

**BROOKWOOD SCHOOL DISTRICT 167
SPECIAL MEETING -- JUNE 24, 2013
BOARD ROOM - ADMINISTRATIVE & DIAGNOSTIC CENTER**

REVISED MINUTES

I. CALL TO ORDER

A special meeting of the Brookwood School District 167 Board of Education was called to order by President Birmingham at 6:35 p.m.

Following the Pledge of Allegiance, roll call was answered by	7 Present
Plott, Seals, Wheeler, Dixon, Birmingham, Barry, and Smith	0 Absent

II. CITIZEN'S COMMENTS

Arthur Taylor congratulated Dr. Hollich on her retirement and presented her with a bouquet of flowers.

III. COMMITTEE OF THE WHOLE

Ms. Birmingham explained that the purpose of this meeting is to get feedback from the Board focus groups and Mr. Planera regarding the new Brookwood Middle School. Mr. Planera explained that he reviewed the data from the various focus groups. The following suggested items aren't feasible due to either budget constraints and/or site/space constraints:

- baseball and football fields
- competition grade field house
- swimming pool
- tennis courts
- underground safety area
- two gyms
- skating rink
- movie theater
- teleporter
- 3 D walls
- zero gravity room
- solar panel roof

Items that the focus groups thought were important included:

- secure entry (control visitor access)
- building compliant with state codes
- ample toilets
- ample storage

- adequate space for buses, cars, and drop zones
- larger classrooms
- science labs
- larger gym (competition-size gym)
- media center
- cafeteria/auditorium/cafetorium
- technology
- swipe cards vs. keys for teacher entry
- new hardware for classroom doors that allow the door to be locked from the inside

Mr. Smith asked about the large glass panels that are in classroom doors that pose a security risk. Mr. Planera responded that some glass is required in classroom doors but he normally puts in a narrow panel.

Mrs. Wheeler asked who decides the overage amount. Mr. Planera said that a ten percent contingency is the industry standard but the Board makes the final decision.

Mr. Smith asked for a ball park figure on what the building will cost. Mr. Planera responded between \$198 to \$230 per square foot and the building will be approximately 55,000 square feet. Dr. Hollich stated that money was added for furniture when the district went out for the referendum.

Mr. Dixon asked what the requirement was for square feet per student. Mr. Planera said it is 20-25 square feet per student and the state standard for classroom size is 750 square feet.

Mr. Smith asked if there is a clear title for all the land. Dr. Hollich responded that there is a clear title on the survey. Eberhardt Street is owned by Bloom Township and not the Village. The District owns parcels 1-4. Mr. Smith asked if there would be any problem with the Township vacating Eberhardt Street. Mr. Planera didn't think so.

Mr. Smith asked if soil samples have been done and if there are any concerns. Mr. Planera stated that there are no concerns at this time but that soil can be improved or remediated. Mrs. Wheeler asked if soil borings are done after the location of the building has been decided. Mr. Planera responded that after the location has been decided and we know where the footings will go, then soil borings will be completed.

Mr. Smith asked if there was anything salvageable from the old Middle School like possibly using the existing foundation. Mr. Planera stated that using the existing foundation is probably not feasible. Mr. Planera indicated that there is a brick arch in front of the building that could possibly be incorporated into the new building. There is also a hidden stage in the current BMS media center that might also be used.

Mrs. Wheeler asked if removal of asbestos in the current Middle School prior to demolition would be a special project. Mr. Planera stated that an environmental engineer would do the

asbestos removal. Dr. Hollich indicated that the tile in BMS has asbestos as well as an asbestos pad in the boiler.

Mrs. Wheeler asked if the building design has to be approved by the Village. Mr. Planera responded no. The building permit comes from the state. However, out of courtesy the local building official and the local fire chief are notified of the project.

Mr. Planera also stated that notices of the project will be sent to minority trade associations, and will be advertised in newspapers, magazines, and on the internet.

