

1 CHICAGO PUBLIC SCHOOLS
2 PROPOSED FY 24 CAPITAL PLAN
3 PUBLIC HEARING
4 (Zoom)
5 held on
6 June 23, 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 third Capital Hearing. Today is June 23rd,
9 2023. We are holding the third capital hearing
10 electronically via Zoom and also live on our CPS
11 YouTube channel.

12 The purpose of this third 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. Charles Mayfield, Interim
22 Chief Operating Officer; Ivan Hansen, Chief
23 Facilities Officer; Venny Dye, Executive
24 Director of Capital Planning and Construction;



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

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

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

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



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

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

19 We believe that CPS is just getting
20 started on our journey to new heights that our
21 school district can achieve. It is our mission
22 to provide world-class educational programs for
23 all students across the city. And to fulfill
24 this mission we made these three commitments to



1 all of our students, their families and all
2 Chicagoans: Academic progress, financial
3 stability and building trust.

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

22 The CPS facility portfolio is large,
23 and our average facility is 83 years old. Our
24 oldest is 149. We maintain over 62 million



1 square feet, and to put that into perspective
2 that would be the equivalent of 14 Sears Towers.
3 Many years of budgetary constraints have led to
4 a large backlog of deferred needs. The total
5 District need now is over \$3 billion and that is
6 just to bring all facilities to a state of good
7 repair. The cost to repair CPS buildings has
8 far exceeded what CPS has historically been able
9 to afford. Because of this prioritization of
10 capital needs is critical, and CPS not only
11 values your input but needs it during this
12 process.

13 Here we discuss our planning approach.
14 As noted before, in recent years the District
15 has focused on prioritizing investments that
16 promote equitable access to high-quality
17 learning environments. And earlier this year
18 the District hosted a series of five community
19 capital engagements to gather feedback on how
20 that should be -- to prioritize those
21 investments. The CPS Department of Capital
22 Planning and Construction, the Office of Equity
23 and the Office of Family and Community
24 Engagement collaborated to hold community



1 engagement meetings on the capital budget which
2 highlighted the capital priorities as outlined
3 in the Educational Facilities Master Plan and
4 focused on explaining the capitalization
5 prioritization process that utilizes the latest
6 Facilities Condition Assessment and the Equity
7 Index.

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

15 We recently completed our 2022
16 Facilities Condition Assessments in all CPS
17 owned and operated facilities. The next round
18 of assessments will begin this summer. A few
19 points to highlight on these assessments. These
20 are visual inspections only in the building
21 systems and not destructive. A sample report,
22 what you see here, includes a rank and quantity
23 for all assessed items at each CPS-operated
24 facility. There is a separate assessment



1 landing page on CPS.EDU that is now live and the
2 latest assessment reports were updated in the
3 beginning of May.

4 Prioritization of critical capital
5 needs is a process as systems are dynamic and
6 constantly changing. And this can be driven by
7 a number of factors, including weather,
8 accelerated deterioration, deferred maintenance
9 and recent investments.

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

22 The second phase will be a supplemental
23 budget that further expands on the effort in
24 recent years to prioritize an equitable



1 allocation of capital funds across the District.
2 This will include a comprehensive review of the
3 spaces and amenities available at the campus for
4 a 21st century learning environment, the age and
5 the ability to modernize a campus and the
6 accessibility of a campus. The second phase is
7 targeting approval at the end of this year.

8 I'll turn it over to Venny to go into
9 more details now.

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

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



1 refurbishment and building automation upgrades,
2 as well as programmatic investments and site
3 improvements.

4 The FY 24 Budget for Chicago Public
5 schools includes, as stated, a budget totaling
6 \$155 million of investments. And again, these
7 will focus on priority facility needs at our
8 neighborhood schools, mechanical systems which
9 control the indoor environment and air quality
10 of our schools, site improvements and continued
11 expansion of technology upgrades and other
12 academic priorities. To support the schools
13 throughout the city, this plan provides funding
14 in five major areas: Critical Facility Needs,
15 Interior Improvements, Programmatic Investments,
16 ITS Priorities and Site Improvements.

17 So the first category, excuse me,
18 Facility Needs, includes 93.2 million to address
19 critical needs. This section includes priority
20 projects, such as, exterior envelope and
21 mechanical projects. Exterior envelope projects
22 include repairs or replacement to roofs, windows
23 and exterior masonry. And mechanical projects
24 prioritize the most urgent upgrades to core



1 mechanical systems. These improvements directly
2 affect our ability to provide warm, safe and dry
3 facilities to our students, staff and
4 communities.

