

# BUILDING & GROUNDS COMMITTEE MEETING

**MEETING DATE:** WEDNESDAY, SEPTEMBER 7, 2016 AT 4:30 P.M.

<u>Members:</u>	<u>Attendance</u>
Mr. Richard Leonard, Chair	Yes
Mr. Ken Darby	Yes
Mr. Alex Arroyo	Yes
Mr. Alex DiMare	Yes
Mr. Michael Prombo	Yes
Dr. Mark McDonald	Yes

## AGENDA

1. Roll call
2. Public comments/questions
3. Old Business:
  - a. Cell tower
  - b. Land acquisition
4. New business
  - a. East High School Open House
  - b. Bid Results and Scenarios
5. Construction Update
6. Closed session, if needed
7. Adjournment

## CONSENT AGENDA

1. Next Meeting—October 5 2016 at 4:30 pm, School Service Center

## ACTION ITEMS

2. Motion to approve the following bids:
  - a. General Trades bid to Lite Construction in the amount of \$3,288,417 base bid with:
    - i. Alternate 1-Team Rooms in the amount of \$127,000
  - b. Artificial Turf bid to Hoppy's in the amount of \$591,241
  - c. Track Surfaces bid to R.C.Wegman in the amount of \$ 892,300
  - d. Bleacher/Press Box bid to Southern Bleacher in the amount of \$1,013,715
    - i. Electrical bid to Fitzgerald's Electric in the amount of \$ 1,197,900 with:
      - ii. Alternate 1-Team Rooms in the amount of \$600
  - e. Alternate 6-HID to LED lights in the amount of \$22,460.00

## INFORMATIONAL ITEMS

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

## PUBLIC COMMENTS/QUESTIONS

There were no public comments or questions.

## MINUTES:

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

Cell Tower: Mr. Alex DiMare received a couple of quotes regarding monthly rental fees; he is recommending moving this item forward to the finance and personnel committee. Mr. Leonard said that contract and money issues can be discussed at the building and grounds committee, why would it need to move to finance? Mr. DiMare replied Mr. Prombo suggested it; Mr. Leonard asked why he would suggest this. Mr. Prombo said due to the fact that it deals with contracts and dollars. Mr. DiMare reported that three companies presented offers and one withdrew their offer. Both companies offered \$1,500 monthly rent. Mr. Leonard said he has heard of other municipalities and organizations that are receiving between \$1,800-\$3,000 a month. Mr. DiMare asked if there was a dollar amount that they were thinking about. Mr. Leonard said yes, \$2,400 minimum and also it needs to be a flag pole type-not on the building, he also added if the minimum is not met to walk away. Mr. Leonard suggested Mr. DiMare contact the other companies and let them know what the District is expecting. It was agreed to bring this topic back to the next building and grounds committee.

Land Acquisition: Mr. DiMare reported that He and Mr. Prombo met with City of Aurora regarding the vacant land parcel next to Hill Avenue (409 Hill Avenue). The City is willing to do a land transfer. Mr. Prombo added the City would like to value the property and through tax abatement pay them for the property when specific improvements to streets and roads are made. The City would like to use the money for curbs and sidewalk improvements at the corner of Hill and Fifth. Mr. Arroyo asked if anyone has talked to the Township since it looks like some of the Township area could be affected, Mr. Prombo said no it is City of Aurora. Mr. Prombo said it would be a win-win for both the homeowners and the District. Mr. Arroyo asked for clarification, what would the District be gaining. Mr. Prombo answered extra space for either parking or storage. Mr. Arroyo asked if the City would let us expand considering what was going on at the high school. Mr. Prombo said these details would be worked out with the City.

Ms. Annette Johnson spoke from the crowd, and said there has been correspondence from constituents concerned with tax abatements. She advised there are other issues involved and this topic should be discussed in a closed session; the committee agreed.

East High School Open House: There will be a high school open house today from 6:00 pm to 7:30 pm to discuss and show the designs of the proposed building and stadium. Mr. Arroyo asked what prompted this meeting; Dr. McDonald said the City of Aurora requested we hold the open house. Mr. Craig Welter from Cordogan Clark and Associates also added there will be a public hearing regarding the zoning of this property in the near future. Mr. Darby suggested that in the future when open houses like this are happening it is important to give the Board a heads up, at least a week in advance. Mr. Leonard added the Board was not notified until last night about the open house.

