



**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

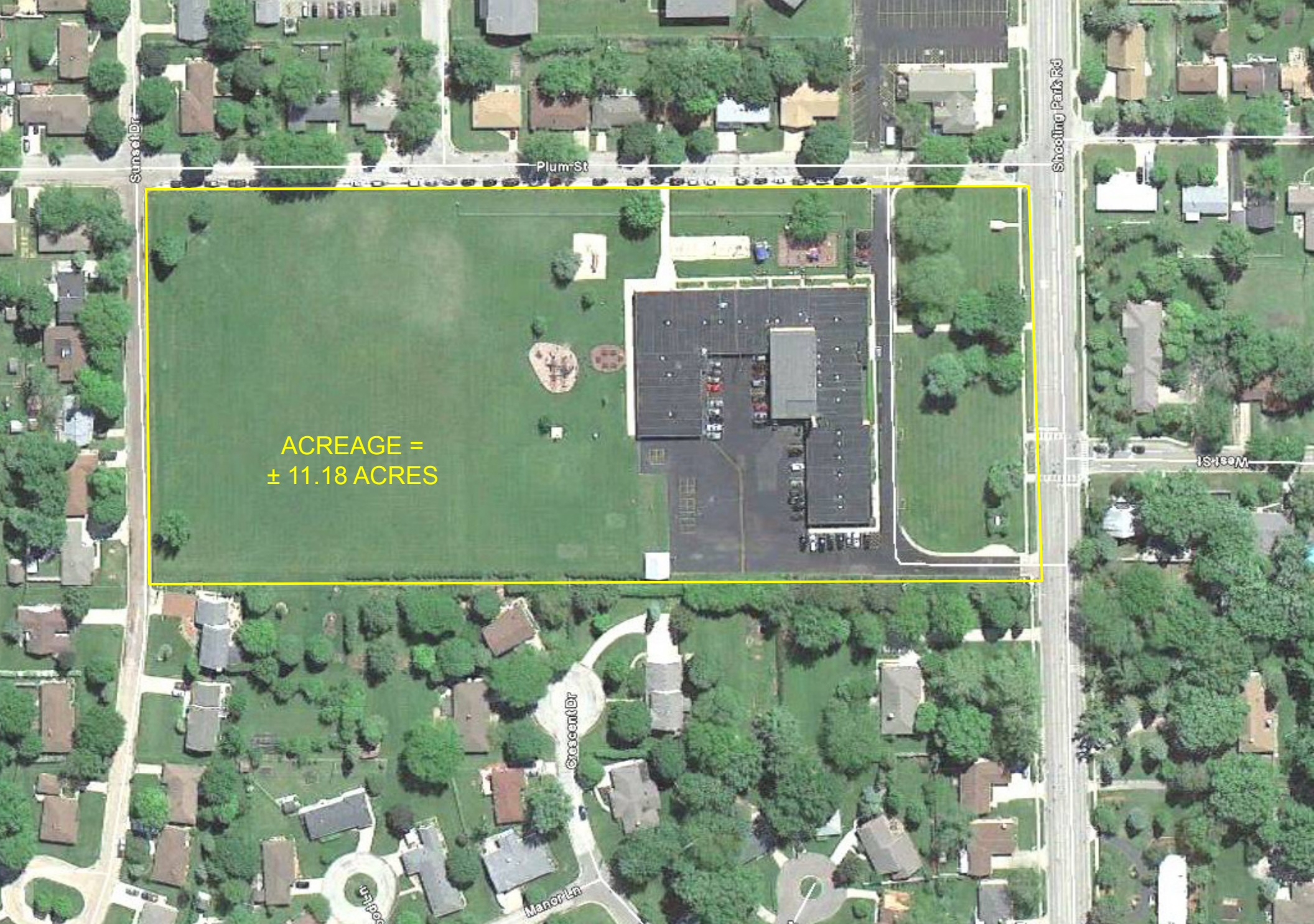
Peru Elementary School District 124

October 30, 2013



HEALY
BENDER





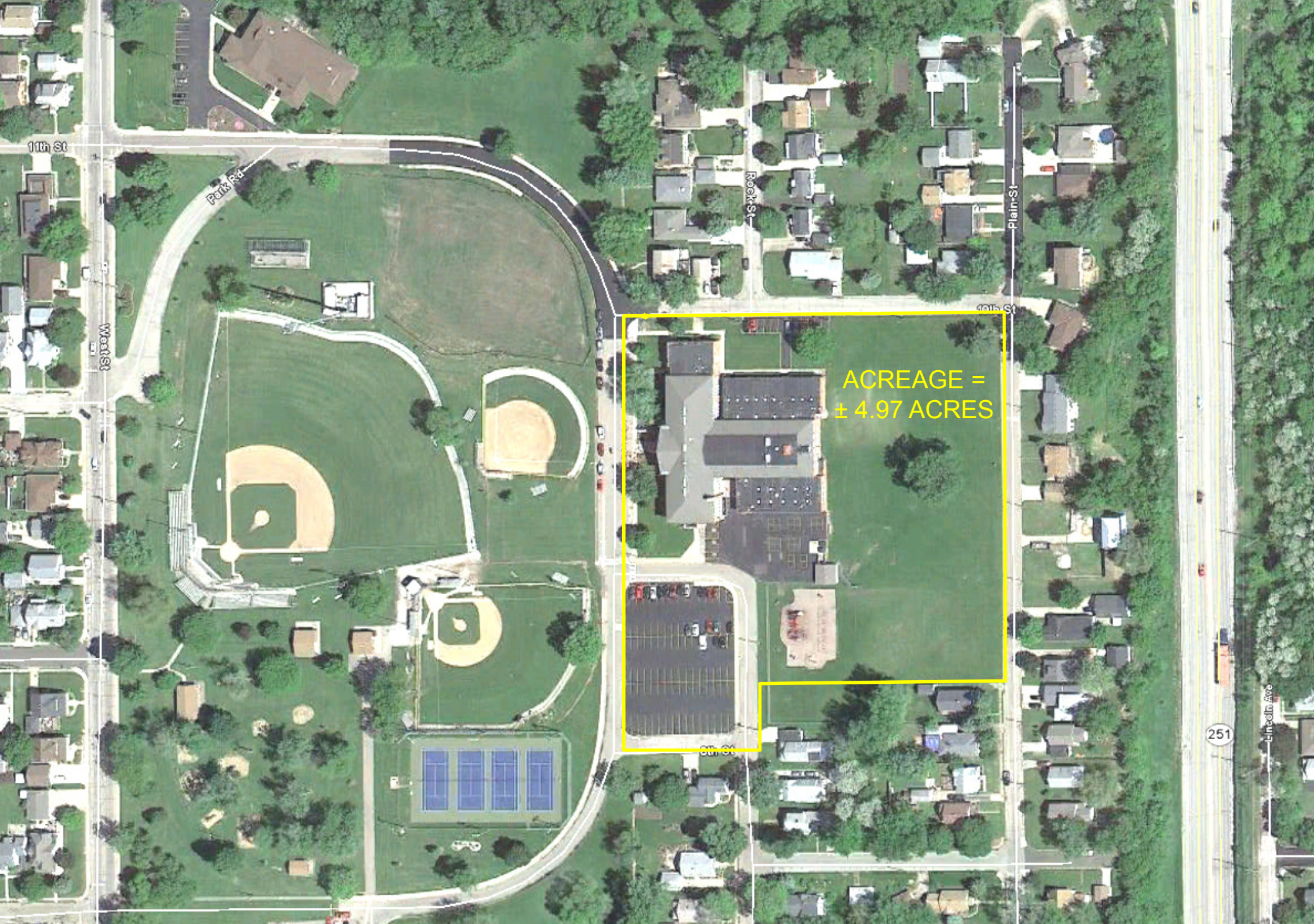
ACREAGE =
± 11.18 ACRES





BUILDING AREA = 39,764 SF





ACREAGE =
± 4.97 ACRES

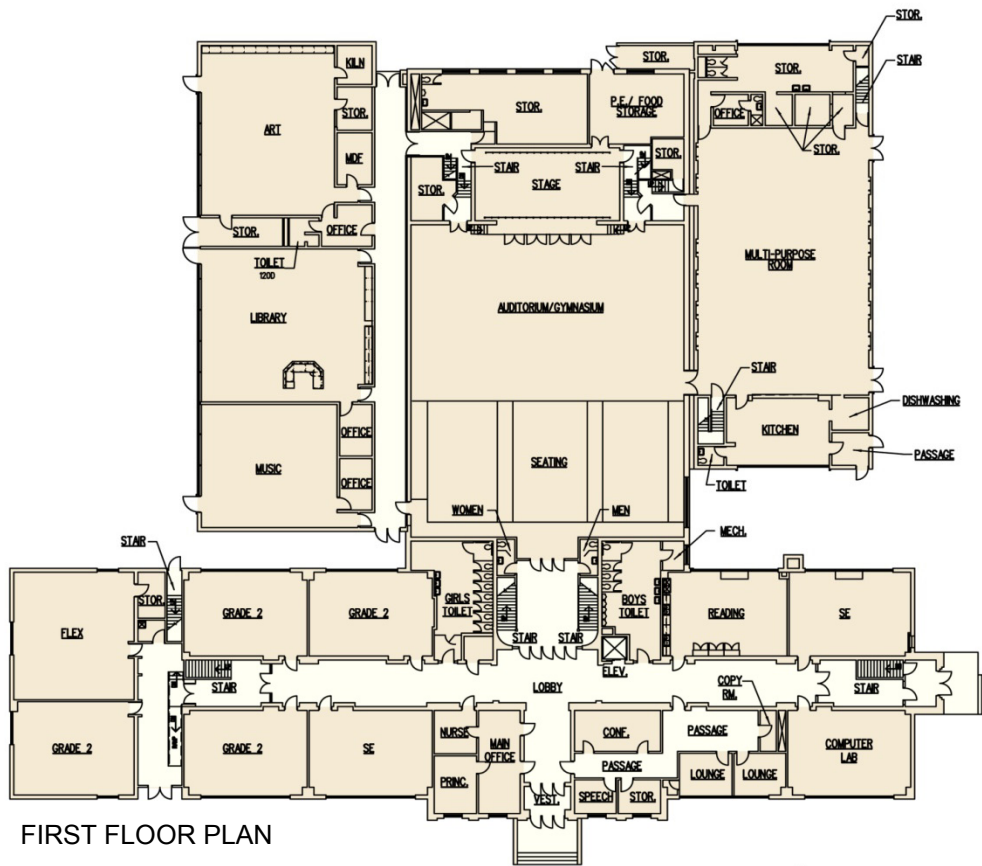


Long-Term Facility Planning
Peru Elementary School District 124
October 30, 2013



WASHINGTON SCHOOL SITE AERIAL

