



Elgin Math & Science Academy

Master Planning Meeting

Date and Time

Wednesday May 11, 2022 at 6:00 PM CDT

Location

Join Zoom Meeting

<https://us06web.zoom.us/j/86255051354>

Meeting ID: 862 5505 1354

One tap mobile

+13126266799,,86255051354# US (Chicago)

+13017158592,,86255051354# US (Washington DC)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+1 929 205 6099 US (New York)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 862 5505 1354

Agenda

	Purpose	Presenter	Time
I. EMSA Mission			6:00 PM
A. For reference	FYI		1 m
Mission: At EMSA, students and teachers will reach their highest potential through active exploratory learning and social responsibility.			
Vision:			
We welcome individuals of all backgrounds and abilities			
We nurture children's natural curiosity			
Our students are leaders in their own learning			
Our teachers & students hold high standards for their own work			
Our students are critical thinkers who excel in math and science			
Our students develop the skills to be responsible individuals			

	Purpose	Presenter	Time
Master Plan: EMSA's master plan clarifies our mission and vision, honors campus history, is mindful of our impact on the environment, supports EL Education's innovative learning model, and builds a sustainable campus.			

Campus Roots: We are committed to rebuilding a thriving educational community, honoring the legacy of our campus, restoring its architecture, and preserving the natural environment.

II. Opening Items 6:01 PM

Opening Items

A. Record Attendance and Guests

B. Call the Meeting to Order

Gary Swick

C. Approve April 14, 2022 Meeting Minutes

Approve Minutes

Gary Swick

2 m

III. Campus Strategic Planning 6:03 PM

A. Facilities SY2022-23

Discuss

Kerry Kelly & Dan Alexander

20 m

At the last Master Planning Committee Meeting the Committee voted to recommend to the Board to approve renovating the full Administration Building for SY2023-24, subject to the Finance Committee's recommendation regarding financial feasibility. The pricing for this project reflected the following:

1. Strategy to borrow 18 months' interest during/after construction. This would be done to help ESMA's FY23, FY24, and FY25 Budget to be in surplus, and build up ISBE-required cash reserves. These benefits come at the cost of increased debt.
2. Adjustment of interest-rate assumption to be 5.50% - reflecting turmoil in capital markets, and expected increases to short-term interest rates by the Federal Reserve throughout 2022. This may prove an over-conservative assumption.
3. Increased construction cost assumptions. Construction inflation has been running at an annual 13% rate due to rising energy prices, labor & material costs.

The basic budget for the overall borrowing as estimated in winter 2022 as follows

Rough Uses of Funds

1. \$7,040,000 payoff of existing IFF loan as of February 2023.
 2. \$4,351,000 - additional cost of doing entire Administration Building
 3. \$2,009,000 - financing costs, including borrowing 18 months initial interest (and reflecting assumed \$500,000 CDFI credit enhancement funding).
 4. \$100,000 reimbursement for summer 2022 capital items
- Total: \$13,500,000 in borrowing (plus \$500,000 assumed Credit Enhancement).

Administration Building Budgeting is under review based on two-grade use of the Admin Building planned, and other factors. The budget for the plans developed in 2019-20 for the Admin Building:

A. \$3,601,197 Cost Estimate using a per-square foot take-off method, given recent construction inflation

	Purpose	Presenter	Time
B. \$0	Additional cost of Owner's Rep services (COO performs this function)		
C. \$100,000	A/E costs for program redo (MEP changes no cost); also, construction administration		
D. \$100,000	Environmental cleanup (windows, floors, possible pipe insulation)		
E. \$125,000	Technology. (Security camera system, intercom system, phones, AI, non-erate portion of LV)		
D. \$75,000	New furniture. We do have much of the science lab furniture, but little else.		
E. \$50,000	Pathway improvements		
F. \$300,000	Contingency		
\$4,351,000	Total for Admin Building		

EMSA must go to the bond market to finance this type of construction project. There is always a possibility bond financing timing will not work with EMSA's schedule to resume K-8 classes in August of 2023. What are our options? What would be acceptable to EMSA staff and families and affordable?

There are two researched alternatives to the Administration Building, in the event bond financing is not feasible:

1. Reconfigure the elementary building to add a grade level. This would mean reducing the size of the Kitchen and building out ML/Intervention service areas in the saved space; relocating the main entrance desk and using that space for both a new office, and an expanded Sped room - along with enclosure of the Kinder vestibule. Researched cost in winter 21-22 was \$300,000. It would likely be closer to \$340,000 by SY22-23, based on construction inflation well above 10% annually.
2. Purchase a two-classroom mobile building to be located on the former Dorm site, near to the Middle School. This would require site preparation and electrical connection. The students would use the Middle School bathrooms. Researched cost was about \$437,000 in winter 21-22. It would likely cost closer to \$500,000 by SY22-23, based on construction inflation well above 10% annually.

IV. Environmental Subcommittee Report

6:23 PM

A. Update & Discussion	Discuss	Gary Swick & Kerry Kelly	15 m
------------------------	---------	--------------------------	------

Passion Projects--EMSA's 5th and 6th graders will be championing various projects that increase students exploration/recreation opportunities with a sensitivity toward the existing EMSA ecosystems. EMSA has indicated that it will fund (at a reasonable level, i.e., around \$2500 max) the winning project idea. However, there may be other projects that we'd like to undertake as well.

- What are some student projects that overlap with our existing desire to address/improve?
- What amount of funding is available?
- What can be the process to proceed with a project?
- How do we support student participation?

Friday Field Studies implementation for next year?

	Purpose	Presenter	Time
Path/trail building--May 20 1:30-3 students and volunteers will be working on the Ravine Path.			

V. Construction & Expansion

6:38 PM

A. Potential Summer/Fall 2022 Capital Investment Options/Ideas	Discuss	Dan Alexander	10 m
--	---------	---------------	------

Update on status of proposed summer construction projects.

See attached chart (work in progress as some subcontractors are slow to price, have proposals incoming).

VI. Committee Goals & Vision

VII. Closing Items

A. Adjourn Meeting	Vote
--------------------	------