

**NORTH MAC COMMUNITY UNIT SCHOOL DISTRICT #34**  
**Special Board of Education Meeting – High School Media Center and Room #3**  
**231 West Fortune Street, Virden, IL 62690**  
**6:30 p.m. – March 30<sup>th</sup>, 2022**

1. Call to Order – Roll Call

Present – Alexander, Christopher, Kirk, Nichols, Spann, Watson, Hays

2. Pledge of Allegiance led by President Robyn Hays

3. Public Comment - None

4. New Business

4.1 Motion was made by Alexander, seconded by Kirk to approve base bid from Schwartz Construction for HVAC replacement work at South Campus. Yea Votes: Alexander, Christopher, Kirk, Nichols, Spann, Watson, Hays

4.2 Motion was made by Kirk, seconded by Watson to approve alternate bid #1 from Schwartz Construction for new ceiling and lights in science labs and corridors. Yea Votes: Alexander, Christopher, Kirk, Nichols, Spann, Watson, Hays

4.3 Motion was made by Alexander, seconded by Christopher to approve alternate Bid #2 from Schwartz Construction for new ceiling and lights in library. Yea Votes: Alexander, Christopher, Kirk, Nichols, Spann, Watson, Hays

4.4 Motion was made by Christopher, seconded by Watson to approve the base bid from Roofing Associates for roofing replacement work at South Campus. Yea Votes: Alexander, Christopher, Kirk, Nichols, Spann, Watson, Hays

4.5 Motion was made by Alexander, seconded by Christopher to approve alternate Bid #1 for Roofing Replacement Work: Boiler Room and Weight Room. Yea Votes: Watson No Votes: Alexander, Christopher, Kirk, Nichols, Spann, Hays

4.6 Motion was made by Kirk, seconded by Alexander to approve alternate Bid #2 for Roofing Replacement Work: 1982 Gym Addition. Yea Votes: Alexander, Christopher, Kirk, Nichols, Spann, Watson, Hays

4.7 Motion was made by Alexander, seconded by Watson to approve alternate Bid #4 for roofing replacement work: EPDM at exterior walls. Yea Votes: Alexander, Christopher, Watson, Hays; No Votes: Kirk, Nichols, Spann

5. Personnel

5.1 Motion was made by Alexander, seconded by Kirk to accept resignation of Brian Carman as Middle School Boys Basketball Coach. Yea Votes: Alexander, Christopher, Nichols, Spann, Watson, Hays; No Votes: Kirk

6. No closed session took place.  
Closed Session for the purpose of discussing current status of IASB Superintendent Search Process.
7. Motion was made by Kirk, seconded by Christopher to adjourn at 7:36 pm. Yea Votes: Alexander, Christopher, Kirk, Nichols, Spann, Watson, Hays



**Girard Campus**

1981 Addition 30,000 SF NEW / 6,000 SF EXISTING

G&H #1206

October 11, 2018

**PRELIMINARY HVAC REPLACEMENT COST ESTIMATE**

	<b>Classrooms, Offices, Media Center 36,000 sf</b>	<b>Gym (Optional) 10,400 sf</b>
Demolish existing system	90,000	
VRF System and condensate piping	1,170,000	
Partial ceiling removal, replacement	180,000	
New gas-fired rooftop units		300,000
Electrical	90,000	30,000
<b>Subtotal</b>	<b>1,530,000</b>	<b>330,000</b>
A/E Fees	153,000	33,000
Contingency	153,000	33,000
<b>Total</b> \$ 51 / SF	<b>1,836,000</b>	<b>396,000</b>

COMBINED TOTAL 2,232,000

1962 ADDITION 8,000 SF @ \$51 = 408,000

2,640,000

3 1/2 INFLATION @ 5% = 17.5% 462,000

3,102,000

2022 MARKET CONDITIONS + ?



**GRAHAM AND HYDE**  
ARCHITECTS, INC.

**Re-Roofing Work**  
North Mac Intermediate School  
Girard, Illinois  
March 22, 2022 at 2:00 p.m.  
G&H #1206-44

## BID TABULATION

<b>Contractor</b>	<b>Bid Security</b>	<b>Add. No. 1</b>	<b>Base Bid 1962 Addition</b>	<b>Alternate Bid 1 Boiler Room and Weight Room</b>	<b>Alternate Bid 2 1982 Gym</b>	<b>Alternate Bid 3 Maintenance Shop</b>	<b>Alternate Bid 4 EPDM at Ext. Walls</b>
<b>Roofing Associates</b> Springfield, Illinois	√	√	377,566	78,560	197,822	33,793	9,877
<b>Designed Roofing Systems</b> Springfield, Illinois	√	√	440,697	83,494	165,879	27,670	2,686
<b>Top Quality Roofing</b> Mt. Zion, Illinois			No Bid				
<b>Shay Roofing</b> Milstadt, Illinois			No Bid				