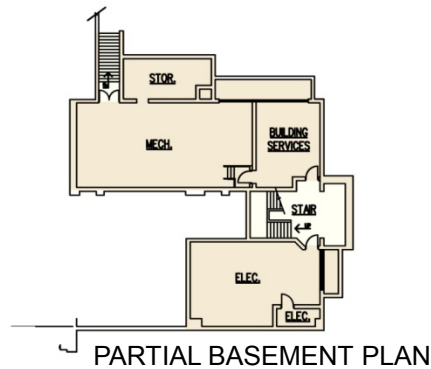




FIRST FLOOR PLAN



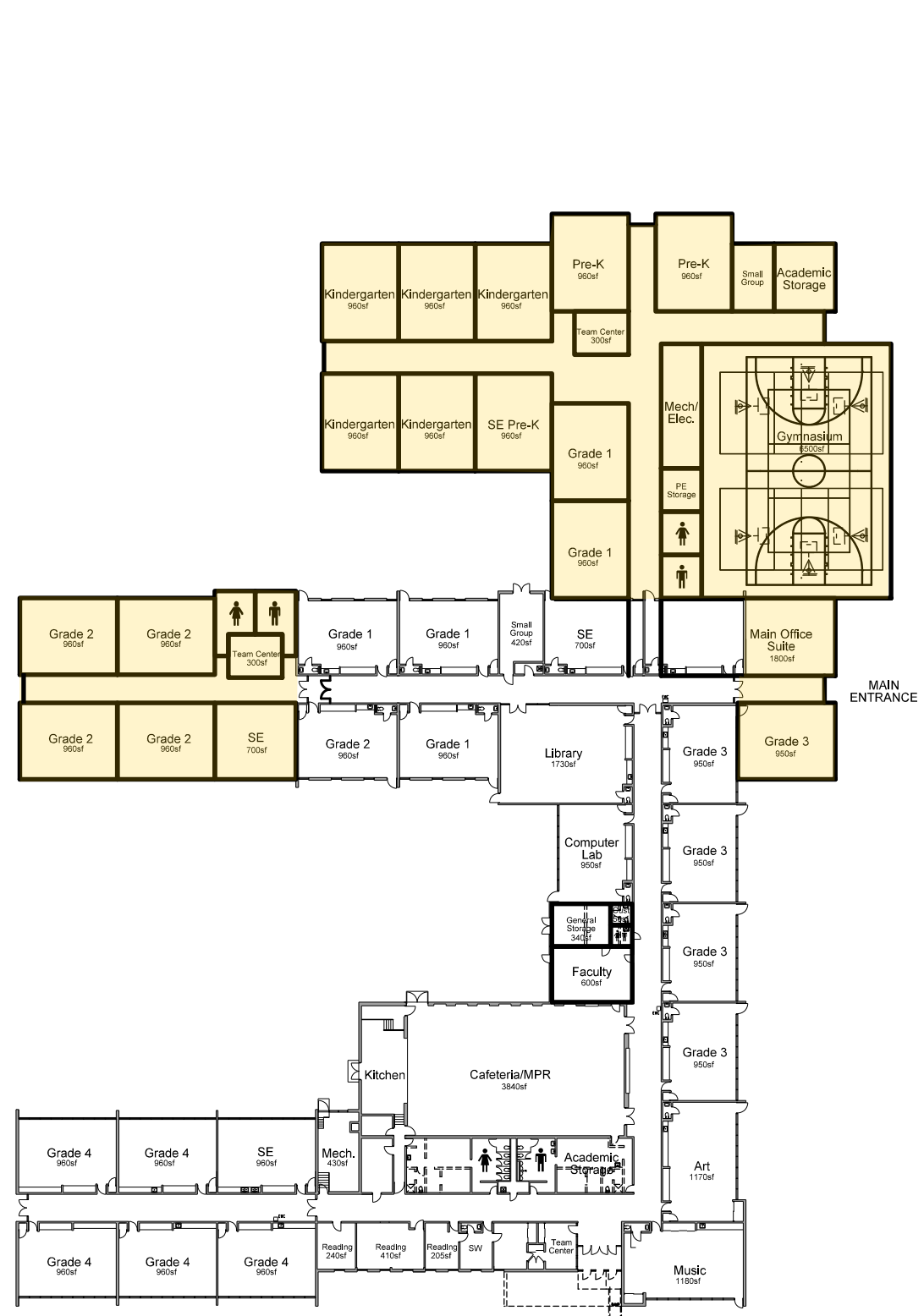
SECOND FLOOR PLAN



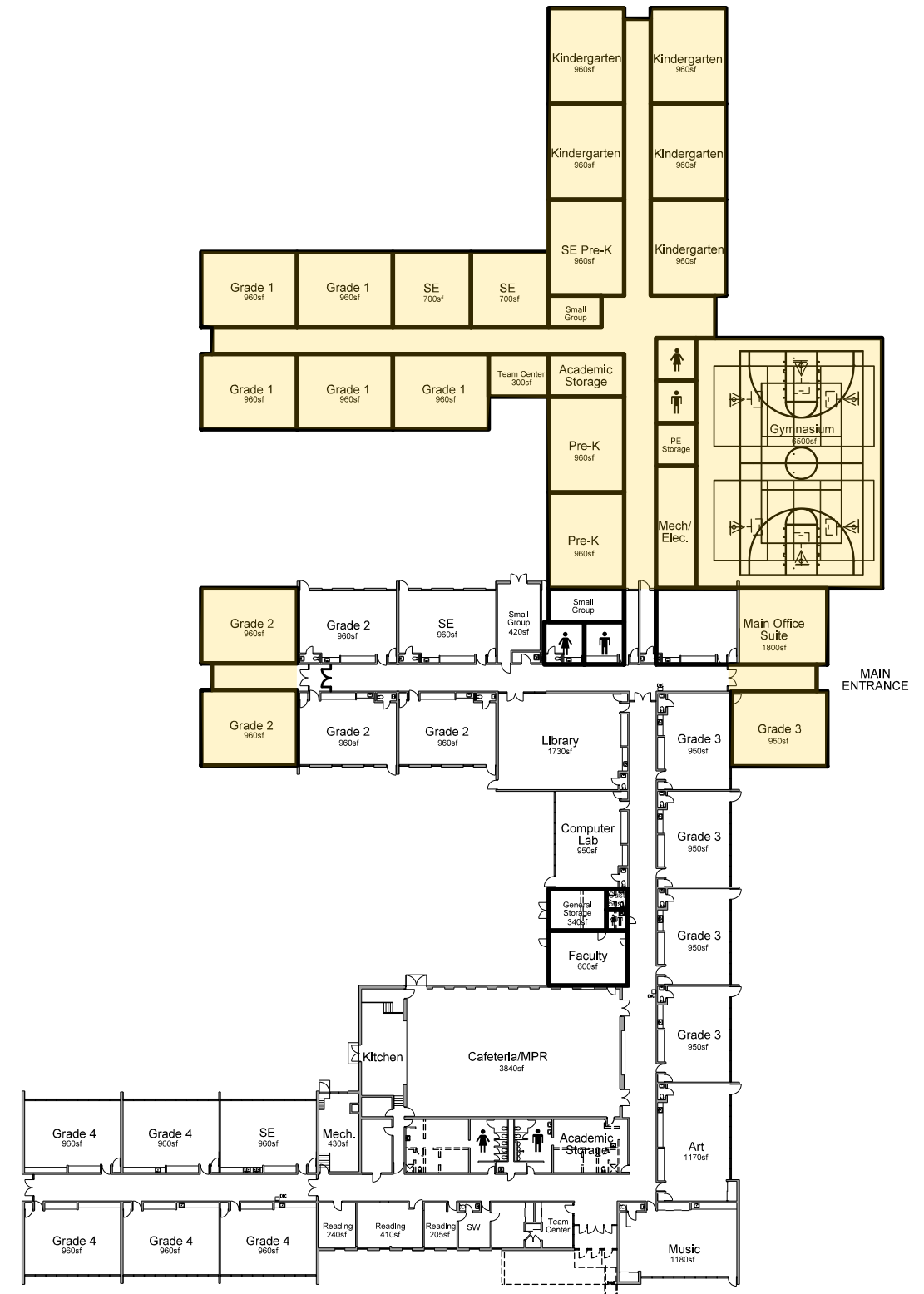
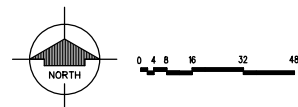
PARTIAL BASEMENT PLAN

BUILDING AREA = 61,289 SF

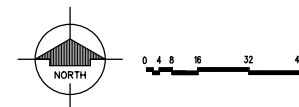




ADDITION CONCEPT A



ADDITION CONCEPT B



	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 HAVC 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	<i>Included in Life Safety Costs</i>	
