

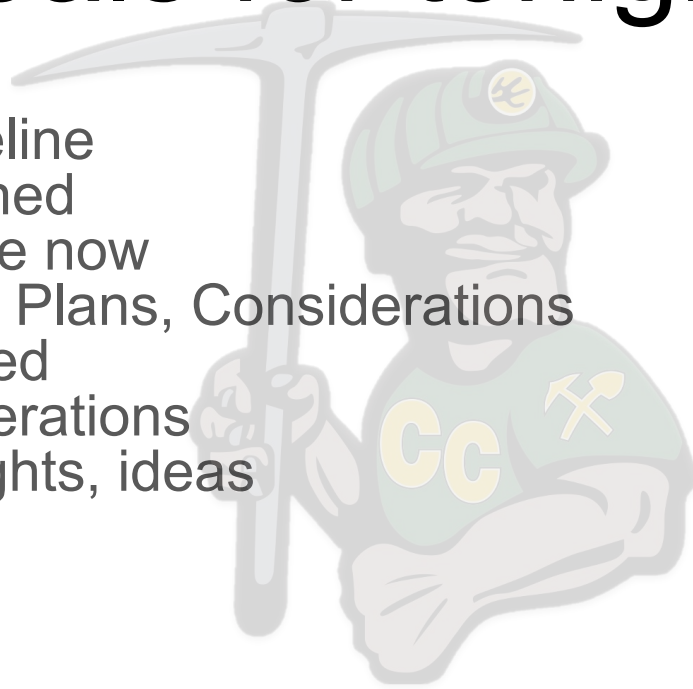
Town Hall Meeting

Coalers

January 15 and 22, 2025

Goals for tonight:

1. Share CCIS timeline
 - a. What happened
 - b. Where are we now
2. Initial Questions, Plans, Considerations
3. Concepts received
4. Financial considerations
5. Questions, thoughts, ideas



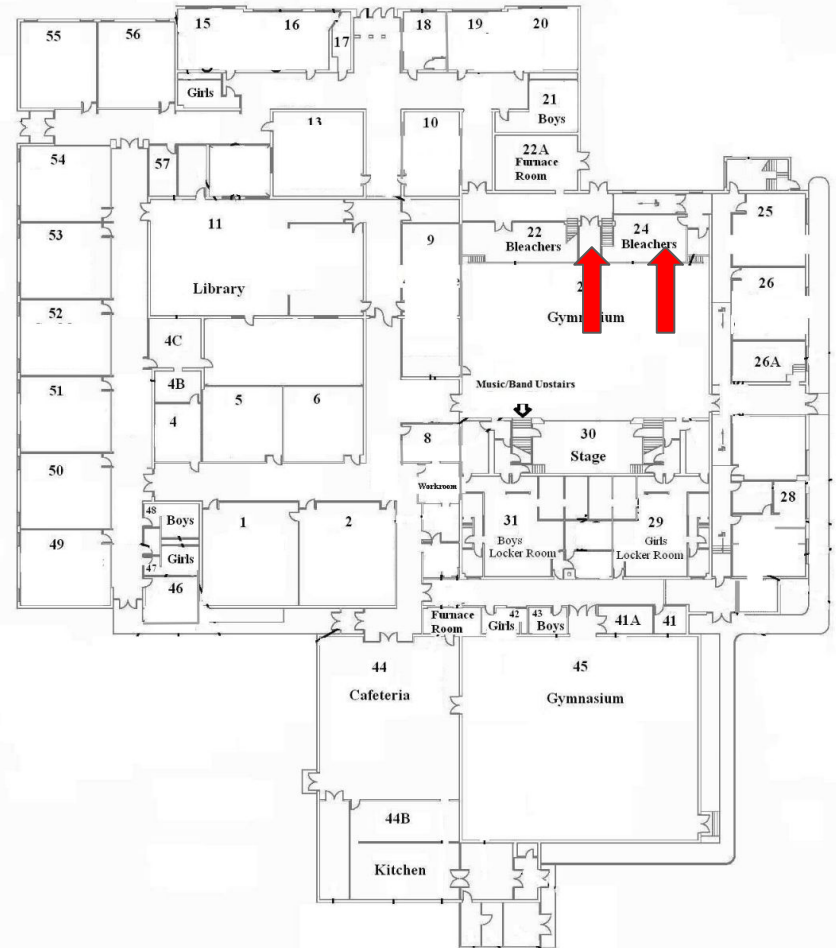
Form 7/16

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❖ Wind Storm 7/16

- ❖ Administration informed maintenance about the crack
- ❖ Contacted the District Architect and Structural Engineer to come out and inspect the area
- ❖ Maintenance noticed that crack was growing



