

NORTH CHICAGO CUSD 187
REQUEST FOR PROPOSAL – CHARTER SCHOOL OPPORTUNITY

Q+A PAGE
December 5, 2011 – Facilities Questions

FACILITIES (GENERAL)

Q.1. When was the Facility built?

A.1. The Facility was built in 1974, with additions constructed in 1990 and 2001.

Q.2. How many classrooms are there in the Facility?

A.2. There are 39 total classrooms in the Facility. The Naval Hospital Corps School configured the building to include:

- a. Rotunda: 8 classrooms each on the 1st and 2nd floors
- b. South Wing: 8 classrooms on the 1st floor and 9 classrooms on the 2nd floor
- c. North Wing: 2 classrooms on the 1st floor and 4 classrooms on the 2nd floor

Detailed floor plan information for the first and second floors of the Facility is available on ISBE's charter schools website at www.isbe.net/charter, under "What's New?">>"North Chicago Charter School RFP">>"New RFP Materials."

Q.3. How many bathrooms are there in the Facility?

A.3. There are a total of 18 bathrooms in the Facility. Breakdown:

Rotunda

1st Floor: 1 Female, 2 Male, 2 Unisex

2nd Floor: 1 Female, 1 Male, 1 Unisex

North Wing

1st Floor: 2 Female, 1 Male

2nd Floor: 1 Unisex

South Wing

1st Floor: 2 Female, 2 Male

2nd Floor: 1 Female, 1 Male

The Navy approves the charter operator to reconfigure water closets and fixtures for elementary students' heights and other accessibility needs.

Detailed floor plan information for the first and second floors of the Facility is available on ISBE's website at www.isbe.net/charter, under "What's New?">>"North Chicago Charter School RFP">>"New RFP Materials."

Q.4. Is there a food prep area or gym facility in the building?

A.4. No. Building 130H (B-130H), the Facility under proposal for this charter school, has no designated food prep or gym facility areas. When this Facility was used as the Hospital Corps School, the students had their meals in another building and access to gym facilities elsewhere on the base, so there was no need include them in B-130H. The charter operator has the flexibility to reconfigure the space to accommodate the needs of an elementary school.

Q.5. Please provide an overview of the mechanical systems in the Facility.

A.5. From the information provided on original construction drawings, the following is a general overview of the mechanical systems:

130 Original Facility Mechanical uses heat from the campus steam system and reduces at a Pressure Reducing Valve (PRV) to Low Pressure System (LPS). The LPS is sent to various Air Handling Units where heating is conducted 100% forced air. There was no air conditioning original to the Facility.

130 South Wing Facility Mechanical uses the heat from the campus steam system and reduces at a PRV to LPS. The LPS is converted via heat exchanger to Hot water. Hot water heat is used as a preheat in several Air Handling Units (AHU's) and also as a reheat in Variable Air Volume systems (VAV's). This Facility is 100% forced air VAV system with unit heaters in mechanical spaces. The building footprint also contains a package chiller unit that provides chilled water to the AHU's for forced air cooling of the Facility.

130 East Wing Facility Mechanical uses the heat from the campus steam system and reduces at a PRV to LPS. The LPS is converted via heat exchanger to Hot water. Hot water is then used as preheat for forced air ventilation of the Facility as well as primary perimeter convection heating. There are also several Hot Water Unit Heaters throughout the Facility. The building also contains Direct Expansion units for forced air cooling of the Facility.

Field verification of any mechanical system updates since the original construction are currently in process but repair of HVAC systems is a responsibility of the US Navy as the building owner (see also Q.34. and response).

Q.6. How are utilities handled?

A.6. Currently the building is connected to the Central Base steam power plant and utility costs are based upon the square footage. However, in the next few years, connection to the steam power plan will be eliminated and separate building boilers will be installed. This will all be

done at cost to the federal government. The tenant will be billed monthly utility costs for water, steam, electric, and sewage.

Q.7. What is the phone system? Does it go through the main line?

