

1 CHICAGO PUBLIC SCHOOLS
2 PROPOSED FY 24 CAPITAL PLAN
3 PUBLIC HEARING
4 (Zoom)
5 held on
6 June 20, 2023

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11 STENOGRAPHIC REPORT OF PROCEEDINGS
12 had in the above-entitled cause held virtually
13 via Zoom, commencing at 12:02 p.m.
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23 Reported By: Karen Fatigato, CSR

24 License No.: 084-004072



1 (whereupon, the following
2 proceedings commenced at
3 12:02 p.m.)

4 MS. DAVIS: Good afternoon, ladies and
5 gentlemen. My name is Kyrah Davis from the
6 office of Family and Community Engagement. On
7 behalf of my fellow panel members, welcome to
8 the first Capital Hearing. Today is June 20th,
9 2023. We are holding the first Capital Hearing
10 electronically via Zoom and also live on our CPS
11 YouTube channel.

12 The purpose of this first hearing is to
13 comply with the School Code provisions regarding
14 the FY 24 Capital Budget.

15 For the record, notice of this public
16 hearing was published in the Chicago Sun-Times,
17 a newspaper of general circulation in the city
18 of Chicago on June 13th, 2023.

19 I would also like to note for the
20 record the CPS staff members and Board Members
21 present here today.

22 Charles Mayfield, Interim Chief
23 Operating Officer; Ivan Hansen, Chief Facilities
24 Officer; Venny Dye, Executive Director of



1 Capital Planning and Construction; Miroslava
2 Krug, Chief Financial Officer; Heather Wendell,
3 Chief Budget Officer; Mike Sitkowski, Deputy
4 Chief of Budget; Anthony Wojtal, Budget Manager;
5 Chuck Swirsky, Senior Advisor to the CEO; and
6 Jamel Chambers, City Council Liaison.

7 Let's begin with the FY 24 Capital
8 presentation with Ivan Hansen and Venny Dye.

9 CHIEF HANSEN: Thank you, Kyrah. And
10 thank you all for taking the time to join us
11 today. The objective for today's presentation
12 is to provide an overview of the Proposed FY 24
13 Capital Budget and obtain feedback from
14 stakeholders.

15 CPS has continued to build on the
16 capital planning process utilized for the FY 23
17 Capital Budget. The process for FY 24 Capital
18 Budget was officially kicked off earlier this
19 year. In the spring various departments from
20 CPS, including the Office of Equity, the Office
21 of Family and Community Engagement, the
22 Department of Capital Planning and Construction
23 engaged with internal stakeholders. Based on
24 this input and feedback, CPS then conducted five



1 virtual community engagement sessions. These
2 sessions provided an overview of the CPS
3 portfolio, the extensive critical facility
4 needs, the Equity Index, the various capital
5 budget categories with clear examples of the
6 scope of work for each category and the project
7 prioritization process. These sessions were
8 live via Zoom and also on YouTube with recorded
9 sessions available for the public. There were
10 over 370 participants for these community
11 engagement sessions with active engagement and Q
12 and A.

13 The sessions also solicited public
14 feedback through an online survey. There were
15 almost 700 survey responses received. Survey
16 results reconfirmed alignment with the
17 District's commitment to address critical
18 facility needs and site improvements. The
19 current plan is to present the recommendation to
20 the June Board for approval.

21 We believe that CPS is just getting
22 started on our journey to new heights that our
23 school district can achieve. It is our mission
24 to provide world-class educational programs for



1 all students across the city. And to fulfill
2 this mission, we make these three commitments
3 towards students, their families and all
4 Chicagoans: Academic progress, financial
5 stability and building trust.

6 We respect our students and families
7 and the diverse communities in which they live
8 and honor them as partners in our shared
9 mission. We will earn their trust by
10 communicating openly and consistently and acting
11 on community feedback. In our previous
12 strategic plan, this priority was called
13 integrity, but we changed it to building trust,
14 our CPS blueprint, recognizing that acting with
15 integrity is something you do alone, while
16 building trust is something we do together. To
17 do this we must respect our students and
18 families and the diverse communities in which
19 they live and include them as partners in our
20 shared mission. We want to ensure we're
21 listening to your feedback and taking that into
22 account when we continue to revise our processes
23 in Chicago Public Schools.

