



BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: November 4, 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, Craig Welter, Jordan Lutz, Mark Spangler, Richard Blair - Cordogan Clark & Associates

1. Roll Call
2. Public comments/questions
3. Facility Improvements
 - a. Gates Fire Restoration Schedule and Action Plan
 - b. Mechanical Bid Schedule (Dates)
 - c. Administration Center Update
 - d. Summer 2020 Work General Update
 - e. Warranty Roof Maps
4. SSC Radon Mitigation
5. East High School Temporary Exterior Wall Repair
6. Carbon Monoxide policy/procedures
7. Allen Elem. School Crossing Guard Shack
8. Trane Cloud Server
9. Work Tickets
10. Resolution for Sale of Personal Property
11. Incident Report
12. New Business
13. Future Items
14. Adjournment

Public Comments/Questions

NONE

Facility Improvements

Mr. Welter reported the 5 year improvement planning is in the process of documenting the 2020 Summer work. Bidding should take place in December 2019/January 2020.

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The Administration Center has permits to begin foundations and remaining demo.

Gates Fire Restoration had a pre bid meeting today, Nov. 4th for demo work. Bids should be received next week with work to begin during Winter break. Restoration documents are in process for January bidding with construction to begin in April.

Mr. Welter presented the Mechanical Bid Schedule to indicate how the buildings will be impacted during the summer months. Time frames were identified with April/May preparation and June/July construction.

Dr. Norrell indicated the District has looked into financing for Dieterich and Johnson with co-operative funding/alternative revenue bonds. The 5 remaining locations would go for public bid with the District purchasing materials and contracting work. Trane indicated the direct purchase would be a cost savings of approximately \$2,000,000.00. The project will be taken to the Finance Committee on Nov. 12th and then to the full Board on Nov. 18th for approval. This would allow for a Dec. 2nd or 3rd bid opening. Bid proposals for the other buildings would come to the Board at its second meeting in December. Ms. Johnson thanked Dr. Williams for the financial work in the Business Office. Ms. Johnson indicated that going with the alternative revenue bonds there could be a \$7,200,000.00 in savings and alternative revenue bonds do not necessarily affect the tax payer. She also indicated it is important to push the State Reps for District capital projects revenue. Trane would have an extended warranty on the computerized system with a useful life expectancy 30 years on boilers and 15-20 years on air conditioning.

Mr. Megazzini presented maps of roof warranties. The maps indicate the year the roofs were installed along with the end warranty year. The District has worked with Garland Company to hold warranties. They also provided the roof maps and confirm warranty areas/dates. It was noted that there is still a need to merge warranty and year of installation data onto one comprehensive map. Mr. Welter reported Rollins roof will be coated in the next 2-3 years and should give the roof an additional 15-20 years. Mr. Schubert pointed out on the last bill list there was approximately \$20,000.00 in emergency roof repairs.

SSC Radon Mitigation

Mr. Megazzini presented a proposal for radon mitigation at the SSC from DuPage Radon in the amount of \$6,295.00 with an additional \$400.00 if drilling on off hours. The radon was reported at 6.0 with a recommended level not above 4.0. The recommendation to mitigate was from Carnow Conibear. Discussion took place regarding the use of the SSC building after the move. Mr. Schubert agreed with the recommendation, Ms. Johnson did not agree. Mr. Barreiro asked how much time there was to address the issue. Mr. Megazzini stated the law does not force mitigation if the levels are high. It is done for a safe environment for employees. Mr. Megazzini stated that the superintendent's office and the board room were the areas identified. The Committee requested that at the December meeting there be discussion on the expected disposition of the SSC. In the interim, the Committee agreed that B&G would look into steps to bring additional outside air into the building. The topic will be brought back to the December meeting.

East High School Temporary Exterior Wall Repair

Mr. Megazzini spoke regarding the EHS wall repair. A quote was obtained and approved to stabilize the wall. It was determined in the 3rd floor office area, the ceiling is positive for asbestos. Carnow Conibear and the Construction Company will meet with Mr. Megazzini tomorrow to determine a plan. A price will be obtained for asbestos abatement and project will move forward. This would be a temporary fix with permanent remedy in the spring.



Carbon Monoxide policy/procedures

Mr. Megazzini presented Board Policy 4:170. Detectors are checked in the annual ROE/AFD safety walk throughs and checklist. He also reported that the monitors are up and installed appropriately and the district received all positives checkmarks on the yearly checks. District procedures for Carbon Monoxide have been outlined with the assistance of the ROE/AFD. Mr. Schubert suggested this topic be an annual agenda item for the B&G Committee for review in accordance with Board Policy.

Allen Elementary School Crossing Guard Shack

Mr. Megazzini reported The City has requested a crossing guard shack at Allen Elementary at the intersection of Farnsworth and Simms. The City would provide the guard shack at no cost to the District. The City is asking permission to place guard shack on school grounds and provide minimal power to shack. Committee agreed to move forward.

Trane Cloud Server

Mr. Megazzini presented a proposal from Trane for a cloud based server. The Districts current server is at its capacity.

Mr. Austin Fiegel, Trane Representative reported the current server has reached its threshold. The cloud based server will do automatic updates and could handle up to 20 locations. Trane has a web browser to log into individual buildings and presents a map, mechanical systems, alarms, etc. He also reported the current data will be recreated and moved to the cloud based server. The Committee agreed to move forward.

Work Tickets

Mr. Megazzini provided a work order report for the month of September. Work order requests are continuing to increase each month. Tracking and monitoring are taking place. Mr. Schubert stated in 2019 the numbers seem more consistent and added the reports are great. Mr. Megazzini reported he will be working on a report regarding concerns per building.

Resolution for Sale of Personal Property

A Resolution for Sale of Personal Property was presented for disposal of unusable snow plows and misc. old furniture. Committee agreed to move the resolution to the Board for approval.

Incident Report

A tree branch on the property next to Cowherd fell off and hit a parked car. The car owners are going thru insurance for repairs.

New Business

Mr. Megazzini and Dr. Williams are working on a bid for Environmental Services. Bid documents should be out in December or January.

Dr. Norrell informed the Committee the report for the Gates Fire was not available for this meeting and will bring findings back to the December meeting. The insurance indicated the findings were an altered extension cord plug.



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Cords at all locations should be checked.

Mr. Schubert added with the holidays coming, guidelines need to be set for use of decorations in buildings.

Mr. Megazzini stated it will be discussed at the next Principals meeting.

Meeting adjourned 6:00pm

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