



# Elgin Math & Science Academy

## Master Planning Committee Meeting

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### Date and Time

Wednesday October 12, 2022 at 6:00 PM CDT

### Location

Neil Building Commons / Hybrid  
1600 Dundee Ave.; Elgin, IL 60120

Zoom Link: <https://us06web.zoom.us/j/83909541907?pwd=VU04M3NxVW9FT01yRDFCY0NDTmpiUT09>

Meeting ID: 839 0954 1907

Passcode: MS53jw

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### Agenda

	Purpose	Presenter	Time
<b>I. Opening Items</b>			<b>6:00 PM</b>
A. Record Attendance			1 m
B. Call the Meeting to Order		Kerry Kelly	2 m
<b>II. Master Plan &amp; Facilities Committee</b>			<b>6:03 PM</b>
A. Review of EMSA Expansion Schedule	Discuss	WKA and Dan Alexander	10 m
Pre Construction, (Board Approval) - October 14, 2022 Pre Construction Services, CD Development October 17 - November 7, 2022 Construction drawings released for bid to three GCs November 7, 2022 Bid Review and Scope of Work Determination by EMSA (Board vote) Nov. 29 2022 Vote on financing & Expansion Project (Board vote) Nov. 29 2022 Value Engineering Process Dec. 2 - Dec. 16th 2022			

	Purpose	Presenter	Time
Board Decision to "Go or No Go" & if Go, Capital Budget and Project Schedule approved Dec. 19 or 20, 2022 If "Go", EMSA proceeds to sign contracts, start construction Construction Start early January Financing Closing February 2023 Construction Completion Approx. August 1, 2023			

<b>B. Possible alternatives to renovation of Admin Bldg &amp; \$14.5M bond financing</b>	Discuss	Kerry Kelly	20 m
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Raise \$3.5M in capital campaign  
 Raise less than \$3.5M to lower bond borrowing  
 Lease or purchase mobile classrooms  
 Lease nearby classrooms from other education institutions (Einstein Academy, e.g.)  
 Utilize Art Barn (plus a mobile)  
 Minimally finish dining hall  
 Lease creative space–Nature Preserve, Judson, Rec Centre  
 Renovate gymnasium to add to classrooms–divide the gym into 2 classrooms and a gym  
 Middles School Staff Input

Recent from M Gibb on mobile lease option:  
 Local company, Willscot, Flex product ONLY leased as it is proprietary (envision flat-packed units that only need a forklift with each wall and building length is customizable — including floor to ceiling windows).  
 Ballpark figure: 1 building \$150K over 24months or \$75K per year / \$6,250 per month + electrical service. 960 sq feet (could go to 1120sq ft) includes ADA bathroom and ramp (minimal ramp because unit sits closer to the ground than traditional mobiles).  
 • Can extend length of classrooms in 160sq ft. increments. Width will always be 20ft.  
 • Unit can be placed directly on asphalt.  
 • Every 8ft of wall is customizable with window sizes or no windows. Typical classroom units will have full length windows on one side and minimal windows on the other to allow for learning materials, white boards, etc.  
 • Can extend length of lease term if necessary. (Longer the lease, less expensive month to month.)

<b>C. Dan Alexander's Assessment of Two Alternative Options to Admin Building Expansion</b>	Discuss	WKA, Dan Alexander	15 m
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1. Build a two-classroom mobile addition on open site near Middle School and to its south.  
 Cost ranges in area of \$500,000 to purchase two-classroom building, prep site including grading, foundations, power, permit, drawings. Would need to be approved by City of Elgin from a zoning perspective, likely as a use of shorter duration. No means of financing except bond market.

Advantages: likely doable (needs City approval), we have until December to decides yes/no  
 Disadvantages: no bathrooms in mobile building, classrooms under 800 square feet. Bond term length could be reduced due to relative impermanency of mobile building. Only two classrooms.

2. Build out classroom in Gym Building, likely in Gymnasium; potentially modify MPR room.  
 Cost would have be determined through a preconstruction schedule, estimate.

Advantages: Could add two classrooms to Gymnasium, with bathroom access.  
 Disadvantages: Roughly halves Gymnasium as PE space, assembly space. Classrooms are just under 800 sf. Cost is substantial to create classrooms, code-required corridors, walls - sound insulation, ventilation, fire safety, electrical.

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<b>D. Discussion on Pre-Construction Services</b>	Discuss	WKA and Dan Alexander	20 m

It is envisioned that the Master Planning Committee will poll its members regarding recommendation to the Board fir a preconstruction contractor.

Attached:

RFP, and Q&A document shared with three respondents.  
 B&A Proposal  
 Mazur Proposal  
 Stromberg Proposal  
 Analysis and Ranking of Preconstruction RFP Responses

Admin recommendation: Bulley & Andrews proposal, cost of \$12,500.

<b>E. Civil Engineer's Ideas for Site Improvements</b>	Discuss	WKA	15 m
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These ideas are preliminary, in that they must be cost estimated. It is likely the cost for doing all of this would be substantial.

### III. Other Business

### IV. Closing Items

<b>A. Adjourn Meeting</b>	Vote
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