

1 CHICAGO PUBLIC SCHOOLS
2 PROPOSED FY 24 CAPITAL PLAN
3 PUBLIC HEARING
4 (Zoom)
5 held on
6 June 21, 2023

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11 STENOGRAPHIC REPORT OF PROCEEDINGS
12 had in the above-entitled cause held virtually
13 via Zoom, commencing at 6:02 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 6:02 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 second Capital Hearing. Today is June 21st,
9 2023. We are holding the second Capital Hearing
10 electronically via Zoom and also live on our CPS
11 YouTube channel. The purpose of this second
12 hearing is to comply with the School Code
13 provisions regarding the FY 24 Capital Budget.

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

18 I would also like to note for the
19 record the CPS staff members and Board Members
20 present here today. Charles Mayfield, Interim
21 Chief Operating Officer; Ivan Hansen, Chief
22 Facilities Officer; Venny Dye, Executive
23 Director of Capital Planning and Construction;
24 Miroslava Krug, Chief Financial Officer; Heather



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

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

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

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



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

11 The sessions also solicited public
12 feedback through an online survey. There were
13 almost 700 survey responses received. The
14 survey results reconfirmed the alignment with
15 the 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 has just begun --
20 started our journey and new heights of 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 our students, their families and to 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, families
16 and the various communities in which they live
17 and include them as partners in our shared
18 mission. We want to ensure when we're listening
19 to your feedback and taking that into account as
20 we continue to revise our processes in Chicago
21 Public Schools.

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



1 million square feet, and to put that in
2 perspective that would be the equivalent of 14
3 Sears Towers. Many years of budgetary
4 constraints have led to a large backlog of
5 deferred needs. The total District need is over
6 \$3 billion and that is just to bring facilities
7 to a state of good repair. The cost to repair
8 CPS buildings has far exceeded what CPS has
9 historically been able to afford. Because of
10 this prioritization of capital needs is critical
11 and CPS values your input during this process.

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



1 Budget which highlighted the capital priorities
2 as outlined in the Educational Facilities Master
3 Plan and focused on explaining the capital
4 prioritization process that utilizes the latest
5 Facilities Condition Assessments and the Equity
6 Index.

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

14 Chicago Public Schools Capital Planning
15 and Construction Department recently completed
16 the 2022 Facilities Condition Assessment in all
17 CPS owned and operated facilities. The next run
18 of assessments will begin this summer.

19 A few points to highlight on the
20 Facilities Condition Assessment. The Condition
21 Assessment is a visual inspection only of the
22 building systems, it is not destructive. A
23 sample report of what you see here includes a
24 rank and quantity for all assessed items at each



1 CPS-operated facility. There's a separate
2 assessment landing page on CPS.EDU that is now
3 live. And the latest assessment reports were
4 uploaded at the beginning of May.

5 Prioritization of critical capital
6 needs is a process as systems are dynamic and
7 constantly changing. The systems can change
8 significantly from one assessment to another,
9 and this can be driven by a number of factors,
10 including weather, accelerated deterioration,
11 deferred maintenance and recent investments.

12 This year's budget is a little
13 different than in recent years, and this budget
14 has been designed to be a two-phased process.
15 The initial plan, which we are discussing today,
16 is focused on utilizing available outside
17 funding to its fullest potential and have the
18 remainder of the budget in place to address
19 unforeseen critical needs as they arise. The
20 first phase is seeking approval in June so funds
21 are in place and are to allow work to occur to
22 ensure a successful school opening this coming
23 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
6 21st century learning environment, the age and
7 the ability to modernize the campus and the
8 accessibility of this campus. The second phase
9 is targeting approval at the end of July -- at
10 the end of 2023.

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

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

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



1 include facility needs like exterior envelope
2 renovations, mechanical system renovations, fire
3 alarm system upgrades, modular refurbishments
4 and building automation upgrades, as well as
5 programmatic investments and site improvements.

6 The FY 24 Budget for Chicago Public
7 Schools includes \$155 million of investments
8 that will focus on priority facility needs at
9 neighborhood schools, as I said, mechanical
10 systems which control our indoor environment and
11 air quality of our schools, site improvements
12 and continued expansion in technology upgrades
13 and other academic priorities.

14 To support the schools throughout the
15 city, the FY 24 Capital Plan provides funding in
16 five main categories as noted here on the
17 screen: Critical Facility Needs, Interior
18 Improvements, Programmatic Investments, ITS
19 Priorities and Site Improvements.

20 The FY 24 Budget includes \$93.2 million
21 to address Critical Facility Needs. This first
22 category includes our priority exterior envelope
23 and mechanical projects. Exterior envelope
24 projects include repairs to or replacement of



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

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

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

19 The next category is Interior
20 Improvements, and it includes \$10 million for
21 renovations at select locations for optimizing
22 space utilization and addressing academic
23 initiatives.

24 The Programmatic Investment category



1 includes \$2 million in state funding for
2 programmatic upgrades at Simeon High School.

