



BOARD OF EDUCATION MEETING NOTICE AND AGENDA
PERU ELEMENTARY SCHOOL DISTRICT 124
PARKSIDE SCHOOL CHORAL ROOM
1800 CHURCH STREET, PERU, ILLINOIS
WEDNESDAY, OCTOBER 30, 2013, 5:30 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF SPECIAL MEETING AGENDA
5. PUBLIC COMMENT, CORRESPONDENCE, AND ANNOUNCEMENTS
6. REPORTS, UPDATES, AND INFORMATIONAL ITEMS
7. UPDATE AND DISCUSSION REGARDING LONG-TERM MASTER FACILITY PLANNING
 - 7.1 Review and Discussion of the Updated Physical Facility and Life Safety Assessments for Northview and Washington Elementary Schools
 - 7.2 Consideration and Discussion Regarding Educational Programming and Cost Analysis for the Utilization of Illinois Capital Development Board Grant Funds to Construct a New Facility to Replace Washington Elementary School or to Construct an Addition and Renovation to Northview Elementary School for One Elementary PreK-4 Campus
8. ADJOURNMENT



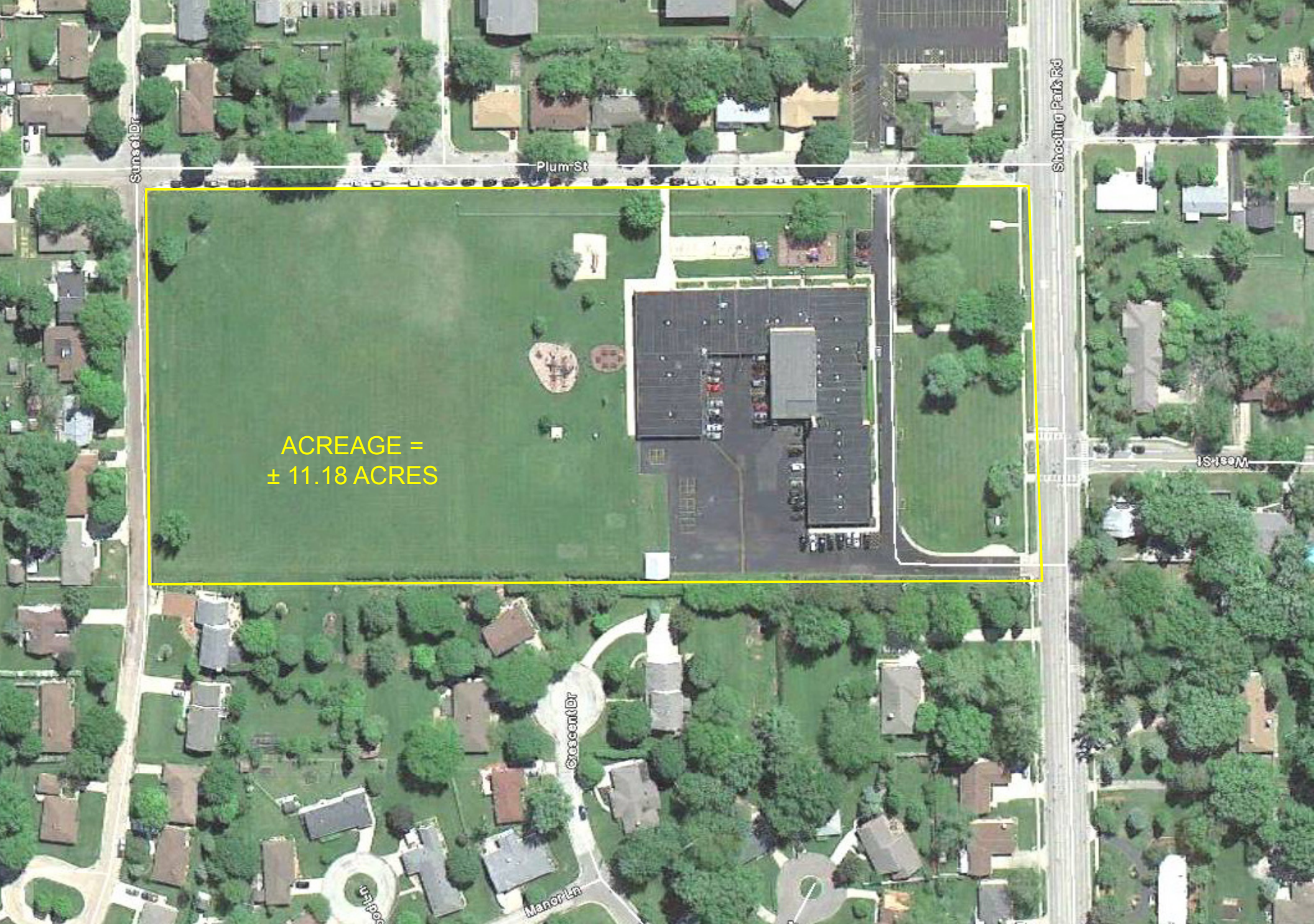
Long-Term Facility Planning

For

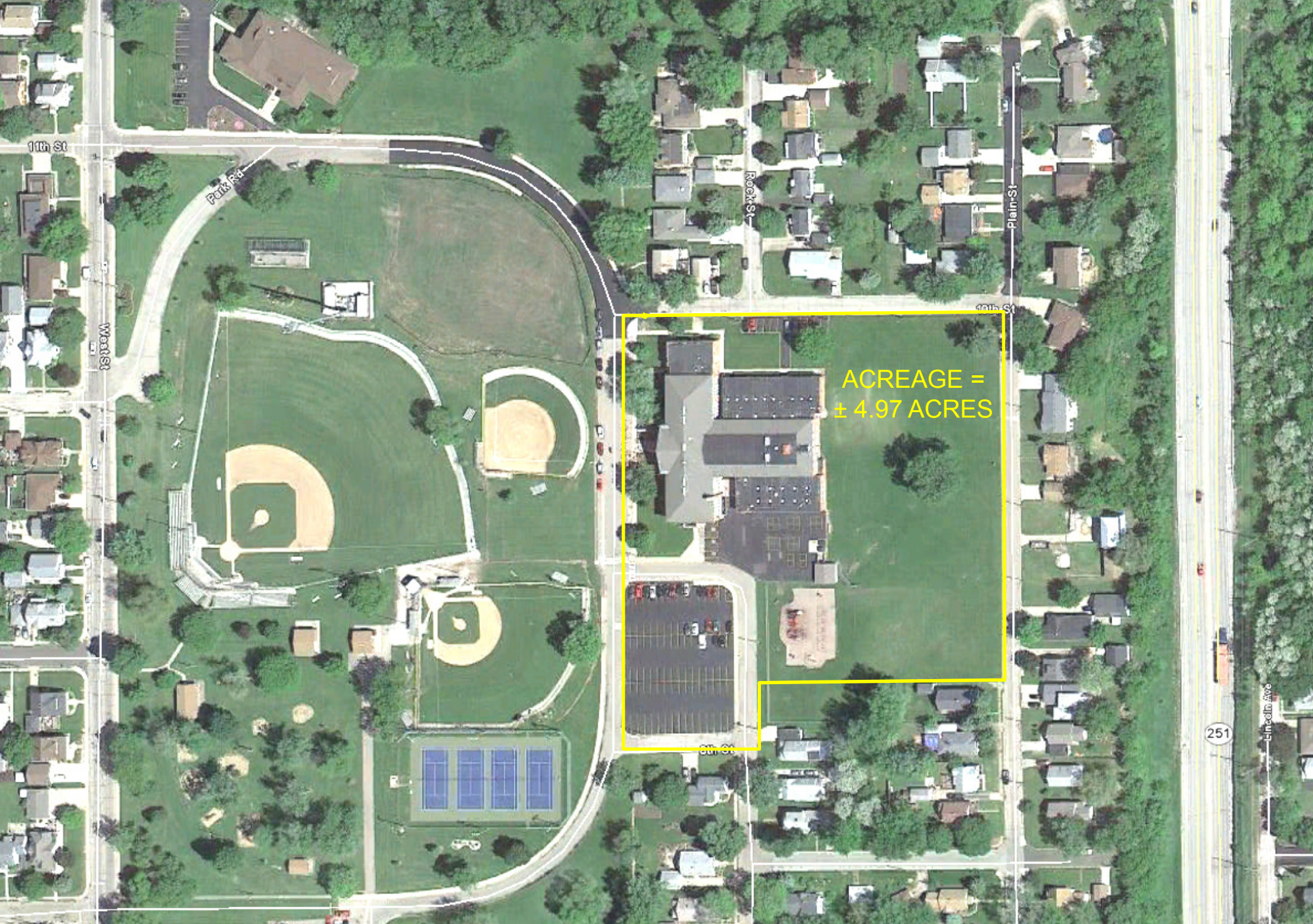
Peru Elementary School District 124

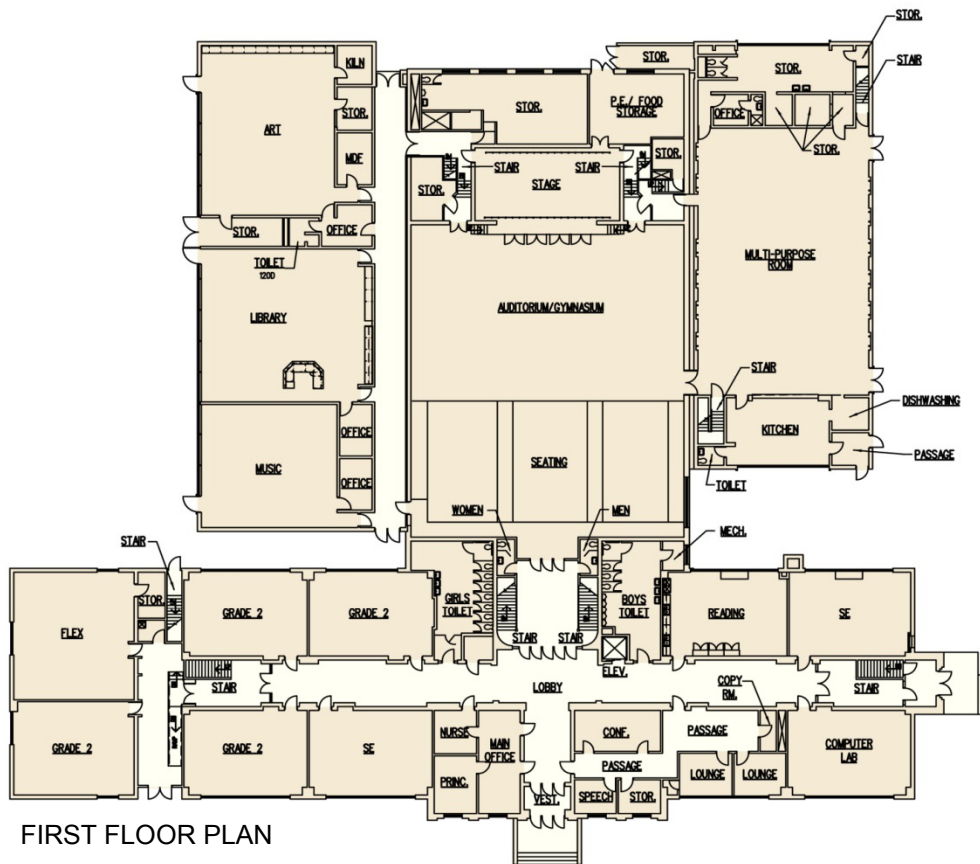
