



LINCOLNWOOD SCHOOL  
DISTRICT 74  
BOARD OF EDUCATION  
Facilities Committee Meeting  
AGENDA  
Tuesday, June 6, 2023 at **6:00 PM**

BOARD OF EDUCATION  
Kevin Daly, President  
Rupal Shah Mandal, Vice President  
John P. Vranas, Secretary  
Maxie Boynton  
Myra A. Foutris  
Jay Oleniczak  
Peter D. Theodore

ADMINISTRATION  
Dr. David L. Russo, Superintendent of Schools  
Dr. Dominick M. Lupo, Assistant Superintendent for  
Curriculum and Instruction  
Courtney Whited, Business Manager/CSBO

*Agenda of the Facilities Committee Meeting of the Board of Education of Lincolnwood School District 74,  
Cook County, Illinois, to be held in the Marvin Garlich Administration Building  
6950 N. East Prairie Road  
Lincolnwood, Illinois 60712,  
on Tuesday, June 6, 2023.*

*IN-PERSON PARTICIPATION: It is expected that all members of the Facilities Committee, plus several administrators, will be physically present at the Marvin Garlich Administration Building located at 6950 N. East Prairie Road, Lincolnwood, IL. The public is welcome.*

1. CALL TO ORDER/ROLL CALL  
FACILITIES COMMITTEE MEMBERS

John P. Vranas (BOE), Chair  
Rupal Shah Mandal (BOE), Co-Chair  
Myra A. Foutris (BOE)  
Wendy Grano, Community Member  
Emily McCall, Community Member  
Zade Tagani, Community Member

ADMINISTRATORS/STAFF

Dr. David L. Russo, Superintendent of Schools  
Dr. Dominick M. Lupo, Assistant Superintendent for Curriculum and Instruction  
Courtney Whited, Business Manager/CSBO  
Jim Caldwell, Director of Buildings and Grounds

2. AUDIENCE TO VISITORS

3. APPROVAL OF MINUTES

- |   |   |
|---|---|
| a. Facilities Committee Meeting Minutes - <b>MARCH 21, 2023</b> | 3 |
| b. Facilities Committee Meeting Minutes - <b>MAY 16, 2023</b>   | 6 |

Motion by member:\_\_\_\_\_ Seconded by:\_\_\_\_\_

4. DISTRICT ARCHITECT OF RECORD - STUDIOGC architecture+interiors

- |   |    |
|---|----|
| a. <u>INFORMATION/DISCUSSION/ACTION</u> : StudioGC architecture+interiors Project(s)<br>Update  | 10 |
| I. A Floor Plan is Attached to Promote Further Discussions Relative to Branding<br>Opportunities for Each School  | 11 |
| II. The Summer 2023 General Work Project with Bear originally had a \$100,000 Contingency. An<br>Unforeseen Issue with a Portion of the Replacement Exhaust Fans Arose. The Administration<br>Recommended a \$60,000 Contingency Increase to Allow Summer Construction to Proceed<br>with Financial Limits that Would Allow Some Flexibility. This was Presented at the June 1, |    |

2023 Board of Education meeting. Any Portion of the Contingency that Remains at the End of the Project will be Returned to the District.

- III. In an Effort to Prepare for Autumn Bidding on Summer 2024 Construction Projects, StudioGC, in Partnership with SD74 Administration, updated the Master Facilities Plan Last Published on June 12, 2022. The Draft is Attached for Review. 17

- b. Allowance Authorization for Summer 2023 General Work 19

5. OLD BUSINESS

6. NEW BUSINESS

7. ADJOURNMENT

Motion by member: \_\_\_\_\_ Seconded by: \_\_\_\_\_

***Dr. David L. Russo, Superintendent of Schools***

*Lincolnwood School District 74 is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or facility, are requested to contact the District Office at 847-675-8234 promptly to allow Lincolnwood School District 74 to make reasonable accommodations for those persons.*



LINCOLNWOOD SCHOOL DISTRICT 74  
BOARD OF EDUCATION  
Facilities Committee Meeting minutes  
Tuesday, March 21, 2023 at **6:00 PM**

BOARD OF EDUCATION  
**Kevin Daly, President**  
**Rupal Shah Mandal, Vice President**  
**John P. Vranas, Secretary**  
**Myra A. Foutris**  
**Elaina Geraghty**  
**Jay Oleniczak**  
**Peter D. Theodore**

ADMINISTRATION  
**Dr. David L. Russo, Superintendent of Schools**  
**Dr. Dominick M. Lupo, Assistant Superintendent for Curriculum and Instruction**  
**Courtney Whited, Business Manager/CSBO**

*Minutes of the Facilities Committee Meeting of the Board of Education of Lincolnwood School District 74,  
Cook County, Illinois, was held in the Marvin Garlich Administration Building  
6950 N. East Prairie Road, Lincolnwood, Illinois 60712, on Tuesday, March 21, 2023.*

FACILITIES COMMITTEE MEMBERS PRESENT

John P. Vranas (BOE) Chair (*arrived at 6:13 p.m.*)  
Elaina Geraghty (BOE), Co-chair  
Rupal Shah Mandal (BOE)  
Wendy Grano, Community Member  
Emily McCall, Community Member  
Zade Tagani, Community Member

ADMINISTRATORS/STAFF PRESENT

Dr. David L. Russo, Superintendent of Schools  
Dr. Dominick M. Lupo, Assistant Superintendent of Curriculum and Instruction  
Courtney Whited, Business Manager/CSBO  
Jim Caldwell, Director of Buildings and Grounds

OTHERS PRESENT

Athi Toufexis, StudioGC

1. CALL TO ORDER/ROLL CALL

Co-Chair Geraghty called the Facilities Committee meeting to order at 6:02 p.m.

2. AUDIENCE TO VISITORS

None

3. APPROVAL OF MINUTES

a. Facilities Committee Meeting Minutes - **FEBRUARY 21, 2023**

A motion was made, seconded and passed to approve the February 21, 2023 Facilities Committee meeting minutes.

#### 4. DISTRICT ARCHITECT OF RECORD - STUDIOGC architecture+interiors

##### a. StudioGC Project(s) Update

- I. In an effort to obtain Bid Approvals from the Board of Education in Autumn 2023, the Administration sought direction from the Facilities Committee and StudioGC relative to Summer 2023 Construction Projects. The current version of the SD74 Master Facilities Plan was reviewed. The Committee preferred to delay the Todd Hall courtyard and Lincoln Hall Plaza projects until summer 2024.

##### b. Todd Hall's PreK and Kindergarten Classroom Furniture

Athi Toufexis presented the proposals for Todd Hall's PreK and Kindergarten Classroom Furniture. The new NTDSE satellite classroom was included for a total of 10 classrooms.