Bid Results and Scenarios: The following bids were discussed and will go to the Board for approval on September 19, 2016:

- a. General Trades bid to Lite Construction in the amount of \$3,288,417 base bid with:
  - i. Alternate 1-Team Rooms in the amount of \$127,000
- b. Artificial Turf bid to Hoppy's in the amount of \$591,241
- c. Track Surfaces bid to R.C.Wegman in the amount of \$ 892,300
- d. Bleacher/Press Box bid to Southern Bleacher in the amount of \$1,013,715
- e. Electrical bid to Fitzgerald's Electric in the amount of \$ 1,197,900 with:
  - i. Alternate 1-Team Rooms in the amount of \$600
  - ii. Alternate 6-HID to LED lights in the amount of \$22,460.00

Construction update: Mr. Craig Welter and Mr. Rick Krischel from Cordogan Clark and Associates presented a construction update. They reported that fifteen packages will be opened for bidding on Friday, September 9, 2016. Mr. Darby asked how permits were going at the City. Mr. Welter replied that the City has released the IEPA permit for sanitary pending on discussion about storm water management. The District will need to issue a letter of credit for that value, and once the City has agrees to the value they will release the water permit. Mr. Leonard asked if they changed the water layout to the retention pond, Mr. Welter said yes. Part of the City's requirement is to show phase parking

according to the architects, committing the District to more parking spaces in the future. The City will have stipulations to this requirement. Mr. Prombo added this will add an extra cost in the future.

Mr. Arroyo informed the committee that the reason the City was holding back on the permits, was due to a court case in McHenry County. Mr. Arroyo added legally they are a different circuit than we are, what happens in the circuit does not apply to us; there is no legal precedent for it; can they legally hold our permit or not? Dr. McDonald said they can hold the permit; the question is if we pressed it legally would we be successful?

Mr. DiMare added that public hearing signs will be posted at the high school for zoning purposes. He also added that he is working with the City to condense the multiple parcels at the high school to one parcel number.

Misc.:

- Mr. DiMare reported the following upcoming projects will need to be bid out:
  - Bardwell will need some masonry repair and repairs to the water line.
  - Science lab furniture at all three middle schools. Mr. DiMare mentioned that all three science labs are functional and have running water. Mr. Leonard asked if the actual construction work for the new science labs will be done by maintenance staff. Mr. DiMare said yes, unless you don't want us to do it. Mr. Leonard said "You are a maintenance department not a construction department." Mr. Leonard added this project should go out to bid.
- Mr. Arroyo asked how the boiler was working at Oak Park School, Mr. DiMare replied it will need to be replaced and a bid will be going out for next summer. Mr. Arroyo asked if it will survive the winter, Mr. DiMare said he believes so.
- Mr. Arroyo asked how the donated flooring worked out; Mr. DiMare replied beautiful. Mr. Leonard said he noticed a purchase order for \$24,000 to Crown Flooring. Mr. DiMare answered this was for additional flooring at Beaupre for the soiled flooring in the basement and at Bardwell's multipurpose room where lunches were being served. Mr. Leonard asked how Crown Flooring was picked, did they bid? Mr. DiMare replied three quotes were obtained. Mr. Leonard asked who provided quotes; Mr. DiMare replied Mr. Deeds, Nolan Installer, and Crown Flooring. Ms. Johnson spoke from the crowd and voiced her concern with an order of \$24,000 not being competitively bid. She said it should have been bid on the Illinois Bids Website. She would like this topic placed on the next finance agenda to review bidding procedures once again. This project was very close to a public bid.
- Mr. Leonard asked for an update on time clocks. Mr. DiMare answered time clocks are currently being used at Hill Avenue and on 9/15/16 the remainder of the services staff District wide will be using them. Mr. Leonard asked what the delay was. Mr. DiMare replied the Union has asked for one year to implement the time clocks through Infinite Visions (the District payroll software). Mr. Leonard asked why we would let them delay this for one year. Mr. DiMare replied that they don't read their emails. Mr. Darby asked what the rationale is for us to hold off, Mr. DiMare answered they said it was too complicated. Mr. Darby asked who agreed to do this; the committee said this would be a topic for executive session.

The meeting adjourned at 5:35 pm.