October 30, 2013







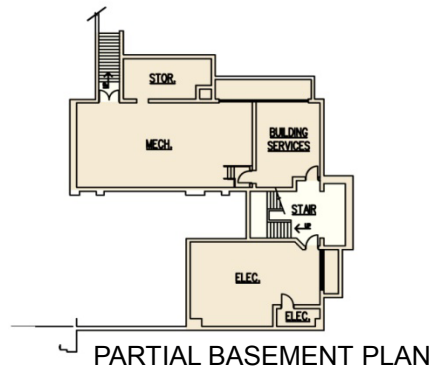




FIRST FLOOR PLAN



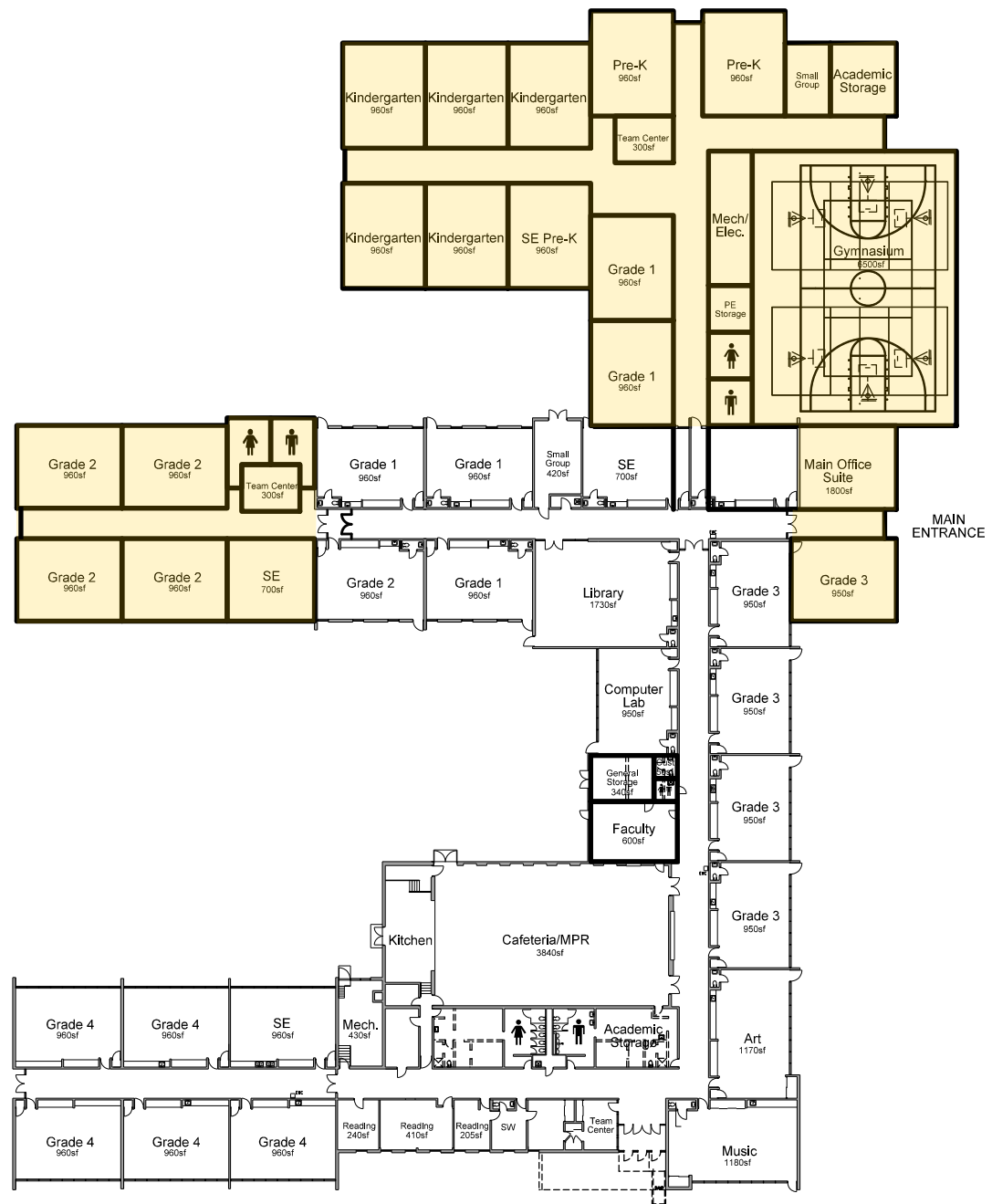
SECOND FLOOR PLAN



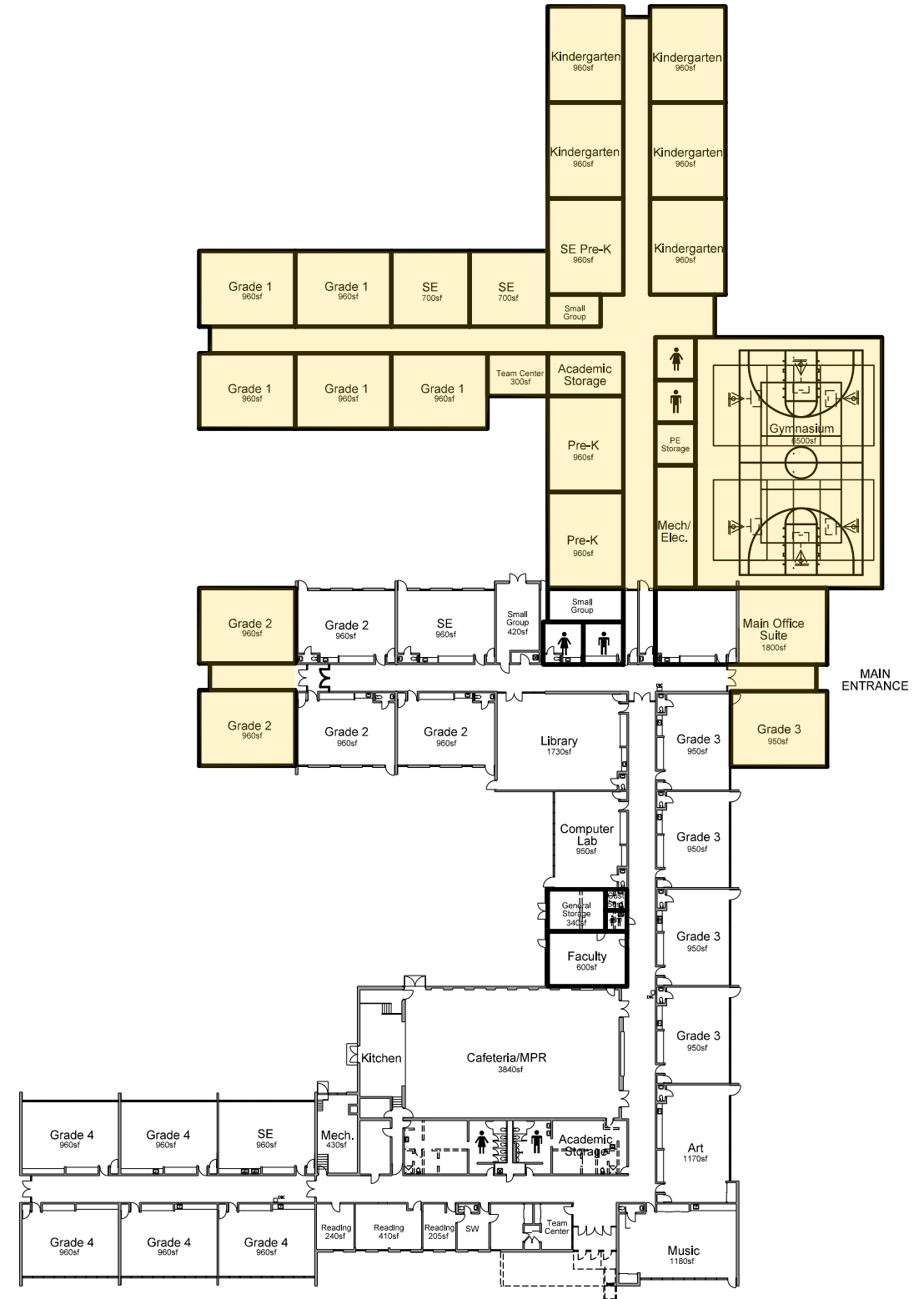
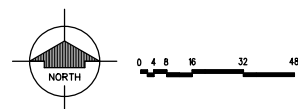
PARTIAL BASEMENT PLAN