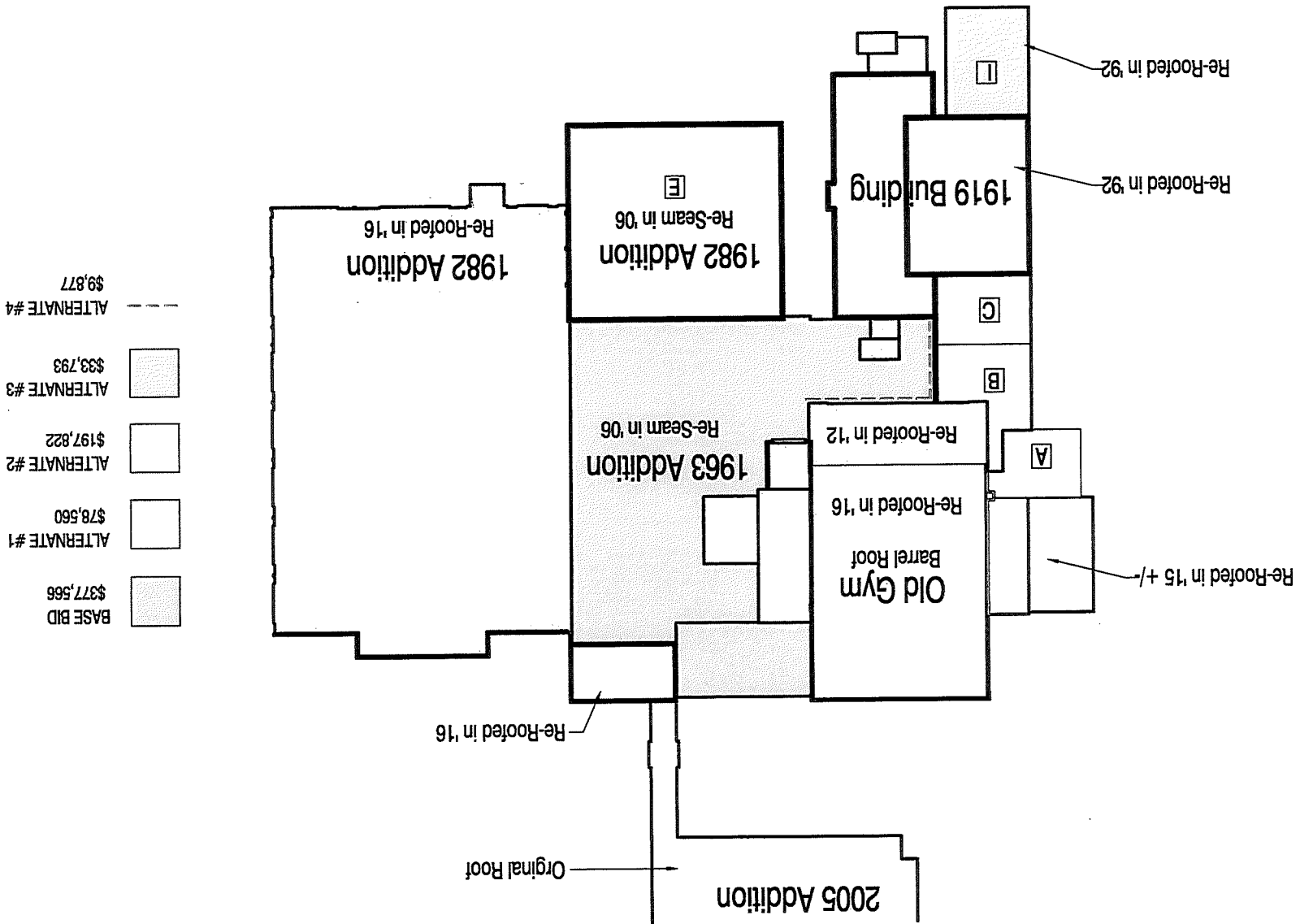
# North Mac Intermediate School

Girard, Illinois

## Roof Replacement 2022

March 22, 2022  
Project No. GH 120844

**G&H** GRAHAM AND HYDE  
ARCHITECTS, INC.  
1918 COCKERILL BLVD. SPRINGFIELD, ILLINOIS • 217.387.3786



North Mac CUSD #34  
 North Mac, IL  
 March 30, 2021  
 G&H Project No. 1206-44



## North Mac Intermediate School Roofing Replacement

<b>Roof Replacement - Sector 1 - 1963 Classroom Addition</b>					
Roof Installed in 1963, Re-Seamed in 2006					
Complete Replacement Area #1 on Roof Survey	16,500	@	\$15.50	sq/ft =	255,750
90 Mil, 30 Year Warranty, Insulation Thickness to Energy Code			18.07		364,800
					337,566
<b>Roof Replacement - Sector 2 - Gym</b>					
Roof Installed in 1982, Re-Done in 2006					
Complete Replacement Area #1 on Roof Survey	10,000 9,500	@	\$16.00	sq/ft =	152,000
90 Mil, 30 Year Warranty, Insulation Thickness to Energy Code			19.78		160,000
					197,822
<b>Roof Replacement - Sector 3 - Weight Room/ Work Room</b>					
Complete Replacement Area #1 on Roof Survey	4776 4,500	@	\$18.50	sq/ft =	83,250
90 Mil, 30 Year Warranty, Insulation Thickness to Energy Code			16.44		95,500
					78,560
<b>Roof Replacement - Sector 4 - Locker Rooms</b>					
Complete Replacement Area #1 on Roof Survey	2176 2,800	@	\$23.00	sq/ft =	64,400
90 Mil, 30 Year Warranty, Insulation Thickness to Energy Code					WITH CURB ADDN
					64,400
<b>Roof Replacement - Sector 5 - Maintenance Area</b>					
Complete Replacement Area #1 on Roof Survey	2,500	@	\$23.00	sq/ft =	57,500
90 Mil, 30 Year Warranty, Insulation Thickness to Energy Code			13.52		40,000
					33,793
<b>Roofing Subtotal</b>					<b>\$612,900</b>
					660,300
					687,741
Asbestos Sampling / Testing - By Others					1,500
Misc. Reimbursable Expenses (Printing, Testing, Etc.)					2,000
10% A/E Fees					61,300
10% Contingency					61,300
<b>Non-Construction Subtotal</b>					<b>126,100</b>
<b>Total Construction Costs</b>					<b>\$739,000</b>

Project	Total Project Estimated Costs	Funding Source(s)
South Campus Roof	\$700,000	*ESSER II - Indirect Funds
South Campus HVAC	\$3,300,000	**ESSER II (\$610,000) Indirect Funds ESSER III (\$2,325,413) Direct Funds HLS Fund Reserves (\$365,000)
