

APPROVED



# Elgin Math & Science Academy

## Minutes

### Master Planning Committee Meeting

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#### **Date and Time**

Wednesday October 12, 2022 at 6:00 PM

#### **Location**

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

Zoom Link: [https://us06web.zoom.us/j/83909541907?](https://us06web.zoom.us/j/83909541907?pwd=VU04M3NxVW9FT01yRDZCY0NDTmplUT09)

pwd=VU04M3NxVW9FT01yRDZCY0NDTmplUT09

Meeting ID: 839 0954 1907

Passcode: MS53jw

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#### **Committee Members Present**

G. Swick (remote), K. Kelly (remote), S. Bennett (remote)

#### **Committee Members Absent**

A. Gray, D. Haight, R. Wilson

#### **Guests Present**

A. Anderson (remote), B. Lane (remote), D. Alexander (remote), J. Willer (remote), K. Coventry (remote), K. Taylor (remote), Lawrence Kearns (WKA) (remote), [kconzelman@emsacharter.org](mailto:kconzelman@emsacharter.org) (remote)

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#### **I. Opening Items**

A.

## **Record Attendance**

### **B. Call the Meeting to Order**

K. Kelly called a meeting of the Master Plan & Facilities Committee Committee of Elgin Math & Science Academy to order on Wednesday Oct 12, 2022 at 6:02 PM.

## **II. Master Plan & Facilities Committee**

### **A. Review of EMSA Expansion Schedule**

D. Alexander discussed the EMSA Expansion Schedule.

- Pre-Construction Services, CD Development (October 17 - November 7, 2022)
- Construction drawings released for bid to three General Contractors (November 7, 2022)
- Bid Review and Scope of Work Determination by EMSA / **Board Vote** (November 29, 2022)
- Vote on Financing & Expansion Project / **Board Vote** (November 29, 2022)
- Value Engineering Process (December 2 - December 16, 2022)
- Board Decision to "Go or No Go" & if Go, Capital Budget and Project Schedule approved (December 19 - December 20, 2022) / If "Go", EMSA proceeds to sign contracts, and start construction. Construction to start early January - this would be interior demolition and interior work.
- Financing Closing (February 2023)
- Construction Completion (Approx. August 1, 2023)

### **B. Possible alternatives to renovation of Admin Bldg & \$14.5M bond financing**

M. Gibb discussed a mobile lease option through 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). M. Gibb provided a ballpark figure: 1 building \$150K over 24 months 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).

K. Kelly discussed that for the Capital Campaign there was an option 2. K. Taylor recommended an endowment (mini Capital Campaign). This would take several years, but the money received can be utilized for what is needed.

J. Willer discussed that when speaking with the Middle School team, the best option would be to do the Admin Building. There has been a conversation with the Middle School team on a Plan B. It is a priority for them to remain on campus. A discussion of the financial implications will be done by J. Willer with the Middle School staff.

### **C. Dan Alexander's Assessment of Two Alternative Options to Admin Building Expansion**

D. Alexander discussed the below alternative options to the Admin building.

- Build a two-classroom mobile addition on an open site near Middle School and to its south.
- Build out the classroom in Gym Building, likely in Gymnasium; potentially modify the MPR room.

**D. Discussion on Pre-Construction Services**

G. Swick, S. Bennett, K. Kelly, and A. Anderson recommends having Bulley and Andrews as the pre-construction vendor.

**E. Civil Engineer's Ideas for Site Improvements**

Fabi with WKA answered questions on the Terra plan for water redirection. She will be coming back with more detailed plans based on the discussion.

**III. Closing Items**

**A. Adjourn Meeting**

There being no further business to be transacted, and upon motion duly made, seconded and approved, the meeting was adjourned at 7:56 PM.

Respectfully Submitted,  
K. Coventry