

Facility Plan Timeline

BOARD OF EDUCATION DISTRICT NO. 170 Dixon, Illinois REGULAR MEETING – December 14, 2016

Board members received a copy of a report on the Dixon Public Schools Facility Planning with an explanation on funding sources and priorities in each of the buildings.

Proposed Facility Plan

(Presented at 12/14/2016 Board of Education Meeting)

Washington School:

Health/Life Safety Work – Summer 2017

- Ceilings, lighting, electrical, concrete & handrail replacement and fire doors - \$380,000
- Summer 2018 - Climate Control via Geothermal - TBD

Countywide Sales Tax Work – Spring 2018 start Install elevator to reach all three levels. This would make cafeteria ADA compliant - \$350,000-\$500,000 approximately

Jefferson School:

Health/Life Safety Work – Summer 2018

- Summer 2018 - Climate Control via Geothermal - TBD

Countywide Sales Tax Work – Spring 2018 start

- Cafeteria/Multi-Purpose Room – TBD – Gives us additional space that is needed for instruction and creates an ADA compliant cafeteria
- Install elevator to reach all levels. - \$350,000-\$500,000 approximately

Madison School:

Health/Life Safety Work – Summers 2018

- Replace/Repair galvanized piping - \$175,000

Reagan Middle School:

Health/Life Safety Work – Summer 2017* (change due to necessity of installation)

- Replace eye wash station - \$16,000

Dixon High School:

Total for DHS **Health/Life Safety Work:** \$22,900,000

Phase 1: Spring 2017 Start

- Moisture Control Work – roof, tower, clay tile - \$900,000-\$950,000
- Entrance areas – concrete work, stair & handrail repairs - \$300,000-\$350,000
- Structural repairs – floor leveling & grout injections - \$240,000-\$250,000
- Door hardware, safety glass, magnetic hold devices - \$35,000-\$45,000
- Replace flooring, carpeting, and damaged ceilings - \$105,000-\$115,000
- Lancaster Gym Bleacher Replacement - \$550,000-\$560,000
- Theater stage lighting and rigging - \$400,000-\$410,000
- Pumps for crawlspace for flooding issues - \$100,000-\$110,000
- Total for summer 2017 at DHS = \$2,630,000-\$2,790,000

Phase 2, 3, & 4 – Summer 2018-2020 -

- Exterior masonry repairs - \$5,400,000 - \$5,600,000
- Window work - \$1,210,000 - \$1,250,000
- Structural work wall repairs - \$112,000-\$120,000
- Doors and hardware - \$255,000 - \$265,000
- Finishes, plaster, lockers, casework - \$1,070,000 - \$1,080,000
- Equipment/Toilet Partitions/Casework/Sprinklers - \$1,680,000-1,690,000
- Mechanical/HVAC - \$3,600,000 - \$3,610,000
- Plumbing - \$1,430,000-\$1,440,000
- Electrical - \$344,000-\$354,000
- Asbestos Removal & A-E Fees - \$4,930,000-\$4,940,000
- Misc. Interior Work - \$105,000

Countywide Sales Tax for DHS: Summer 2018

- Secure Vestibule at DHS - TBD

BOARD OF EDUCATION DISTRICT NO. 170 Dixon, Illinois SPECIAL MEETING – January 24, 2017

A motion was made by Mr. Sibley, seconded by Mr. Arduini, to adopt the District Facilities Plan as presented. This motion was submitted to a roll call vote with the following results: Voting yea--Arduini, Stoker, Sibley and Tourtillott. Voting nay--Johnson, Schielein and Jacobs. Motion approved

(Proposed Facility Plan that was voted on is above)

BOARD OF EDUCATION DISTRICT NO. 170 Dixon, Illinois REGULAR MEETING – May 10, 2017

Board members listened to a presentation from Mr. George Reigle, Architect from GreenAssociates, and Mr. Schultz on why they believe it is in the District’s best interest to look at hiring a construction manager to put in charge of the larger extensive work when it begins at the buildings. Mr. Schultz stated that doing this will put an extra set of eyes on the work being done by contractors. Board members were informed that the construction manager will also be working with the administration and the architects in the planning for the extensive work projects that need to be done. Mr. Schultz and his department will continue doing the work that they do every day in the buildings and the summer work that they do to get

the classrooms ready to start a new school year. Board members will act on this item at the June 14, 2017 Board of Education meeting.