IS Timeline

October 2024

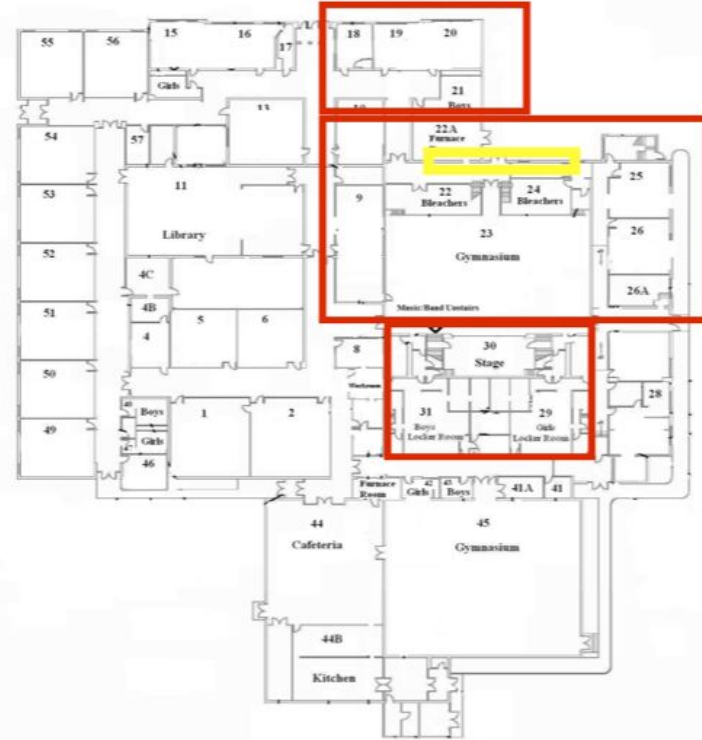
- ❖ Since crack growing, Architects recommended adding braces
- ❖ Added the braces; 1 week later nuts were loose and crack continued to grow
- ❖ Architects revisited and recommended to abandon the area



IS Timeline

October 2024

- ❖ Closed the North Gym and surrounding classrooms, offices and restrooms
- ❖ (drywall ceiling) Lite Construction made cuts 6 feet from the wall the length of the gym (asbestos?)
- ❖ Administration recommended (legal confirmed) to secure a second opinion