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	<i>Included in Life Safety Costs</i>	
Replace hanging, cracked or missing lenses in light fixtures	<i>Included in Life Safety Costs</i>	
Repair or replace damaged emergency fixture in Girls Locker 104	\$500	
Replace non-grounding receptacle in Classroom 210 with a grounded new receptacle	<i>Included in Life Safety Costs</i>	
Provide wireguard protection on smoke detectors	<i>Included in Life Safety Costs</i>	
Repair open wiremold in Special Education 202 to conceal all exposed wiring	<i>Included in Life Safety Costs</i>	
Replace broken cover plate on receptacle in Classroom 211	<i>Included in Life Safety Costs</i>	
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	<i>Included in Life Safety Costs</i>	
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	<i>Completed</i>	
Subtotal Low Voltage System	\$65,000	\$75,000
OTHER RECOMMENDATIONS		
Remove remaining asbestos containing materials including those materials which are currently encapsulated	<i>Extent of ACBM needs to be determined (Abatement costs not included)</i>	
Indoor air quality testing	<i>None Recommended</i>	
Replacement Furniture, Fixtures & Equipment	<i>None Recommended</i>	
Subtotal Other Recommendations	\$0	\$0
	Facility Needs Estimated Costs	Potential Alternate Bid Estimated Costs
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