BOARD OF EDUCATION DISTRICT NO. 170 Dixon, Illinois AMENDED BUDGET HEARING & REGULAR MEETING June 14, 2017

Mr. George Reigle, Architect from Green and Associates, along with Mr. Schultz’s help, provided the Board members the architectural plan for the location of the new gymnasium at Jefferson School. They stated that by working with the Jefferson staff, it helped them build a vision on how this new addition will allow for the existing gymnasium to be used as a cafeteria/multi-purpose room. This will also allow for the installation of the new elevator. The existing cafeteria will be used as additional classrooms/teaching space, office space for OT/PT and offices for the gym teachers. Discussion was also held on parking areas at the building. This will be discussed further at the July meeting.

A motion was made by Mr. Humphrey, seconded by Mr. Rogers, to approve the Request for Qualifications process to look for a Construction Management Firm as presented. This motion was submitted to a roll call vote with the following results: Voting yea-- Humphrey, Flanagan, Johnson, Rogers, Wegner, Sibley and Stoker. Voting nay--none. Motion unanimously approved.

BOARD OF EDUCATION DISTRICT NO. 170 Dixon, Illinois SPECIAL MEETING June 29, 2017

A power-point was presented on the DPS Facility Planning, which was updated on June 29, 2017. Information was provided on the funding sources and on the work that will be done during the summer of 2017 and 2018 at Washington School, Jefferson School, Madison School and Reagan Middle School. Dixon High School’s work that is in this plan, will be extended another year through summer, 2019. Future facility plan topics were also discussed that would allow for academic and athletic facility upgrades in the future. This included lab spaces for science and industrial arts and exploring programs for Agriculture-Business, Humanities (Culinary Arts), Auto Mechanics and Health Occupations at Dixon High School. Discussion as also held on proposed academic and athletic facility upgrades which included acquisition of land, development of offsite outdoor athletic facilities, theater sound system and theater storage.

DPS Facility Planning

(Approved – January 24, 2017)

(Updated – June 29, 2017)

Funding Sources

- **Health/Life Safety Bonds**

*Covers A and B priorities identified during the 10 year survey.

*The Board approved \$21,425,000 in Health/Life Safety Bonds at the February 2017 board meeting.

- **Alternate Revenue Bonds**

*The Countywide Sales Tax Revenue will start July 1, 2017. The money will be sent to the District beginning November 2017. The District has the ability to borrow against those dollars in order to pay for planned projects not covered under HLS.

Washington School

Health/Life Safety Work – Summer 2017

- Ceilings, lighting, electrical, concrete & handrail replacement and fire doors - \$347,750 (Bid Amount)
- Spring & Summer 2018 - Climate Control via Geothermal – Health/Life Safety & Countywide Sales Tax Funds

Countywide Sales Tax Work – Spring 2018

- Install elevator to reach all three levels. This would make cafeteria ADA compliant - \$350,000-\$500,000 (Estimate)

Jefferson School

Summer 2018

- Summer 2018 - Climate Control via Geothermal - Health/Life Safety & Countywide Sales Tax Funds – Spring 2018
- New gymnasium & cafeteria/multi-purpose room renovation– Countywide Sales Tax Funds – Gives us additional space that is needed for instruction and creates an ADA compliant cafeteria
- Install elevator to reach all levels. – Countywide Sales Tax Funds - \$350,000-\$500,000 (Estimate)

Madison School

Health/Life Safety Work – Summers 2018

- Replace/Repair galvanized piping - \$175,000 (Estimate)

Reagan Middle School

Health/Life Safety Work – Completed April 2017

- Replace eye wash station - \$8,356 (Actual Cost)

Dixon High School

Phase 1: Spring 2017 Start

- Moisture Control Work – Room 403 repairs – June 2017
- Roof – Gymnasium, 2nd Floor, Boiler Room - \$388,019 (Bid Amount)
- Entrance areas – concrete work, stair & handrail repairs, pumps for crawlspace & structural repairs – floor leveling & grout injections - \$784,000 (Bid Amount)
- Door hardware, safety glass, magnetic hold devices - \$35,000-\$45,000 (Estimate)

- Replace flooring, carpeting, and damaged ceilings - \$105,000-\$115,000 (Estimate)
- Lancaster Gym Bleacher Replacement - \$222,772 (Bid Amount)
- Asbestos Removal 4th Floor - \$68,000-\$96,000 (Bid Amount)
- Ceiling on 4th Floor - \$16,000 (Bid Amount)
- Roof Tower Area Repair - \$21,870 (Bid Amount)
- Masonry Test Holes Investigation - <\$50,000 (Estimate)