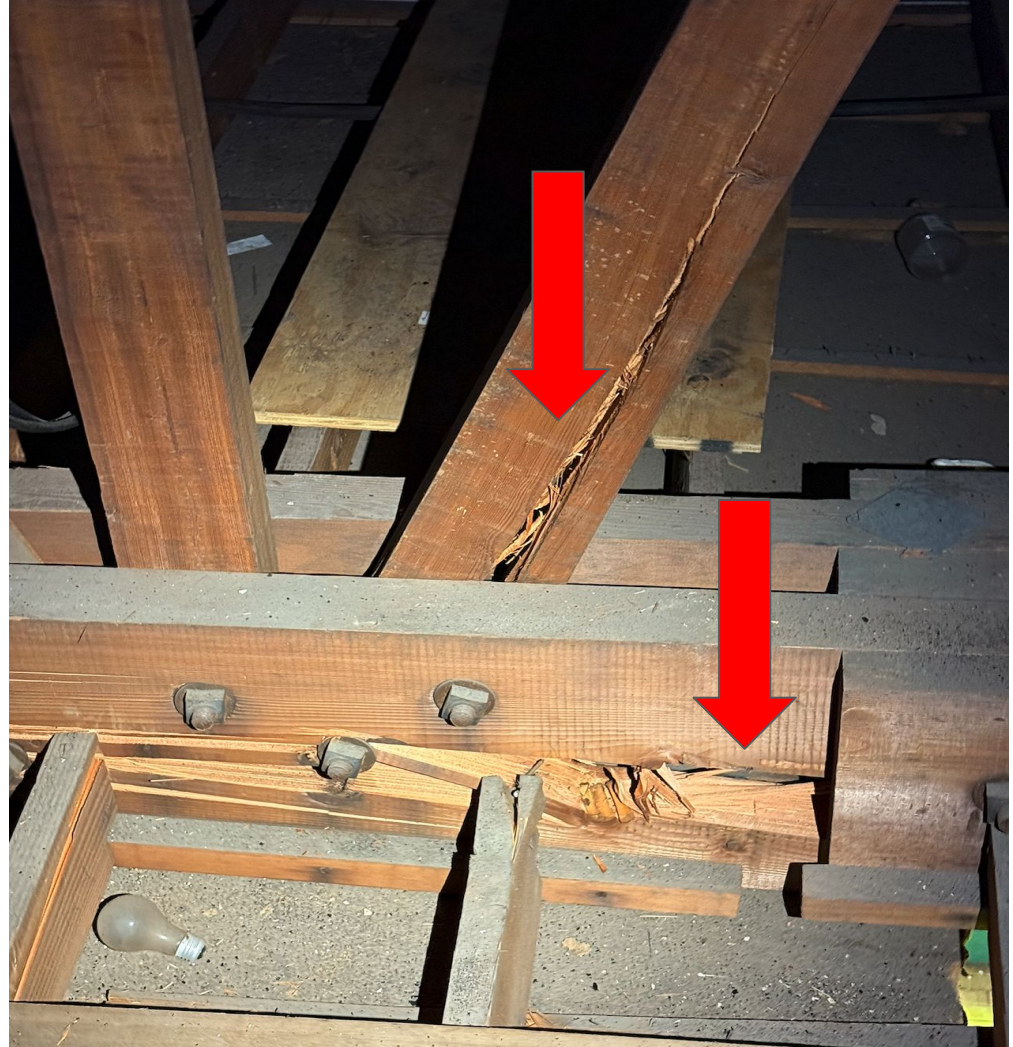
IS Timeline

- ❖ On 10/25, Performance Services (second opinion) sent their Architect to inspect the area
- ❖ The week of 10/28, Cordigan Clark's Architect and Structural Engineer determined a visual inspection of all trusses was needed



IS Timeline

- ❖ On 10/30 Performance Services sent their Architect and Structural Engineer out
- ❖ Grundy/Kendall County ROE inspected
- ❖ Visual inspection determined that two of the three trusses had failed



IS Timeline

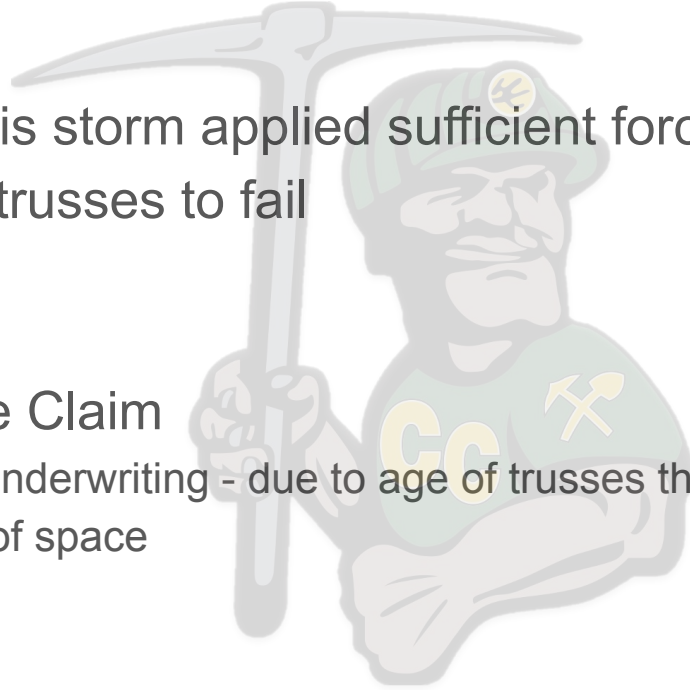
- ❖ Out of an overabundance of caution and conferring with Architects, Structural Engineers and the ROE decision made to close entire IS
- ❖ 11/1 No IS students; teachers / staff relocated to the ES (community effort)