24 The CPS facility portfolio is large and



1 our average facility is 83 years old. Our
2 oldest facility is 149. We maintain over 62
3 million square feet, and to put that into
4 perspective that's the equivalent of 14 Sears
5 Towers. Many years of budgetary constraints
6 have led to a large backlog of certain needs.
7 The total District need is over \$3 billion and
8 that is just to bring all facilities to a state
9 of good repair. The cost to repair CPS
10 buildings has far exceeded what CPS has
11 historically been able to afford. Because of
12 this prioritization of capital needs is
13 critical, and CPS values your input during this
14 process.

15 The next two slides will discuss our
16 typical approach to capital planning. As noted
17 before, in recent years the District is focused
18 on prioritizing investments that promote
19 equitable access to high-quality learning
20 environments. And earlier this year the
21 District hosted a series of five community
22 capital meetings to gather feedback on how it
23 should prioritize investments. The CPS
24 Department of Capital Planning and Construction,



1 the Office of Equity and the Office of Family
2 and Community Engagement collaborated to hold
3 community engagement meetings on the capital
4 budget, which highlighted the capital priorities
5 as outlined in the Educational Facilities Master
6 Plan and focused on explaining the capital
7 prioritization process that utilizes the latest
8 Facilities Condition Assessment and Equity
9 Index.

10 On average, facility needs, such as,
11 roof, masonry replacement, mechanical system
12 upgrades and site improvements, such as,
13 playgrounds/turfs were the highest recommended
14 budget category for allocating capital
15 investments. And we'll take this feedback for
16 future considerations.

17 Chicago Public Schools Planning
18 Department recently completed the 2022
19 Facilities Condition Assessment in all CPS owned
20 and operated facilities. The next run of
21 assessments will begin this summer.

22 A few points to highlight. This
23 Facilities Condition Assessment is a visual
24 inspection only of the building systems, it is



1 not destructive. A sample report here includes
2 a rank and quantity for all assessed items at
3 each CPS-operated facility. A separate
4 assessment landing page on CPS.EDU is now live
5 and the latest assessment reports were uploaded
6 at the beginning of May. Prioritization of
7 critical capital needs is a process that systems
8 are dynamic and constantly changing. This can
9 be driven by a number of factors, including
10 weather, accelerated deterioration, deferred
11 maintenance and recent investments.

12 This year's budget is a little
13 different than in recent years -- than it has
14 been. It's been designed to be a two-phased
15 process. The initial plan, which we are
16 discussing today, is focused on utilizing
17 available outside funding to the fullest
18 potential and have the remainder of the budget
19 in place to address unforeseen critical needs as
20 they arise. This first phase is seeking
21 approval in June so funds are in place in order
22 to allow work to occur to ensure a successful
23 school opening this coming fall.

24 The second phase will be a supplemental



1 budget that further expands on the effort in
2 recent years to prioritize an equitable
3 allocation of capital funds across the District.
4 This will include a comprehensive review of the
5 spaces and amenities available at a campus for a
6 21st century learning environment, the age and
7 ability to modernize the campus and the
8 accessibility of the campus. The second phase
9 is targeting approval at the end of this year.

10 I will now turn it over to Venny to go
11 into these more details.

12 MS. DYE: Thank you, Ivan. And good
13 afternoon to all of you, and thank you again for
14 taking time to be present for this session of
15 the FY 24 Capital Plan Hearings. As Ivan
16 stated, I'm going to take a deeper dive into the
17 budget and explain the categories that make up
18 the \$155 million proposed budget.

19 As noted in the presentation
20 previously, the FY 24 plan is designed to be a
21 two-phased approach with this initial budget
22 focusing on leveraging outside funding for which
23 we have almost \$55 million. These projects will
24 include facility needs like exterior envelope



1 renovations, mechanical system renovations, fire
2 alarm upgrades, system upgrades, modular
3 refurbishments and building automation upgrades,
4 as well as some programmatic investments and
5 site improvements.