A motion was made, seconded, and passed that the Facilities Committee concur with the Administration's recommendation to the Board to accept the quotes from KI and IFB for PreK and Kindergarten furniture in the total amount of \$65 892.19 to be installed during the summer of 2023.

##### c. Rutledge Hall's Library & Grades 4-5 Reading Nook Furniture

A motion was made, seconded, and passed that the Facilities Committee concur with the Administration's recommendation to the Board to accept the quotes from Henricksen, KI and Bradford for Rutledge Hall furniture in the total amount of \$173,949.36 to be installed during the summer of 2023.

##### d. 2023 Site Work Bid Results (Todd Hall Courtyard & Lincoln Hall Plaza)

Athi Toufexis explained that only one bid was received for this project. Athi discussed a significant part of the cost increase was due to the fact that this is a courtyard project, which required increased costs of labor and material delivery. The estimated cost of this project was approximately \$650,000 and the bid came in as a \$1.3 million. The Committee discussed putting off the project and the possibility of future increased costs.

A motion was made, seconded, and passed that the Facilities Committee concur with the Administration's recommendation to the Board to reject the bid for the 2023 Site Work (Todd Hall Courtyard & Lincoln Hall Plaza) from BEAR Construction.

##### e. Window Treatment Bid Results

Courtney Whited presented the Window Treatment Bid Results. Only one bid was received, and it was \$13,000 more than estimated. Reference calls were made, and some customers indicated Tiles in Style subcontracted the work instead of performing it themselves. In a follow-up conversation with Tiles in Style LLC DBA Taza Construction revealed that they quoted a different product, not an exact match to existing shades. The Administration asked for permission to move forward with the company that installed roller shades in Todd Hall a few years ago if the cost will be less than \$10,000. The Committee directed Administration to proceed without Board of Education approval as long as the quote for Todd Hall comes in under \$10,000.

A motion was made, seconded, and passed that the Facilities Committee concur with the Administration's recommendation to the Board to reject the bid in the amount of \$73,000 from Tiles in Style LLC DBA Taza Construction for Todd Hall and Rutledge Hall Window Treatments.

#### 5. OLD BUSINESS

Tree of Heaven update - Bartlett Tree Experts' evaluation stated that the tree is rotting on the inside. Bartlett's quote for the removal was approximately \$7,200 and Progressive Tree Service's quote was \$1,430. The Committee concurred with the Administration's decision to use Progressive Tree Service for the tree removal.

## 6. NEW BUSINESS

### a. Village of Lincolnwood Intergovernmental Agreement (IGA)

Dr. David L. Russo, Superintendent of Schools, presented the Village of Lincolnwood Intergovernmental Agreement (IGA). David summarized the use of Facilities outlined by the IGA. The Village required one additional change from the Draft moving back the use of the Todd Hall Gym until 10:00 p.m.

A motion was made, seconded, and passed that the Facilities Committee concur with the Administration's recommendation to the Board to approve the Intergovernmental Agreement as amended between Lincolnwood School District 74 and the Village of Lincolnwood from April 6, 2023 to August 31, 2027.

The Committee also directed the Administration to have Legal Counsel vet a proposed IGA regarding traffic enforcement that the Committee will take up for consideration at a future meeting.

## 7. District Facilities Update

### a. Todd Hall and Rutledge Hall Cafeterias - Lowery McDonnell & Mitchell

Lowery McDonnell & Mitchell will be onsite March 31, 2023 to complete the missing piece installation and adjust brackets to prevent bolts from breaking.

### b. Kathak Dance Organization - Facilities Rental

Courtney Whited provided an auditorium tour to a Kathak dance organization in anticipation of an April 15th rental. The District is awaiting final paperwork on the request.

### c. Magnetic Closure was Installed on the CCDC Office Door

The magnetic closure was installed on the CCDC office door in Todd Hall.

Committee Member McCall asked Administration if parents would be able to decorate the staff lounges on the Friday evening before Teacher Appreciation Week. This request was granted.

## 8. ADJOURNMENT

A motion was made, seconded, and passed to adjourn the Facilities Committee meeting at 7:03 p.m. The next Facilities Committee meeting will be held Tuesday, April 18, 2023 at 6:00 p.m. The public is welcome.

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John P. Vranas, Chair

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Elaina Geraghty, Co-chair



LINCOLNWOOD SCHOOL DISTRICT 74  
BOARD OF EDUCATION  
Facilities Committee Meeting Minutes  
Tuesday, May 16, 2023 at **6:00 PM**

BOARD OF EDUCATION

Kevin Daly, *President*  
Rupal Shah Mandal, *Vice President*  
John P. Vranas, *Secretary*  
Maxie Boynton  
Myra A. Foutris  
Jay Oleniczak  
Peter D. Theodore

ADMINISTRATION

Dr. David L. Russo, *Superintendent of Schools*  
Dr. Dominick M. Lupo, *Assistant Superintendent for Curriculum and Instruction*  
Courtney Whited, *Business Manager/CSBO*

*Minutes of the Facilities Committee Meeting of the Board of Education of Lincolnwood School District 74, Cook County, Illinois, was held in the Marvin Garlich Administration Building 6950 N. East Prairie Road, Lincolnwood, Illinois 60712, on Tuesday, May 16, 2023.*

1. CALL TO ORDER/ROLL CALL.

Chair Vranas called the Facilities Committee meeting to order at 6:04 p.m. Roll call was taken and a quorum was not present. No formal recommendations would be taken, but members continued with their discussion.

FACILITIES COMMITTEE MEMBERS

John P. Vranas (BOE), Chair  
Wendy Grano, Community Member  
Zade Tagani, Community Member

FACILITIES COMMITTEE MEMBERS NOT PRESENT

Rupal Shah Mandal (BOE), Co-Chair  
Myra A. Foutris (BOE)  
Emily McCall, Community Member

ADMINISTRATORS/STAFF

Dr. David L. Russo, Superintendent of Schools  
Dr. Dominick M. Lupo, Assistant Superintendent for Curriculum and Instruction  
Courtney Whited, Business Manager/CSBO  
Jim Caldwell, Director of Buildings and Grounds

OTHERS PRESENT

Athi Toufexis, StudioGC

2. AUDIENCE TO VISITORS

None

3. APPROVAL OF MINUTES

a. Facilities Committee Meeting Minutes - **MARCH 21, 2023**

The Facilities Committee did not take any action relative to the March 21, 2023 minutes due to the lack of a quorum.