Insurance Claim

July 16, 2024 - Storm

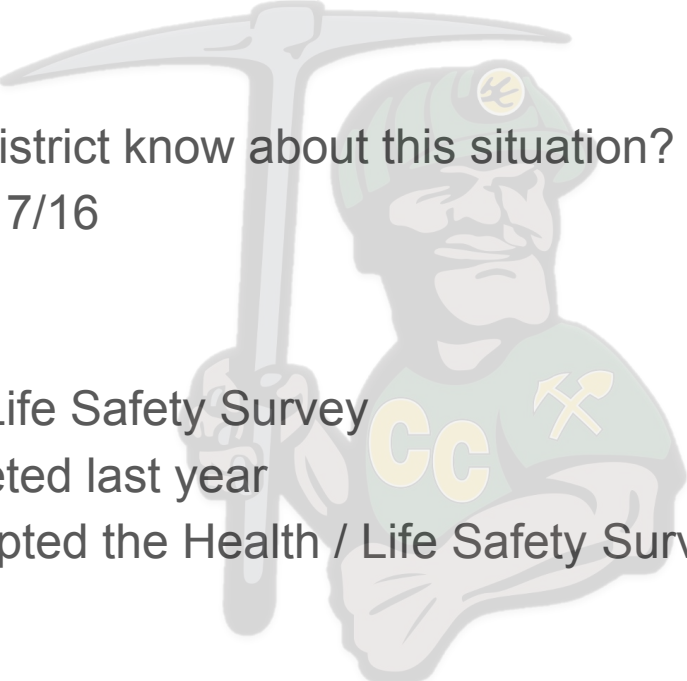
- ❖ We believe that this storm applied sufficient force on the barrel roof that it caused the trusses to fail
- ❖ Filed an Insurance Claim
 - Push back from underwriting - due to age of trusses they would only cover shoring and stabilization of space







Initial Questions

- 
- ❖ Why didn't the district know about this situation?
 - Wind storm 7/16
 - ❖ 10 year Health/Life Safety Survey
 - Just completed last year
 - Board Accepted the Health / Life Safety Survey on 1/2024

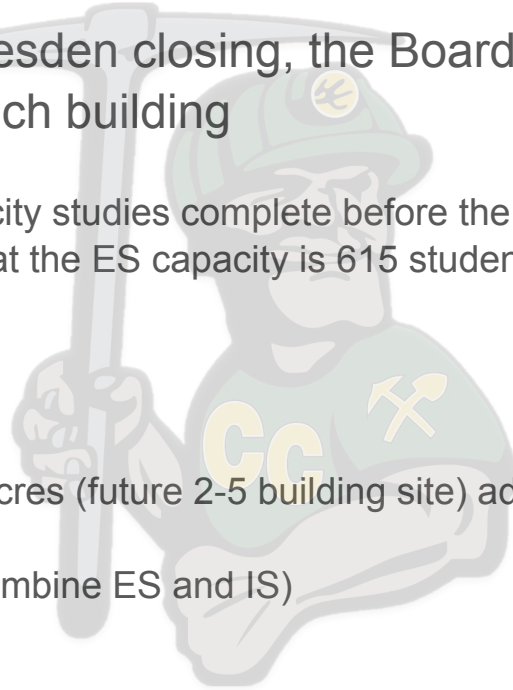
Initial Questions

- 
- ❖ Recent District capital projects could have saved the IS
 - End of the current Dresden agreement capital projects
 - ❖ Why wasn't there a plan for the IS, it is over 100 years old?
 - There was
 - Certain capital upgrades deferred
 - Board Strategic Planning has future options being considered post a new agreement with Constellation

The Value of The Board's Strategic Planning Initiatives

- ❖ To prepare for a possible Dresden closing, the Board authorized a Capacity study to be completed for each building
 - Completed on 1/2020
 - Compare / contrast from capacity studies complete before the 2005 referendum
 - The 2020 study determined that the ES capacity is 615 students (current 599)

- ❖ Long Range Facilities Plan
 - 1/2020, Board purchased 15 acres (future 2-5 building site) adjacent to MS and across from ECC
 - Site of a future 2-5 building (combine ES and IS)



Dresden Agreement

- Levy Years 2022 - 2026
- \$17.3 million/year
- How long will Dresden be here?
- Unit 2 license expires 2029
- Unit 3 license expires 2031
- Constellation filed for license extension in 2024
- \$520 of \$959M EAV
- Carbon Credits sunsets 7/2027



High Concentration

Where do we go from here?

