



BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: April 5, 2021

Meeting Start Time: 6:00 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, Jesse Vargas, Ted Mesiacos, Cordogan Clark – Craig Welter, Richard Blair

1. Roll Call
2. Public comments
3. 2021 Construction Projects
 - General Updates
 - HVAC Projects
 - EAHS Roof Deck Repair
 - EAHS Sprinkler Project
 - Field Report
 - Allowance Reduction
4. New Administrative Office Update
 - General Update
 - Field Report
 - Schedule
5. Adventures Program
 - General Update
 - Field Report
 - Schedule
6. 2020 Mechanical Project Completion Update
 - General Update
7. EAHS Expansion (2018) Final Items
8. Agreement to record the Plat of Land to become Bardwell Parcel (Lot 1)
9. Staff Laptop Proposal
10. 4th Quarter Return to School Breakfast Plan
11. Work Orders
12. Incident Report
13. New Business
14. Adjournment

Public Comments/Questions

None



2021 Construction Projects

General Update

Mr. Megazzini reported abatement work at Waldo is completed for what was contracted and final clearance testing completed. The District is working with TEM in the event a situation arises with pipe insulation that needs to be abated moving forward. Abatement took place at Krug and Allen over Spring Break and clearance testing completed. The rooms are being put back together so they will be ready to go for the remainder of the school year.

Allowance Reductions

Mr. Megazzini referred to the tally sheet and noted the allowance reductions are part of the bid contract. These reductions will be updated each month for changes, emergencies and unforeseen circumstances and presented to the Committee. There is a new reduction not included on tally sheet for Waldo Band Room. The roof deck has sustained water damage and needs a deck replacement. This allowance reduction is expected to be approximately \$5,000.00. There is also a credit reflected from ECO Lighting rebates for 2 building in the amount of \$22,000.00. Mr. Schubert asked for a refresher on ECO Lighting projects with Sustainability Partners. Mr. Megazzini responded Sustainability Partners was the financier and went with ECO Lighting to change out lights. Since that time with new projects moving forward, the District will use ECO Lighting directly for changing out lights in areas that were not completed and for projects coming this summer.

Field Reports

Mr. Megazzini referred to the Waldo field reports report along with pictures. The demo process will continue and some work on roof insulation in the attic. The contractors at EAHS are working on schedules with sub-contractors for the roof deck and sprinklers. Both projects will begin this summer. Mr. Megazzini also referred to the 2021 HVAC Projects. Meetings have taken place weekly and included is an update from the Contractor, Cordogan Clark and Mr. Mesiacos.

New Administrative Office Update

General Update/Field Report/Schedule

Work with the contractor continues on punch list items and correcting concerns. A carpet pile lift test took place with good results. All carpet areas will have the procedure performed to make the seams even. The process should take 3-4 days. A walk with Cordogan took place to create punch list items on all floors and contractors are working on lists.

There is a rain basin/garden from Seminary Avenue that will now be located on District property due to the placement of utilities on Seminary Avenue. There will be a planting of grasses to create a barrier. Mr. Barreiro questioned who will maintain the basin/garden. Mr. Megazzini responded the District will be responsible. Mr. Schubert questioned how deep the basin/garden will be. Mr. Megazzini responded about 1-1.5 foot. Mr. Blair added it will be 1.5 foot deep, but at the present time it is approximately 3 foot deep. Soil needs to be added and grasses will be planted in the basin that will grow 18-24" tall. It is not meant to hold water and should be mostly dry except after heavy rains and then water will soak into ground slowly.

Mr. Megazzini referred to the 5 week schedule from Konrad Construction with punch list items. Landscaping has been put on hold until the drainage situation has been resolved. Shades still are



waiting to be installed. Mr. Schubert questioned the exterior work at Bardwell Street dead-end. Mr. Megazzini responded besides the landscaping, there is a monument sign that will be installed. Furniture is still on hold. The dry fire system in the server room will be retested this week and keying of offices is taking place. Once the building is more secure, the overall process of moving in can take place.

Adventures Program General Update/Field Report/Schedule

Mr. Megazzini reported work continues to move along with the Adventures Program with the great weather. The steel frame decking is taking shape. All schedules are on target.