#### 4. DISTRICT ARCHITECT OF RECORD - STUDIOGC architecture+interiors

##### a. StudioGC architecture+interiors Project(s) Update

##### I. Murphy Construction Concrete Foundation Work

Murphy Construction will be on site this summer completing the remaining playground work. The Administration asked for a proposal to cover a small dirt area with concrete near the sidewalk leading to the Rutledge Hall playground due to frequent student foot traffic wearing out the grass.

##### II. Drain Tiles for Field Area North of Rutledge Hall

The Administration pointed out an area behind Rutledge Hall that pools with water creating muddy conditions. The Administration was asking the Committee for approval to seek a resolution for this area. The Facilities Committee members in attendance stated their support for the Administration to seek ideas for a resolution to the muddy conditions behind Rutledge Hall.

##### III. Southwest Athletic Field's Slope Discussion

Athi Toufexis, StudioGC, discussed that the National Federation of High School requires a slope on the pitch of soccer fields. Athi explained that there is no maximum requirement established as it relates to the slope of the field. Athi explained that there is about a 1.5% drop across the field. This is in range of the National Federation of High School Soccer guidelines. The Facilities Committee members in attendance supported taking no action.

##### b. Lincoln Hall's Mechanized Basketball Hoops

Athi Toufexis, StudioGC, presented the quote from Bear Construction for the Lincoln Hall mechanized basketball hoops. Athi explained that four hoops would be replaced to improve functionality. The side hoops above the bleachers are currently mechanized, but the equipment is at the end of its life. The main baskets, which do not raise or lower, will be replaced and mechanized. It was noted that \$37,500 would come from the Berger donation for this project. The Facilities Committee members in attendance stated their support to accept the proposals from H2I and Bear Construction for materials & services related to improving Lincoln Hall's Basketball Hoops in the amount of \$77,062.92 for a summer 2023 installation.

##### c. District Recognition Discussion

Dr. David L. Russo, Superintendent of Schools, inquired if the Committee is in favor of continuing to look for ways to add commemoration pieces across the District. Dr. Russo shared an example, more specifically, the plaque that was made to commemorate the Abraham Lincoln mural that was completed by retired teacher Andy MacCrimmon and the Lincoln Hall Art Club. Athi presented some additional concepts for a commemoration wall. The Facilities Committee members in attendance were receptive to exploring these concepts. Dr. Russo stated that the Administration will present additional ideas at a future Facilities Committee meeting.

##### d. District Branding Discussion

Athi presented District branding ideas to the Committee. The Facilities Committee members in attendance liked the stair branding, and the "This is Jaguar Country" sign. The Facilities Committee members in attendance stated their support for the Administration to pursue additional ideas for District branding and present them at a future Facilities Committee meeting.

#### 5. OLD BUSINESS

##### a. Tractor Purchase and Trade-In

Jim Caldwell, Director of Buildings and Grounds discussed the tractor purchased in 2010 no longer has a high gear. Jim explained the quote including a trade-in offer of \$8,000 for the current tractor, and also a \$10,000 discount for the tractor that is presented in the packet. Jim explained the majority of the use is for snow removal. The Facilities Committee members in attendance stated their support to recommend to the Board of Education to accept this Sales Quote from Russo Power Equipment for a new Kubota tractor with attachments in the amount of \$34,194.20

along with a trade in of the District's John Deere tractor and attachments.

b. Window Treatments for Rutledge Hall's First Floor

Courtney Whited, Business Manager/CSBO, presented the window treatments for Rutledge Hall's first floor. The Facilities Committee members in attendance stated their support to recommend to the Board of Education to accept the quote from Indecor for window roller shade installations throughout the first floor of Rutledge Hall in the amount of \$22,350 during Summer 2023.

6. NEW BUSINESS

a. Village of Lincolnwood Intergovernmental Agreement (IGA) – Traffic and Parking Enforcement

Dr. Russo presented the draft of the Village of Lincolnwood Intergovernmental Agreement (IGA) – Traffic and Parking Enforcement. District Legal Counsel reviewed the draft and Dr. Russo presented those changes. The IGA allows for the enforcement of traffic and parking laws on campus. The Facilities Committee members in attendance supported the Administration taking this draft back to the Village.

7. District Facilities Update

a. Courtney reviewed updates relating to the playground equipment. All the playground equipment has arrived except the alligator spring rider. Work on three playgrounds will occur this summer. Murphy Construction will pour the concrete foundations and George's Landscaping will install the equipment as an allowance authorization under the Summer 2023 General Work contract with Bear Construction. The District will not pay the \$9,000 invoice until the alligator spring rider has been delivered.

b. Contour will be addressing the bare landscape areas on the southern/front perimeter areas of Rutledge Hall where thick shrubbery was removed last autumn.

c. The Building & Grounds team will be working on replacing some sprinkler heads in the campus fields this summer, as cited on the SD74 Master Facilities Plan. There may need to be a location adjustment relative to the sprinkler system control box near the PreK playground installation.

d. Lincolnwood Baseball and Softball Association (LBSA) submitted a request to waive FY24 Facilities Rental Fees. This Agenda item will appear on the May 18, 2023 Finance Committee meeting agenda.

e. Lincolnwood Public Library requested use of the Rutledge Hall parking lot from 4:00 - 6:30 p.m. on Friday, June 2, 2023 to support their Summer Reading Kickoff event.

f. Lincolnwood Police Department is also looking to use Lincoln Hall over the summer for testing.

g. Rutledge Hall library lighting

Courtney explained the option of a denim blue element to the light fixtures as opposed to the originally proposed gray. Athi explained that the Administration is looking to compliment some of the blue that is in the carpeting. The Facilities Committee members in attendance looked at drawings and supported the change to denim blue.

h. Dr. Russo explained the Lincoln Hall team is looking to explore a reorganization of the space in the Lincoln Hall library. They would like to explore a flip-flop of the space and put the instructional space closer to the east wall of the library. This would create a less disruptive environment for classes utilizing the space. The Facilities Committee members in attendance supported this request.

i. Jim shared pictures of the overgrowth of the rain garden spaces along East Prairie Road. Jim explained that the science curriculum no longer uses that area. Dr. Russo asked if the rain garden is still fulfilling its original purpose of clearing the sidewalk of water. Jim explained that the pooling still exists on the sidewalk. The Facilities Committee members in attendance would like the space to remain with improved upkeep and an exploration of connections to



the curriculum.

#### 8. ADJOURNMENT

The members in attendance stated their support to adjourn the Facilities Committee meeting at 6:39p.m.

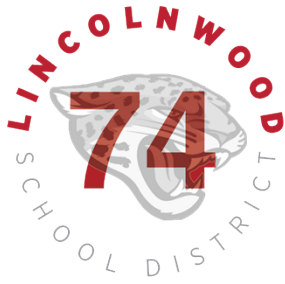
The next Facilities Committee meeting will be held Tuesday, June 6, 2023 at 6:00 p.m. The public is welcome.

