



Elgin Math & Science Academy

Master Planning Committee Meeting

Date and Time

Wednesday June 21, 2023 at 4:00 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

Our Mission:

The Elgin Math and Science Academy is an EL Education public charter school.

We strive to support the whole child and develop socially responsible leaders who aspire to create a better world.

Agenda

	Purpose	Presenter	Time
I. Opening Items			4:00 PM
A. Record Attendance			1 m

	Purpose	Presenter	Time
B. Call the Meeting to Order		Kerry Kelly	1 m
C. Approve Minutes	Approve Minutes	Gary Swick	3 m

Approve minutes for Master Planning Committee Meeting on May 17, 2023

II. Master Plan & Facilities Committee 4:05 PM

A. Decision-making Protocols for Construction	Discuss	Kerry Kelly and Gary Swick	2 m
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Areas when the Master Planning Committee will be consulted and possible approval by the Board sought:

1. Changes to the intended program use of the space.
2. Changes to which would affect sustainability, including water mitigation strategies
3. Changes to the building's historic appearance.

B. COO Report on Construction	Discuss	Dan Alexander	15 m
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Construction is proceeding "apace" on the Admin Building, and on track for completion approximately August 10, 2023.

Information being sent out to Staff and Parents, semi-monthly.

Assuming that the Committee agrees with Administration's recommendation that Shoring be the method used to address the Patio issue discussed at the May Meeting, the amount of remaining Construction Contingency will be approximately \$100,000 inclusive of the \$100,000 reserved to be used only with Board decision. This is, with the Project now past the "Danger Zone" of unexpected conditions (which indeed, were found).

There is heavy work going on interior and exterior to the Building, now.

Completed:

- Interior structural work.
- Tuckpointing and eaves stucco.
- All interior and exterior piping for water service, sewer waste, and electrical service.
- Interior drain tile.

	Purpose	Presenter	Time
	<ul style="list-style-type: none"> • Rough-in on main floor, and upstairs. City inspections passed. Science Lab rough-in underway, City inspections passed. • Framing and drywall done on main floor, and upstairs. • Pulling of heavy electrical wire through installed piping. • Concrete pours inside and outside. 		

June brings:

- Full framing, taping of drywall, and ceiling installation
- Much of window replacement (begins mid-June)
- some door and door frame installation (begins mid-June)
- Fine details such as bathroom floor levelling, flooring, wall tile
- Exterior CMU, sealing of concrete floors
- Low voltage wiring installation beginning

ComEd has been cooperative and we are hoping to have our new free transformer in place after installation of 800A MDP electrical equipment, late July.

We are expecting teachers to be able to move into classrooms to set up on Monday August 14th.

C.	Back Patio Issue	Vote	Dan Alexander	20 m
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The Back Patio is a stone structure at the west side of the Admin Building, outside of the Library overlooking the Fen.

In the course of construction, it was discovered that the Patio floor slab had deteriorated, and allowed water to enter the cavity under the Patio. The structural beams and columns, as well as the slab, have deteriorated.

We wanted to find a way to use the Patio with students and staff, in a way that preserved the historical structure, and in a way that was affordable.

	Purpose	Presenter	Time
<p>Administration believes the best strategy is to use structural shoring inside the Patio cavity to hold up the Patio. We believe this is a good long-term solution, and is what was done previously before we acquired the property. It is likely to last for up to 20 years and then we could redo again or decide to do a complete rebuild by removing and replacing all structural elements, and carrying out whatever tuckpointing and such repairs as are needed.</p>			

A chart of all possible options is attached. The strategy recommended has the following benefits:

1. Affordable cost of a little more than \$26,000 for purchase and installation of structural shoring together with some repair of one particular area of uneven Patio stone.
2. Full use of the Patio.
3. Full retention of the existing appearance and materials of the Patio, in keeping the historic restoration of the Admin Building generally.
4. Easily completed within the Project Schedule.

Unless the Committee wishes to vote to direct otherwise, Administration will follow the Shoring route.

D. Campus Planning--Update on Parking Focus	Discuss	Gary Swick	5 m
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The Enviro Committee sought input on the tree vs parking issue at Silo Island. There is support for saving the three mature trees while building parking around them. The three or more spots that are "lost" to parking can be turned into incentivized parking spots at the dorm.

E. Committee Recommendations - Potential Use of Unspent Contingency	Dan Alexander	20 m
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The Board had directed in December that \$100,000 of funds borrowed for construction be set aside, as a Contingency to be spent only with the Board's approval, likely for items beyond the Admin Building and its immediate surroundings.

Given that it is June and construction will cease in August, it is now time to consider whether the Board wishes to carry out any additional construction with the final \$100,000 in construction contingency. It does appear very likely that this \$100,000 in contingency is available to spend, should the Board direct it to do so.

Here are the options for construction spending as developed in prior planning and conversation between Committee, Board, and Administration:

Storm Water

1. Storm Water Mitigation (rain gardens) to the north and southeast of the Admin Building. March 27th proposal from Green Guerilla: **\$10,970.**

Parking and Roads

1. Fifteen additional parking spaces, involving the removal of three non-oak trees and creation of gravel parking spaces.

Tree Removal: **\$2,700**

Excavation, levelling and preparation of bed, gravel and wheelstops: **\$TBD from**

Green Guerilla

Subtotal:

2. Removal and reinstallation of entry envelope asphalt from I-25 to junction, plus signage and painted signage on parking lot asphalt for improved traffic safety. **\$23,800.**

Security Measures

1. Installation of asphalt lettering and associated standing signs to direct traffic to yield right of way at two areas of roadway (traffic safety improvement). **\$3,400**
2. Door strengthening at seven exterior door locations at Elementary Building. **\$6,290.**
3. Installation of a pair of both "No Trespassing" and "School Campus Under Constant Surveillance" signs at entry and road junction locations, greeting cars entering EMSA. Budget figure of **\$2,500.**
4. **We are investigating installation of battery-powered security cameras** at some of our campus locations farther from buildings. The cost of installation of standard cameras is **quite steep** (see below):

- Three security cameras at the Campus entrance and teacher parking areas. Cameras and associated NVR, licenses, antenna and transceivers, mounting including pole at entrance - **\$18,835. Plus** 120V power to cameras by electrician - **\$25,000 - \$30,000** inclusive of trenching and tree protection measures, per project electrician.

Subtotal:

	Purpose	Presenter	Time
F. Sustainability	Discuss	Kerry Kelly & Gary Swick	1 m
<p>What specific items impacting our sustainability have been added or removed from the Construction Plans? (E.g., electric/gas). How does sustainability influence our planning? How do we incorporate sustainability principles regularly?</p>			
G. Facilities Reserve Fund	Discuss		5 m
<p>What are campus facility costs that we might be facing in the future?</p>			
III. Campus Environment & Historical Character Advisory Group			5:13 PM
A. Proposal	Discuss	Kerry Kelly	10 m
<p>This idea is being proposed to support the decision-making process for new plans/projects/etc that could impact the campus' natural and/or historical environment.</p>			
IV. Closing Items			5:23 PM
A. Adjourn Meeting	Vote		