- ❖ Shored up the wall and the trusses ✓
- ❖ Board authorized potential solutions from Architects with estimates: ✓
 - Fix and Return
 - Demolish, Rebuild, and Renovate
 - Demolish and Rebuild New on Site
 - Build new 2-5 building (long range plan)
 - Other options were additions to existing buildings
 - Too expensive
- ❖ What makes the most sense (practical and financial)
- ❖ Plans if Dresden license extended 20 years







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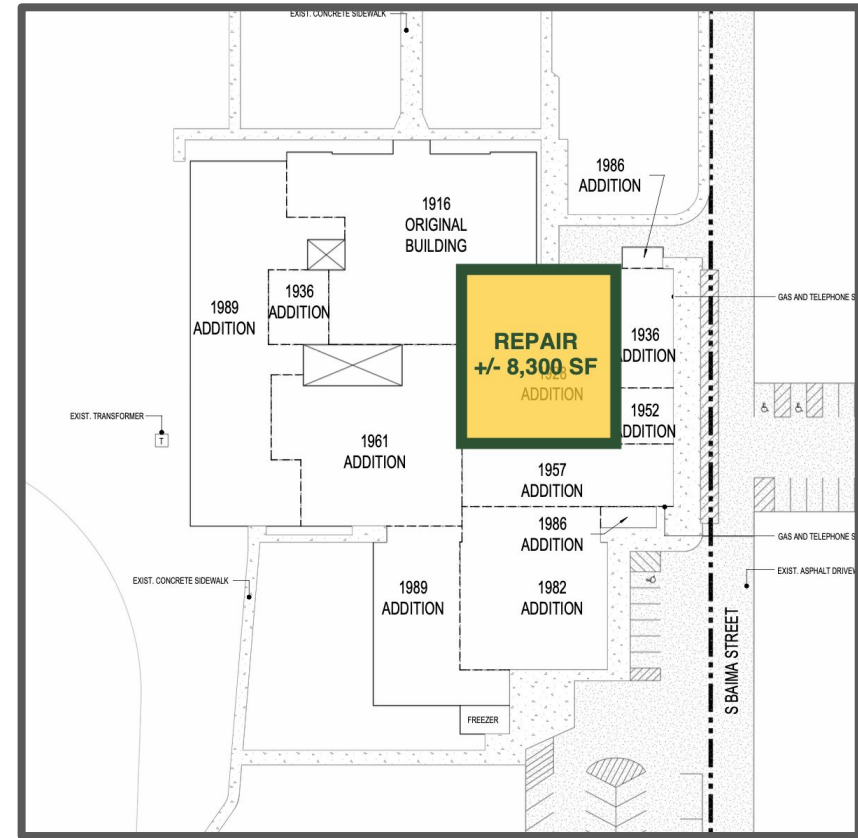
Concepts

Fix and return Intermediate School

Repair the truss system and reoccupy the Intermediate School

Future of CCIS to be determined AFTER new Agreement with Constellation

Concept 1



12 months from
Decision

Demolition & Rebuild Intermediate School

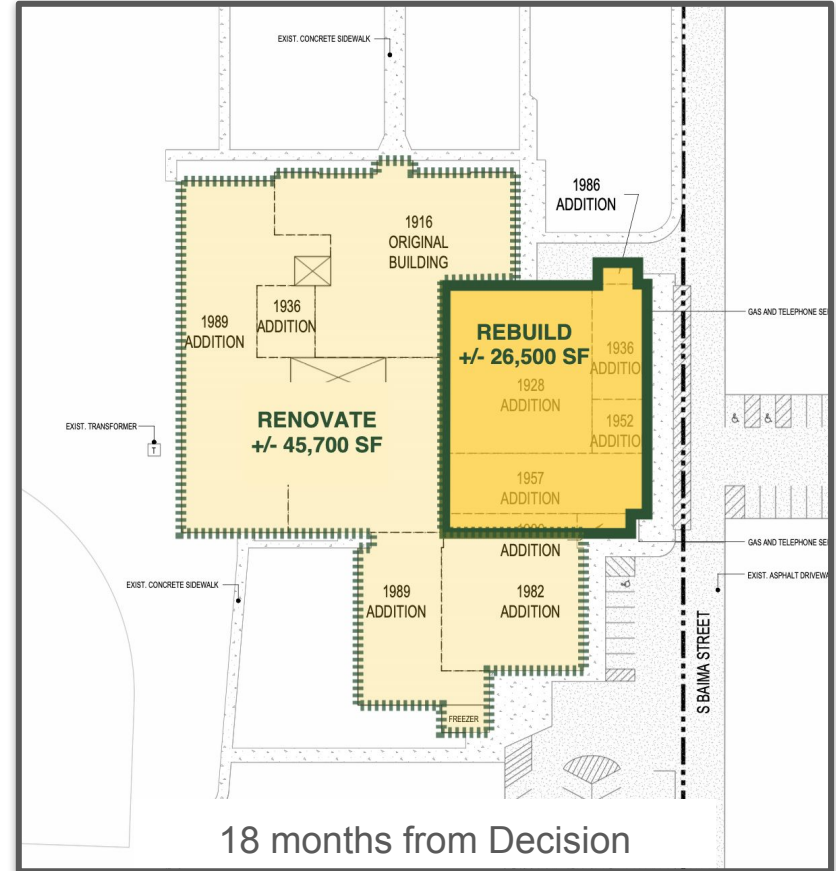
Demolish a portion of the Intermediate School - Gym and 2 story area.