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John P. Vranas, Chair

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Rupal Shah Mandal, Co-chair



## Facilities Committee Meeting

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DATE: June 6, 2023

TOPIC: District Architect of Record - StudioGC architecture+interiors Project(s) Update

PREPARED BY: Courtney Whited, Business Manager/CSBO with

Athi Toufexis, Principal, StudioGC architecture+interiors

### Recommended for:

- ☐ Action
- ☒ Discussion
- ☒ Information

### Purpose:

To provide the Facilities Committee an update on StudioGC architecture+interiors District Projects:

1. A floor plan is attached to promote further discussions relative to branding opportunities for each school.
2. The Summer 2023 General Work project with Bear originally had a \$100,000 contingency. An unforeseen issue with a portion of the replacement exhaust fans arose. The Administration recommended a \$60,000 contingency increase to allow summer construction to proceed with financial limits that would allow some flexibility. This was presented at the June 1<sup>st</sup> Board of Education meeting. Any portion of the contingency that remains at the end of the project will be returned to the District.
3. In an effort to prepare for autumn bidding on Summer 2024 construction projects, Studio GC, in partnership with SD74 Administration, updated the Master Facilities Plan last published on June 12, 2022. The draft is attached for review.



# BRANDING AND RECOGNITION OPPORTUNITIES

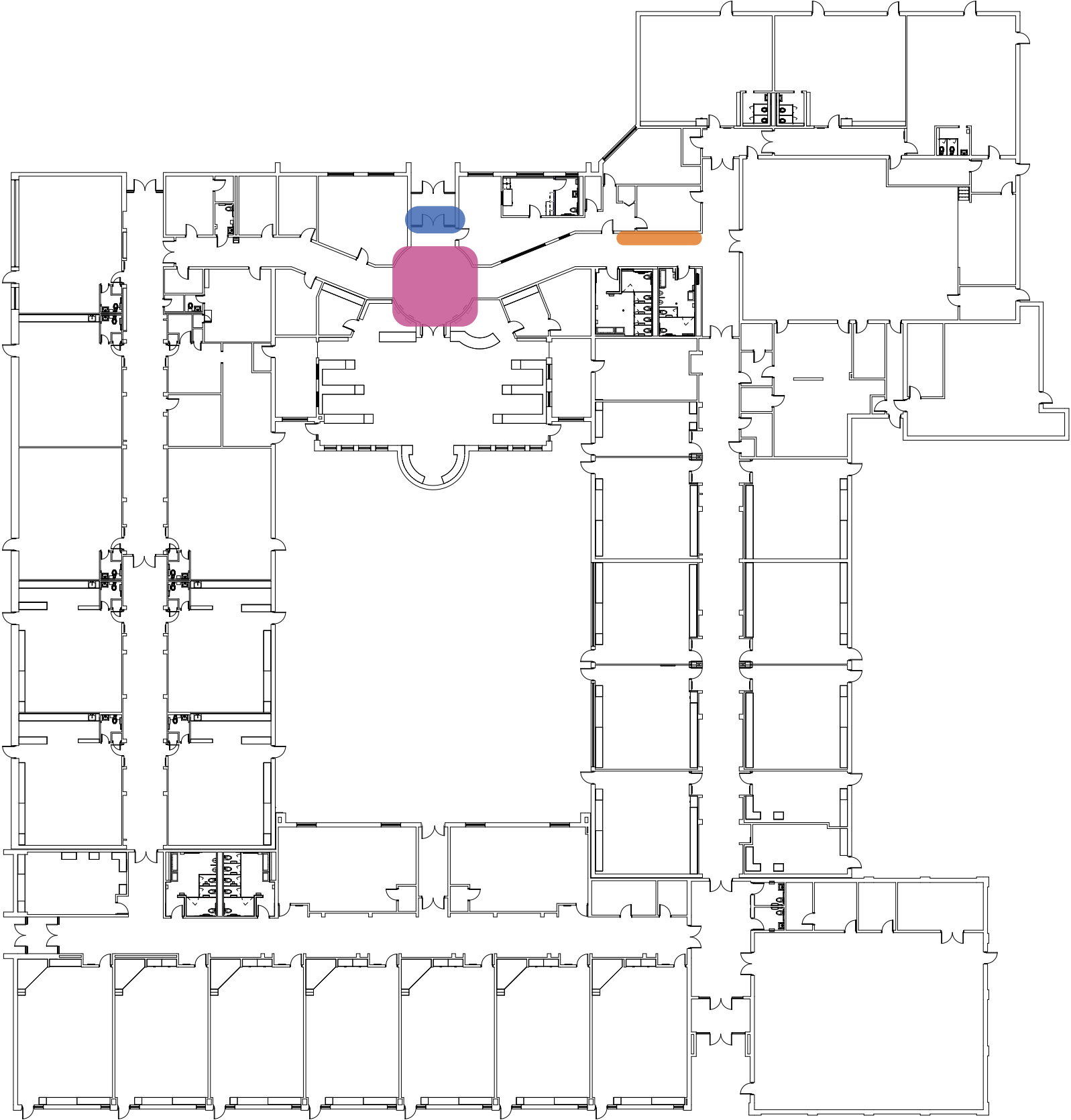
MAY 26, 2023

OPPORTUNITIES

- JAGUAR BRANDING - DOORS/GLASS
- PBIS MESSAGING - ROTUNDA
- STUDENT RECOGNITION - WALL DECAL OR DIGITAL

PBIS MATRIX - S.T.E.P.