3 The next category, ITS, includes
4 \$6.2 million to upgrade school network
5 infrastructure to address connectivity, replace
6 aging hardware at schools and upgrade our data
7 warehouse and data backups.

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

17 The last category is Capital Project
18 Support Services, and the budget includes \$20
19 million in capital support services necessary to
20 implement the capital program as well as support
21 facilities projects. This includes management,
22 planning, design, assessment, estimating and
23 more, all needed to successfully implement this
24 capital plan of \$155 million as well as the



1 continued management of our ongoing projects
2 that are just getting underway this summer.

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

8 Before we go into the next section, I'd
9 like to address some previously received
10 questions.

11 The first one is: How are capital
12 plans prioritized?

13 CPS has historically prioritized
14 projects based on building needs, and these
15 needs are based on the facility assessments.
16 The facility needs prioritizes identified in the
17 District's Educational Facilities Master Plan
18 and is listed in the presentation today. CPS is
19 also -- we use -- with our Department of Capital
20 Facilities and Planning, we have recently
21 completed the 21-22 school year assessments for
22 all CPS owned and operated facilities. And this
23 information is now available on the CPS.EDU.

24 A few points and notes about those



1 Facility Condition Assessments is that they are
2 visual inspections of the building systems only,
3 not destructive. And reports can be seen on
4 the website at CPS.EDU. And they're also posted
5 on a separate landing page as of May of this
6 year.

7 Prioritization of critical capital
8 needs is a process as systems are dynamic and
9 constantly changing. For example, systems can
10 change significantly from one assessment to
11 another, and this could be driven by a number of
12 factors, including the weather, such as, freeze
13 and thaw cycles that we have here in Chicago or
14 accelerated deterioration, deferred maintenance
15 or recent investment.

16 And along with the Office of Equity, we
17 have been using for three years now the Equity
18 Index that they created based on public
19 feedback. So it's the Facility Condition
20 Assessment and the Equity Index and the
21 alignment with the District's academic
22 initiatives and available funding that drive the
23 project prioritization.

24 Another question that we received is:



1 what is different about this year's capital
2 plan?

3 so this year for 2024 the Capital
4 Budget will follow a different trajectory than
5 in previous years. To ensure that all schools
6 are ready to receive students on day one of the
7 new school year, we are seeking to pass an
8 initial budget of \$155 million in June of this
9 year to address immediate facility needs,
10 including emergency repairs. The FY 24 Capital
11 Plan provides for funding in five major areas:
12 The Critical Facility Needs, the Interior
13 Improvements, Programmatic Investments, Site
14 Improvements and IT Upgrades. A supplemental FY
15 24 Capital Plan will be released later in the
16 2023-24 school year.

17 Another question that we received was:
18 Is there a focus on ADA accessibility as part of
19 the capital plan?

20 Accessibility remains a critical
21 priority for CPS, and we have worked closely
22 with the Mayor's Office for People with
23 Disabilities to develop a long-term ADA capital
24 investment strategy. This is an investment



1 that would spend over \$100 million over a
2 five-year period of which we are to begin the
3 fourth year. Other projects, not just
4 specifically ADA projects, can also include
5 elements that will help with accessibility at a
6 campus.

7 The last question that we received was
8 from a special education teacher, and she asked
9 the question: I am not only concerned about
10 specific funds allotted to our most vulnerable
11 demographics but also transparency around these
12 funds, can you please speak to that regarding
13 the systems currently in place?

14 So we talked previously about the
15 prioritization process for capital projects, and
16 so our processes for the capital projects is
17 based on the building needs identified in the
18 Facilities Assessment and as well as utilizing
19 the Equity Index developed by our Office of
20 Equity. For the non-capital budget, the budget
21 team hosted several budget hearings where they
22 went into detail about the -- how the funding
23 would be allocated for all of the different
24 facets of CPS, including the special needs. And



1 those meetings are on our CPS YouTube channel,
2 it can be viewed there. And that should provide
3 some additional information as far as how the --
4 what systems are in place or what moneys are in
5 place for that.

6 And so with that, I'd like to turn it
7 over to Kyrah for the public comment segment.

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

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

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

18 Individuals who registered to speak
19 will have 2 minutes to comment. Participants
20 will be alerted when 30 seconds remain. After 2
21 minutes, the facilitator will end the speaking
22 time and promptly proceed to the next
23 participant.

24 I will be calling speakers in



1 chronological order.

2 Members of the public may submit
3 written comments related to the FY 24 Proposed
4 Capital Budget via the Capital Budget Hearing
5 Public Comment Form posted on our website at
6 CPS.EDU/CAPITALPLAN2024.

7 This hearing will conclude after
8 the last person who has registered to speak
9 has spoken or at 7:30 p.m., whichever occurs
10 first.