Phase 2, 3, & 4 – Summer 2018-2019

- Exterior masonry repairs - \$5,400,000 - \$5,600,000 (Estimate)
- Theater stage lighting and rigging - \$400,000-\$410,000 (Estimate)
- Window work - \$1,210,000 - \$1,250,000 (Estimate)
- Structural work wall repairs - \$112,000-\$120,000 (Estimate)
- Doors and hardware - \$255,000 - \$265,000 (Estimate)
- Finishes, plaster, lockers, casework - \$1,070,000 - \$1,080,000 (Estimate)
- Equipment/Toilet Partitions/Casework/Sprinklers - \$1,680,000-1,690,000 (Estimate)
- Mechanical/HVAC/Geothermal* - \$3,600,000 - \$3,610,000 (Estimate)
- Controls - \$710,000 (Estimate)
- Plumbing - \$1,430,000-\$1,440,000 (Estimate)
- Electrical - \$617,800 (Estimate)
- Asbestos Removal & A-E Fees - \$1,500,000 – 2,000,000 (Estimate)
- Misc. Interior Work

Countywide Sales Tax for DHS: Summer 2018

- Secure Vestibule at DHS
- Parking for new entry

Proposed Academic & Athletic Facility Upgrades DHS – Lab Spaces

- Science – Chemistry, Physics
- Industrial Arts

Explore Program Expansion

- Agri-Business
- Humanities (Culinary Arts)
- Auto Mechanics

- Health Occupations

Future Facility Plan Topics

Proposed Academic & Athletic Facility Upgrades

- Acquisition of land
- Development of offsite outdoor athletic facilities
- Theater Sound System
- Theater Storage

BOARD OF EDUCATION DISTRICT NO. 170 Dixon, Illinois AMENDED BUDGET HEARING & REGULAR MEETING July 19, 2017

A motion was made by Mr. Humphrey, seconded Dr. Flanagan, to approve the recommendation from the interview and selection committee to hire Russell from Davenport, Iowa as the construction manager. This motion was submitted to a roll call vote with the following results: Voting yea--Rogers, Wegner, Sibley, Humphrey, Flanagan, Johnson and Stoker. Voting nay-none. Motion unanimously approved.

BOARD OF EDUCATION DISTRICT NO. 170 Dixon, Illinois REGULAR MEETING September 13, 2017

Board members received a copy in the agenda packet of the tentative list for the work to be awarded by the Board of Education for the 2018 summer projects. These dates are important and will allow the work to be completed on time.

Dixon School District
Pre-Construction Schedule Bid Award Dates

- **November 15, 2017**
 - Jefferson Well Field (could be bid separately or in package with Washington)
 - High School Tower (complete work spring 2018)
 - High School Window Replacement (coordinate with masonry for completion)
 - High School Geothermal Well Field (two phases?)
 - Washington Geothermal Well Field (could be bid separate or in package with Jefferson)
- **January 17, 2018**

- District Geothermal Heat Pump Package
- **February 14, 2018**
 - Washington Interior Geothermal Piping & Associated Work
 - Washington Elevator/Stair Packages
 - Washington electrical upgrades
 - High School Geothermal Piping & Associated Work
 - High School Plumbing/Bathroom Upgrades
 - High School Secure Vestibule/Interior Renovations (to include repair of cracked interior CMU walls, fire wall separations, lockers, doors, interior finishes, etc.)
 - High School Stage Rigging
 - High School Gym, Auditorium, Main Classroom Masonry (main classroom area could be one phase one summer or two phases two summers) and North Addition Masonry
 - High School Electrical Upgrades (upgrade HS intercom system, stage lighting, etc.)
 - District Elevator Pre-Order (both schools)
- **June 16, 2018**
 - Jefferson Gym Addition/Interior Renovation
 - Jefferson Interior Geothermal & Associated Work
 - Jefferson Elevator
 - Jefferson Electrical

During the Board of Education tour in August, Board members were able to see the work that had been done during the summer. That included at Washington School a new drop ceiling on the first floor including new LED lighting; new fire doors in the second floor hallway; and a new entrance to door 5. **At Jefferson they discussed the new location for the addition and location for an elevator.** At the high school new stairs at the main entrance, doors 10-11-12-13-23-24-26; new bleachers; new concrete and pumps under the gym; and discussed the masonry repairs. * This report was provided by Mr. Schultz.

BOARD OF EDUCATION DISTRICT NO. 170 Dixon, Illinois REGULAR MEETING **October 18, 2017**

Mr. Bill Taylor from GreenAssociates along with Mr. Brett Kettelsen, a representative from Russell Construction Managers, were present to give the Board members an update and answer their questions about upcoming projects slated for Dixon High School, Jefferson School and Washington School. A power-point presentation was given on the reconfiguration of the high school offices and staff areas with

a secure vestibule installed. Board members looked at three different colors for the window replacements at the high school. In 2019 at Jefferson School, a new gymnasium will be constructed and the existing area will be reconfigured and a new elevator will be installed. The last slide, Washington School, showed the lower level, first floor and second floor and how it will be reconfigured and then an elevator will be installed. Mrs. Empen informed Board members that this information will be available for public viewing.