STUDENTS TOGETHER  
ENCOURAGING POSITIVITY



OPPORTUNITIES

- JAGUAR BRANDING - DOORS/GLASS
- JAGUAR BRANDING - UNDERSIDE OF STAIRS OR STAIR RISERS
- PBIS MESSAGING - STAIR RISERS
- BRANDING/ PBIS - WALL DECAL
- STUDENT RECOGNITION - WALL DECAL OR DIGITAL

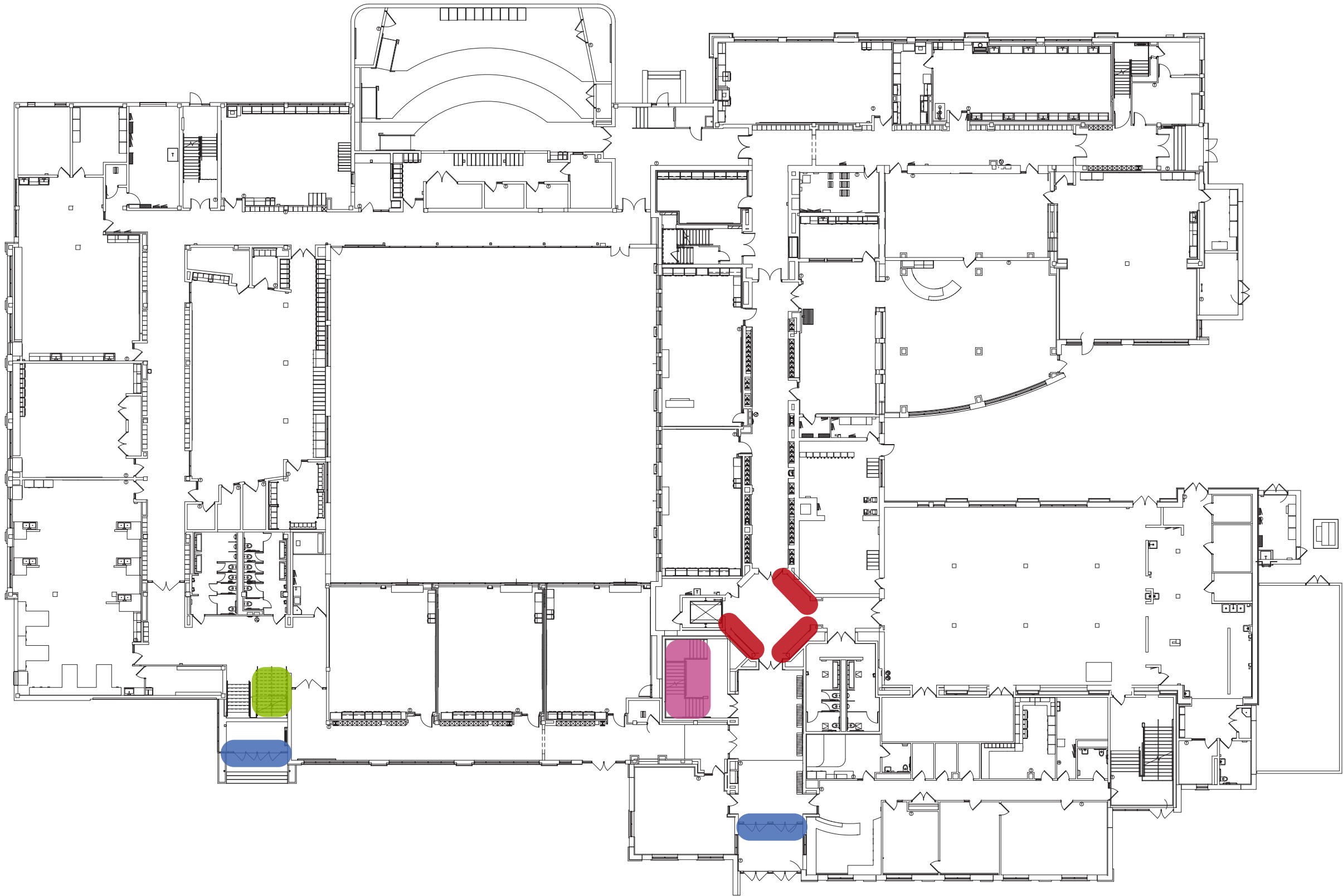
PBIS MATRIX - T.R.A.C.K.  
TAKE RESPONSIBILITY AND CHOOSE KINDNESS



OPPORTUNITIES

- JAGUAR BRANDING - DOORS/GLASS
- JAGUAR BRANDING - STAIR RISERS
- PBIS MESSAGING - STAIR RISERS / WALL
- STUDENT RECOGNITION - DIGITAL TROPHY CASE
- STUDENT RECOGNITION - WALL DECAL OR DIGITAL
- STAFF/ALUMNI RECOGNITION OR LEGACY/HISTORY - PHOTO PLAQUES, WALL DECAL, OR DIGITAL

PBIS MATRIX - P.A.T.H.  
POSITIVE ACTIONS THAT HELP



OPPORTUNITIES

- JAGUAR BRANDING - DOORS/GLASS
- JAGUAR BRANDING - STAIR RISERS
- PBIS MESSAGING - STAIR RISERS / WALL
- STUDENT RECOGNITION - DIGITAL TROPHY CASE
- STUDENT RECOGNITION - TEAM/CAST PHOTOS / MUSICAL POSTERS OR DIGITAL
- STAFF/ALUMNI RECOGNITION OR LEGACY/HISTORY - PHOTO PLAQUES, WALL DECAL, OR DIGITAL
- MURAL

PBIS MATRIX - P.A.T.H.  
POSITIVE ACTIONS THAT HELP



THANK YOU!







# Master Facilities Plan - DRAFT

## 2023-2026



May 30, 2023

\* Total Project Costs include A/E fee; do not include contingencies

### 2023-2026 Remaining Estimated Costs

HLS - "A" Category Required \$0

HLS - "B" Category Required \$1,196,866

Building Maintenance \$4,148,132

Capital Imp. Projects \$12,697,267

**Grand Total: \$18,042,264**

2023						
Priority Code	School	Category	Item	Estimated Cost	Bid Costs to Date	Notes
Subtotal				\$0		
HLS B	Todd Hall	Mechanical	Replace mechanical system piping valves with actuators	\$92,627	\$92,627	
HLS B	Todd Hall	Plumbing	Replace galvanized water piping and fixtures	\$137,494	\$137,494	
HLS B	Todd Hall	Plumbing	Replace piping and fixtures with new	\$266,304	\$266,304	
HLS B	Todd Hall	Plumbing	Provide backflow prevention devices at mop sinks	\$6,513	\$6,513	
HLS B	Rutledge Hall	Masonry	Replace chimney capstone	\$3,618	-	incorporated in cost below
Subtotal				\$506,556		
Maintenance	Todd Hall	Masonry Tuckpointing	Miscellaneous building tuckpointing	TBD	\$86,520	
Maintenance	Rutledge Hall	Masonry Tuckpointing	Miscellaneous building tuckpointing	TBD	\$57,985	new project added
Maintenance	Lincoln Hall	Masonry Tuckpointing	Tuckpoint area above main office	TBD	\$57,985	new project added
Maintenance	Administration	Masonry Tuckpointing	Miscellaneous building tuckpointing	TBD	\$47,010	new project added
Maintenance	Todd Hall	Roofing	Replace modified bitumen roof	\$134,387	\$51,667	
Maintenance	Rutledge Hall	Roofing	Replace TPO roof with modified bitumen	\$608,786	\$740,367	
Maintenance	Administration	Roofing	Replace modified bitumen roof	\$200,000	\$187,567	
Maintenance	Rutledge Hall	Mechanical	Replace exhaust fans	\$111,583	\$180,000	
Maintenance	Todd Hall	Mechanical	Replace exhaust fans	\$234,325	\$220,000	
Maintenance	Rutledge Hall	Flooring	Replace gym, multipurpose room, and library flooring	TBD	\$195,000	new project added
Maintenance	Campus	Lawn sprinkler heads	Replace lawn sprinkler heads	TBD		
Subtotal				\$1,289,082		
Capital	Todd Hall	Plumbing	Drinking fountain replacement plus additions	TBD		new project added
Capital	Rutledge Hall	Misc	Replace window treatments - first floor	TBD	\$22,350	new project added
Capital	Todd Hall	Misc	Misc. renovations (nurse's office; toilet rooms; library)	TBD	\$317,062	new project added
Capital	Todd Hall	Classroom Furniture	Replace pre-K and K classroom furniture	\$141,777	\$65,892	
Capital	Rutledge Hall	Furniture	Replace library furniture & casework	TBD	\$168,000	
Capital	Rutledge Hall	Furniture	Classroom rocking chairs	\$11,200	\$11,200	new project added
Capital/Donation	Lincoln Hall	Equipment	Replace (4) basketball hoops	\$77,063	\$77,063	\$37,500 donation; new project added
Subtotal				\$230,040		
Total 2023 Cost					\$2,911,542	