11 When called, please state your name for
12 the record.

13 I will proceed by calling the first
14 speaker, Alderman Lopez, please press star 6 to
15 unmute. Alderman Lopez.

16 ALDERMAN LOPEZ: Yeah. Can you hear me
17 now? I'm so sorry.

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

19 ALDERMAN LOPEZ: Yeah. Thank you very
20 much. And I appreciate the opportunity to
21 discuss about the importance of the capital
22 plan, especially for our young people. Of
23 course, the concern around is the lack of youth
24 facilities, you know, that we have across the



1 city, especially in the poorest areas of the
2 city of Chicago, we don't have adequate
3 facilities. In fact, at Benito Juarez, we are
4 supporting the repairs for the pool and other
5 basic infrastructure, we even, you know, need
6 for more recreational facilities in general
7 fields and infrastructure really that helps our
8 young people to find alternatives and
9 activities.

10 So my ask of, you know, in this meeting
11 is for us to maybe discuss and assess, you know,
12 especially in areas of the city where we really
13 have seen very little investment in our schools.
14 The 50 schools that the city closed were
15 devastating for our young people. And if you
16 look at the correlation between the school
17 closures and violence, it's almost direct
18 correlation.

19 So what we want to do is prioritize, of
20 course, not only in our ward, Benito Juarez and
21 other schools, infrastructure for activities,
22 investment for after school programs that
23 matches the needs, you know, of our young
24 people. So hopefully there is conversation and



1 discussion not only with the administration but
2 also with Local School Councils, local
3 Alderpersons so that we can put at the forefront
4 those infrastructure needs because young people
5 really need that investment and hopefully it's
6 connected with after school programming and more
7 support for our social/emotional learning. But
8 the capital improvements must be in line with
9 the needs for youth empowerment and activities
10 in coordination with our students, families and
11 especially in communities that haven't seen
12 investment.

13 So I'm not only here for, of course,
14 Benito Juarez and other schools in our ward,
15 we've been prioritizing TIF funding and other
16 requests. But, of course, with this capital
17 funding we ask in the 25th Ward and beyond,
18 you know, that the Board really and CPS takes
19 this urgent call to invest in our young
20 people.

21 So thank you again for the opportunity.
22 Look forward to, you know, collaborating and
23 coordinating because our young people do need
24 investment and we got to be very strategic and



1 intentional, especially in the poorest areas of
2 the city where really there is real, real big
3 need. Thank you so much.

4 MS. DAVIS: Thank you.

5 Our next speaker is Felicia Tate.
6 Please press star 6 to unmute.

7 MS. TATE: Good evening, everyone. My
8 name is Felicia Tate, and I would like to
9 first start off by saying a heartfelt thank
10 you to everyone involved in the improvements
11 that I can visually see in the schools on the
12 south and east side, which is also where I
13 reside.

14 I'm here today to speak on behalf of
15 Vanderpoel Elementary School, which my child
16 attends. And I spoke before about the need of
17 an upgraded bathroom. The kids have called the
18 bathrooms creepy, and my child personally
19 doesn't like to use the facility. So I'm
20 wondering if anyone can give me an update, if
21 there -- if it made it to something that they
22 will improve?

23 And also the side -- not the sidewalk,
24 but the stairs leading to the school, they're



1 crumbling, and I see that as a safety hazard.
2 So I just wanted to know if there is any updates
3 on this information?

4 MS. DAVIS: Thank you for that.

5 This concludes the public comment
6 segment. If you have additional comments,
7 please submit them at CPS.EDU/CAPITALPLAN2024.
8 Thank you again for your participation. This
9 concludes the second FY 24 Capital Hearing.

10 (whereupon, these were all the
11 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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style="text-align: center;">A</p> <p>ability 9:7 11:4</p> <p>academic 5:2 10:13 11:22 14:21</p> <p>accelerated 8:10 14:14</p> <p>access 6:16</p> <p>accessibility 9:8 15:18,20 16:5</p> <p>account 5:19</p> <p>achieve 4:21</p> <p>acting 5:8,12</p> <p>active 4:9 12:15</p> <p>ADA 15:18,23 16:4</p> <p>additional 12:16 17:3</p> <p>address 4:15 8:18 10:21 11:15 12:5 13:9 15:9</p> <p>addressing 11:22</p> <p>Advisor 3:3</p> <p>affect 11:4</p> <p>afford 6:9</p> <p>afternoon 2:4</p> <p>age 5:23 9:6</p> <p>aging 12:6</p> <p>air 10:11</p> <p>alarm 10:3 11:9</p> <p>Alderman 18:14,15,16,19</p> <p>alerted 17:20</p> <p>alignment 4:14 14:21</p> <p>allocated 16:23</p> <p>allocating 7:11</p> <p>allocation 9:3</p> <p>allotted 16:10</p> <p>amenities 9:5</p> <p>and/or 11:8</p>	<p>Anthony 3:2</p> <p>approach 6:13 9:22</p> <p>approval 4:18 8:20 9:9</p> <p>area 13:7</p> <p>areas 15:11</p> <p>arise 8:19 11:16,18</p> <p>assessed 7:24</p> <p>assessment 7:16,20,21 8:2,3,8 12:22 14:10,20 16:18</p> <p>assessments 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