



BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: October 7, 2019

Meeting Start Time: 5:00 PM

Members: Attendance:

Mr. Bruce Schubert, - Chair - Yes

Mr. Dan Barreiro - Yes

Ms. Annette Johnson - Yes

Mr. Steve Megazzini - Yes

Other Participants:

Dr. Jennifer Norrell, Dr. Ann Williams, Jesse Vargas, Kevin Jenkins, Craig Welter, Mike Perez, Mark Spangler - Cordogan Clark & Associates

1. Roll Call
2. Public comments/questions
3. Facility Improvements
 - a. Progress Report
 - b. Gates Fire Restoration Update
 - c. Mechanical Project Schedule
 - d. Administration Center Schedule
 - e. Summer 2020 Work Schedule
 - f. Playground Update
4. School Safety
 - a. Raptor System
 - b. Security Camera Service Contract
5. Long Term Radon Testing Update
6. Asbestos Plan Update
7. Allen Playground Grant Opportunity
8. EAHS Stadium Lighting
9. Orkin Pest Control Contract 1 year extension
10. Work Tickets
11. Resolution for Sale of Personal Property
12. Incident Report
13. New Business
 - ROE yearly inspections
14. Future Items
15. Adjournment



Public Comments/Questions

NONE

Facility Improvements

Mr. Welter reported the District has spoken with the Insurance Company and been provided numbers regarding coverage for the Gates Fire repair/restoration. Bid documents are in the process for a 2 phase project with bid opening in November. Numbers will be shared with the Committee along with award recommendation. December will begin demolition work. A bid will also be prepared for minor abatement above the bathrooms in the wing. Abatement work will take place over the holiday break while students are not in the building. November/December restoration documents will be put together for Spring anticipated work with bidding in February. Restoration work to begin April and continue thru July 2020.

Mechanical Improvements will be taking place at Dieterich and Gates. Bids were received from 5 bidders and bids were very close to what was anticipated for the work. Cordogan Clark is working with Sustainability Partners to put together the other components that are part of the project. Over the next week the project will be shared with the District. There are 2 bid groups that will be identified for the project. Group 1 – Johnson/Dieterich and Group 2 Bardwell/Beaupre/Brady/Gate and Oak Park. Abatement bids will also be prepared and received for the projects. Bids should be shared with the Committee at the November meeting. Ms. Johnson questioned the invoices on the bill listing for Malcor Roofing as they relate to the projects and not warranty work. Mr. Megazzini reported the roofing repairs are old roofing systems. Mr. Welter added the 2000 phase used a 15 year roofing. In the last 7-8 years, the District has upgraded to a 30 year roof. Mr. Schubert stated in the Spring the Committee has asked for a report on the age of roofs, warranties and general condition assessments. Mr. Welter will update the Committee with a report.

Maps of the abatement areas were presented. Mr. Schubert questioned the Legend Summary section and the delineation between the district and Sustainability Partners. Mr. Welter verified that the difference is based on funding source. Asbestos abatement will be done by bid from Carnow Conibear and will be a District project. Lead Paint removal will be done by contractors as part of projects and will be supervised by an environmental person on site. The firm will be EPA Lead Safe certified. This removal will take place when no students are in the building. Sustainability Partners will be funding summer asbestos and lead removal projects thru the Summer Mechanical Projects but will still have Carnow Conibear review.

Mr. Welter presented the Administration Center – Schedule Outline. He reported the developer and City have an Oct. 15th date for the zoning approval process for the site. The City will allow the project to obtain early permits for demolition/foundation. Demolition/Foundation should start in November along with Construction. New furnishings will need to be selected by the District for needed areas.

Mr. Welter presented the Summer 2020 Project List. Identified areas include; roofing, masonry, pavement, and sprinkler work at EHS. There have been some changes with the projects at Bardwell, Beaupre, Gates and Oak Park and will be coordinated with other projects that will take place. The masonry work at EHS Freshmen wing will also take place during Summer 2020 and will be added to the project listing. The project dollar amounts are very close to what was originally budgeted. Mr. Barreiro commented the summary was great and contained needed information.

Mr. Megazzini reported unsafe playground equipment (swings, etc) have been removed. There have been several swings that have been replaced at various locations. Other equipment will be replaced/updated as funds allow. Dr. Norrell spoke regarding the swings at Rollins. One set is on FVPD property and one set is on District property. A determination needs to be made regarding who is responsible for the repairs. Most District lot lines show playgrounds on District property. Dr. Norrell will reach out to FVPD to set up a meeting. Mr. Schubert reiterated having the district attorney review the shared properties and understandings between each entity.



Flooding on Cowherd field and track was also discussed. The field is in need of drainage tile. Mr. Megazzini reported with the last rain, water was pumped from the field.