BOARD OF EDUCATION DISTRICT NO. 170 Dixon, Illinois REGULAR MEETING – November 15, 2017

From November Business Report included in Board Packet: County School Facility Tax –

On November 8, 2016 Lee County voters approved a 1% countywide school facilities sales tax increase which began being collected on July 1, 2017. The Illinois Department of Revenue collects the funds which are then provided to the Regional Superintendent of Schools to distribute to local school districts on a per Lee County pupil basis. Dixon Public Schools' July amount of \$112,390.43 arrived on Monday, November 6, 2017. The revenue was placed in the Capital Projects – Fund 60 and can only be used for new facilities, additions & renovations, security, entrances, safety, disabled access, architectural planning, energy efficiency, parking lots, issuing bonds or retiring bonds. The Board of Education does have the ability to issue alternative revenue bonds if it prefers to borrow funds to complete projects earlier rather than utilize a pay as you go method. This can be done by pledging the sales tax proceeds to do the debt service.

A motion was made by Mr. Rogers, seconded by Dr. Flanagan to authorize the owner's representative to sign the agreement between Green Associates and the Dixon Unit School District #170 as presented. This motion was submitted to a roll call vote with the following results: Voting yea--Rogers, Wegner, Sibley, Humphrey, Flanagan, Johnson and Stoker. Voting nay--none. Motion unanimously approved.

Scope of work specified in Budget/AE Fee Calculation Worksheet included:

Dixon High School - Window Replacement, Secure vestibule/Staff Resources/Main Office, Geothermal (systems only), Masonry, Lights, Electrical, Plumbing, Doors & hardware, New ceilings, Flooring, Auditorium (lighting/rigging), Site & Science Labs – Total Construction Cost Basis for A&E Fees = \$18,135,619

Washington – Addition (2,500 sq. ft.) & Geothermal (systems only) Total Construction Cost Basis for A&E Fees = \$2,083,932

Jefferson – Addition (7,500 sq. ft.) & Geothermal (systems only) Total Construction Cost Basis for A&E Fees = \$4,476,900

Geothermal wells only (all buildings) Total Construction Cost Basis for A&E Fees = \$1,856,896

Total Construction Cost All Projects = \$25,053,346

BOARD OF EDUCATION DISTRICT NO. 170 Dixon, Illinois REGULAR MEETING – December 13, 2017

From December Business Report included in Board Packet: County School Facility Tax –

The Board of Education does have the ability to issue alternative revenue bonds if it prefers to borrow funds to complete projects earlier rather than utilize a pay as you go method. This can be done by pledging the sales tax proceeds to do the debt service. Mr. Kevin McCanna from Speer Financial will introduce the concept to the board as an informational item at the December meeting. If we are looking at staying with the current schedule that Green Associates and Russell are working on for geothermal heating and cooling at three buildings, elevators at the two elementary buildings, a secure vestibule at DHS, a multipurpose room addition at Jefferson and some offsite development we will need to utilize this method. There seems to be an economy of scales by bundling the like projects together and doing them at the same time and it is definitely best for the current students and staff to complete the projects sooner rather than later.

Mr. Kevin McCanna informed Board members on alternate revenue bonds that are available for governmental bodies who can provide a dedicated revenue stream and is used for facility planning. The only way the bonds can be issued in Illinois is to have a pledge of identified revenue which includes sales tax and a tax levy that is abated annually. An issuer of this type of debt will have to ensure there is sufficient revenue to abate the tax levy and must demonstrate there is 125% coverage of the debt, that there is a proven revenue stream of \$1.25 for each \$1 of debt service. Board members were informed that they do have the ability to issue alternative revenue bonds if they prefer to borrow funds to complete projects earlier rather than utilize a pay as you go method, by pledging the sales tax proceed to do the debt service. This would allow bundling like projects together and doing them at the same time, which would be best for the current students and staff and complete the projects sooner rather than later. Board members received information from Mr. McCanna to review. Board members will be asked to approve a recommendation from the administration at the January 17, 2018 Board meeting.

The information below was in the board packet.