A.7. The infrastructure, including T-1 lines, will remain intact. According to the Base Communication Officer, AT&T dmarcs to each and every building on the base. That means that the B-130H can have base phone numbers or phone numbers outside our 847-688-xxxx lines. If the Charter Operators wanted N. Chicago (outside) lines installed in that location, they need only give PWD GL a copy of the order and the numbers that are installed, for record purposes. They could have a combination of N. Chicago lines and base lines. It is workable with AT&T and the phone system. The phone system is a full blown Comdial DXP Plus. It has an auto-attendant and voice mail system installed. The system and sets remain in-place and ready for use, but obviously, will need to be reprogrammed for the Charter School use. The system currently holds 196 phone sets and 72 phone lines. It has the expansion capacity of adding 7 cards; each card holds 16 slots (either 16 sets or 16 lines).

Q.8. Will technology stay in the building?

A.8. All of the cables and wiring will stay in the building as part of the Facility. However, removable items like SMART Boards, projectors, etc. will be subject to the normal military disposition process. Specifically, the items would be offered to: 1st Department of Defense, 2nd Other Federal Agencies, 3rd Donation Program for State Agencies, 4th Sales to General Public. As a charter operator, your organization may qualify for the Federal Surplus Property Program, administered by the Illinois Department of Central Management Services (CMS). You may also register for the Computers for Learning program, which makes computers and related peripheral equipment available for schools and/or educational organizations in low income and impoverished areas. Additional information about the Computers for Learning program is available at <http://computersforlearning.gov/>. More information about both programs is available through ISBE.

Q.9. Will desks, chairs, etc. stay in the classrooms?

A.9. All removable classroom items will be subject to the same military disposition process outlined in A.8., but it is unlikely that they will be claimed by others. Please note that classroom furniture is adult-sized and may not best serve students below middle school grades.

Q.10. Would the Navy allow windows to be installed in the classrooms in the 1974 wing?

A.10. Yes, the Navy would allow windows to be installed in any portion of B-130H. This request would be made through the Public Works Department, Naval Station Great Lakes. Note, however, that while the building is out-leased to the District, it must still meet Department of Defense requirements. Per UFC 4-010-01 (http://www.wbdg.org/ccb/DOD/UFC/ufc_4_010_01.pdf), tenants who occupy out-leased buildings on Department of Defense installations must comply

with certain antiterrorism force protection (ATFP) requirements. Consistent with this requirement, any windows installed must meet applicable ATFP requirements.

Q.11. Please clarify the structure of the building. Is it all steel supports?

A.11. Rotunda & East Wing & East Wing Extension: Steel floor and roof framing supported by steel columns only. South Wing: Steel floor and roof framing supported by load bearing walls only.

Q.12. Could the charter school knock down any of the interior concrete walls?

A.12. Any changes to the Facility should be included in the charter school proposal. Prior to approval, drawings would have to be submitted to the Naval Station Great Lakes Public Works Officer for internal Department review/approval.

The approval request would be reviewed internally by the Public Works Department, and on approval, the charter operator could proceed with executing their enhancements. Any changes to the interior of the Facility would be entertained as long as they do not affect the structural integrity of the Facility. Quick turn around on these requests can be completed within 30 days.

Q.13. Can we schedule a follow up visit to the Facility?

A.13. Yes, please contact Jennifer Saba at the Illinois State Board of Education, jsaba@isbe.net or 312/814-2223, to schedule an additional site visit. Similar to your original tour, the Navy will work with ISBE to coordinate a date most convenient for all.

DEMOLITIONS

Q.14. Certain buildings within the perimeter have been targeted for demolition. What are the plans for that land once the buildings have been demolished?

A.14. The Navy has no plans for the use of that land and it may be used by the charter operator for any purposes that meet the charter school's educational objectives.

Q.15. Is there a timeline for demolition of these buildings?

A.15. No timeline. Even though these buildings have been scheduled for demolition, all demolition projects are currently on hold for funding reasons. The Barracks Buildings 131H, 132H, 128H and 129H are currently linked to Military Construction (MILCON) projects that have not received congressional funding. The Navy will resubmit these MILCONs come March 2012 to keep them on the demo list.

Until demolition occurs, these buildings will be closed [i.e., no access by charter school], and will not require maintenance or repair actions by the operator.