Rebuild and reoccupy.

Renovate (abate) the undamaged part of the Intermediate School

Adds 50 more years of service

Concept 2



Raze and Rebuild

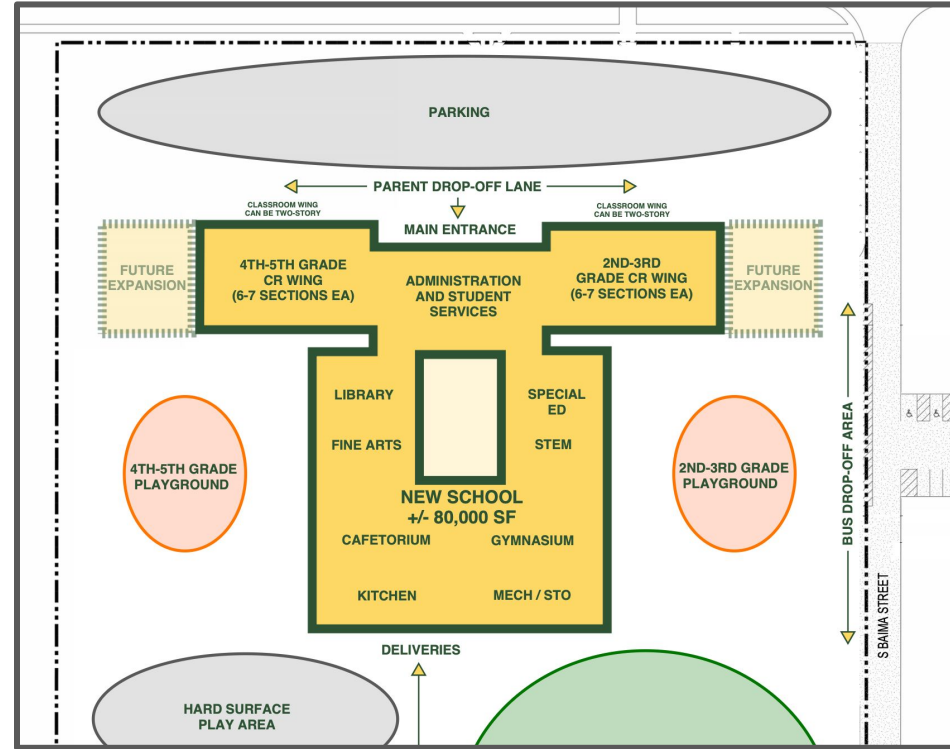
Completely raze the Intermediate School.

Build a new building on the property to house grades 4 and 5 with the planned addition of more classroom spaces for 2 and 3 in the future when needed

Alternate - Build space for 2 and 3 as well, determine leasing plan or sell or demolish ES

