



### **Buildings and Grounds Committee Meeting**

Meeting Date: August 1, 2022

Meeting Start Time: 6:00pm

Members: Attendance:

Mr. Bruce Schubert – Chair – Yes

Mr. Dan Barreiro – Yes

Ms. Annette Johnson – Yes

Mr. Jesse Vargas – Yes

Other Participants – Dr. Jennifer Norrell, Steve Megazzini

1. Roll Call
2. Public comments
3. 2022 Summer Projects Update
  - a) HVAC Project Chiller Equipment Update
  - b) Construction Schedule
  - c) Allowance Reduction Report
4. REC update
  - a) AV Bid Results
  - b) Furniture Bid out in August
5. EAHS Esports Update
  - a) Buildout out to Bid
6. Old Business
  - a) Gates Retaining Wall Update
  - b) Krug Playground
7. 2023 EAHS Mechanical Improvements
8. Transportation Update
  - a) (First View) App
  - b) Wage Increase MOU
9. Work orders
10. New Business
  - a) GCC Storage Structure
  - b) Letter of Credit
11. Adjournment

### **Public Comments/Questions**

None

### **2022 Summer Projects Updates**

Mr. Vargas reported that work continues and is nearing completion. Concrete work, parking lots are complete, windows at Beaupre and Dietrich are complete with work to start at the end of this week at the high school. Roofs require final coating. Sprinkler work to be completed at the end of this week. Classroom and entire areas have been turned over to B&G for cleaning and furniture replacement. Packets include information/pictures of progress. Mr. Schubert enquired if there was another phase to the sprinkler project at the high school, to which Mr. Megazzini responded that the project is complete.

HVAC Chiller Update: Mr. Vargas stated that the chillers at Simmons and Hermes continue to be delayed. At the last B&G committee meeting it was reported that contractors continue to struggle with delays in equipment. The district was informed that the Hermes (1) RTU is delayed with a delivery date of August 5<sup>th</sup>. The chiller is scheduled to arrive mid-August.



The RTU's at O'Donnell have a delivery date of August 9<sup>th</sup>. In case these units don't arrive in time, the older units were left in place to be re-connected to provide air movement. Other items of concern: case work at O'Donnell and a generator at Rollins.

Additional delays will be communicated to administration. Due to these delays the ROE occupancy inspections have been moved from August 12<sup>th</sup> to the 17<sup>th</sup>. Mr. Megazzini commented that the district doesn't anticipate any challenges with putting the buildings back together following the completion of construction.

The packets also contain the current construction schedule as well as the allowance reduction report.

### **REC Update**

Mr. Vargas reported that demolition of the McKnight Center is complete. A ground breaking ceremony was held on August 1 with construction set to begin on August 2. Mr. Schubert asked for an update on the timeline of completion to which Mr. Megazzini replied that the hope is for the shell of the building be complete by winter so that indoor construction can continue with completion anticipated for summer 2023.

AV bid results: The district went out to bid for the Resilience Center phase 2 AV equipment and installation. Mr. Vargas reported that typically, there are multiple bidders, but in this case the district received just (1) bid from Advance Communications. Advance Communications was the contractor that was awarded the A/V project at Admin. Center. Advance Communications designed the A/V for the Resilience Center, they are aware of the requirements and the district should not see additional costs. If this project is pushed back in schedule it could impact the installation and create additional costs on building construction and coordination. The district is recommending that the board of education accept the bid from Advance Communications for the amount of \$499,618.00 and to move this as an action item to the Aug. 22<sup>nd</sup> full board meeting for approval.

Furniture Bid: Packets include a milestone schedule for the REC furniture bid package. The district will go out to bid August 11<sup>th</sup> with a bid opening on August 25<sup>th</sup>. Bid results will be reported to the September 6<sup>th</sup> B&G committee along with recommendation for approval and to move this as an action item for approval at the September 26<sup>th</sup> full board meeting.

### **EAHS ESports Update**

Packets include a milestone schedule for the ESports buildout. The Bid opening is schedule for August 9<sup>th</sup>. We will bring and report the results to the September 6<sup>th</sup> B&G committee along with recommendation for approval and to move this as an action item for approval at the September 26<sup>th</sup> full board meeting. Ms. Johnson enquired as to when the ESports labs are expected to be up and running to which Mr. Magazzini reported that completion is contingent upon an upgraded HVAC system to ensure the equipment has the proper ventilation and cooling. Dr. Norrell commented that there had been some discussion regarding an alternative system being put in place to speed up the process, but the system was not consistent with the rest of the equipment installed throughout the district.