5 Other programs in the Facility Needs
6 category include repairing and/or replacing
7 obsolete critical systems like fire alarm
8 replacement program, critical temperature
9 controls or our building automation systems and
10 modular building refurbishment. Also included
11 is the Emergency Unanticipated Facility Repair
12 category. This is established to address
13 emergency situations that result from things
14 like fires, flood or freezing and any other
15 unforeseen facility repairs that may arise.

16 The next category, Interior
17 Improvement, includes 10 million for interior
18 renovations at select locations to optimize
19 space utilization and address academic
20 initiatives.

21 The next category, the Programmatic
22 Investments, includes \$2 million in state
23 funding for programmatic upgrades at Simeon High
24 School.



1 And in ITS Priorities we are allocating
2 6.2 million to upgrade school network
3 infrastructure to address connectivity,
4 replacing aging hardware at schools and
5 upgrading our data warehouse and data backups.

6 The next category, Site Improvements,
7 this year's budget we're proposing \$23.6 million
8 for site improvements that include our continued
9 partnership with the Department of Water
10 Management and the Metropolitan Water
11 Reclamation District. Students can benefit from
12 a well-rounded education that promotes healthy
13 and active development, and the city and MWRD
14 benefit from additional water infrastructure.

15 The next category, Capital Project
16 Support Services, includes \$20 million in these
17 services needed to implement the capital program
18 as well as support facilities projects. This
19 includes management, planning, design,
20 assessment, estimating and more, all needed to
21 successfully implement this capital plan of \$155
22 million as well as management of this summer's
23 construction that is currently getting underway.

24 Full details of the FY 24 Capital



1 Budget are also available on the interactive
2 capital plan website located at CPS.EDU. This
3 site allows users to quickly select projects by
4 school, geographic area, type and year.

5 So before we go into the public comment
6 segment, I want to answer some previously
7 received questions.

8 The first question was: How are
9 capital projects prioritized?

10 CPS has historically prioritized
11 projects based on building needs, and these
12 needs are based on the Facility Assessments.
13 The facility needs priorities are defined in the
14 District's Educational Facilities Master Plan
15 and as listed in this presentation today.

16 Chicago Public Schools Facilities and
17 Capital Planning Department have recently
18 completed a new round of Facility Assessments,
19 these are the 2021-2022 assessments in all CPS
20 owned and operated facilities. And this
21 information is now available on CPS.EDU for each
22 school.

23 Additionally, the Office of Equity
24 developed an Equity Index about three years back



1 that identifies schools that are the furthest
2 from opportunity. And so the building needs and
3 the Equity Index are used in alignment with the
4 District's academic initiative and available
5 funding to drive project prioritization.

6 The next question: what is different
7 about this year's capital plan?

8 Well, the CPS FY 2024 Capital Budget
9 will follow a different trajectory than in
10 previous years to ensure that all schools are
11 ready to receive students on the first day of
12 this new upcoming school year. We are seeking
13 to pass an initial budget of \$155 million at the
14 June 2023 Board Meeting to address immediate
15 facility needs and including our emergency
16 repairs.

17 The FY 24 Capital Plan again
18 provided -- provides funding in five main areas:
19 Critical Facility Needs, Interior Improvements,
20 Programmatic Investments, Site Improvements and
21 IT Upgrades. A supplemental FY 24 capital plan
22 will be released later in the 2023-2024 school
23 year.

24 The next question we received was: Is



1 there a focus on ADA accessibility as part of
2 the Capital Plan?

3 Accessibility remains a critical
4 component of our -- a critical priority, I'm
5 sorry, for CPS. And we have worked closely with
6 the Mayor's Office for People with Disabilities
7 to provide and develop a long-term ADA capital
8 investment strategy. And this included
9 investment of about \$100 million to be spent
10 over five years of which this would be the
11 fourth year. Other projects, not just
12 specifically ADA projects, can also include
13 elements that will help with accessibility at a
14 campus.

15 And the final question we received was
16 from a CPS education teacher who asked: I'm
17 concerned about specific funds allotted to our
18 most -- I am sorry, I am not only concerned
19 about specific funds allotted to our most
20 vulnerable demographic but also the transparency
21 around those funds, can you please speak to that
22 regarding the systems currently in place?

23 So as previously stated, our
24 prioritization process is historically based on



1 building needs identified in the Facilities
2 Assessment and utilized in the Equity Index
3 developed by our Office of Equity. And that is
4 how we prioritize projects for the facilities.