2024						
Priority Code	School	Category	Item	Estimated Cost	Notes	
Subtotal				\$0		
HLS B	Rutledge Hall	Plumbing	Provide sprinkler flow switch	\$7,598		
HLS B	Rutledge Hall	Plumbing	Replace galvanized water piping and fixtures	\$537,963		
HLS B	Rutledge Hall	Plumbing	Install vacuum breaker faucets	\$9,118		
Subtotal				\$554,679		
Maintenance	Todd Hall	Asphalt	Sealcoat, stripe, crack fill parking lot	\$12,361		
Maintenance	Rutledge Hall	Mechanical	Replace classroom univents	\$1,171,626	maybe swap with Todd Hall for 2025	
Maintenance	Rutledge Hall	Mechanical	Replace cabinet unit heaters	\$48,243	maybe swap with Todd Hall for 2025	
Maintenance	Rutledge Hall	Mechanical	Replace fan coil units	\$66,162	maybe swap with Todd Hall for 2025	
Maintenance	Todd Hall	Flooring	Replace gym flooring	\$103,853	New project added to plan	
Maintenance	Lincoln Hall	Enclosure	Replace painted insulated panels at courtyard	TBD	New project added to plan	
Subtotal				\$1,402,246		
Capital	Todd Hall	Classroom Furniture	Replace 1st grade classroom furniture	\$144,730		
Capital	Rutledge Hall	Misc	Courtyard Renovation	\$767,448		
Capital	Lincoln Hall	Misc	Plaza (Door 11) Renovations	\$700,920	deferred from 2023	
Capital	Todd Hall	Misc	Courtyard Renovation	\$767,448	deferred from 2023	
Capital	Rutledge Hall	Misc	Replace window treatments - second floor	TBD	New project added to plan	
Capital	Rutledge Hall	Plumbing	Drinking fountain replacement	TBD	New project added to plan	
Capital	Todd Hall	Lighting	Replace classroom lighting	\$744,327		
Capital	Rutledge Hall	Misc	Gymnasium presentation system	\$50,000	New project added to plan	
Capital	TBD	Misc	Branding & Recognition	TBD	New project added to plan	
Subtotal				\$3,174,874		

DRAFT

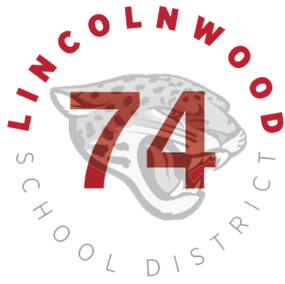
**Total 2024 Cost** **\$5,131,798**

**2025 - Previous Survey Estimates**

Priority Code	School	Category	Item	Estimated Cost	Notes
				<b>Subtotal</b>	<b>\$0</b>
HLS B	Lincoln Hall	Masonry	Underpin and replace cracked masonry walls	\$47,870	
HLS B	Lincoln Hall	General Trades	Miscellaneous exterior soffit repairs	\$39,891	
HLS B	Lincoln Hall	General Trades	Repair foundation wall leaks	\$47,870	
				<b>Subtotal</b>	<b>\$135,630</b>
Maintenance	Lincoln/Rutledge	Asphalt	Sealcoat, stripe, crack fill parking lot	\$33,381	
Maintenance	Todd Hall	Mechanical	Replace classroom univents	\$1,121,660	maybe swap with Rutledge Hall for 2024
Maintenance	Todd Hall	Mechanical	Replace cabinet unit heaters	\$50,656	maybe swap with Rutledge Hall for 2024
Maintenance	Todd Hall	Mechanical	Replace fan coil units	\$23,157	maybe swap with Rutledge Hall for 2024
Maintenance	Todd Hall	Plumbing	Replace tunnel piping	TBD	
				<b>Subtotal</b>	<b>\$1,228,854</b>
Capital	Todd Hall	Classroom Furniture	Replace 2nd grade classroom furniture	\$151,967	
Capital	Todd Hall	Addition	Classroom Addition	\$3,702,615	New project added to plan
Capital	Lincoln Hall	Misc	Courtyard Renovation	\$234,325	New project added to plan
				<b>Subtotal</b>	<b>\$4,088,907</b>
				<b>Total 2025 Cost</b>	<b>\$5,453,392</b>

**2026 - Proposed**

Priority Code	School	Category	Item	Estimated Cost	Notes
				<b>Subtotal</b>	<b>\$0</b>
				<b>Subtotal</b>	<b>\$0</b>
Maintenance	Todd Hall	Painting	Paint Interior	\$227,950	
				<b>Subtotal</b>	<b>\$227,950</b>
Capital	Todd Hall	Casework	Replace classroom casework	\$328,248	
Capital	Todd Hall	Lighting	Replace corridor/office lighting to LED	\$455,901	
Capital	Todd Hall	Classroom Furniture	Replace shared instructional furniture	\$45,590	
Capital	Rutledge Hall	Casework	Replace classroom casework	\$683,851	
Capital	Rutledge Hall	Addition	Classroom Addition	\$3,689,856	New project added to plan
				<b>Subtotal</b>	<b>\$5,203,446</b>
				<b>Total 2026 Cost</b>	<b>\$5,431,396</b>



## Executive Summary Facilities Committee Meeting

DATE: June 6, 2023

TOPIC: Allowance Authorization for Summer 2023 General Work

PREPARED BY: Courtney Whited

### **Recommended for:**

- ☒ Action
- ☒ Discussion
- ☒ Information

### **Purpose/Background:**

The Board of Education approves expenditures greater than \$10,000.

