

BUILDING & GROUNDS COMMITTEE MEETING

MEETING DATE: THURSDAY, AUGUST 4, 2016 AT 4:30 P.M.

Members:

Mr. Richard Leonard, Chair
Mr. Ken Darby
Mr. Alex Arroyo
Mr. Alex DiMare
Dr. Mark McDonald

Attendance

Yes
Yes
Yes
Yes
Yes

AGENDA

1. Roll call
2. Public comments/questions
3. Old Business:
 - a. Cell tower at Dieterich
4. Construction Update
5. New business
 - a. Easement at Krug Elementary School
6. Closed session, if needed
7. Adjournment

CONSENT AGENDA

1. Next Meeting—September 7, 2016 at 4:30 pm, School Service Center

ACTION ITEMS

2. None

INFORMATIONAL ITEMS

3. Cell tower at Dieterich
4. Easement at Krug Elementary School
5. Construction update

PUBLIC COMMENTS/QUESTIONS

Mr. Martin Hess and Mr. Don Dickinson spoke in regards to the Easement at Krug Elementary School.

MINUTES:

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

Cell tower at Dieterich: Mr. Alex DiMare reported LCC Telecom Services has proposed \$1,500 monthly lease fee for the proposed cell tower at Dieterich Elementary School. They are also interested in leasing space at Waldo Middle School, for \$1,500 per month. LCC Telecom agreed to maintain the property and tower along with expenses. Mr. Leonard suggested reaching out to other vendors to see if they would be interested in leasing the space for cell tower, since this could mean an increase in the monthly lease free. Mr. Alex Arroyo asked what kind of access will be needed at Waldo Middle School; Mr. DiMare replied he did not have that information. Mr. DiMare will reach out to other vendors and report at the September 2016 Building and Grounds committee.

Easement at Krug Elementary School: Mr. Martin Hess and Mr. Don Dickinson are owners of some property on Parker Avenue. They are seeking to divide the property into five residential lots. A storm water easement is needed to the manhole at Krug Elementary School. Currently an easement has been approved and recorded by the Village of Montgomery to the north boundary of Krug School property. Mr. Leonard would like to know how close the easement would be to the school and if it will affect the property. Mr. Leonard recommended deferring to Mr. DiMare. Mr. DiMare will speak to the City of Aurora engineering department for a follow up; he will report back to the Building and Grounds committee with more information. Mr. Hess and Mr. Dickinson informed the committee they had spoken to the board about ten years ago regarding the easement.

Construction update: Mr. Craig Welter and Mr. Rick Krischel from Cordogan Clark and Associates presented a construction update. Mr. Krischel reported 70% of allowances will be returned from the initial bids.

- Thirteen summer projects were 85% completed by July 1
- Hill Avenue will have new siding; they will be using the same siding from the BKC building that was left over.
- Mansard roofing
 - Krug and O'Donnell installation is complete pending replacement of Kalwal in the multi propose rooms
 - Hill Avenue is complete pending punch list
- Roofing replacement
 - Allen and Simmons roof installation is complete, final coating will be installed 30 days after completion
- Mechanical improvements
 - Work is wrapping up at Rollins, Simmons, and East High with completion in early August
- Masonry repair
 - Brady and Hermes are complete, Waldo is ongoing
- Waldo roof replacement shingles installation is complete, gutter detailing and roof drain replacement, interior repair work will be completed before school starts
- High school improvements
 - Demolition of stadium and parking is complete, new drop off lane is stoned and waiting asphalt
 - The gravel will be striped, about 400 cars will fit in the lot

Mr. Welter asked if the District would be interested in a link that would follow the construction progress via web site. Mr. DiMare added he would like to add construction progress on the Building and Grounds page. Mr. Arroyo replied once a public relations officer is hired, they can take this request.

Upcoming bid packages:

- The Stadium goes out to bid August 8, 2016, mandatory pre bid meeting on August, 16, 2016, bid opening on August 30, 2016, board approval on September 6, 2016.
- The Building addition goes out to bid August 12, 2016, mandatory pre bid meeting on August, 23, 2016, bid opening on September 9, 2016, board approval on September 19, 2016. There will be a total of 14 packages.
 - The bid will be broken into 14 packages. Mr. Arroyo asked how many of these bids will be available to minority contractors; Mr. Welter responded all of it, everyone is welcome to bid their services. Ms. Annette Johnson spoke from the audience stating the goal should be to get the best price possible, she wants to be sure that by making parcels smaller it will not cost the District more money. Mr. Krischel said this would be better overall, and bids are awarded to the lowest most responsible bidder.

Dr. McDonald asked about the total project costs. He has a concern that the Qualified School Construction Bonds will exhaust bonding authority for a couple decades. Dr. McDonald stated that there are usually more costs involved than the construction costs, such as architect fees, permits, contingency, FF&E, etc.... Dr. McDonald would like to be sure that the District will be able to afford the projects that will be done. He would also like to have an idea on how much the middle school and other building projects will cost.

Mr. Welter presented an overview of construction project costs and estimate summary. The summary was based on projects that have been bid and also an estimate of upcoming jobs. Once the estimated jobs have been bid out, there will be more accurate numbers. Mr. Krischel added that the Phase 1 site work has been bid out, and came in approximately \$800,000 below budget.

Ms. Johnson spoke from the audience; she indicated she was concerned with budget fluctuations. She added an analysis for elementary schools needs to be done, along with a plan. Especially important in the plan will be what projects need to be completed. Mr. DiMare said a revised five-year plan will be presented at the next Building and Grounds Committee. Ms. Johnson asked if he would include the lineup of projects that need to be completed.

Dr. McDonald asked about the size of the proposed high school cafeteria; he felt it should be bigger in order to accommodate more students. Dr. McDonald was hesitant to have students eat lunch at 10:00 am or 2:00 pm. The proposed capacity is 650 students; Mr. Welter provided a rough draft of an expanded cafeteria to accommodate 1,120 students. Mr. Welter indicated this option would require more space. Dr. McDonald suggested making the library/multimedia space smaller, since most students have access portable devices. Mr. Darby asked if the space would allow for a bigger cafeteria. Mr. Welter indicated there is a potential to accommodate the space for a faculty lounge. Mr. Welter asked if there was a preference between an open style cafeteria versus a closed cafeteria. Mr. Darby asked what classrooms would be next to the cafeteria. Dr. McDonald said he thought an open design would be a good thing.

Misc.:

Mr. DiMare asked if there would be opposition to purchase the Mannington Tile flooring directly from the factory and bid out the installation. Mr. Welter added the tile can be obtained through a state bid. Mr. Leonard asked if the tile would be Mannington Floor or equal, he indicated as long as it is competitive and the District saves money he was fine with it.

Mr. Leonard asked if the boiler at Oak Park has been taken care of. Mr. DiMare said it was starting to rot at the bottom, and has been added to next year's summer projects. Mr. Leonard asked if it would make it through the winter. Mr. DiMare replied yes.

Mr. Leonard asked if the field house roof has been repaired, Mr. DiMare replied it has been patched. Mr. DiMare added that traps have been set. Ms. Johnson added that any work being done to the Field House, the military will pay half the cost.

Mr. Leonard asked if the work has been completed for the pre-plated foods kitchen, Mr. DiMare answered yes; the electrical work has been done and has been inspected and approved by Preferred Meals. All equipment has been shipped to the schools.

Mr. DiMare reported Sodexo is also ready to go; the machines that were previously at the high school are now at Simmons. District 131 maintenance crew installed all the equipment and electrical work.

The meeting adjourned at 6:24 pm.