5 For questions related to non-capital
6 related funding, we would encourage individuals
7 to listen to the overall budget hearing that was
8 live streamed earlier this week and should be
9 available on the YouTube channel today.

10 with that, I'd like to turn it back
11 over to Kyrah for the public comment segment.

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

13 We will now proceed with today's public
14 comment segment. And before doing so, I would
15 like to share the directions for public comment.

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

22 Individuals who registered to speak
23 will have 2 minutes to comment. Participants
24 will be alerted when 30 seconds remain. After 2



1 minutes, the facilitator will end the speaking
2 time and promptly proceed to the next
3 participant.

4 I will be calling speakers in
5 chronological order.

6 Members of the public may submit
7 written comments related to the FY 24 Proposed
8 Capital Budget via the Capital Budget Hearing
9 Public Comment Form posted on our website at
10 CPS.EDU/CAPITALPLAN2024.

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

14 When called, please state your name for
15 the record.

16 I will proceed by calling the first
17 speaker, Ashley Cuza, please press star 6 to
18 unmute.

19 MS. CUZA: Hello. Is my microphone
20 unmuted?

21 MS. DAVIS: Yes, we can hear you.

22 MS. CUZA: Thank you. My name is
23 Ashley Cuza, I am a parent at Goethe Elementary
24 School, and I'm asking that capital funds be



1 allocated in the next fiscal year for safety
2 improvements, drainage repairs and the
3 revitalization of Goethe's extraordinarily
4 distressed outdoor space.

5 Goethe is a Title I neighborhood
6 elementary school. Over 75 percent of our
7 student population is of the global majority, 66
8 percent of whom identify as Hispanic. In fact,
9 more than a quarter of the students at Goethe
10 are English language learners. And I'm here
11 today to give a voice to those families at
12 Goethe whose children do not have access to a
13 safe, functional or adequate outdoor environment
14 at school.

15 Goethe's outdoor space and its only
16 recess area is comprised of concrete and eroding
17 playground and unlevel bare soil. This area
18 suffers from extreme drainage issues which
19 impact the space not only during inclement
20 weather but for prolonged periods thereafter.
21 The faulty drainage system compounds the
22 problems related to the bare and open field and
23 impaired infrastructure, rendering a majority of
24 Goethe's outdoor environment dangerous and



1 unusable for much of the school year.

2 Now, students have been severely
3 injured, some requiring emergency medical care
4 while playing on the slick, unlevel and eroding
5 conditions of Goethe's play space. This recess
6 area, which is often referred to as a mud pit,
7 also impacts the safety and cleanliness of the
8 school as the mud from the outdoor areas
9 routinely are tracked in by the students to
10 school hallways, stairways and classrooms --

11 MS. DAVIS: You have 30 seconds
12 remaining.

13 MS. CUZA: -- creating slippery floors
14 and conditions that cannot be adequately
15 addressed by our existing level of janitorial
16 services. As a result, school administrators
17 have been forced to confine more than 700
18 elementary school students to their classrooms
19 for recess even on days with optimal weather.
20 And it's also impeded the school's ability to
21 offer on-site sports programming to some of the
22 city's most vulnerable students.

23 Now, CPS's own Facility Assessment
24 Report recommends replacement of Goethe's



1 landscape and hardscape. And a local
2 architectural firm has also recognized the
3 critical need to renovate Goethe's outdoor area
4 and has offered to develop and oversee the
5 project pro bono. We're working hard to secure
6 funds outside of CPS for this project, but the
7 families of this Title I school do not have the
8 resources available to generate these funds. So
9 I'm asking CPS to ensure that it allocates
10 sufficient funds to this project to equitize the
11 educational experience of Goethe's diverse and
12 at-need elementary school students.

13 MS. DAVIS: Thank you.

14 This concludes the public comment
15 segment. If you have additional comments,
16 please submit them at [CPS.EDU/CAPITALPLAN2024](https://cps.edu/capitalplan2024).
17 Thank you again for your participation. This
18 concludes the third FY 24 Capital Hearing.

19 (Whereupon, these were all the
20 proceedings had at this time.)

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STATE OF ILLINOIS)
) SS:
COUNTY OF C O O K)

Karen Fatigato, being first duly sworn,
on oath says that she is a court reporter doing
business in the City of Chicago; and that she
reported in shorthand the proceedings of said
hearing, and that the foregoing is a true and
correct transcript of her shorthand notes so
taken as aforesaid, and contains the proceedings
given at said hearing.

Karen Fatigato

Karen Fatigato, CSR
LIC. NO. 084-004072



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