- Oak Terrace Athletic Field
- Oak Terrace Chiller Replacement
- Building Automation System Controls at OT, IT & RO
- District Fire Alarm Upgrades
- Elm Place Improvements
- Wayne Thomas Center Island
- District Light & Bright

# Maintenance/Facilities Investments *Summer Work*

2020 - \$2.0 million

- Indian Trail Access Road
- Oak Terrace Retaining Wall
- Air Quality Assessments
- Air Quality Enhancements
- Temporary Air Conditioning in Fall
- Ravinia Greenhouse
- Nurse Health Isolation Areas
- New Bleachers at Northwood

# Maintenance/Facilities Investments *Summer Work*

2021 - \$3.6 million estimated

- Replace Oak Terrace Roof
- Health Life Safety Items
- Temporary Air Conditioning in Fall
- Gym Floors (Red Oak, Indian Trail & Northwood)
- Sidewalk, Playgrounds, & Restriping

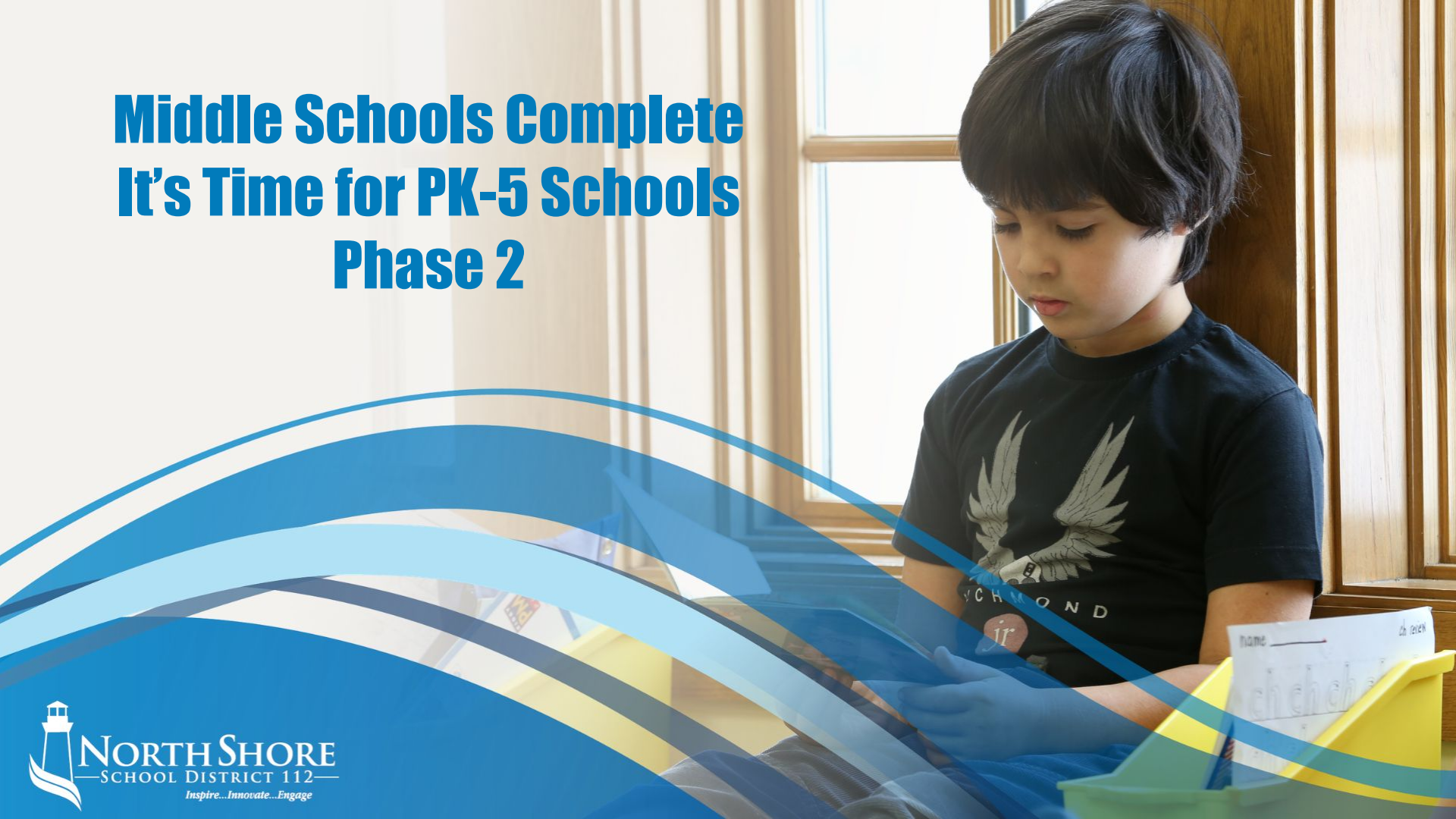
## Ongoing Facilities Maintenance/Repairs

