

Coultrap Building Information

Last spring, the Superintendent's Facility Task Force completed a facility study which included disposition of the Coultrap building. The Task Force has five members, Superintendent Dr. Kent Mutchler, Assistant Superintendent Business Services Donna Oberg, Director of Facility Operations Scott Ney, and Board members Tim Moran and Mark Grosso. The Task Force presented Board of Education members with four options for the Coultrap facility, which has not been used as a school since the 2008-2009 school year. The Board wished to retain ownership of the Coultrap property due to the landlocked status of Geneva High School and potential need for expansion sometime in the future. Three options would relocate the District's administrative offices on Fourth Street to this facility and would require major repairs/renovations to exterior walls and plumbing and electrical systems with costs ranging from \$2,317,000 to \$4,277,000. These three options would then have an impact on the future of the Fourth Street building. The fourth option presented is to demolish the building at an estimated cost of \$861,813 and maintain the District's administrative offices at the Fourth Street facility. The annual utility cost for Coultrap is approximately \$69,000/yr. In addition, there are a number of immediate repairs requiring capital expenditures totaling over \$1 million. After reviewing all available information and inspecting the building, the Superintendent's Facility Task Force recommended that Coultrap be demolished.

The Board of Education held two forums during the summer of 2012 to discuss the future of the Coultrap facility. A meeting with Coultrap neighbors was also held. These meetings provided important feedback from the community regarding current and future site usage. Feedback and comments were also solicited via the District website. Opinions were split at 45% for preservation and 55% for demolition. Board emails received this past week have been 99% in favor of demolition.

Current Usage

- Park District - gym usage only
- Board of Education - meetings in lunchroom area
- Limited Police Training

Leasing the Facility

The Board solicited for usage of the building with other government entities. We received one response from the Kane County Regional Office of Education. Several meetings were held to discuss the building needs of the Regional Office and what renovations would need to be completed to serve their needs. The District determined the cost required to renovate the building for ROE use would not offset the proposed lease amount. Renovation items included electrical, plumbing, phone, data, and interior construction. Estimates were in excess of \$1 million. The District found it difficult to compete with other commercial property rentals currently available in Geneva.

Community Suggestions

There were several suggestions from the forums for building usage.

- *Fox Valley Career Center*
The Fox Valley Career Center has a long term lease agreement in place with the Kaneland School District. The cost to construct classrooms, shops, and labs would be prohibitive. There is also a lack of parking to accommodate the students and staff participating in the programs.
- *Freshman Campus/Kindergarten Center*
Since the building has been unoccupied for a number of years, the Health Life Safety requirements to bring the building back to an attendance center for students are extensive. A 10-year Health/Life-Safety Survey was completed several years ago by a professional firm. The entire building would need to have a sprinkler system installed and all areas would need to be ADA compliant. The building would need to pass an inspection and meet state standards. The District would need to take corrective action to repair any deficiencies or defects as a result of the inspection.
- *Preservation Trust*
No group or individuals have stepped forward to form such an organization or fundraise. The cost required to stabilize or remediate the building is substantial. There is also a cost for ongoing maintenance.

- *Mothballing the Building*
This process requires repairing all deficiencies to slow down the deterioration of the building. This would include securing the building from moisture penetrations, securing the building and its components from damage or vandalism, provide adequate ventilation to the interior, secure and modify mechanical systems, and develop and implement a maintenance and monitoring plan for protection.

Cost to Maintain “As Is”

The cost to bring the building to proper working order and to maintain the building as it stands today is approximately \$1.6 million.

The major repairs needed are:

Roof replacement.....	\$350,000 - \$750,000
Tuckpointing.....	\$125,000
Door replacement.....	\$65,000
Plumbing replacement/repair	\$200,000
Heating Ventilation Air Conditioning (HVAC) replacement/repair	\$388,000
Asbestos Abatement	\$130,000
Annual utility costs.....	\$69,000

These replacement/repairs are needed to seal the building for acceptable air quality and to allow for the current usage of the building.

Projected Cost to Renovate for Occupancy by Students

ADA Compliance.....	\$2,500,000
Fire protection system	\$348,000
Roof repairs/replacement	\$1,000,000
Windows & Doors.....	\$950,000
Exterior repairs to brick & mortar	\$300,000
Foundation repairs/stabilization... ..	Has not been estimated
Sidewalks, driveways, parking & site lighting	\$1,000,000
Interior structural repairs.....	Has not been estimated
Interior walls, ceilings & floors	\$2,500,000
Water & waste pipe replacement/plumbing fixtures	\$696,000
Electrical service upgrade/replacement/lighting	\$1,914,000
Telephone & data cabling infrastructure.....	\$609,000
HVAC repair/replacement	\$2,784,000
Kitchen area repairs/replacement	Has not been estimated
Asbestos abatement.....	\$250,000
Architectural/project management.....	\$900,000
 Total estimated cost	 \$15,751,000

The above cost does not include renovation to any interior areas for any specific programs that may require labs, shops, or specialized classrooms. It is estimated this cost could be \$1M to \$2M additional expense. Inspection cost for the foundation and structure was deemed to be prohibitive at this time.

Cost to Demolish

The cost to demolish the building is approximately \$862,000. This includes complete demolition, material transportation disposable and recycling, utility disconnects, and site restorations. The environmental issues that must be completed prior to demolition involve asbestos removal and refrigerant recovery. This is included in the estimated cost. Site restoration is planned to be green space. The district would solicit additional input from neighborhood residents.

Cost to Maintain Fourth Street

Annual utility cost	\$35,000
Projected capital repairs 3-5 yrs	\$535,000