### **Gates Retaining Wall Update**

Mr. Vargas reported the insurance company acknowledged that they received the 2 quotes they requested and are reviewing them. They also stated that they will subrogate against the driver's insurance. Also, we received a call from a second adjuster who wants to come out and re-evaluate the damage on the wall before we demolish it. Demolition is scheduled for next week.

### **Krug Playground Update**

Mr. Vargas reported that the equipment will ship August 15<sup>th</sup> and installation to start in September. The insurance company sent a check to the district for the amount of \$67,062.15. When the installation is completed and the vendor/installation company have been paid, the district needs to forward receipts, invoices or a cancelled check to Liberty Mutual. Once Liberty Mutual receives these documents, they will send the district an additional check for the amount of \$18,790.05, for a total cash value of \$85,852.00. The insurance



company also stated that this claim has been turned over to their subrogation department. They will take over the process of recovery of damages including the \$25,000.00 deductible. When the process is complete the insurance company will send a check for the \$25,000.00 policy deductible.

### **2023 EAHS Mechanical Improvements**

Mr. Vargas reported that after completion of this years' mechanical upgrades we have 3 remaining schools- Cowherd, FRMA and the high school. We have started planning for a mechanical overhaul to Cowherd Middle School. Design documents and facility assessments are in progress. Our environmental company TEM has started preliminary investigation into asbestos abatement. Projected schedule is June 2023 to August 2023.

For the high school, in previous committee meetings we have included a map or areas requiring HVAC upgrades. Since this project is such a big under-taking, the district is exploring completing the project in multiple phases. This project requires further discussions to determine and create a scope of work and establish a budget that will allow us to complete these projects in a timely manner. Clarification is also needed for the shared space with the National Guard to determine who is responsible for replacement of units. Mr. Schubert requested a copy of the 5-year capital improvement plan and the maps of the HVAC needs for the next meeting.

### **Transportation Update**

First View App: Mr. Vargas reported that the transportation contract includes a parental application (GPS), at no additional cost to the district. This app is a valuable tool that provides real time information to parents to track their student's bus. The information in your packet includes the instructions for downloading the app to their devices. This information is also available in Spanish and French. With your permission the district would like to move forward in implementing this parental app. The district will provide flyers and assistance in downloading the app during the August 7<sup>th</sup> back to school fair.

Wage Increase (MOU): Mr. Vargas reported that the district continues to have a shortage of bus drivers. Last year the district spent additional monies to hire building personnel to assist with child care of students before and after school. By increasing the bus drivers hourly pay rate by \$1.50, the district hopes to fill our 40 district routes and also retain drivers. Information is included in your packet. The district is recommending that the board of education move the starting wage from \$20.50 to \$22.00/hr and adjust the other 3 steps in the scale by \$1.50/hr. for a total additional cost of \$58,588.00 for this coming year. The district is recommending to bring this as an action item for approval at tonight's full board meeting. Mr. Schubert enquired as to whether the district had ever considered purchasing their own buses to which Dr. Norrell responded that since she came to the district the idea of bus service was a new concept, but research could be done. Mr. Barreiro commented that the research had been done before, and the referendum to fund the buses was not passed.

### **Work Orders**

Work continues with Maintenance Mechanics and Firepersons to complete these orders.

### **New Business**

GCC Storage Structure: Mr. Vargas reported that during the expansion of Gonzales Child Center to accommodate the Adventures program, the storage structure was demolished to meet parking space requirements (construction code). For the past year the district has been renting storage containers to house curriculum items as well as B&G supplies at a cost of \$400.00 a month. With the committee's approval the district would like to move forward with finalizing the drawing specifications, go out to bid and bring back the results to the committee along with a recommendation. Concept drawing is included in your packet.

Letter of Credit: In order to close out the project at Adventures/GCC the letter of credit which resides with the city will need to be extended, as it matured on July 14, 2022. The city requires a drawing of record. Watermark Engineering is finalizing the drawing. When the drawing is complete the city will do visual inspection against the drawing and inspect the entire property looking for such items as fire hydrants, water

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retention and ensuring that these items are located in the proper places according to the drawing. When the inspection is complete, the letter will be return to the bank for closure of project.

The district is recommending that the board of education approve the renewal of the letter of credit for a cost of \$744.75 and bring as an action item to tonight's full board meeting for approval.

**Adjournment**

The meeting was adjourned at 6:26pm.