Further exploration of the exhaust fans to be replaced this summer revealed a necessity to purchase variable-speed fans instead of the single-mode style originally planned for these 17 units. This created an additional \$59,370 expense. If the allowance authorization is granted by the Board of Education, the cost will be covered by the \$160,000 contingency funds set aside for this project.

### **Fiscal Impact:**

\$ 59,370.00

### **Recommendation:**

The Facilities Committee concurs with the Administration to recommend to the Board of Education to approve this Allowance Authorization from Bear Construction for additional exhaust fan costs in the amount of \$ 59,370 to be installed as part of the Summer 2023 General Work project.



223 W. Jackson Blvd.  
Suite 1200  
Chicago, IL 60606  
Phone: (312) 253-3400

Date: 6/1/2023  
Project Number: 22066  
Project Name: 2023 General Work - Todd Hall and Rutledge H  
Auth. Number: 2

## Authorization to Spend Allowance

Owner: Lincolnwood School District 74  
6950 N. East Priarie Road  
Lincolnwood, IL 60712  
Attn: Kevin Daly

Contractor: Bear Construction  
150 Rohlwing Road  
Rolling Meadows, IL 60008  
Attn: Dan Zivilik

Project	Contingency Allowance:	\$	160,000.00
Allowances			
	TOTAL	\$	160,000.00

### SUMMARY OF WORK TO BE AUTHORIZED:

Modify (17) exhaust fans and associated controls at Rutledge and Todd	\$	59,370.00
Total	\$	59,370.00

### SUPPORTING DOCUMENTATION ATTACHED:

PCO - 003

The original allowance amount was:	\$	160,000.00
Net change by previous expenditures authorized:	\$	58,176.00
Available allowance prior to this authorization request was:	\$	101,824.00
Total amount of allowance expenditure to be approved this request:	\$	59,370.00
The new available allowance following this authorization will be:	\$	42,454.00

This summary does not reflect any change to the Total Contract Amount or Contract Time.

If this authorization is acceptable, please sign three originals and forward two fully executed copies to the architect.  
Retain the third copy for your files.

OWNER: Lincolnwood SD 74  
SIGNATURE: \_\_\_\_\_  
PRINT NAME: Kevin Daly  
DATE: \_\_\_\_\_

CONTRACTOR: Bear Construction  
SIGNATURE: \_\_\_\_\_  
PRINT NAME: Dan Zivilik  
DATE: \_\_\_\_\_

ARCHITECT: Studio GC  
SIGNATURE:   
PRINT NAME: Atmi Toufexis  
DATE: 6/1/2023



To: Studio GC

Attn: Athi Toufexis

Date: June 1, 2023

### PCO - 003

From: BEAR Construction  
Company

Project Name: Lincolnwood SD 74 2023 General Work

Architect: Studio GC

Architect Project #:

Owner: Lincolnwood School District  
74

#### PCO SUMMARY: Revised Exhaust Fan Schedule

Trade	Contractor	Description	Totals
Mechanical	State Mechanical	Revised Exhaust Fan Schedule	\$ 55,412.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

Total Contractor Cost: \$ 55,412.00

Bond: \$ 593.70

Insurance: \$ 593.70

Markup 5%: \$ 2,770.60

Total Change Order Request: \$ 59,370.00

Potential Schedule Impact: Potentially  
The contract completion time shall be extended by: Unknown

Brandon Heidinger  
BEAR Construction Company

6/1/2023  
Date Approved

Lincolnwood School District 74

Date Approved

Studio GC

Date Approved



**Proposed Change Order Breakdown**

PCO #  
SMS #

CO #1

Date: 5/4/23

Dan Zivilik  
Bear Construction  
1501 Rohlwing Road  
Rolling Meadows, IL. 60008

Telephone: -  
Cell: (847) 521-2539  
e-Mail: [danz@bearcc.com](mailto:danz@bearcc.com)

RE: Lincolnwood SD 74 - Revised Exhaust Fans

**Proposed Revision:**

Below are the added cost to provide (8) fans at Todd Hall and (9) fans at Rutledge Hall with 0-10 VDC signal that will be rerouted from the existing exhaust fan controller directly to the exhaust fans controller and modify the control logic. Also included is the price increase to change HP of some motors to accommodate existing electrical and Varigreen motors for variable speed control on others.

**Exclusions:**

Total Cost:

**Ventilation:**

Description	Cost	<del>Tax</del>	<del>Sub-Total</del>
Sheet Metal Equipment	\$28,510.00	<del>10.25%</del>	<del>\$31,432.28</del>
Sheet Metal Rectangular Ductwork	\$0.00	<del>10.25%</del>	<del>\$0.00</del>
Sheet Metal Round Ductwork	\$0.00	<del>10.25%</del>	<del>\$0.00</del>
Sheet Metal Miscellaneous	\$0.00	<del>10.25%</del>	<del>\$0.00</del>

No Tax

Ventilation Equipment / Material Sub-Total >>>>   
10% ~~15%~~ Overhead & Profit >>>>

Ventilation Equipment / Material Total >>>>   
~~\$36,147.00~~

Description	Classification	Hours	Rate	Sub-Total
Sheet Metal Labor - Straight Time	Journeyman	0	\$ 129.14	\$0.00
Sheet Metal Labor - Overtime	Journeyman	0	\$ 160.83	\$0.00
Sheet Metal Labor - Double Time	Journeyman	0	\$ 192.52	\$0.00
Sheet Metal Labor - Straight Time	Foreman	0	\$ 134.39	\$0.00
Sheet Metal Labor - Overtime	Foreman	0	\$ 168.61	\$0.00
Sheet Metal Labor - Double Time	Foreman	0	\$ 202.84	\$0.00
Sheet Metal Labor - Straight Time	Superintendent	8	\$ 136.39	\$1,091.10
Sheet Metal Labor - Overtime	Superintendent	0	\$ 170.61	\$0.00
Sheet Metal Labor - Double Time	Superintendent	0	\$ 204.84	\$0.00

Above hourly rates include Overhead & Profit

Sub-Total Labor Hours >>>>

Labor Breakdown	Hours
Equipment Installation	0
Ductwork Installation	0
Round Ductwork Installation	0
Layout and Listing	0
Material Handling	0
Supervision	8
Miscellaneous	0
Total	8