Adds 50 more years of service

Concept 3



18-24 months
from Decision

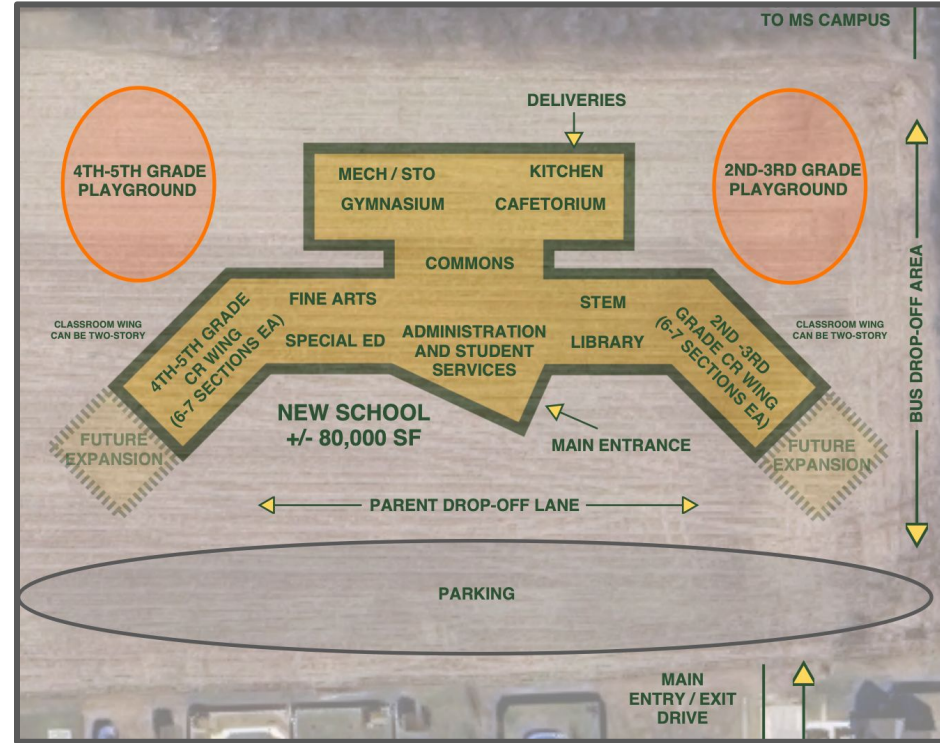
New 2-5 Building

Build a new building south of the Middle School to house grades 4 and 5.

Planned addition for grades 2 and 3 when needed

Alternate - Build space for 2 and 3 as well, determine leasing plan or sell or demolish ES and IS facilities...

*Utility work for this property TBD



18-24 months
from Decision

Alternate Concept 3

Financial Challenges

- estimate \$450-\$650 per square foot for NEW construction
- estimate \$300-\$500 per square foot for renovation (including abatement)
- Lead times: Steel, HVAC equipment, transformers/electrical panels

E.g. Early Childhood Center - 2007, \$15M, ~\$200 per square foot

And every year we wait, we anticipate 10 - 15% increase in construction costs...

Financial Options

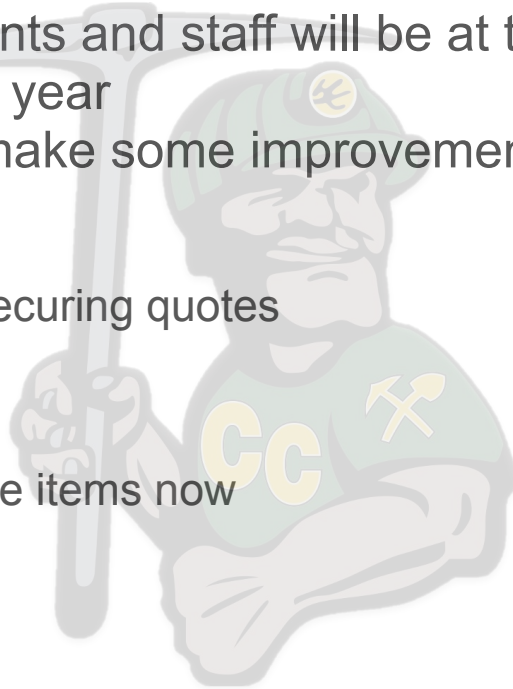
- ❖ Capital Projects (end of current Dresden agreement)
 - \$9 mil of the proceeds from these bonds remain
- ❖ Reserves
 - Board Policy min 6 months of budget
- ❖ Health Life Safety funds
- ❖ Future Referendum
 - Plan for years is Dresden license extension



Current Configuration

- ❖ We know that the IS students and staff will be at the ES the rest of this year and all of next school year
- ❖ To stay there we have to make some improvements
 - Electrical capacities
 - Mechanical systems
 - Modular classroom(s) - securing quotes
 - Parking
 - Drop off

