



To: Attendees

From: Alyssa Menolascino | AM

Date: March 25, 2025

Comm. No: 243005

Subject: Zion-Benton Township High School District 126
2026 Zion-Benton Township High School District 126 Renovations
Planning Committee
March 18, 2025, Meeting Minutes

Attendees:

Dr. James Woell, Zion-Benton THSD 126	james.woell@zb126.org
Dr. Cheri Bridge, Zion-Benton THSD 126	cheri.bridge@zb126.org
Dr. Chris Pawelczyk, Zion-Benton THSD 126	chris.pawelczyk@zb126.org
Andrew Stout, Zion-Benton THSD 126	andrew.stout@zb126.org
Matt Washkoviak, Camosy Construction	mattwashkoviak@camosy.com
Alison Andrews, Wold Architects and Engineers	aandrews@woldae.com
Alyssa Menolascino, Wold Architect and Engineers	amenolascino@woldae.com

Discussion Topics:

- A. The Group reviewed the 2025 Renovations project, and the following was noted:
1. The Group discussed the 2025 Furniture Package:
 - a. Piano Workstation:
 - 1) Wold noted that there is a mobile keyboard tray that can be added as a feature below the main worksurface.
 - 2) Wold noted that there is a gromet to allow for future installation of any monitors or other equipment on the upper shelf.
 - 3) The District noted that the proposed workstation looks more complicated and bulky than initially desired.
 - 4) The Group decided to remove the product from the furniture package to allow more time to determine the appropriate solution.
 - b. Wold shared an image of the mobile book drop for Zion-Benton East High School's Library:
 - 1) The District found no issue with what was presented.
 - c. Wold discussed the next steps in the procurement process:
 - 1) Wold to share a finalized invoice and recommendation letter for the District's review.
 - 2) The final order date for Hon's hold and store program was noted to be March 31, 2025.

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2. The Group discussed the temporary classroom areas and construction logistics:
 - a. The District confirmed that the Gymnasium mezzanine will not be utilized as a temporary classroom for Band during the 2025-2026 school year.
 - b. Wold shared an image of the proposed graphic film pattern that will be installed on the glazing surrounding the small group rooms:
 - 1) The colored areas will be frosted in the final design.
 - 2) The District found no issue with what was presented.
 - c. Wold noted upcoming dates for final coordination related to the 2025 Renovations project:
 - 1) A page turn with the District is scheduled for Tuesday, April 1, 2025.
 - 2) Wold to send the documents ahead of time for the District to review prior to the meeting.
 - 3) Wold noted that the construction meetings will start on Tuesday, April 15, 2025.
 - 4) The last day of staff in the building was noted to be Friday, May 23, 2025. The District intends to turn the space over to Camosy starting Tuesday, May 27, 2025.
3. The Group discussed the fume hoods in the Flex Art Classroom:
 - a. Wold confirmed that the overall width of the fume hoods has been expanded to twelve feet.
 - b. Wold to share the submittals with the District for a final review prior to the hoods being ordered by the contractor.
- B. The Group discussed the planned 2026 Renovations:
 1. The scope of work proposed for Zion-Benton East High School (ZBEHS) was reviewed and the following noted:
 - a. Wold noted that the ZBE Generator study has been received from the Electrical Engineer and the information has been sent to Camosy for budgeting:
 - 1) Camosy has requested some additional information to prepare the budget.
 - 2) Budgetary numbers will be provided for both natural gas and diesel options for the generator.
 - 3) Wold presented a diagram with the recommended generator location.
 - a) It was noted that the generator will need to sit atop a concrete pad.
 - b) Wold is proposing an enclosure to surround the generator for safety and security.
 - c) The final location will be coordinated to avoid any emissions from entering the building through the existing intake vents.
 - d) The existing generator is a 15-kW and the proposed new generator is a 450-kW generator.
 - 4) Wold noted that the existing generator will need to be removed and that a new annunciator panel will need to be added within the facilities office.



2. The scope of work proposed for Zion-Benton Township High School (ZBTHS) was reviewed and the following noted:
 - a. Wold has provided the proposals for soil borings and geotechnical assessment to the District. Wold will work to coordinate this testing to occur as soon as possible. It was stated that Spring Break would be an ideal time for the testing to take place for the District.
 - b. Wold shared aerial views of the recommended generator locations:
 - 1) The first location is on the north side of the building near the student entrance.
 - a) This location is proposed due to proximity to a primary building service.
 - b) Wold to work with the electrical engineer to determine the approximate footprint required for the new generator and the associated enclosure.
 - 2) The second location is on the south side of the building near the loading dock:
 - a) This location is proposed given that an existing generator is in this area.
 - b) Wold noted that the proposed location would avoid impeding on the loading dock and maintenance access.
 - c) Camosy noted that it would be ideal to locate the generator near the existing electrical service location.
 - d) The Group noted that Josh Gehrig should review the proposed locations to avoid impact to other functions and activities in this area.
3. The Group discussed the Transportation Building scope of work:
 - a. The District shared a list of observations and needs from a meeting between Jim, Josh and Rita. Those findings included:
 - 1) Secure fencing repair.
 - 2) Manhole cover adjustments in the parking lot:
 - a) It was noted that the snowplows currently get caught on the manhole covers.
 - 3) Addressing site drainage concerns.
 - 4) Increase in electrical service for a backup generator and to support electric charging stations.
 - 5) Repair exterior siding where rusted.
 - 6) Exterior window replacement:
 - a) Considerations for enlarging the windows on the western façade for more natural daylight.
 - 7) Garage door replacement.
 - 8) Natural daylight improvements to the interior.
 - 9) Air conditioning in the shop area and mechanic's break room.
 - 10) Mechanic locker room, office area, and break room improvements.
 - 11) Repair and provide epoxy coating on the shop floor.
 - 12) Improve interior lighting in the shop and office areas.
 - 13) Clean and repair damaged floor drains.
 - 14) Upgrade electrical.
 - 15) Increase emergency lighting.
 - 16) Increase the number of toilet rooms.
 - 17) Finish upgrades.



- 18) Increase storage:
 - a) A storage mezzanine in the shop was noted to be desired to increase storage space in the area.
- 19) Enhance professional development / existing lounge space.
- b. The Group discussed the appropriate next steps and integration of these needs into the 2026 Project:
 - 1) Wold to assess the potential need to enhance utilities with future vision and enhancements of the entire space.
 - 2) The District will share the existing 1995 drawings of the building with the Wold team.
- c. The District noted that the camera quantity and locations were recently evaluated. As lighting is upgraded, Wold to coordinate disconnection and reinstallation of their cameras as they occur.
4. The Group reviewed project milestones and the following was noted:
 - a. Wold will be conducting field verification during the District's Spring Break.
 - b. Early Equipment Bid Package:
 - 1) The construction documents will be issued for bid on May 13, 2025.
 - 2) It was stated that the District's decision regarding diesel vs natural gas for the generator will need to be made by April 15, 2025, to allow the completion of bidding documents.
 - 3) The bid opening scheduled for June 2, 2025.
 - c. The Group noted that after the April 1, 2025, meeting the planning meeting will be reduced to 60-minutes in length with the construction meeting to immediately follow.
- C. Next Meeting:
 1. April 1, 2025, at 9:00 a.m. at ZBTHS District Administration Center Boardroom.

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