ALTERNATE REVENUE Bonds

Dixon School District 170

General obligation alter revenue bonds are also known as "double-barreled" bonds because there is a dual reverse pledge for security. The primary pledge is a revenue stream. The only way to issue such bonds in Illinois is to have a pledge of identified revenues. This includes sales taxes, which are a very common pledge by municipal and county governments. The backup pledge is a tax levy. The alternate revenue bond law provides that the levy is filed with any other general obligation bond. However, the law also provides that the levy should be annually abated.

To ensure that an issuer of this type of debt has sufficient revenue to abate the tax levy, the issuer must demonstrate that there is 125% coverage of the debt. That is that, on an annual basis, there is a proven revenue stream of \$1.25 for each \$1.00 of debt service.

Given that the District received \$112,390 for the initial month, an assumption can be made that the annual revenue will be some \$1,350,000. (As more monthly payments are received, this can be refined.) Annual revenue of \$1,350,000 is equal to \$1,080,000 plus 25% coverage. If the District sells 20 year bonds at current rates utilizing only this revenue stream, a bond issue of approximately \$15,000,000 can be sold. If this were done, each year \$1,080,000 of taxes would be used for debt service. The coverage amount of \$270,000 would be available for other uses. Any growth, or decline, in revenues would affect the portion allocated to other uses.

Variations on the \$15,000,000 twenty year scenario include different sizes and lengths. Any amount under \$15,000,000 could be issued. If more than \$15,000,000 was needed, the District could plan on repaying the debt over a longer period or could use another source of funds for the coverage amount and use all expected sales tax revenues for debt service. However, due to the newness of the tax, we do not recommend getting overextended. For lesser amounts, we suggest staying with 20 years to pay.

Due to the strength of the issuance controls, such bonds sell as if they were general obligation property tax bonds.

Authorization of the bonds by the Board is good for a three year period. While there can be periodic authorization, it is easiest and least expensive (legal and publishing fees) to aggregate all projects expected over the next three to five years into one authorization. Bonds can then be sold over three years as needed. Given a three year rule on spending bond proceeds, the authorization can therefore cover six years (three plus three).

Timing of issuance is typically as follows.

- Board passes initial ordinance to authorize bonds 1
- Initial ordinance published in local newspaper to begin a 30 day backdoor referendum petition period 1-2
- Petition period ends 5-6
- Bond Issuance Notification Act (BINA) hearing (once) 4-8
- Bond sale on Board meeting day 7-10
- Receipt of funds 9-12

Some of the above can be compressed or lengthened, as needed.

KWM

12/4/17

A motion was made by Mr. Sibley, seconded by Mr. Rogers, to award the following for Geothermal Wells to be installed at Jefferson School, Washington School and Dixon High School as presented. Voting yea--Humphrey, Flanagan, Johnson, Rogers, Wegner, Sibley and Stoker. Voting nay--none. Motion unanimously approved.

**BOARD OF EDUCATION DISTRICT NO. 170 Dixon, Illinois REGULAR MEETING –
January 17, 2018**

A motion was made by Mr. Sibley, seconded by Mr. Humphrey, to approve the resolution authorizing the issuance of not to exceed \$15,000,000 of general obligation bonds (sales tax alternate revenue source) of the District in order to alter, repair, and equip school buildings and facilities and improve school sites as presented. Voting yea--Sibley, Humphrey, Johnson, Rogers and Stoker. Voting nay--Wegner and Flanagan. Motion approved.

A motion was made by Mr. Sibley, seconded by Mr. Johnson, to award the bid for elevator ere-purchase and installation to ThyssenKrupp in the amount of \$204,000 for both Washington School and Jefferson school elevators as presented. Voting yea-Flanagan, Johnson, Rogers, Wegner, Sibley, Humphrey and Stoker. Voting nay--none. Motion unanimously approved.

A motion was made by Mr. Sibley, seconded by Mr. Johns, to award the bid for the pre-purchase of dedicated outdoor air systems from Windy City Representatives in the amount of \$297,500 as presented. Voting yea--Johnson, Rogers, Wegner, Sibley, Humphrey, Flanagan and Stoker. Voting nay--none. Motion unanimously approved.

A motion was made by Mr. Sibley, seconded by Mr. Rogers, to award the pre-purchase of complete ground source heat pumps to Imbert International Inc., in the amount of \$838,999 for Washington School, Jefferson School and Dixon High School as presented. Voting yea--Rogers, Wegner, Sibley, Humphrey, Flanagan, Johnson and Stoker. Voting nay--none. Motion unanimously approved.

Mr. Rick supplied some information to Board members on his recent meeting with Mr. Ryan Anderson from Sauk Valley Community College, along with Board members Mr. Johnson and Mr. Humphrey, as they toured the Brinton site to discuss potential land use for agriculture curriculum. More information will be given out at the February Board meeting.

