

BUILDING & GROUNDS COMMITTEE MEETING

MEETING DATE: WEDNESDAY, MARCH 9, 2016 AT 4:30 P.M.

Members:

Mr. Ken Darby (Co-Chair)
Mr. Richard Leonard (Co-Chair)
Mr. John Laesch
Ms. Christi Tyler
Mr. Alex DiMare
Dr. Michael Popp

Attendance

Yes
Yes
No
Yes
Yes
No

AGENDA

1. Roll Call
2. Public comments/questions
3. Bids:
 - a. Roofing bid recommendations
 - b. Mechanical bid recommendations
4. Update on summer projects
5. Health Life Safety application
6. Cell tower at Dieterich School
7. Magnet property
8. Summer workers
9. New Business
10. Closed Session, if needed
11. Adjournment

CONSENT AGENDA

1. Next Meeting—April 6, 2016 at 4:30 pm, School Service Center

ACTION ITEMS

2. Motion to award Mansard Roofing bid to the following vendors:
 - a. Krug Elementary School to Wiesbrook Sheet Metal in the amount of \$280,822.⁰⁰
 - b. O'Donnell Elementary School to Elens and Maichin Roofing in the amount of \$ 313,860.⁰⁰
 - c. Hill Avenue to Wiesbrook Sheet Metal in the amount of \$79,192.⁰⁰
3. Motion to award Roofing Replacement bid to the following vendors:
 - a. Allen Elementary School to F&G Roofing Company in the amount of \$285,000.⁰⁰
 - b. Simmons Middle School to Malcor Roofing in the amount of \$398,400.00
4. Motion to award Mechanical Improvements bid to the following vendors:
 - a. Rollins Elementary School to Premier Mechanical in the amount of \$440,000.⁰⁰
 - b. Simmons Middle School to Quality Control Systems in the amount of \$205,000.⁰⁰

- c. East High School to F.E. Moran in the amount of \$1,333,000.⁰⁰
5. Discussion/Approval of Mechanical Improvement Bid for Simmons Middle School Alternative Bid #03 to Quality Control in the Amount of \$113,000
6. Discussion/Approval of Mechanical Improvement Bid for East High School Alternate Bid #01 to F.E. Moran in the Amount of \$393,000.⁰⁰
7. Discussion/Approval of Mechanical Improvement Bid for East High School Alternate Bid #02 to F.E. Moran in the Amount of \$155,000.⁰⁰
8. Motion to award Masonry Repair/Tuck Pointing bid at Brady Elementary, Hermes Elementary, and Waldo Middle Schools to MBB Enterprises in the amount of \$569,925.⁰⁰
9. Motion to award Ceiling Replacement bid at Allen Elementary School to LJ Dodd in the amount of \$45,400.⁰⁰

INFORMATIONAL

10. Update on summer projects
11. Health Life Safety application
12. Cell tower at Dieterich—consensus from Board
13. Magnet Property
14. Summer workers
15. New business

PUBLIC COMMENTS/QUESTIONS

There were no public comments or questions.

MINUTES:

The Building and Grounds Committee meeting began promptly at 4:30 pm.

Bids: Mr. Craig Welter from Cordogan and Clark reported on three bids that were recently bid and received.

The mansard roofing project for Krug Elementary, O'Donnell Elementary and Hill Avenue received five bids each. The lowest, most responsive bidders are as follows:

- Krug Elementary School to Wiesbrook Sheet Metal in the amount of \$280,822.00
- O'Donnell Elementary School to Elens and Maichin Roofing in the amount of \$ 313,860.00
- Hill Avenue to Elens and Maichin Roofing in the amount of \$80,590. 00

The total value of the project came in below the estimated budget.

The roofing replacement project for Allen Elementary and Simmons Middle School received four bids each. The lowest, most responsive bidders are as follows:

- Allen Elementary School to F&G Roofing Company in the amount of \$285,000. 00
- Simmons Middle School to Malcor Roofing in the amount of \$398,400.00

The total value of the project came in below the estimated budget. Both of these companies have worked with District 131 in the past. The alternate covered a discount if both projects were awarded to the same vendor.

The mechanical improvements project for Rollins Elementary received five bids, Simmons Middle School received five bids, and East High School received four bids. The lowest, most responsive bidders are as follows:

- Rollins Elementary School to Premier Mechanical in the amount of \$440,000.00

- Simmons Middle School to Quality Control Systems in the amount of \$205,000. 00
 - Alternate #03 in the amount of \$113,000. 00
- East High School to F.E. Moran in the amount of \$1,333,000.00
 - Alternate #01 in the amount of \$393,000. 00
 - Alternate #02 in the amount of \$155,000. 00

Mr. Leonard asked what the \$1.3 million covered; Mr. Welter replied it included two chillers along Smith Avenue, piping, equipment, replacement of mechanical unit, condensing units, structure. Mr. Leonard asked what percentage of the building this would cover, Mr. Welter answered he was not sure, if he had to estimate, possibly about 20 percent. Mr. Leonard expressed concern in regards to the total amount including the alternates at the high school. He asked if this was in the budget, Ms. Tyler replied the budget for fiscal year 17 has not been completed, the new budget will include the board approved awarded amounts for fiscal year 17. Mr. Leonard would like more detail in regards to what the bid entails including alternates.