Ventilation Labor Sub-Total >>>>

**Piping:**

Description	Cost	Tax	Sub-Total
Piping Equipment	\$0.00	10.25%	\$0.00
Piping Material	\$0.00	10.25%	\$0.00
Piping Miscellaneous	\$0.00	10.25%	\$0.00

Piping Equipment / Material Sub-Total >>>>   
15% Overhead & Profit >>>>

Piping Equipment / Material Total >>>>

Description	Classification	Hours	Rate	Sub-Total
Piping Labor - Straight Time	Journeyman	0	\$ 127.60	\$0.00
Piping Labor - Premium Time	Journeyman	0	\$ 161.80	\$0.00
Piping Labor - Double Time	Journeyman	0	\$ 196.01	\$0.00
Piping Labor - Straight Time	Foreman	0	\$ 131.61	\$0.00
Piping Labor - Premium Time	Foreman	0	\$ 167.75	\$0.00
Piping Labor - Double Time	Foreman	0	\$ 203.89	\$0.00
Piping Labor - Straight Time	Superintendent	0	\$ 133.61	\$0.00
Piping Labor - Overtime	Superintendent	0	\$ 169.75	\$0.00
Piping Labor - Double Time	Superintendent	0	\$ 205.89	\$0.00

Above hourly rates include Overhead & Profit

Sub-Total Labor Hours >>>>

Labor Breakdown	Hours
Equipment Installation	0
Piping Installation	0
Layout and Listing	0
Material Handling	0
Supervision	0
Miscellaneous	0
Total	0

Piping Labor Sub-Total >>>>

Startup & Commissioning:

Description	Cost	Tax	Sub-Total
Service Equipment	\$0.00	10.25%	\$0.00
Service Materials	\$0.00	10.25%	\$0.00
Service Miscellaneous	\$0.00	10.25%	\$0.00

PCO #    CO #1

Piping Equipment / Material Sub-Total >>>>	\$0.00
15%    Overhead & Profit >>>>	\$0.00

Service Equipment / Material Total >>>>    \$0.00

Description	Classification	Hours	Rate	Sub-Total
Service Labor - Straight Time	Service Fitter	0	\$    146.61	\$0.00
Service Labor - Overtime	Service Fitter		\$    182.75	\$0.00
Service - Double Time	Service Fitter		\$    218.89	\$0.00

Above hourly rates include Service Van, Overhead & Profit    Sub-Total Labor Hours >>>>    0

Service Technician / Start-Up Sub-Total >>>>    \$0.00

Sub-Contract:

Description	Cost
Crane	\$0.00
Helicopter	\$0.00
Man-Lifts	\$0.00
Test & Balance	\$0.00
Temperature Controls	\$20,734.00
Engineering	\$0.00
Sheet Metal & Piping Insulation	\$0.00
Coring	\$0.00
Medical Gas Certification	\$0.00
Scaffolding	\$0.00
Pipe Freezing	\$0.00
Other	\$0.00
Other	\$0.00
Other	\$0.00
Other	\$0.00

5%    Sub-Contract Sub-Total >>>>	\$20,734.00
<del>10%</del> Overhead & Profit >>>>	<del>\$2,073.00</del>

\$21,771

Sub-Contract Sub-Total >>>>    ~~\$22,807.00~~

Miscellaneous Labor:

Description	Classification	Hours	Rate	Sub-Total
Engineering Labor		5.0	\$    103.00	\$515.00
BIM Coordination, Estimating, Project Mgmnt.	-	0.0	\$    120.00	\$0.00
Trimble	Journeyman	0.0	\$    120.00	\$0.00
Delivery Labor Including Truck Charge	Apprentice	0.0	\$    78.00	\$0.00

Above hourly rates include Overhead & Profit

Sub-Total Labor Hours >>>>    5

Miscellaneous Labor Sub-Total >>>>    \$515.00

Miscellaneous:

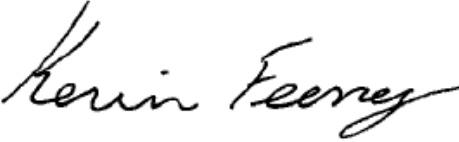
Parking	\$0.00
Per Diem	\$0.00
Cartage	\$0.00
Warranty	\$613.00

Miscellaneous Sub-Total >>>>	\$613.00
<del>15%</del> Overhead & Profit >>>>	<del>\$92.00</del> \$61
10%	

\$674

Miscellaneous Sub-Total >>>>    \$705.00

State Mechanical Services, LLC



Kevin Feeney  
Project Executive  
[kfeeney@statemechservices.com](mailto:kfeeney@statemechservices.com)

Total Cost >>>>    ~~\$61,265.00~~    \$55,412





Everest Energy & Control Technologies, LLC  
5401 Patton Drive, Suite 120  
Lisle, IL 60532  
Phone: (630) 369-7100  
Fax: (630) 369-7292

**TO:** State Mechanical

**DATE:** April 28, 2023

**PROJECT:** Lincolnwood School District 74  
2023 General Work  
Todd Hall and Rutledge Hall  
Lincolnwood, Illinois

**DESCRIPTION:**

Reconfigure Control Wiring and Programming for New ECM Motors

**SCOPE OF WORK:**

1. Todd Hall Pressure Controlled Exhaust Fans (EF-1,2,4,5,6,10,11,18) and Rutledge Hall Pressure Controlled Exhaust Fans (EF-1,2,4,5,6,7,8,9,12):
  - o The existing controls consists of a 0-10VDC signal from the associated exhaust fan DDC controller to an analog-to-digital control module mounted at the exhaust fan starter for staging of the low/high speeds of the existing exhaust fan. The new replacement fans will now have ECM motors. We will reroute the 0-10VDC signal from the exhaust fan controller directly to the new ECM fan controller, and modify the control logic in the DDC controller to accommodate the ECM motor requirement to start and stop the fan at a preset voltage.

Description	Hours	Rate	Labor Cost	Material
Engineering	-	\$ 91.06	\$ -	\$ -
Programming Labor	4.0	\$ 125.17	\$ 501	\$ -
Graphics	-	\$ 125.17	\$ -	\$ -
Technician's Checkout Labor	8.5	\$ 112.16	\$ 953	\$ -
Commissioning	-	\$ -	\$ -	\$ -
Warranty				\$ -
Material				\$ 820
Electrical Subcontract			\$ 16,575	\$ -
<b>SubTotals</b>			\$ 18,029	\$ 820
<b>Mark-up @ 10.0%</b>			\$ 1,803	\$ 82
			<b>TOTAL</b>	<b>\$ 20,734</b>

Notes:

- All work is quoted on regular time and does not include overtime to complete this work per schedule.

Sincerely,

Dan Reynolds  
President