

BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: April 2, 2018

Meeting Start Time: 5:00pm

Members:

Mr. Ken Darby, Co- Chair
Mr. Bruce Schubert, Co-Chair
Ms. Annette Johnson
Ms. Beatrice Reyes-Childress
Mr. Albert Tijerina

Attendance:

Yes
Yes
Yes
Yes
Yes

Other Participants:

Mr. Steve Megazzini, Ms. Elizabeth Shields, Ms. Margo Schmidt Mr. Rod Harvey - Carnow Conibear Assoc.
Mr. Pete Wilson – District Attorney, Mr. Craig Welter – District Architect, Mr. Rick Krischel – District
Construction Manager

1. Roll Call
2. Public comments/questions
3. B&G Committee vision, mission and role
4. Energy and Gas Bid Results
5. Science Lab Furniture Bid Results
6. STEAM Lab Furniture Bid Results
7. Asbestos Bid Results
8. Draft of Construction Position
9. LED Lighting Plan
10. Energy Update Presentation
11. Facility Improvements
 - A. EHS Construction
 - B. Waldo Summer 2018
 - C. Summer Project List
12. EAHS Checklist Items w/prices
13. Boiler Report Evaluation Update
14. Cost of Replacements for Water Testing Results
15. Future Items
 - A. Playground Assessment
 - B. Building Usage Request Process
 - C. Safety and Security Meeting w/West
 - D. Snow Plow Quotes
 - E. Grounds Team Proposal
 - F. Summer Work Update
16. New Business
17. Closed session, if needed
18. Adjournment

Public Comment

There were no public comments.

B&G Committee vision, mission and role

Mr. Schubert asked the committee members and administration to begin thinking about the purpose of the Building and Grounds Committee – items that are given to the members, the purpose, etc. He would also like to see a mission/vision statement that is aligned with the District’s mission and have it presented to the board.

Energy and Gas Bid Results

Mr. Prombo presented the bid results for Natural Gas. There were four responses and all were currently at a lower price than our current rate. He recapped the approval process for this type of bid as it’s a publically traded commodity.

Mr. Prombo then presented the bid results for Electricity. There were only two bids which is a low response rate. Additionally, one came in significantly higher than what we are paying currently. The District’s suggestion is to reject this bid. Mr. Prombo asked for guidance from the committee on whether to go with a broker or a consultant in order to obtain more competition. Committee members were amenable to going with a broker.

Finance will bring the top bidders to the board at its April 16th meeting for authorization to seek final pricing. The final contract will be brought to the board at its May 7th meeting for approval.

Science Lab Furniture Bid Results

Ms. Shields presented the bid results for lab tables and stools for the middle schools and high schools. The recommendation is to go with the low bidder, Lowery McDonnell in the amount of \$125,258.18.

STEAM Lab Furniture Bid Results

Ms. Shields went through the bid results for the Rollins STEAM Academy. Clarification was provided that this purchase does not include furniture needs for the Oak Park and Beaupre STEM/STEAM program although they, along with other schools, can purchase off this bid.

The per-pricing bid sheet notes all items that were deemed not comparable to the original bid specs. Administration asks for a board motion to approve the per-pricing sheet.

Ms. Shields also presented the extended pricing for the initial purchase for the Rollins STEAM Academy. This is a price that could change based on enrollment and additional sections that might be needed. For that reason, the District recommends using Lowery McDonnell for the furniture as their installation costs are included within the per-unit pricing and there is no change in pricing if the height and/or table width change. Additionally, we have used this company in the past for furniture installation and have received excellent customer service.

All bids for teacher desks and classroom carpets were rejected as they came in high and it was stated that more favorable prices could be found elsewhere.

Initial furniture purchase will be funded through the T&L budget with possibility of grant funding for the remainder. It was suggested by the committee that these types of expenses should be coded differently so they are captured by T&L and not Operations.

Asbestos Bid Results

Ms. Shields and Mr. Tijerina went through the bid results for the asbestos abatement for the windows at Brady, Gates and Johnson, Phase 6 at the EAHS, and flooring at Cowherd.

The District recommends going with the low bidders which is Colfax for EAHS and Valor for the flooring and windows.

Discussion ensued on the timing of the projects and updating the Asbestos Management Plan since the District just had its three-year re-inspection. It was suggested that the District discuss this process further with Carnow Conibear.

Draft of Construction Position

Mr. Tijerina presented a draft for review to the committee. Discussion ensued regarding the change from consultant to an FTE. The committee was asked to provide any feedback to Mr. Megazzini and he would then be able to post the position.

Energy Update Presentation

Ms. Margo Schmidt presented updated list of rebates. The District has received a total of \$170,376 in rebates this year and our actual ROI is higher than projections. There are plans to have LED projects completed in-house by May 31 so they qualify for additional rebates. There is also a separate rebate program for smaller buildings that we plan to take advantage of before December 31.

Committee was presented with recommended priority schools based on highest electrical charge, energy star ratings, and overall lighting needs with Rollins, Cowherd and the EAHS Field House being identified.

It was advised that Carnow, the districts asbestos consultant, be consulted prior to the start of these lightning projects to assist in ensuring appropriate steps are taken and if necessary the applicable notifications are provided and staff as well as contractors have proper training.

Due to the amount of projected T8, T12's and other Fluorescent lighting and related components that are anticipated to be removed from district facilities the BG department was asked to ensure that there is a recycling/disposal plan in place that is prepared to handle the expected volume and which adheres to State and Federal regulations regarding such materials.

LED Lighting Plan

Mr. Tijerina and Ms. Schmidt discussed the development of a district-wide LED replacement plan. Detailed specifications have been performed at Waldo and Gates. A discussion occurred regarding the bid for a fee-based energy-efficient equipment program. It was noted that the District has received one bid and the bid opening is tomorrow.

Discussion ensued on the need to make sure photometric lighting evaluations are conducted to ensure appropriate illumination levels are identified along with areas where lighting controls (i.e., dawn-to-dusk, motion sensors, etc.) may be beneficial.

BG is in the process of creating a district Lighting Master Plan based on information obtained from SEDAC and others.

Facility Improvements – EHS Construction

Mr. Tijerina presented report of open items and what was done over Spring Break.

Facility Improvements – Waldo Summer 2018

Mr. Tijerina noted nothing new to report

Facility Improvements – Summer Project List

Mr. Tijerina noted nothing new to report

EAHS Checklist Items w/prices

Mr. Tijerina presented list of last minute items that we can do in-house and prices.

Boiler Report Evaluation Update

Mr. Tijerina presented the CCA report that was prepared. It is currently being reviewed by district staff for corroboration. The Administration is also developing a matrix for all improvements throughout the district.

Cost of Replacements for Water Testing Results

Mr. Tijerina presented that costs for replacement faucets was a little over fifteen thousand dollars. The subsequent round of testing was performed and results are being compiled by the testing agency. BG will update the committee with re-test results prior to its next meeting. Committee stressed importance of building on the strong communications plan already in place to ensure principals, staff and families are informed of all re-test results.

New Business

Discussion ensued about radon testing. It was noted that we will need to bid this out and that there is still time for completion of this project since the temperature is still cool enough to allow for closed conditions testing. A suggestion was made by the committee to try to merge this communication plan with the water testing communication plan.

Mr. Schubert suggested that a presentation be prepared and presented to the full board in May regarding summer construction plans.

The meeting adjourned at 6:42PM.