



BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: August 3, 2020

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

Craig Welter, Richard Blair - Cordogan Clark & Associates

1. Roll Call
2. Public comments/questions
3. Summer Construction Update
 - General Update
 - Change Orders
4. 5 Year Facility Improvement Plan Update (reduced)
5. 2021 Construction Projects
 - Gonzales Child Center Adventures Program Phase 2
 - East Aurora Excel Academy Phase 2
 - HVAC (Waldo)
6. New Administrative Office
 - IT Infrastructure Network Equipment
 - Safety and Security Update
 - Timeline
7. Work Orders
8. Reopening Schools Fall 2020
 - Operations Update
9. Incident Report
10. New Business
 - New Administrative Office Boardroom Sound/Media Discussion
11. Future Items
12. Adjournment



Public Comments/Questions

NONE

Summer Construction Update

Mr. Megazzini spoke regarding the packet presented for Summer Construction. He stated the majority of the mechanical projects are nearing completion. There is clean-up work to be done by construction companies and buildings should be able to be accessed by staff in the next week. Roofing replacements overall have been completed. The Gates fire restoration is 95% complete with painting and flooring. Furniture is beginning to be installed. Oak Park outside site improvement is moving along. The construction company is coordinating with the HVAC contractor for the final asphalt coat. The EHS Sprinkler System has floors and ceilings completed on the first and second floor areas. There is classroom painting that needs to be touched up in the area. Mr. Megazzini stated there is contingency money remaining from the bid. The construction company will paint the classrooms for approximately \$20,000. He requested for the Committee approval for this work to be completed. Ms. Johnson questioned if the work could be done in-house. Mr. Barreiro questioned if staff are currently keeping up on work orders. Mr. Megazzini informed the Committee work orders are getting done. Priority has been given to bigger projects and daily work orders continue to be completed. The Committee discussed the options and agreed with the delay in the start of school, the painting could be completed in-house.

The Adventures Program is moving along with Phase 1 and on schedule. Mr. Schubert questioned if the controls in the buildings to be completed in October 2020 are related to the mechanical upgrades. Mr. Welter stated they are related with the balancing of the controls to the systems.

Mr. Megazzini spoke regarding Change Orders. There is an additional \$15,000.00 for additional lighting at Dieterich and mechanical pads at Beaupre. Ms. Johnson questioned the total amount of change orders and if the projects were on target with spending. Mr. Welter informed the Committee there will be additional changes and costs and there are a number of items they are still working through. Mr. Barreiro questioned what the \$281,000.00 change order at Bardwell was in regards to. Mr. Welter stated there was a piping upgrade change.

5 Year Facility Improvement Plan Update (reduced)

Mr. Megazzini presented the 5 Year Facility Improvement Plan that was updated based on last month's meeting conversation. A revision took place regarding the 2020-2021 school year including the mechanical systems. It included the general upkeep of all the locations along with moving other HVAC Locations (Hermes, Allen, Rollins, O'Donnell, Simmons and possibly Krug) with the exception of Waldo to the 2021-2022 school year. Waldo will be the last of multi-story buildings to receive HVAC. Ms. Johnson inquired if there are any boiler systems in bad shape that could fail in the next school year. Mr. Megazzini replied he cannot think of any. The Early Childhood had problems last season and was handled by the owner of the building. The architect team can take a look to see if there are further concerns. Dr. Norrell questioned if Krug was having issues with the temperature being too hot/cold. Mr. Welter was not familiar with the situation. Mr. Megazzini mentioned the hallway from the old wing to the new wing that may be in the controls. Ms. Johnson questioned what the \$5,300,000.00 includes. Mr. Megazzini stated it includes the \$4,000,000.00 for the Adventures Program, \$1,000,000.00 for Phase 2 of Sprinklers and \$300,000.00 for EHS Locker Rooms. Mr. Schubert questioned the blank line



items. Those line items will be addressed in the next coming year. Discussions will take place and it will be a work in progress. Mr. Schubert mentioned that priorities be taken for Life Safety items. Electrical is to take place in 2022.

2021 Construction Projects

Mr. Megazzini stated the Adventures Program Phase 2 will add classrooms, additional space and a complete study of the wetlands will take place. A meeting took place with the City of Aurora for recommendations. A decision will need to be made if moving forward with Phase 2 takes place. Dr. Norrell stated a date needs to be determined when the Excel tenants will be moving out. The space will need to be overhauled once the space is vacant.

New Administrative Office

Mr. Megazzini presented the recommendation to purchase Network Switches for the new administrative building. He would like the Committee's motion to move to the Board for Aug. 3rd approval in the amount of \$110,214.00 from CDW. Ms. Johnson questioned if e-rate filing was still taking place. Mr. Megazzini stated it is still being filed and just received a \$490,000 e-rate rebate. The District will be filing next year as well. Committee agreed to move motion for CDW in the amount of \$110,214.00 to the Board for approval.

Safety Security at the new administrative office has been reviewed. There are several internal/external cameras around the building. There is a need for additional cameras in a few areas, both internal and external. A meeting has taken place to determine the need and location and will move forward based on the needs.

There is a delay in the timeline with Fox Valley in regards to the elevators being installed by Schindler Elevator Co. They may be pushed back to a completion date of October 16th. This would also push back the furniture installation that is scheduled to take place.

Work Orders

Mr. Megazzini presented a summary of work orders. There are older work orders for bigger projects being completed. Work orders are continuing to be completed and updated on a daily basis.

Reopening Schools Fall 2020

Mr. Megazzini reported all the buildings that do not have HVAC updates are looking good. Staff from the 7 buildings getting updates were moved to other locations to complete summer cleaning. Once the HVAC projects are completed, additional staff will then be moved into the 7 locations to complete summer cleaning. PPE items have been ordered and should be in place when students return. Staff will be given specific cleaning instructions/standards. Diversey cleaning products approved by CDC for cleaning and disinfecting for COVID have been used for cleaning in buildings. Dr. Norrell added each building has been outfitted with hand held thermometers and the thermometer kiosks are on the way. Masks will be required in locations at all times unless working in individual work spaces. Each location had posted COVID screening at all entrances. Ms. Johnson requested status on the residual hand sanitizer. Mr. Megazzini stated the PO in in process and product will be installed as soon as it arrives.



Dr. Norrell stated there has been a posting for 51 additional support staff. There has not yet been any hires and it can now be revisited due to the delay of start of school. Dr. Norrell thanked the Board for contributing expertise in learning of PPE products. B&G is working of SOP for cleaning of classrooms. A document will be forwarded to staff once completed.

New Business

New Administrative Office Boardroom Sound/Media Discussion – Dr. Norrell stated sound has been a struggle at the SSC Boardroom and Auditorium. There is a need for sound to play for powerpoints along with audio/video call in balance for trainings and meetings. Professionals were consulted to complete a sketch of the sound for the entire building. Mr. Richard Blair reported the room will be set up to be divided into two spaces. Multiple projectors, mics and tables will be available for presenters. The room is set up to do live streaming for audio/video, however, it is not set up to do teleconference call system. The system can be added for approximately \$7,000 for the teleconference feature and an added cost for call in/presentation feature. Mr. Blair will contact Advance Communication for a timeline for the piece to be added. The recommendation can be added to the next B&G meeting.

Meeting adjourned at 6:45 pm