BUILDING AREA = 61,289 SF

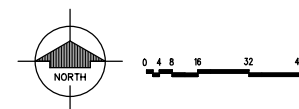




ADDITION CONCEPT A



ADDITION CONCEPT B





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| | Facility Needs Estimated Costs | Potential Alternate Bid Estimated Costs |
|--|---|--|
| BUILDING AND SITE OVERVIEW | | |
| Re-grade site along perimeter of building at existing paved lots | Assumed in \$1M Site Redevelopment Cost | |
| Install additional traffic circulation signage at exist. drop-off lane | N/A | |
| Replace portion of concrete sidewalk (approx. 100 SF) at bus loading area along Plum Street | Assumed in \$1M Site Redevelopment Cost | |
| Remove portion of paving and install landscaping at perimeter of building / lot | Assumed in \$1M Site Redevelopment Cost | |
| Subtotal Building and Site Overview | \$0 | \$0 |
| BUILDING FUNCTIONALITY AND EXPANDABILITY | | |
| Expand parking and drop-off lane at building main entry | Assumed in \$1M Site Redevelopment Cost | |
| Retrofit/convert former locker rooms for more efficient teacher/student use | \$100,000 | |
| Install vestibules at exterior exits to improve energy efficiency | \$90,000 | |
| Relocate and construct larger on-site storage garage | | \$60,000 |
| Enclose technology equipment housed in building services area | \$4,500 | |
| Subtotal Building Functionality and Expandability | \$194,500 | \$60,000 |
| ROOFING | | |
| Repair/replace flashing at skylights near Pre-school classrooms | Completed | |
| Re-roof existing shingle roof at storage shed | Completed | |
| Install ridge vent, new gutters and downspouts at storage shed | N/A | |
| Install concrete splashblocks where missing | Assumed in \$1M Site Redevelopment Cost | |
| Subtotal Roofing | \$0 | \$0 |
| EXTERIOR WALLS, FOUNDATIONS, AND STRUCTURE | | |
| Repair damaged or deteriorating masonry and re-point deteriorating mortar joints | \$30,000 | |
| Repair damaged / deteriorating exposed concrete foundation walls | \$5,000 | |
| Reseal and re-caulk all wall penetrations and louver openings | \$1,000 | |
| Clean exterior masonry | \$15,000 | |
| Subtotal Exterior Walls | \$51,000 | \$0 |
| EXTERIOR WINDOWS | | |
| Reseal and re-caulk window openings | \$3,500 | |
| Replace rusted metal louver at east façade of high gymnasium wall | \$1,500 | |
| Re-paint steel lintels | \$1,000 | |
| Repair window screens | \$500 | |
| Subtotal Exterior Windows | \$6,500 | \$0 |
| EXTERIOR AND INTERIOR DOORS, FRAMES AND HARDWARE | | |
| Replace exterior kitchen and computer lab doors | \$5,000 | |
| Replace missing / damaged weatherstripping seals at exterior doors | \$4,000 | |
| Reseal and re-caulk door frames | \$2,000 | |
| Repair/ refinish interior wood doors | | \$38,000 |
| Replace non-ADA compliant hardware to match exist. compliant classroom hardware | \$25,000 | |
| Subtotal Exterior and Interior Doors, Frames and Hardware | \$36,000 | \$38,000 |
| INTERIOR FINISHES | | |
| Replace damaged/inoperable cafeteria tables (4 total) | Not included (consider new portable tables) | |
| Repair plaster ceiling in PE Office / Girl's locker room | \$1,500 | |
| Repair and/or refinish terazzo flooring in multi-user toilet rooms (may involve asbestos abatement) | | \$6,000 |
| Install slip resistant treads and nosings at mechanical room stairs | Included in Life Safety Costs | |
| Install additional handrail at exterior mechanical room stair | \$500 | |
| Replace classroom ceilings with new new acoustical tiles (complete in conjunction with new mechanical systems/fire sprinkler system) | \$100,000 | |
| Replace classroom casework with new plastic laminate casework | | \$60,000 |
| General wall, ceiling and miscellaneous maintenance repairs throughout facility | Assumed in Building Renovation Cost | |
| Subtotal Interior Finishes | \$102,000 | \$66,000 |

