

**BOARD OF EDUCATION
FACILITIES COMMITTEE MEETING
ROCKDALE SCHOOL DISTRICT 84**

715 Meadow Avenue Rockdale, Illinois, Tuesday, December 6, 2022

Conference Room – 4:30 p.m.

MINUTES

1. Call meeting to order at 4:30 p.m.
2. Roll Call of Committee Members
 - a. Kelch, out for band/choir performance.
 - b. Start wrapping up details for the board.
3. Public Comment
 - a. Michele James - Veregy, Inc.
 - b. Received terms and conditions this afternoon. It is a meaty packet. It is now at legal review, based on everyone's availability.
 - i. Final BOE meeting for approval, first to Facilities committee. Worked with legal agency before, per Michele.
 - ii. Presentation working diligently in January, final pricing. Get this accomplished in Summer 2023. Put in tentative schedule, estimates. Have plan A, B, C and be prepared to open up doors. Walk through scope of work.
4. Review Committee Purpose:
 - a. A meeting convened by the Superintendent in order to make recommendations to the Board of Education.
 - i. Establishing priorities for maintenance, repair, renovation
 - ii. Examine district practices and work to align with legal requirements
 - iii. Consider how decisions made by the Facilities Committee relates to improved student outcomes.
5. BMI Cleaning Company – Updated Agreement through Feb 15.
 - a. Dated agreement, 3 month timeframe,
 - b. Future meetings to talk about in house approach or outside approach
6. Facilities Plan Development
 - a. Approval of Performance Contractor
 - b. Appraisal of 1500 and 1504 Bellevue Ave
Updated appraisal with Renzi and Assoc. \$205,000 (\$135,000 residence, \$70,000 for Sheps), Home property went up. Brian was talking to Dr. Merritt and Mr. Puckett, empty lot is \$20,000 in Rockdale. Walk in cooler is still downstairs.
Move forward with acquiring the alley. If we don't purchase it, we would only get ½ the alley, per Mr. Lorenc. Not buying the house, lease, the district would be liable. We are not landlords. Move the electric across the street and underground. Lots of utility in the back of the building. Must sign off for full alley, per Mr. Lorenc. Reach out to individual BOE members to accept the original offer of \$207,000. Currently making money, based on property tax and rent. Val has every piece of material to finish Sheps. There were local hangups and approved from Will County Health Department. Do not think they will take the \$207,000, per Mrs. Chamblee. Dr. Merritt has reached out to Justin about domain. Discuss at December BOE meeting. Maybe a split of two properties. It is critical for future planning.
 - c. Review of updated proposal and scope of work provided by Veregy
Facility and BOE meeting, out to bid next week, need design to be right when to bid. Committee should know that you met with Mr. Puckett and Superintendent Advisory group in November, specifically the courtyard, feedback from staff. Different ideas, optimal space for climate controlled. Pre-school, sensory room, STEAM lab, greenhouse effect, but landed on lack of space. Discussed staff lounge, conference room, courtyard, etc. and make one project. Recommended from Advisory

group, become hybrid staff lounge, flexible arrangement, conference room, office setting. Courtyard plan could hold off to February. Wood doors are 24 weeks out currently. New instructional classroom. Mr. and Mrs. Chamblee believe that the courtyard should be an educational space and hard to sell the public. Pull out, second level, open concept. Highly support educational space. Can we add a second floor, concerned with natural light. Maybe a leveled book room. STEM which is huge, not in Elementary, MS have it. Thinking forward, computer, creator maker space. It would take some training, STEAM rotation. Mr. Lorenc looks at whole project, total spend. The courtyard is 1200 sq. ft. and traditional classroom is 900 sq. ft., per Veregy. Need to do plumbing first, plumb to accommodate dual purposes. Maybe like a Fine Arts classroom. Maybe a preschool down the road. Plumb it ahead of time to be used later. Dr. Merritt asked possible BOE meeting room for courtyard. Conference room was supposed to be BOE meeting back in the day. Veregy presented scopes of work at last BOE meeting, phase 1 priorities, and additional future phase. Bring back to BOE in January. Facility meeting in January, January 18 BOE meeting. Open to special BOE meeting. Implementation in Summer 2023. Contacting contractors, next week, pre-bid meeting of December 12 at 3 pm. Pricing in early January. Start at 3 outside. Use conference room for pre-bid meeting. Different renderings. Two different options. Drain from C door down to garden area, asphalt relayered. Going west to east. Trench grade by Holt's room. Not a drastic slope on West side. Needs to speak to Village, have a review in the next month. Went back to parking lot. Could get 20 cars on west side. Need an entrance and exit. Putting in an entrance to public street. Measure gate. Grassy area on Meadow and Connell best use of parking lot. Maybe slow down on project, outside of building in '24, get kids in August '23. Get sewers in. April 27 water issues and main focus is drainage. Going to take time, parking lot by August is time consuming, want perfection. Supply chain issue. Windows are 20 weeks out.

- d. Determine recommendation of scope of work to provide to the Board of Education
Tabled for next meeting as time has been exhausted
- e. Generate a draft phased-approach Facilities Plan including projects to be completed in FY24 and FY 25
Tabled for next meeting as time has been exhausted
- 7. Beautification Ideas
 - a. Tabled for next meeting as time has been exhausted
- 8. Other
- 9. Adjournment