

BUILDING & GROUNDS COMMITTEE MEETING

Meeting Date: Thursday, October 4, 2012 4:00 p.m.

MEMBERS:

ATTENDANCE

Mr. Ray Hull	Yes
Mr. Richard Leonard	Yes
Mr. David Finlay	Yes
Ms. Anita Lewis	Yes

AGENDA:

1. Architect/Construction Manger Report
2. D131 Construction Manger Report
3. Resolution for Sale of Personal Property
4. Revenue Report on Sept. 6th Resolution for Sale of Personal Property
5. Building Rentals

Action Items:

Motion to approve waiving Boy Scout Rental Fee for November 4th event at East High School

Informational Items:

1. **Construction Manager Report (CCA)** – Mr. Craig Welter (Cordogan Clark & Associates) reported regarding projects. Rollins mechanical work is close to completion. Boiler #1 (South Boiler) is ready to run and had been fired up. Boiler #2 (North Boiler) is waiting for adaptor) and both boilers have been retubed. He also reported that the chimney work has been completed.

Cordogan Clark indicated that some of the contributing factors to the boiler repairs at Rollins were the clogging of the grill due to leaves, lint and grass not being removed and the grill maintained. This led to part of the reason there was insufficient make up air to the boilers and duct work.

The Magnet Academy pre bid meeting had a turnout of approximately 50 contractors attending. The bid opening is set for October 17th. On Monday and Tuesday of next week, contractors will be taking subcontractors through building to review work to be performed.

Mr. Welter reported on the 10 year safety survey. He would like to set a time and date to go indicated that at the last meeting it was indicated that small items would be taken care of by maintenance staff. Mr. Finlay reported that the staff has been working on these items; however, there are some items that will require the use of contractors.

Mr. Welter informed committee members that the Administration Center is on hold pending more information.

Mr. Welter presented the proposed plan from Cordogan Clark and Assoc. for the VNA space at East High School. Mr. Welter indicated that Mr. Finlay will be overseeing this project.

Atty. Weiler was present at B&G Meeting regarding payment information for Monaco Mechanical on the piping project at Dieterich, Simmons and East High School. He indicated that copper piping was used instead of steel and the joints on the copper piping were soldered and not braised. He stated that Monaco Mechanical believed it was within the specifications due to using the factory piping package. Atty. Weiler indicated that the report stated that the copper soldering would withstand 15 lbs. and the operating level of the system is 5 lbs. He also indicated that in findings, steel has a 40% higher life than copper. The cost to change the 60 units from copper to steel would be approximately \$600.00 to \$1000.00 per unit. Mr. Leonard indicated that he would like a detailed inspection of all units to determine if all 60 are affected along with the length of pipe and cost to replace. Atty. Weiler suggested that the District hold the retaining fee of \$138,000.00 until this problem is solved. Mr. Hull indicated that he would like to know who was overseeing project. Mr. Leonard indicated that he would like a letter stating Cordogan Clark was not responsible for overseeing project. The Committee Members agreed to move to Finance the progress payments that are due to Monaco Mechanical.

2. **D131 Construction Manager Report** – Mr. Finlay reported that he has been spending time handling purchasing, Magnet School organization, Union issues and preparation for warehousing supplies. He also presented to committee members a spreadsheet of Emergency Repairs that have taken place at various locations.
3. **Resolution for Sale of Personal Property** – Mr. Finlay presented committee members a resolution for the sale of various items that are no longer usable in the District. Committee Members approved and will move to Board for approval.
4. **Revenue Report on Sept. 6th Resolution for Sale of Personal Property** – Mr. Finlay presented the committee members with receipts for the sale of the personal property approved on the Sept. 6th B&B meeting. The proceeds and receipts were presented to the Business Office in the amount of \$3,113.20 and these proceeds will be deposited into General Funds.
5. **Building Rentals** – Mr. Tom O'Malley and Ms. Amy Seyller were present at the B&G Meeting. Mr. O'Malley requested the Boy Scout Fees be waived for the event scheduled on November 4th at East High School. He informed committee members that in the past either all fees were waived or just the custodial fees were charged. Mr. O'Malley indicated that last year the total charge from the District billing was \$3,200.00. He also informed the committee that the Boy Scouts only paid the portion of the bill that was related to custodial coverage in the amount of \$630.00. Mr. Hull informed Mr. O'Malley that it will be taken to the Board of Education meeting on October 15th for discussion/approval.

The next Buildings and Grounds meeting will be held on Thursday, November 1, 2012 at 4:00 p.m. at the McKnight Service Center, 417 Fifth Street, Aurora, IL 60505.