- Q.16. Will all 4 buildings within the perimeter (with the exception of B-130H) be demolished?
- A.16. Under the Navy's current plan, yes. However, only two of these buildings are within the planned outlease boundary (bldg. 128H and 129H).
- Q.17. How were those 4 buildings used?
- A.17. All for student housing, i.e. barracks.
- Q.18. What are the cost estimates for building demolition?
- A.18. Demolition costs are programmed in the Military Construction projects currently pending congressional funding. Estimated costs range from a few \$100K to around \$1 million, depending on building size and construction. Again, the Navy will be responsible for paying these costs.

SITE

- Q.19. Can the green space within the perimeter be used for a soccer field?
- A.19. In their RFP submissions, applicants should include any proposed site or facility enhancements/improvements. The process will then be that the successful charter operator will submit a request for site approval for any proposed site enhancements or new building footprints to the Naval Station Great Lakes Public Works Officer for approval. Requests would need to be outlined on a map, including measurements and any additional details as necessary.
- The approval request would be reviewed internally by the Public Works Department, and on approval, the charter operator could proceed with executing their enhancements. Quick turn around on these requests can be completed within 30 days.
- Q.20. How large is the green space?
- A.20. The entire site comprises 10.2 acres, which includes the building and surrounding green space as well as the parking area and two vacant Barracks (pending demolition).
- Q.21. Is there any public access to the Facility currently?
- A.21. While there are some Navy offices and facilities outside of the gate that are accessible to the general public, B-130H is not. IDOT approval and construction is necessary to move the gate and open access to Sheridan Road. Understanding that this can be a lengthy process, the Navy will work with the charter operator to provide access on a temporary basis until the work is complete. This will require background checks in order to issue passes, but as ISBE and the ROE already require background checks as a condition of employment within a school district, such checks should not pose an impediment to normal school operations. In addition, in light of

classroom safety concerns, many public schools now require volunteers to undergo a vetting process, and this would present a similar situation.

Q.22. Who will pay for the gate construction, and any other costs associated with moving the gate to allow for public access to the Facility?

A.22. This will be the responsibility of the District and/or the Charter School, as determined by the terms of the charter agreement. However, ISBE, the School District, and our enthusiastic partners are actively seeking business and foundation support for these types of expenses so that they don't fall squarely on either the school district or the charter school. In addition, although the Navy will not be paying for these costs, they could be included as part of the in-kind consideration for rent.

Q.23. Are there requirements for the type of fence that will be installed? Can we get the specific requirements in writing for the fence that needs to be put around the school to make it compliant with base regulations? Please provide.

A.23. Yes, the Navy will require a certain grade of fence since the charter school will share a boundary with secured military facilities. The Naval Station would require either a chain link fence or the black fence to meet standards. A chain link fence must also include a steel cable going across the fence line and barbwire on the top of the fence. For additional detail, see the document entitled "ATFP Fence Requirements," on ISBE's charter schools website at www.isbe.net/charter, under "What's New?">>"North Chicago Charter School RFP">>"New RFP Materials."

Q.24. Will the charter school have any access to Facilities outside of the perimeter?

A.24. Access to any other facilities would require access to a secured military installation and would be subject to the same criteria required by any other public organization requesting use. As a committed member of the North Chicago community, the Navy has granted outside organizations access to the base on multiple occasions through agreements with those organizations. For example, the Navy has welcomed D-187 schools participating in the Starbase Atlantis program for many years, as well as multiple Boy Scout and Girl Scout troops, local JROTCs, etc.

SITE APPROVAL/CODES

Q.25. Who will be responsible for planning, zoning, and permitting?

A.25. The Lessee and any sublessee shall comply with all federal, state, and local laws, regulations, and standards that are applicable or may become applicable to Lessee's or any sublessee's activities on the Leased Premises. This includes, but is not limited to, laws and regulations concerning the environment, construction of facilities, health, safety, food service, water supply,

sanitation, and any licenses and permits to conduct business. Lessee and any sublessee are responsible for obtaining and paying for permits required for their operations under the Lease.

Q.26. Was the building formerly classified as being used for educational purposes?

A.26. The building was classified by the federal government as being used for training purposes and categorized as a "training facility." ISBE and the District will continue to work with officials in the City of North Chicago to satisfy this question as well as any other questions regarding zoning, planning and building codes.