6 The FY 24 Budget includes investments
7 of 155 million that will focus on priority
8 facility needs at our neighborhood schools and
9 including mechanical systems which control our
10 indoor environment and air quality of our
11 schools, site improvements and continued
12 expansion of technology upgrades and other
13 academic priorities. To support schools through
14 the city, the FY 24 Capital Plan provides
15 funding in five major categories: Critical
16 Facility Needs, Interior Improvements,
17 Programmatic Investments, ITS Priorities and
18 Site Improvements.

19 The FY 24 Capital Budget includes \$93.2
20 million to address Critical Facility Needs.
21 This category includes things like our exterior
22 envelope and mechanical projects. Exterior
23 envelope projects include repairs to or
24 replacement of roofs, windows, and exterior



1 masonry. And mechanical projects prioritize the
2 most urgent upgrades to core mechanical systems.
3 These improvements directly affect our ability
4 to provide warm, safe and dry facilities to our
5 students, staff and community.

6 Other programs in the Facility Needs
7 Category include repairing and/or replacing
8 obsolete critical systems like our fire alarm
9 replacement program or critical temperature
10 controls, our BAS systems, and modular
11 refurbishment.

12 Also included is the Emergency
13 Unanticipated Facility Repair category, and this
14 is established to address emergency situations
15 that arise from situations like fire, flood or
16 freezing or any other unforeseen facility repair
17 that may arise.

18 Interior Improvements, this category we
19 are proposing \$10 million for interior
20 renovations at select locations for optimizing
21 space utilization and addressing academic
22 initiatives.

23 Under the Programmatic Investment
24 category we're proposing \$2 million -- \$2



1 million which is state funding for programmatic
2 upgrades at Simeon High School.

3 And in the FY 24 Budget, the ITS
4 Priorities, the District wants to allocate
5 \$6.2 million to upgrade school network
6 infrastructure to address connectivity, replace
7 aging hardware at the schools and upgrade our
8 data warehouse and data backups.

9 Next category is Site Improvements.
10 This budget would include \$23.6 million for site
11 improvements, including our continued
12 partnership with the Department of Water
13 Management and the Metropolitan Water
14 Reclamation District. Students can benefit from
15 a well-rounded education that promotes healthy
16 and active development, and the city and MWRD
17 benefit from additional water infrastructure.

18 The next category is Capital Project
19 Support. The budget includes \$20 million in
20 capital projects for its services necessary to
21 implement and continue to implement the existing
22 capital program as well as this particular
23 capital program. This includes management,
24 design, planning, assessment, estimating and



1 more, all of which are needed to successfully
2 implement this particular capital program and
3 those projects getting underway this summer
4 right now.

5 Full details of the FY 24 Capital
6 Budget are also available on the Interactive
7 Capital Plan website located at CPS.EDU. This
8 site allows users to quickly select projects by
9 school, geographic area, type and year.

10 So this next section here is we're
11 going to look at some questions that we have
12 previously received during the public comment
13 forum, which can be found at
14 WWW.CPS.EDU/CAPITALPLAN2024.

15 So one question was: How are capital
16 plans prioritized?

17 CPS has historically prioritized
18 projects based on building needs, and these
19 needs are based on the facility assessments that
20 Ivan discussed earlier. The facility needs
21 priorities are defined in the District's
22 Educational Facilities Master Plan and as listed
23 earlier today by Ivan. We used the Conditional
24 Assessment, which is a visual inspection, only



1 on the building systems, it's not a destructive
2 report, but it includes the rank and quantity of
3 all assessed items at each school. And this is
4 how we prioritize our roofs, windows and
5 mechanical systems. And since these systems are
6 dynamic and change from year to year, it could
7 be accelerated based on deterioration, deferred
8 maintenance or recent investments.

9 Also, we have been working with the
10 office of Equity for the last three years and
11 utilizing the Equity Index in order to
12 prioritize projects.