- Spend \$3,500,000/year ongoing investment in schools

# Long-Range Plan Phase I Northwood March 2021 - Edgewood 2023



# Middle Schools Complete It's Time for PK-5 Schools Phase 2



# Learning Environment Quality

## Indoor Environmental Comfort Evaluation



**Acoustics**



**CO2**



**Humidity**



**Day Lighting**



**Temperature**



**Electric Lighting**

**Wight**

# **Cost projections from 2018 adjusted to 2023**

- **Cost escalation updated**
  - **Soft costs are now 20% compared to 15% in the 2018 projections**
- **Referendum ballot November 2022**
  - **5-year implementation early projected costs approximately \$105,000,000**
- **Northwood & Edgewood experiences have been incorporated into Phase 2 scope and cost refinement and early estimates.**
  - **Actual \$/sf from Northwood \$/sf were applied as renovation cost factors.**
  - **Updated projections include complete toilet rooms renovations & door/hardware replacements addressing both accessibility & security upgrades.**

# Cost projections from 2018 adjusted to 2023

- **Facilities scope updated**
  - **Air conditioning now includes complete HVAC replacement with full A/C across each school**
  - **Essential improvements connected with above ceiling work: new ceiling systems, lighting, fire protection, electrical/technology/low voltage and fire alarm systems.**
  - **In 2018, roof replacements scopes only went out five-years, costs now capture more roof areas due for replacement at end of projected useful life**
  - **Incorporated interior renovations across the entire school in lieu of just 60% (2018) – complete “light & bright”**

## SCENARIO 1 | *Maintain Two Dual Language Locations & Build for Student Needs*

	Red Oak	Oak Terrace	Sherwood	Wayne Thomas	Ravinia	Braeside	Indian Trail	Elm Place
<b>1A</b>	Modernize / Infrastructure DL + ECC <sup>1</sup>	Minor Targeted Improvement DL <sup>2</sup>	Modernize <sup>3</sup> / Infrastructure  <b>Shift ILP to Ravinia</b>	Modernize / Infrastructure	Modernize <sup>3</sup> / Infrastructure Addition (accessibility)  <b>SAIL/ILP</b>	Modernize / Infrastructure  <b>Shift SAIL to Ravinia</b>	Modernize / Infrastructure	Swing School <i>Construction Phasing / Future Flexibility</i>
<b>1B</b>	Modernize / Infrastructure DL + ECC <sup>1</sup>	Minor Targeted Improvement DL <sup>2</sup>	Modernize <sup>3</sup> / Infrastructure Addition (capacity)	Modernize / Infrastructure	Modernize <sup>3</sup> / Infrastructure Addition (accessibility)  <b>SAIL</b>	Modernize / Infrastructure  <b>Shift SAIL to Ravinia</b>	Modernize / Infrastructure	Swing School <i>Construction Phasing / Future Flexibility</i>

1 - Potential need for addition still to be evaluated

2 - Evaluate opportunities with excess capacity

3 – Emphasis on space optimization & efficiency

3 – Emphasis on space optimization & efficiency

## SCENARIO 2 | *Green Bay to Red Oak & Consolidate Dual Language & Build for Student Needs*

	Red Oak	Oak Terrace	Sherwood	Wayne Thomas	Ravinia	Braeside	Indian Trail	Elm Place
<b>2A</b>	Modernize / Infrastructure	Minor Targeted Improvement	Modernize <sup>3</sup> / Infrastructure	Modernize / Infrastructure	Modernize <sup>3</sup> / Infrastructure	Modernize / Infrastructure	Modernize / Infrastructure	Swing School <i>Construction Phasing / Future Flexibility</i>
	ECC Dist. Admin	Consolidate DL <sup>4</sup>	Addition (capacity)		Addition (accessibility) <b>SAIL</b>	<b>Shift SAIL to Ravinia</b>		
<b>2B</b>	Modernize / Infrastructure	Minor Targeted Improvement	Modernize <sup>3</sup> / Infrastructure	Modernize / Infrastructure	Modernize <sup>3</sup> / Infrastructure	Modernize / Infrastructure	Modernize / Infrastructure	Swing School <i>Construction Phasing / Future Flexibility</i>
	ECC Dist. Admin	DL <sup>4</sup>	<b>Shift ILP to Ravinia</b>		Addition (accessibility) <b>SAIL/ILP</b>	<b>Shift SAIL to Ravinia</b>		

4 - Evaluate potential non-classroom capacity challenges (cafeteria, etc.)

3 – Emphasis on space optimization & efficiency

3 – Emphasis on space optimization & efficiency