Q.27. Does the Facility meet current North Chicago City Codes or Health Life Safety Codes?

A.27. The Facility met all codes required for its previous use as a military training facility of the Federal Government. The Navy cannot guarantee that the Facility meets all code requirements for use as a public elementary school. That said, the Regional Superintendent of Schools for Lake County, Roycealee Wood, did a walkthrough of the building in February, 2011, with several Health Life Safety/Compliance education consultants from her office, as well as an interim District 187 business manager. Following the tour, the consultants documented their preliminary observations in a report and did not record any major ADA compliance concerns regarding the suitability of the Facility for use as an elementary school. For further information, please refer to the full February 18, 2011 Report, posted on ISBE's charter schools website, www.isbe.net/charter, under "What's New?">>"North Chicago Charter School RFP">>"New RFP Materials">>"Preliminary Facility Observation." Any applicant may schedule time to have its own engineers evaluate the Facility to determine compliance, at the applicant's own cost.

ISBE, the School District, and our enthusiastic partners are actively seeking business and foundation support for expenses associated with any required HLS updates so that they don't fall squarely on either the school district or the charter school.

Q.28. Are there any ADA issues with the building?

A.28. The building has an elevator. Please keep in mind, however, that ADA compliance was not required in 1974 when the oldest wing was constructed. That said, in their February 2011 walkthrough of the Facility, the Lake County ROE's office did not record any major ADA compliance concerns regarding the suitability of the Facility for use as an elementary school. For further information, please refer to the full February 18, 2011 report, posted on ISBE's charter schools website, www.isbe.net/charter under "What's New?">>"North Chicago Charter School RFP">>"New RFP Materials">>"Preliminary Facility Observation." Any applicant may schedule time to have its own engineers evaluate the Facility to determine compliance, at the applicant's own cost.

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Q.29. Does the Facility currently meet building code, fire safety, ADA, and zoning standards for a K-8 school? If not, what is the approximate time frame to get it to meet this standard, and what is the approximate cost?

A.29. See responses to Q.27 and 28.

Q.30. Is there a current architect that the District deals with that we should talk to about some of the modifications that will need to be made?

A.30. Charter operators may wish to consult with Mr. John Frase, an architect utilized by the Lake County Regional Office of Education. Mr. Frase participated in the walkthrough of B-130H on February 18, 2011, and is familiar with the Facility. To schedule time to speak with Mr. Frase, please submit your request through Jennifer Saba at the Illinois State Board of Education, jsaba@isbe.net or 312/814-2223,

OUTLEASE

Q.31. Who will be the parties to the Lease? Will the Navy be the landlord?

A.31. The Navy will be the landlord and D-187 will be the tenant, subleasing the space to the charter operator. The initial terms of the lease include options for up to 25 years, and are renewable. Because it is an "outlease," the Navy could choose to have the property returned to them at a future date when the Lease has expired.

Q.32. Please provide a copy of the Building Appraisal and Fair Market Valuation.

A.32. The Navy's FMRV appraisal is business sensitive and may not be released without express approval of the agency that contracted the work. The rental terms are being coordinated to minimize cash rent payments by including in-kind consideration and "intangible benefits." Others are welcome to obtain their own independent opinion of FMRV.

Q.33. Is there a lease payment?

A.33. The Navy has sent a request to determine the Fair Market Value of the Facilities and to consider in-kind consideration and intangible benefits to provide relief for rental payment; intangible benefits include educational benefits that will accrue to the Navy and to the entire D-187 community through this initiative. The Navy hopes to get final word by the first of the year.

Q.34. Will there be ongoing capital expenditures (i.e., HVAC, roofs, etc.)? Who will have to pay for those costs?

A.34. As the building owner, the Navy will be responsible for planning and paying for large capital maintenance or improvements.

Q.35. Will we be responsible for any and all building renovations such as a fully up to code kitchen facility?

A.35. This will be the responsibility of the District and/or the Charter School, as determined by the terms of the charter agreement. However, ISBE, the School District, and our enthusiastic partners are actively seeking business and foundation support for these types of expenses so that they don't fall squarely on the either the school district or the charter school.