Mr. Dixon asked Mr. Planera how he would work with a project manager. Mr. Planera responded that he would work with a project manager as directed by the Board. Mr. Planera stated that they manage their own projects. They make site visits to ensure all contractors are following the specifications and plans. Normally, there is a general contractor and sub-contractors (mechanical, plumbing, electrical, etc.). The sub-contractors are assigned to the general contractor who meets with them weekly or bi-weekly. This insures a single source for communications. All contractors are responsible for their own work.

Mr. Dixon asked about sections 3.6.1.2, 3.6.2.1, 3.6.2.2, and 3.6.3.2 on the AIA contract. Mr. Planera responded that we could take a look at those sections for review.

Ms. Seals asked Mr. Planera how long he has worked for the school district. Mr. Planera responded since 1979. She also asked him how many schools he has built. Mr. Planera responded between 60-70.

Mrs. Barry asked Mr. Planera what projects he has done recently. He responded that he has completed projects in Dolton, Crest Hill, District 227, Thornton District 215, SPEED, District 170, District 163, District 168, and District 167 (Longwood, Hickory Bend, and the Junior High).

Mrs. Plott stated that when Mr. Planera did the additions to Longwood and Hickory Bend there were no cost overruns.

Mr. Planera stated that to begin the project, the decision has to be made regarding the number of classrooms needed. Mrs. Wheeler stated that there are currently 14 classroom at Brookwood Middle School. Dr. Hollich stated that those 14 classrooms take care of all the general education needs but there is no additional space for speech, special education, social workers, and psychologist. There are no science labs, an inadequate media center and an inadequate staff lounge.

Mr. Smith asked if there would be any additional costs to make the new building ADA compliant. Mr. Planera said no, all ADA requirements are built into the design of the building. The building will be 100% accessible.

Mrs. Wheeler asked what alternates are. Mr. Planera responded that there is a base bid for the project as designed. Alternates are additional items that could be added to the project, i.e., a generator for backup power supply. The generator may not be part of the original design and base bid but could be added as an alternate.

Mr. Smith asked if there would be a weight room. Mr. Planera stated that it is a possibility.

Dr. Hollich stated that the building should be as multi-purpose as possible so it will be available to the community. Mr. Planera stated the Board should think about some spaces as dual purpose. A gym/cafeteria/auditorium could become a cafetorium. Dr. Hollich stated that a gym and cafeteria as one will change the dynamic of the school day.

Ms. Birmingham asked the Board to review the notes from the focus groups. The Board needs to decide what we want and how we will proceed. The Board will meet again next month.

IV. CITIZEN'S COMMENTS

Mr. Linden asked if the 5.5 acre site includes the parking lot at the Administrative Center. Mr. Planera responded that it did not. Mr. Linden noted that when his back yard was dug up, there were no rocks but a lot of sand. Mr. Linden asked Mr. Planera if he still anticipates a two-story building. Mr. Planera responded yes. Mr. Linden stated that the number of students per classroom may have to increase in the future so the classrooms shouldn't be too small.

V. ADJOURNMENT

The meeting adjourned at 7:55 p.m.
Plott/Smith

Meeting
Adjourned
7-0

Deborah M. Young
Recording Clerk

Secretary

President

Present: W. Linden, A. Taylor, S. Duffy, A. Ziegler, V. Moore, S. Solverson, and R. Sorsby.

Brookwood School District 167

RECORD OF VOTING

Meeting of June 24, 2013	Plott	Seals	Wheeler	Dixon	Birmingham	Barry	Smith	YES	NO	OTHER	VOICE
Roll Call	P	P	P	P	P	P	P				
Adjournment	1						2				All AYE

Code: A=Absent
P=Present roll call or voting present
AB=Abstain
Y=Yes
N=No
1=Motion maker
2=Motion second

Members of the Board:

Janice Barry
Deborah Birmingham
John Dixon
Melinda Plott
Roslon Seals
Carl Smith
Lorrie Wheeler