



A Community of Learners

Information Item: Facilities Projects Update

TO: School Board
Superintendent Kocanda

FROM: Greg Kurr, Chief Financial Officer
Adam Rappaport, Director of Buildings & Grounds

September 20, 2016

Overview & Background

During the summer of 2016, a significant life safety facility improvement project took place at Hubbard Woods School. This work included repair of the school's roof. Overall, the work proceeded as planned; however, while under construction, the roof was compromised and failed during this summer's severe rain storms. This resulted in water intrusion from the roof. The storm sewers also backed up. As a result there was considerable unanticipated damage to the school.

Additional services of remediation contractors and architectural and air quality engineering professionals were obtained to address repairs to the school. Fortunately, this work along with the anticipated summer work at Hubbard Woods, were completed in time for school to open on time. In addition, water damage at Skokie School required similarly contracted remediation work, also completed in time for school to open. Remediation efforts required appropriately licensed and supervised asbestos and paint abatement work.

The District's insurance company has indicated thus far that all restoration expenses, including replacement of supplies, will be covered under the District's policy, after payment of three \$2,500 deductibles for three different storms and flooding events during the summer.

Administration did incur approximately \$55,000 of additional costs including those of an environmental air quality professional related to ceiling improvements at Hubbard Woods and in other areas similar to those addressed by the flood damage work performed by the onsite contractors. The current estimated damage reserve of the insurance company is \$400,000.

At Crow Island School, the modular delivery, infrastructure and installation work was completed on time. The exterior awning and landscaping around the mobile will be completed in October. There was an unanticipated complication related to soil consistency requiring approximately \$11,000 of additional costs to bore deeper into the ground to provide appropriate foundational support. The contracted auditorium ceiling work at Greeley School was also completed on time.

The District's architects are already working on plans for the approximate \$1.5 million of life safety work scheduled for completion next summer at Crow Island School. This work will also include the replacement of the school's roof. Potential installation of a second modular unit during the summer of 2017 is subject to Board decisions regarding the current Enrollment Balancing Project. The pricing of the second modular unit is currently guaranteed through December 2016. Once the current modular installation is complete, Administration will be working with the vendor to have this guarantee extended to March 21, 2017 (the anticipated Board decision date regarding accepting or declining the lease of the second unit). A delay beyond this date will likely negate the ability to obtain a newly constructed unit versus a refurbished unit.

As a result of the flooding issues during the summer of 2016, certain structural drainage concerns have been identified at Skokie School, which appear to be an enabler for water intrusion into the building. These observations and concerns include the size of the roof and underground drainage pipes on District property and the pitch of the ground around the building. Administration has engaged civil engineers to evaluate the specific situation at Skokie School and potential issues at the other schools. Administration has also been in conversation with Village personnel regarding the stormwater flooding situation as it may affect any of our schools and flooding matters in general. Any potential solutions and recommendations will be shared with the Board as they are developed.