13 The next question was: what is
14 different about this year's Capital Plan?

15 As we talked about earlier, this year's
16 Capital Plan will follow a different trajectory
17 than previous years. To ensure that all schools
18 are ready to receive students on day one of the
19 new school year for 2023-2024, CPS is seeking to
20 pass a scale down budget of 155 million in June
21 of 2023 to provide funding in the five major
22 areas that we discussed. The District will then
23 launch a comprehensive review of all facility
24 needs that will include robust stakeholder



1 engagement to develop the new Educational
2 Facilities Master Plan. And this we hope to be
3 released later in 2023-2024 school year.

4 The next question that we received was:
5 Is there a focus on ADA accessibility as part of
6 the Capital Plan?

7 And so accessibility remains a critical
8 priority for CPS, and we have worked closely
9 with the Mayor's Office for People's with
10 Disabilities to develop a long-term ADA capital
11 investment strategy. And this investment
12 strategy was to spend \$100 million over five
13 years of which this would be the fourth year.
14 Also included in our normal major MEP
15 mechanical, our roofs and masonry projects, we
16 include accessibility infrastructure in those as
17 well.

18 And so those are all of the questions
19 that we have received so far. So I'll turn it
20 back over to Kyrah now to go into the public
21 comment section.

22 MS. DAVIS: Thank you, Ivan and Venny.

23 We will now proceed with today's public
24 comment segment. And before doing so I would



1 like to share the directions for public comment.

2 For the record, I would like to note
3 that registration for the public hearing began
4 on Tuesday, June 13th, 2023 at 5:00 p.m. and
5 closed on Thursday, June 15th, 2023 at 5:00 p.m.
6 or until all 20 slots were filled for each of
7 the hearings, whichever occurred first.

8 Individuals who registered to speak
9 will have 2 minutes to comment. Participants
10 will be alerted when 30 seconds remain. After 2
11 minutes the facilitator will end the speaking
12 time and promptly proceed to the next
13 participant. I will be calling speakers in
14 chronological order.

15 Members of the public may submit
16 written comments related to the FY 24 Proposed
17 Capital Budget via the Capital Budget Hearing
18 Public Comment Form posted on our website at
19 CPS.EDU/CAPITALPLAN2024, Tuesday, June 20th,
20 2023 at 5:00 p.m.

21 This hearing will conclude after the
22 last person who has registered to speak has
23 spoken or at 1:30 p.m., whichever occurs first.

24 When called, please state your name for



1 the record.

2 I will proceed by calling the first
3 speaker, please press star 6 in order to unmute.

4 Debra Riddle, please press star 6 in
5 order to unmute.

6 Okay. Debra Riddle was our only
7 speaker. And since no additional speakers have
8 called in to join this portion of the meeting,
9 this concludes the public comment segment.

10 If you have additional questions or
11 comments, please submit them at
12 [CPS.EDU/CAPITALPLAN2024](https://cps.edu/capitalplan2024). Thank you again for
13 your participation. This concludes the first FY
14 24 Capital Hearing.

