

For Board of Education Review and Approval on December 17, 2019

SCHOOL DISTRICT 69  
Skokie, Illinois 60077

December 12, 2019

**FACILITIES AND FINANCE SUBCOMMITTEE MEETING  
OF THE BOARD OF EDUCATION**

The special meeting of the Board of Education, School District 69, Cook County, Illinois, was called to order in the Maier Administration Center Conference Room, 5050 Madison Street, Skokie, Illinois, on December 12, 2019 at 1:36 p.m. by Dr. Chao

**ROLL CALL**

The following members of the Board responded present to the Secretary's call of the roll:

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|--------------------|-----------|
| Dr. Mark Chao      | Member    |
| Ms. Joanne Marsden | Member    |
| Mr. Steve Dembo    | President |

**Attendance**

Also, present were: Dr. Margaret Clauson, Superintendent; Justin Attaway, Business Manager; George Demarakis, Arcon; and Joe Papanicholas, Nicholas Construction

**Statement from Visitors**

There were none.

**Changes/Deletions to the Agenda**

There were none.

**Lincoln Construction Design Update**

Mr. Dembo reviewed the details of his recent meeting with Nathaniel Lawrence. He stated that Mr. Lawrence's primary concern in the conversation was saving the south and west facades of the current Lincoln Junior High building, and Mr. Lawrence had asked Mr. Dembo if the Board had considered saving those two exterior walls and building behind them. Dr. Chao stated that the Board did consider that option at a earlier Facilities & Finance Subcommittee meeting when all options were being considered. Saving the two facades resulted in several challenges, including classes still being held in the basement, the new layout of the building must match the existing due to window placement, and there are no buildings in the area to hold classes for Lincoln students while the building is demolished and constructed. It was determined that the challenges that this option presented outweighed the benefits, and saving the facades would prevent the District from addressing many of the priorities specified by the Board and community.

Dr. Clauson met with members of the Lincoln School Leadership Team (SLT) to address questions and concerns regarding interior cameras. The Lincoln SLT members are requesting interior cameras to address student behavior issues and general building security. Dr. Clauson shared that the current design plan includes exterior cameras and cameras at entrances/vestibules as dictated by the Board's prior discussions over the years. She shared that the SLT has requested interior cameras be placed in the stairwells and a portion of the first floor adjacent to the office area, gym hall, and cafeteria hallway. Dr. Chao reported that the F&F committee had reviewed an earlier Lincoln request for interior cameras and had sought the advice of the Skokie Police Department. The Skokie Police have indicated that cameras are useful for evidentiary purposes after an incident, and that interior surveillance cameras need to be actively monitored to be effective. Dr. Chao stated that the Board has considered

the issue of interior cameras during every construction project, but the answer has always been that the Board does not believe in interior cameras from a philosophical standpoint There were a few interior cameras that were used prior to the construction of the secure entrances to monitor visitors as they entered the building and walked through the hallway to access the office. Committee members expressed their support to maintain the existing plan for exterior and entrance/vestibule cameras.

**Lincoln Construction Costing Update**

Mr. Papanicholas shared the current budget projection for the Lincoln Junior High School project. The current projections show an “all-in” cost of approximately \$48.8 million, \$3.8 million over the project budget of \$45.0 million. Mr. Papanicholas stated that this budget is based on 50% construction drawings and has some very conservative numbers from the trades based on assumptions they make. As the detail in the drawings progresses, the budget projections will be refined and should start to decrease. Mr. Demarakis reviewed some options to decrease cost of the building without affecting the programs and services offered to students, including changes to building finishes and reducing the square footage occupied by flexible spaces. The committee supports the reduction of approximately 4000-5000 square feet of flexible space.

**Commercial Assessed Valuation Reassessment**

Mr. Attaway reported that the Niles Township Property Tax Cooperative had their semi-annual meeting on December 3. Residential properties are projected to increase an average of 15% and commercial/industrial are projected increase an average of 68%, due to the new Cook County assessor. As a result, tax appeals are expected from several of the large commercial taxpayers in Niles Township after the assessments and property taxes are released. Any appeal that occurs after property taxes have been released results in a direct reduction to revenue received by the school district. However, there is an opportunity to proactively negotiate adjusted assessed values with the taxpayers prior to release of property tax bills that will not result in losses to district revenue. The cooperative asked its attorneys to generate a list of the 25 highest tax payers in Niles Township, as well as any property that the cooperative has obtained a recent appraisal, to determine if there should be intervention. Dr. Chao asked if any of the properties are likely to be in District 69. Dr. Clauson noted that the largest commercial base is in District 68 and 72, so there is not likely to be any District 69 properties. Dr. Chao expressed concern about entering into a negotiated agreement with commercial properties in advance of the appeals process. He recommends that the District allow the process to play out, rather than to be responsible for determining acceptable EAV.

**Madison/Edison Painting and Small Renovation Projects**

Mr. Attaway reported on the upcoming small projects at Madison and Edison. The hallways in the southern part of Edison are scheduled to be painted over winter break, and this project will complete the repainting of all Edison hallways. During summer break, the preschool and kindergarten wings of Madison will be painted, as well as several classrooms at both Madison and Edison. Due to its size and scope, this project during summer break will need to be competitively bid during the spring.

**Adjournment**

After a motion by Dr. Chao and a second by Ms. Marsden the meeting so adjourned at 2:52 p.m.

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President

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Secretary