*Currently working on many of these items now



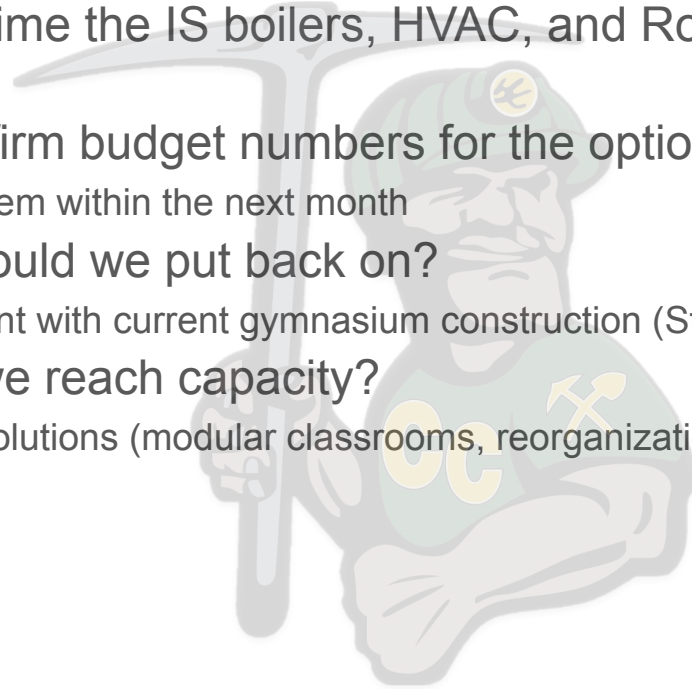
Moving Forward

- ❖ Town Hall Meetings
 - Jan. 2025
- ❖ Board Study Session
 - Jan. 2025
- ❖ Optimistic - decision by May Board Meeting



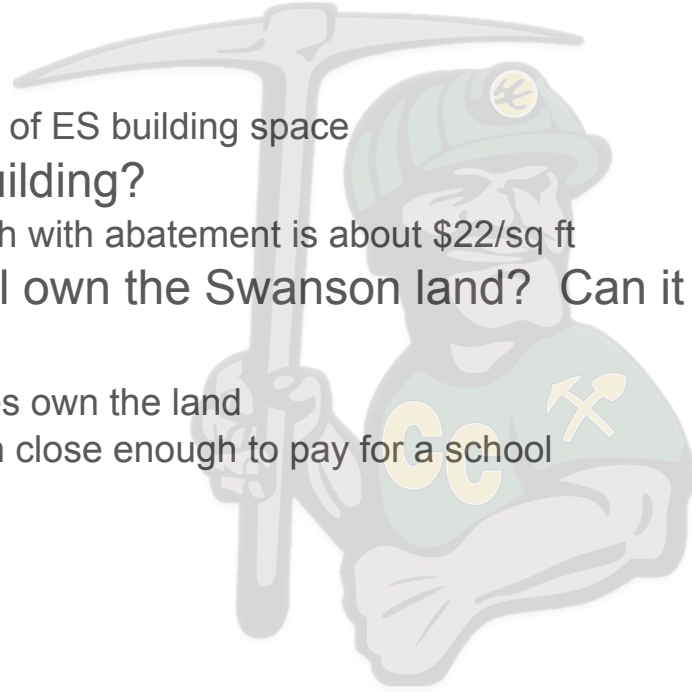
Questions from 1/15

- ❖ When was the last time the IS boilers, HVAC, and Roof were renovated?
 - 2015
- ❖ When will we have firm budget numbers for the options?
 - We hope to have them within the next month
- ❖ What kind of roof would we put back on?
 - A new roof consistent with current gymnasium construction (Steel and EDPM roofing)
- ❖ What is the plan if we reach capacity?
 - We are looking at solutions (modular classrooms, reorganization of the ES)



Questions from 1/15

- ❖ Gym space plans?
 - Looking at tents
 - Scheduling and use of ES building space
- ❖ Cost to demo the building?
 - Estimate to demolish with abatement is about \$22/sq ft
- ❖ Does the District still own the Swanson land? Can it be sold and used to pay for school?
 - Yes, the District does own the land
 - It would not be even close enough to pay for a school



Questions & Comments

If you are interested in possibly participating on a committee please sign up on the sheets near the exits.

feedback@coalcityschools.org

Thank you for attending!