School Safety

Mr. Kevin Jenkins spoke regarding school safety. The Raptor system is a visitor management system used by the District. The Raptor scanning program was started in 2015 to recognize sex offenders. The system scans visitor drivers' license for a check, then prints out a visitor badge. The visitor leaves his/her license at front desk while visiting. Mr. Jenkins, upon doing some checking, determined the District system was in need of updating/repairs. Raptor was using District employees to maintain the equipment. In 2018 a new representative was assigned to the District area and Mr. Jenkins met with him. As of today, the Raptor systems have been brought up to date. With the new system, once your information is scanned, it is retained by the system. This Wednesday a representative from Raptor will attend the Principals' meeting and speak regarding the functions and benefits of the system. There are approximately 32,000 schools in the nation that use Raptor.

Video surveillance was installed in the District approximately 3 years ago. Mr. Jenkins stated the District IT department needs to be involved with the system. The system is currently out of a service agreement and is in need of a new contract/agreement. Mr. Jenkins will put together a time line and come back to the full Board with a proposal for the next steps. A determination will be made if a bid process is needed if it is not a patent product. Dr. Norrell stated that it is expected that this will come to the Board at its next meeting.

Long Term Radon Testing Update

Long term radon reports were presented. At the last B&G Committee meeting it was reported the SSC location was in need of remediation. DuPage Radon Contractors walked the site with Mr. Megazzini and will present options for better circulation to reduce levels. Mr. Megazzini will come back next month with the plan. The other locations, FRMA, Oak Park, Gates and Johnson needed no further remediation action due to the spaces being unoccupied.

Asbestos Plan Update

Mr. Megazzini reported on Wednesday, Carnow Conibear will begin the 6 month asbestos review. Plans and reports are continuing to be obtained for the locations that did not have asbestos .

Allen Playground Grant Opportunity

It was originally understood, the Allen Playground Grant opportunity was like the Kaboom grant that took place at Bardwell playground. Mr. Megazzini reported the grant is not the same as the Bardwell grant. The district would need to find a sponsor to gather community members along with supervision and engineers for the project. The District cost would be approximately \$15,000 to \$20,000. There is a March 25th deadline for the grant submission. He noted, there currently are not safety hazards at Allen playground. The application for the full build at Hermes was not awarded to the District. The District can try again for another full build grant when one becomes available.

EHS Stadium Lighting

Mr. Megazzini reported EHS field is adequately lit, however, the seating at the top of the stadium seems dark. A test sample of lighting is needed to determine if additional lighting would be adequate. The LED lighting casts less lighting than the old lighting. The cost of lighting in the home stands would be approximately \$8,000 to \$10,000 and



the visitor stands \$4,000 to \$5,000. Quotes can be obtained to determine if the cost would be under \$20,000. Committee agreed to look into additional lighting.

Orkin Pest Control Contract 1 year extension

The contract for Orkin Pest Control is expiring the end of October. Mr. Megazzini presented a 1 year extension keeping the same pricing as the past. He explained that traps are utilized with no spraying while students are in the buildings and if necessary, spraying would occur during winter or summer breaks. Discussion took place regarding the Integrated Pest Management Program in the District. The program lists Albert Tijerina as the coordinator of the program. Mr. Schubert requested this be updated and the program checked to ensure compliance with applicable regulations and that the database for notification to parents is kept current. Committee agreed to send renewal of the 1 year extension to the Board for approval.

Work Tickets

Mr. Megazzini reported School Dude training sessions took place with the supervisors, engineers and firepersons. He presented an overview briefing of the program along with work order percentages and totals for maintenance and preventative maintenance. Year to date, we are at 53% completed as compared to 47% at this same time last year. He will continue to report monthly on work orders, with a more detailed report similar to the attached quarterly.

Resolution for Sale of Personal Property

A Resolution for Sale of Personal Property was presented for disposal of rusted file cabinets, broken unrepairable trailer, numerous old light fixtures, several tons of contaminated sand and old broken gym equipment. Discussion took place regarding the light fixtures and sand. The light fixtures are old do not have usable parts. The sand is mixed with salt. The sand and salt were combined last year due to the salt shortage. The sand does not dissolve and collects in the lots. Committee agreed to move the resolution to the Board for approval.

New Business

The AFD/ROE are walking together to conduct annual inspections at District locations. Currently there are 7-8 locations that are completed with the remainder to follow by the end of October. Thus far, no major red flags have been cited. The District 10 year inspections is due in 2022. Mr. Schubert questioned the Board Policy 4-170 on Carbon monoxide plan/locations and the Committee be updated at its next meeting. Mr. Megazzini will view policy and give update at November Committee meeting.

Meeting adjourned 6:20pm