2020 Mechanical Project Completion Update

Mr. Megazzini presented a tally of punch list items. Cordogan Clark met with FE Moran and reported the 32 open items are now down to less than 20 items. Mr. Schubert asked Mr. Megazzini to refresh the Committee regarding the maintenance of the equipment. Mr. Megazzini responded with the 2018 equipment, Mechanical Inc. is the service provider. Regarding the present equipment, FE Moran will provide warranty and a service agreement for 2 years on new equipment. The District B&G Staff can look at the systems online to troubleshoot and for service complete a form and send to FE Moran. Trane provided training to the District maintenance staff for the 7 buildings with the new units.

EAHS Expansion (2018) Final Items

Mr. Megazzini reported, while working on the Adventures Program, the City had asked for a letter of credit. When applying for the letter of credit for the Adventures Program, it was discovered there was still a letter of credit open from the 2018 EHS project. There were still items outstanding with the City regarding the drainage around stadium being appropriate. The City conducted an inspection and have cleared all items with the exception two items. 1. There is a large pile of dirt behind the school that needs to be removed and will be taken care of in the next week. This soil has been used at sites around the District for infill. 2. Installing a depressed curb along the visitors section of the stadium down State Street, separating the parking from the street. There are 2 options that can take place; a curb can be installed down State Street. This was something that was discussed previously a few years back with a price from Cordogan Clark of approximately \$30,000.00 and not completed. The second option is; the City will accept a letter from the District stating that over the next few years or when the time came that the street and parking is more chopped up and in need of repair, the District will be responsible for installing a depressed curb. In order to close out the outstanding letter of credit, the District will in good faith provide a letter to the City stating that in the near future the District will provide a depressed curb down State Street. Ms. Johnson questioned if Cordogan was sending letter. Mr. Welter responded previously the City wanted an official letter from an attorney and with the turnover in administration at that time, it got lost in the shuffle. Mr. Megazzini will work with Attorney Fester to draw up a letter.

Agreement to record Play of Land to become Bardwell Parcel (Lot 1)

Mr. Megazzini reported a plat of land at the New Administrative Center has been shifted and split but has never had a signature from the District to become accepted as a parcel of land. In working with Attorney Fester, a document has been prepared to accept the vacated portion of Seminary Avenue and



sign ownership certificate to be recorded with Kane County. Mr. Megazzini would like to move the motion to the full Board at the April 5th meeting to accept the vacated portion of Seminary Ave and sign the Owner's Certificate to allow the Plat to be recorded with the Kane County Recorder's office. Committee agreed to move motion forward.

Staff Laptop Proposal

Mr. Megazzini advised the Committee that the staff laptop lease is up at the end of August. These lap tops were purchased 3 years ago with no option to purchase at a reduced cost. These lap tops need to be returned. He referred to the approval to purchase 1500 HP Probooks with SR2 money (supporting student learning) and a 3 year warranty and damage protection. In the future a process can start with purchasing equipment in a cycle of thirds moving forward. The life cycle of a machine is approximately 3-4 years. Mr. Megazzini recommended going to full Board for approval on April 19th. Committee agreed to move forward.

4th Quarter Return to School Breakfast Plan

Mr. Megazzini reported as students return next week, classrooms will continue to have adequate spacing per the CDC guidelines. The challenge is with breakfast and lunch. At both Allen and EAHS there were a good number returning and in order to accommodate the needs, tents will be set up in the courtyard at EAHS and near the cafeteria at Allen. There are approximately 30 students per tent. Allen tents will take care of student needs and tents at EAHS will be added to accommodate overflow along with the freshman gym if needed.

Mr. Megazzini reported the new hand sanitizer dispensers have been installed in K-5. EAHS and Extension will be installed this week. The faulty dispensers have been returned back to the company and the District will receive a credit. There were 1,100 units and to date 1,040 have been returned. Additional units will be returned for credit once new dispensers are installed. Mr. Megazzini reported the new dispensers are all working fine.

Work Orders

Mr. Megazzini reported the updated work order packet is included. Work orders are continuing with working on projects, pop up items and day to day items.

Incident Report

None

New Business

None

Meeting adjourned 6:40 pm