Update on summer projects: The masonry project bid was recently opened for improvements at Brady Elementary, Hermes Elementary and Waldo Middle School, there were six bidders. MBB Enterprises was the lowest, most responsive bidder in the amount of \$569,925.00.

The ceiling repair project bid at Allen Elementary gymnasium was recently opened, two bids were received. LJ Dodd was the lowest, most responsive bidder in the amount of \$45,400.00.

Mr. Darby asked where we were at with the total on summer projects, Mr. Welter replied the total value of the five different projects, which encompass more than five buildings, are at \$3,919,226. The construction budget presented to the board is \$4,227,000, currently we are about \$300,000 under budget.

Mr. Leonard asked, "What about the roof at Waldo?" Mr. DiMare replied it has been temporarily patched. Ms. Tyler added that Waldo's roof has been included in the bond application, if it's not done this year it will be done next year. Mr. Leonard asked if the money is available, Ms. Tyler answered that bonds have to be issued first. She also said that the fireperson at Waldo's concern right now was tuck pointing. Mr. Leonard would like to have the Waldo roof repaired and put on the list.

Mr. Leonard also asked about Oak Park; only half of that roof has been done. Mr. DiMare responded it has been temporarily patched and is slated for next summer's projects.

Health Life Safety application: The Health Life Safety application that was submitted has been declined since the work had already started. The school code provides an opportunity for a fund transfer, but this will require a budget amendment. The committee agreed to move this forward to the Finance Committee.

Cell tower at Dieterich School: Mike Bienek with LCC Telecom Services said he attended the public meeting at Dieterich in February, and would like to know how he should proceed with this project. Mr. Leonard asked if LCC had permits yet, Mr. Bienek replied he cannot move forward with permits until the District agrees. The committee agreed that a decision cannot be made until it has been discussed with the board as a whole. Mr. Leonard suggested putting together a bid package.

Maqnet Property: The developers of the senior center across the street have agreed to let the District continue using the lot as long as we continue to maintain it. Their attorneys will be sending a lease with their conditions.

Summer workers: Waubensee Community College and Aurora University will be posting summer job opportunities for District 131 on their campuses. They would like to offer a summer internship program for the HVAC program, internship

students would work alongside District 131's maintenance team and work on projects such as changing filters, fan belts, and cleaning heating and cooling equipment.

Mr. Leonard asked how many summer workers were expected to be hired, Mr. DiMare replied two HVAC, and approximately 30 summer workers for lawn crew, painting, and general custodian duties.

New Business:

- Mr. Craig Welter informed the committee that staff input from East High was received for the stadium project , high school including the library. The committee requested plans/concept information.
- Mr. DiMare informed the committee that the northwest ceiling tile at Allen Elementary School will be addressed in the summer. Olsson Roofing has patched the roof, there is no asbestos in the area, and it is fiberglass. There is a classroom that had water and there is asbestos, but it is in compliance and is in accordance with safety guidelines. The ceiling tiles are water stained due to the roof leaking. No complaints have been made either by the principal or staff to Building and Grounds.
 - Someone indicated there was mold at Simmons Middle School mechanical room in the gym. Mr. DiMare replied the area is only accessible to athletic officials and custodial staff; there are no children present in this area. The area is accessible by ladder. There is also no mold in this area; returns, storage closets, and carpet, have all been inspected. There was a flood at the school about nine years ago, some records got wet and are still in storage. These records will be addressed with the ROE in regards to disposal.
 - There were complaints about water at Oak Park tunnels under 1940 addition. The area is accessible by moving a trap door and crawling in. Water can get in this area but the 30' x 30" area is mostly rock. Also, complaints of water in a classroom about four years ago were made, this area has been cleaned and affected rooms 11, 15, 17, 19, and the carpeting/tile has come out. There is no asbestos in the new tile.
 - Two air handlers at the East High School science and math wing will be replaced; the air quality has been checked prior to construction. Tests have shown the air quality to be safe.
 - Mr. DiMare stressed that there have been no complaints or work orders on the items listed above.
- The dumpster at the high school needs to remain there until construction is complete per the City of Aurora. The trailer at the high school will be moved to Building and Grounds.
- The little theater is coming along; cosmetic finishes are being done prior to installation of seating.
- The Scene Shop floor at the high school is too shiny; the saw dust tends to make the floor slippery.
- The District is waiting on more information from ISBE regarding the carbon monoxide detector upgrades. ISBE is waiting on the State Fire Marshall for recommendations that can be bid out.

The meeting adjourned at 5:57 pm.