15 (whereupon, these were all the
16 proceedings had at this time.)
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<p style="text-align: center;">\$</p> <p>\$10 11:19</p> <p>\$100 15:12</p> <p>\$155 9:18</p> <p>\$2 11:24</p> <p>\$20 12:19</p> <p>\$23.6 12:10</p> <p>\$3 6:7</p> <p>\$55 9:23</p> <p>\$6.2 12:5</p> <p>\$93.2 10:19</p> <hr/> <p style="text-align: center;">1</p> <p>12:02 2:3</p> <p>13th 2:18 16:4</p> <p>14 6:4</p> <p>149 6:2</p> <p>155 10:7 14:20</p> <p>15th 16:5</p> <p>1:30 16:23</p> <hr/> <p style="text-align: center;">2</p> <p>2 16:9,10</p> <p>20 16:6</p> <p>2022 7:18</p> <p>2023 2:9,18 14:21 16:4,5, 20</p> <p>2023-2024 14:19 15:3</p> <p>20th 2:8 16:19</p> <p>21st 9:6</p> <p>23 3:16</p> <p>24 2:14 3:7,12,17 9:15, 20 10:6,14,19 12:3 13:5 16:16 17:14</p> <hr/> <p style="text-align: center;">3</p> <p>30 16:10</p> <p>370 4:10</p> <hr/> <p style="text-align: center;">5</p> <p>5:00 16:4,5,20</p>	<p style="text-align: center;">6</p> <p>6 17:3,4</p> <p>62 6:2</p> <hr/> <p style="text-align: center;">7</p> <p>700 4:15</p> <hr/> <p style="text-align: center;">8</p> <p>83 6:1</p> <hr/> <p 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center;">B</p> <p>back 15:20</p> <p>backlog 6:6</p> <p>backups 12:8</p> <p>BAS 11:10</p> <p>based 3:23 13:18,19 14:7</p> <p>began 16:3</p> <p>begin 3:7 7:21</p> <p>beginning 8:6</p> <p>behalf 2:7</p> <p>benefit 12:14,17</p> <p>billion 6:7</p> <p>blueprint 5:14</p> <p>Board 2:20 4:20</p> <p>bring 6:8</p> <p>budget 2:14 3:3,4,13,17,18 4:5 7:4,14 8:12,18 9:1,17,18,21 10:6,19 12:3,10,19 13:6 14:20 16:17</p> <p>budgetary 6:5</p> <p>build 3:15</p> <p>building 5:5,13,16 7:24 10:3 13:18 14:1</p> <p>buildings 6:10</p> <hr/> <p style="text-align: center;">C</p> <p>called 5:12 16:24 17:8</p> <p>calling 16:13 17:2</p> <p>campus 9:5,7,8</p> <p>capital 2:8,9,14 3:1,7,13,16, 17,22 4:4 6:12,16, 22,24 7:3,4,6,14 8:7</p>	<p>9:3,15 10:14,19 12:18,20,22,23 13:2, 5,7,15 14:14,16 15:6,10 16:17 17:14</p> <p>categories 4:5 9:17 10:15</p> <p>category 4:6 7:14 10:21 11:7, 13,18,24 12:9,18</p> <p>century 9:6</p> <p>CEO 3:5</p> <p>Chambers 3:6</p> <p>change 14:6</p> <p>changed 5:13</p> <p>changing 8:8</p> 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10:9</p> <p>controls 11:10</p> <p>core 11:2</p> <p>cost 6:9</p> <p>Council 3:6</p> <p>CPS 2:10,20 3:15,20,24 4:2,21 5:14,24 6:9, 10,13,23 7:19 13:17 14:19 15:8</p> <p>CPS-OPERATED 8:3</p> <p>CPS.EDU 8:4</p> <p>CPS.EDU. 13:7</p> <p>CPS.EDU/ CAPITALPLAN202 4 16:19</p> <p>CPS.EDU/ CAPITALPLAN202 4. 17:12</p> <p>critical 4:3,17 6:13 8:7,19 10:15,20 11:8,9 15:7</p> <p>current 4:19</p> <hr/> <p style="text-align: center;">D</p> <p>data 12:8</p> <p>Davis 2:4,5 15:22</p> <p>day 14:18</p> <p>Debra 17:4,6</p> <p>deeper 9:16</p> <p>deferred 8:10 14:7</p> <p>defined 13:21</p> <p>Department 3:22 6:24 7:18 12:12</p> <p>departments 3:19</p> <p>Deputy 3:3</p> <p>design 12:24</p>	<p>designed 8:14 9:20</p> <p>destructive 8:1 14:1</p> <p>details 9:11 13:5</p> <p>deterioration 8:10 14:7</p> <p>develop 15:1,10</p> <p>development 12:16</p> <p>directions 16:1</p> <p>directly 11:3</p> <p>Director 2:24</p> <p>Disabilities 15:10</p> <p>discuss 6:15</p> <p>discussed 13:20 14:22</p> <p>discussing 8:16</p> 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