



BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: December 2, 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, Craig Welter, Mike Perez, Jordan Lutz, Mark Spangler, - Cordogan Clark & Associates

1. Roll Call
2. Public comments/questions
3. Facility Improvements
 - a. Progress Report
 - b. 2020 Mechanical Projects
 - Abatement Bid Recommendations Winter/Spring 2020
 - Abatement Bid Recommendations Summer 2020
 - c. Gates Fire Renovation Project
 - Phase 1 Bid Recommendation
 - Phase 2 Scope Review
 - d. Summer 2020 Project Updates
 - General Progress Update
 - Oak Park Site Improvements
 - EAHS Temporary Masonry Wall Repair Status
 - EAHS Sprinkler Project Schedule
 - e. Admin Center (Copley) Update
4. Gates Fire Investigation Results
5. SSC FY21 Options
6. Hope D Wall Playground Project
7. Work Tickets
8. Incident Report
9. New Business
10. Future Items
11. Adjournment

Public Comments/Questions

NONE

Facility Improvements

Mr. Megazzini reported regarding abatement that needs to take place in several buildings. The Winter/Spring abatement will begin over Winter break at Dieterich, Gates, Johnson and Oak Park. Bids were received with bid award to Husar Abatement for Base Bid and Alternate 1 and Alternate 2 in the amount of \$75,500.00. Committee agreed to move to full board on Dec. 2nd for approval due to timeline for completion.

Summer 2020 abatement will take place at Bardwell, Beaupre, Brady and Oak Park. Bids were received with bid award to Husar Abatement for Base Bid in the amount of \$133,000.00. The Committee agreed to move recommendation to the Board at the Dec. 16th meeting.

Mr. Schubert pointed out the two recommendations were both presented differently. It is more helpful to see the bid summary in an outline. The outline allows for more detailed viewing for the Committee. Mr. Schubert would like to see consistency with bid recommendations and presentations. Mr. Schubert would like the recommendations in the same format as the Asbestos Recommendation Abatement Award for 2020 HVAC Summer being presented to the Board this evening.

Mr. Megazzini presented the Gates Fire Restoration Phase 1 Bid. The recommendation for award is to Slaten Construction, Inc. in the amount of \$37,425.00. Phase 1 will begin with demo and prepping in the Spring with completion during the summer. Mr. Megazzini added there has been construction on the outer wall of the building and some working heat added to protect the building during the winter. Committee agreed to move recommendation to the Board for approval at the Dec. 16th meeting.

Mr. Welter reported Gates Phase 2 is underway. There was a meeting with the Principal to talk about scope of room organization. Documents are being put together for January bid and February approval. Work should begin in the Spring. Mr. Megazzini reported along windows, the long bench will be removed and replaced with additional bookshelves. The sinks will remain in the preschool rooms but the space will be revised for added space.

Mr. Welter reported bid documents are in the early stages for Summer 2020 roof, masonry, pavement and sprinkler projects.

Mr. Welter reported there was a meeting with the Principal regarding Oak Park Site Improvements. The project options are how to improve and expand green space and parking. The City will be consulted regarding the curb cuts for off street bus drop offs due to a large number of buses. Mr. Megazzini added he is looking into the option to add a sidewalk for safe passage from the building to an existing street.

EAHS temporary wall abatement has been completed. The construction company has completed measurements for the wall plates to secure the wall. The temporary fix should be completed by Saturday. Bids will be out in January for the permanent fix during the Summer 2020.

EAHS sprinkler project will be completed in 3 phases over the next 3 summers. Carnow Conibear will prepare bids for the Abatement of ceilings and flooring that will be required. Bids are expected to be out in January.

Dr. Norrell informed the Committee a full report will be given to the Board this evening regarding the Admin Center. Mr. Welter reported there will be meetings scheduled for technology equipment and furnishings. Comcast has been contacted for installation of equipment, the foundation is ready, permit applications are in process and will be put in place once closing takes place. Mr. Welter stated the June 2020 date is still targeted for completion.

Gates Fire Investigation Results

Mr. Megazzini reported the District has heard back from Mr. Jones from FM Global in regards to the results of the Gates fire inspection that was conducted. Mr. Megazzini presented to the Committee the report and summary of the findings from Mr. Jones and Mr. Morcos. Ms. Johnson feels the public should be aware of the findings due to the cost. The results showed the cause of the fire was a District modified extension cord plugged into an AC unit. Ms. Johnson stated this should prompt the District to inspect extension cords throughout the District. Staff needs to be conscience of what is plugged into extension cords and the usage ratings on the cords.

Mr. Schubert questioned why the document had not been included in the Committee packet. He stated prior to Mr. Megazzini and Dr. Norrell's involvement in the Committee, a request had been made to upload agenda documents so they can be viewed prior to the Committee meeting. Dr. Norrell will inquire into a more formal report from the insurance company and the topic will be placed back on the January agenda. Mr. Schubert suggested consulting legal counsel to determine what type of report/summary is needed to be obtained by the District. Dr. Norrell will contact the District attorney.

SSC FY21 Options

Mr. Megazzini presented estimates for demolition options for the SSC existing building. The cost to demolish the existing gym area (10,500 sf) is \$135,000 - \$150,000 and install a parking lot in its place. If demolition of the entire building was to take place, an additional \$100,000 - \$150,000 would be estimated. A determination needs to be made if the District is going to use the space for other purposes, whether it be District or out of district use. There was some interest from Communities in Schools and FVPD for the utilization of the space. FVPD would be interested in using the area for green space. FVPD did not indicate if they would be willing to buy the space. The Committee agreed putting children into the space is not a viable option. Dr. Norrell will move forward and consult with FVPD and report back to the Committee with options. A decision on the property can be made once closing on the new property takes place. This topic will be placed back on the agenda for the January meeting.

Hope D Wall Playground Project

Mr. Megazzini reported information had been received from D129 for a plan to redo a playground at Hope D. Wall School for special needs. D129 was trying to secure funding from the FVPD and grants. He presented the cost estimate with breakdown for funding. The project is estimated at \$746,836. Ms. Johnson suggested the Dunham Funds to support the project. Dr. Norrell pointed out using Dunham



Funds would be more beneficial than the Entitlement funds. Dr. Norrell will speak to Dr. Craig and will ask to do a joint proposal. The Committee agreed in exploring funding options.

Work Tickets

The Committee viewed the documentation on work tickets. Work orders continue to move up with completion dated. Mr. Schubert questioned the WO Per Enrollment Per Year graph. This graph compares D131 to other districts. D131 is at .47 and the Median is .53, meaning the D131 is just under the average. The system is designed to capture and track time worked on a daily basis. Mr. Megazzini stated the department will continue to work with the program system to become more efficient.

New Business

NONE

Future Items

Mr. Schubert spoke regarding the voucher details on the list of bills. He stated there are reoccurring items regarding inspections. He would like to see a quarterly/semi annual report/presentation summary on inspections that are taking place. The report/presentation can share inspection data and identify corrections that are needed.

Meeting adjourned 5:50pm