Facility Needs
Estimated Costs

Potential Alternate Bid
Estimated Costs

MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS

HVAC System

| | | |
|--|--|------------------|
| Replace 53 year old hot water heating distribution piping with new 2 pipe hot water heating (future chilled water cooling) to all classrooms. Replace the existing aging building pumps with new pumps and variable speed drives. | \$475,000 | |
| Provide new packaged gas heating D.X. cooling roof top unit for the gymnasium | \$95,000 | |
| Remove the existing 53 year old electric temperature controls, 41 year old temperature controls, and 38 year old pneumatic temperature controls. Extend the new Facility Management System (FMS) to all new HVAC equipment. Provide the computer, DDC controls, actuators, software, graphics, alarm, etc. for all new HVAC system. The new FMS shall be expandable to incorporate sustainable green items and future additions. | \$80,000 | |
| Replace the existing aging unit ventilators in the 1966 and 1973 section with new 2-pipe heating and cooling unit ventilators. Provide DDC controls on new units. Extend new 2-pipe mains to new unit ventilators. Requires temperature control upgrade above. | \$65,000 | |
| Replace the existing aging unit vent and cooling only fan coil in the office area. Install a new packaged gas heating/D.X. cooling roof top unit with zone dampers and controls for the office area. | \$50,000 | |
| Provide a HVAC unit to provide ventilation for two (2) areas currently being used for educational spaces | <i>Relocate educational spaces elsewhere</i> | |
| Replace the existing general exhaust fan in the kitchen and install new Kitchen Exhaust hood system over the cooking equipment and existing dishwasher unit. | <i>Assumed in Building Renovation Cost</i> | |
| Provide supplemental air conditioning units for the computer lab provide code ventilation | <i>Included in Life Safety Costs</i> | |
| Replace existing wood blocking under gas piping on the roof and install new roller roof supports. Clean and paint the gas piping to protect it from further corrosion. | \$10,000 | |
| Replace the existing aging radiant ceiling heating panels in the 1958 and 1970 section with new 2-pipe heating and cooling unit ventilators. Provide DDC controls on new units. Extend new 2-pipe mains to new unit ventilators. Requires temperature control upgrade HVAC item above. | \$195,000 | |
| Provide packaged air cool chiller, chiller pump and chilled water piping to boiler room to connect to the HVAC ITEM #2 2-pipe heating/cooling system to air condition the 1958, 1966 and 1970 and 1973 sections of the facility | | \$230,000 |
| Check, clean, and balance existing class room toilet exhaust fans. Replace non-functioning exhaust fans with new. | <i>Complete</i> | |
| In addition to extending FMS to all new HVAC equipment, extend and interface the exhaust fans system to the new FMS system to coordinate and control lighting schedules, etc. | \$20,000 | |
| Remove the existing incinerator in the boiler room | \$5,000 | |
| Subtotal HVAC System | \$995,000 | \$230,000 |

Plumbing System

| | | |
|---|--|-----------------|
| Replace existing high water usage 3.0 gpf water closets and flush valves with low flow 1.6 gpf water closets and flush valves to conserve water and reduce sewer usage and fees | | \$65,000 |
| Replace existing interior grease trap with new exterior grease trap for the kitchen | <i>Assumed in Building Renovation Cost (New Kitchen)</i> | \$30,000 |
| Subtotal Plumbing System | \$0 | \$95,000 |