New Gym	\$7,500,000	<i>HLS Bonds</i> <del>Alternate Rev. Bonds (\$5,500,000) already sold.</del> FY2023 GSA \$1,000,000 FY2024 GSA \$1,000,000

Notes:

1. ESSER II, \$1,310,000, was used directly for salaries of current employees. That created the ability to us this same amount from the Education Fund in FY 2023. This can be done by dedicating that amount from the FY 2023 GSA payments to the \*Capital Fund and \*\*HLS Fund.
2. ESSER III, \$3,060,413. Two expenditures take up the proceeds of this grant:
  - A. \$735,000 of indirect funds to be used for current employees in FY2023. Same scenario as described above in #1 can be used here. If needed, \$735,000 could be directed from GSA into the Capital Fund to help offset the New Gym.
  - B. \$2,325,413 of this grant has been dedicated directly and strictly for use on the replacement of the South Campus HVAC system.
3. Working Cash Fund should be seen as the safety net for the Education Fund in the next two years. As long as state funding is fully funded, there should be no issues with this funding roadmap for these three projects, as well as making sure the other funds remain healthy.
4. With the roughly \$1,500,000 in Working Cash Funds, and the breathing room of \$735,000 of indirect funds from ESSER III, as long as the gym project stays in the GRAND TOTAL \$7,000,000 to \$7,500,000 range, funding for all accounts should remain strong.
5. NOTE: Be aware that it is quite possible, depending on how the FY23 budget is crafted, the district may see another one-year slip in the Illinois School District Financial Profile rating. As we have seen, this is nothing to worry about. Remember that up until FY2021 we were always in the Recognition category. In FY2021 we deliberately created a large deficit in our Education Fund to help fund building projects and as a result we were put in the Watch category. As projected, in FY2022 we were right back to the Recognition status. Don't let this arbitrary and pointless rating from the ISBE deter you from using your financial resources in a manner you see fit and that you believe is in the best interest of the school district.