| | Facility Needs Estimated Costs | Potential Alternate Bid Estimated Costs |
|--|--|--|
| Electrical System | | |
| Provide new 1600A service along with new feeders routed underground to new switchboard | \$100,000 | |
| Provide surge protection for new electrical service | \$20,000 | |
| Replace original receptacles with new receptacles | \$20,000 | |
| Provide additional receptacles in classrooms/office areas to accommodate additional computer stations | \$20,000 | |
| Replace remaining older light switches with new light switches | \$15,000 | |
| Provide fire detection in seven spaces which either have no detection or insufficient coverage | Included in Life Safety Costs | |
| Provide new recessed exit signs for the Gymnasium/MPR | \$2,000 | |
| Replace all receptacles near water sources with a GFI type receptacle | \$2,000 | |
| Provide additional emergency lighting for corridors that have insufficient coverage | Included in Life Safety Costs | |
| Replace hanging, cracked or missing lenses in light fixtures | Included in Life Safety Costs | |
| Repair or replace damaged emergency fixture in Girls Locker 104 | \$500 | |
| Replace non-grounding receptacle in Classroom 210 with a grounded new receptacle | Included in Life Safety Costs | |
| Provide wireguard protection on smoke detectors | Included in Life Safety Costs | |
| Repair open wiremold in Special Education 202 to conceal all exposed wiring | Included in Life Safety Costs | |
| Replace broken cover plate on receptacle in Classroom 211 | Included in Life Safety Costs | |
| Provide a 50 kW natural gas operated generator to back up all emergency and current essential loads in building. Investigate what loads are currently on emergency system and connect additional essential loads to emergency system as required. This will also allow a portion of the building to be used by the community as a safe haven during emergencies. | N/A | |
| Supplement receptacles in each classroom to reduce the need for extension cords and power strips | Included in Life Safety Costs | |
| Provide a lightning protection system | | \$40,000 |
| Subtotal Electrical System | \$179,500 | \$40,000 |
| Fire Protection System | | |
| Extend the existing fire protection system to provide a complete sprinkler system throughout the existing facility | \$120,000 | |
| Subtotal Fire Protection System | \$120,000 | \$0 |
| Low Voltage System | | |
| Replace original classroom speakers, call switches and associated wiring | \$20,000 | |
| Expand exist. MDF / IDF system and wireless technologies to accommodate current needs alongside a 5-year technology plan | | \$30,000 |
| Provide a new sound system, speakers and projector for cafeteria area to allow space to be used for multiple events | | \$25,000 |
| Provide cameras and head end DVR to monitor all common areas, administrative areas and entrances | | \$20,000 |
| Upgrade existing clock system to a new wired or wireless system | \$20,000 | |
| Install new intercom head end equipment to provide paging flexibility | \$15,000 | |
| Provide speakers throughout corridors | \$10,000 | |
| Provide a new card access system for entry into the building during off hours | Completed | |
| Subtotal Low Voltage System | \$65,000 | \$75,000 |
| OTHER RECOMMENDATIONS | | |
| Remove remaining asbestos containing materials including those materials which are currently encapsulated | Extent of ACBM needs to be determined (Abatement costs not included) | |
| Indoor air quality testing | None Recommended | |
| Replacement Furniture, Fixtures & Equipment | None Recommended | |
| Subtotal Other Recommendations | \$0 | \$0 |
| | | |
| SUBTOTAL ESTIMATED CONSTRUCTION COSTS | \$1,749,500 | \$604,000 |

Preliminary Estimate of Northview Addition and New Construction Budgets Peru Elementary School District 124

Updated 10-30-13

Northview Addition Budget Estimate

| | |
|---|-------------------|
| Square Footage | 38,000 |
| Cost/Square Foot | 188.00 |
| Base Construction Cost | 7,144,000 |
| Site Work | 1,000,000 |
| Construction and Site Work Subtotal | 8,144,000 |
| Architect and Engineering Fees (8.45%) | 688,168 |
| Northview Addition Subtotal | 8,832,168 |
| Completion of Facility Recommendations | 1,750,000 |
| Additional Renovation Work | 750,000 |
| Architect and Engineering Fees (10.00%) | 250,000 |
| Subtract Grants and Local Cost Coverage | (250,000) |
| Technology and Equipment | 150,000 |
| Northview Renovations and Improvement | 2,650,000 |
| Estimated Total Cost | 11,482,168 |

Advantages

Eliminates life safety concerns of both sites
Flexibility to control costs with alternate bids
Efficiencies gained in moving to two campuses
Allows for possible selling of Washington for other community uses
May allow for other improvements (including technology needs, playground equipment, roof replacement or other items to save future or unknown costs)

Disadvantages

Creates 600 student elementary site
Potential logistics of buses and parent pick up and drop off would have to be fully addressed
Adding on to a 55 year old building could present some challenges with upgrades to current building code, although budget estimate should allow for this
Construction and renovation on an active school site presents some challenges

Replacement Building Budget Estimate

| | |
|--|-------------------|
| Square Footage | 50,000 |
| Cost/Square Foot | 185.00 |
| Base Construction Cost | 9,250,000 |
| Demolition and Site Work | 1,400,000 |
| Construction and Site Work Subtotal | 10,650,000 |
| Architect and Engineering Fees (7.35%) | 782,775 |
| Washington Replacement Subtotal | 11,432,775 |
| Technology and Equipment | 300,000 |
| Estimated Total Cost | 11,732,775 |

Advantages

Maintains smaller, 300 student elementary sites
Eliminates life safety concerns of Washington
Provides two new buildings in the community

Disadvantages

Budget may not allow for addressing the life safety concerns at Northview
Challenges of building on a site with an existing building in use
Guarantees the elimination of alternative community uses for the Washington building