

# BUILDING & GROUNDS COMMITTEE MEETING

MEETING DATE: WEDNESDAY, OCTOBER 5, 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 (Arrived after meeting started)
Mr. Nestor Garcia	Yes
Mr. Michael Prombo	Yes
Dr. Mark McDonald	Yes

## AGENDA

1. Roll Call
2. Public Comments/questions
3. Old Business:
  - a. Resolution for Sale of Personal Property (B&G Vehicles)
  - b. Cell Tower
  - c. Preferred Vendor List
4. Construction Grants
5. Allen Elementary School-Air Quality Testing
6. East Aurora High School-Phase III Bid Recommendation
7. Early Childhood Center-Playground Bid Results
8. Facility Improvement Progress Report
9. Middle School and Elementary School Improvements
10. Cowherd Elevator Bid
11. New Business
12. Closed session, if needed
13. Adjournment

## CONSENT AGENDA

1. Next Meeting – November 9<sup>th</sup> 2016 at 4:30pm, School Service Center

## Action Items

2. Resolution for Sale of Personal Property
3. Motion to Approve East High Construction Bids for Phase II
4. Motion to Approve the following bid packages related to Phase 3 - Building Addition at the High School

- a. Painting Bid #10 to K&J Painting in the Amount of \$183,880.00
- b. Elevator Bid #11 to Thyssen Krupp in the Amount of \$305,654.00

5. Motion to Approve the Early Childhood Center Playground Bids

Informational

6. Cell Tower
7. Preferred Vendor List
8. Construction Grants
9. Allen Elementary School Air Quality Testing
10. Facility Improvement Progress Report
11. Middle School And Elementary School Improvements
12. Cowherd Elevator Bid
13. New Business
  - a. Stadium Renderings
  - b. Bardwell Water Main
  - c. Lights at East High
  - d. Security Cameras
  - e. Krug Easement

MINUTES:

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

2. Public Comments

Mrs. Michele Gomez - Mrs. Gomez shared concerns regarding talks of rezoning and had concerns regarding the flood plains near the high school. She asked how this is going to effect the community as far as taxes go. Mrs. Gomez stated that the neighbors are not opposed to the project and that they would just like clarifications. She is also concerned with the parking issue. Dr. Mark McDonald asked Mrs. Gomez to stay after the committee meeting to have all her concerns addressed.

3. Old Business

a. Resolution for Sale of Personal Property – B&G vehicles, it was stated that the items on this resolution are no longer needed. Mr. Dick Leonard and the committee members agreed to move this onto the next board meeting agenda for action. Mr. Ken Darby asked that Mr. Nestor Garcia to look at the items being disposed prior to the disposal.

b. Cell tower – Mr. Michael Prombo stated that two (2) names were called Inside Ink and LCC telecom. LCC responded and they originally were giving \$1,500 and the District #131 would be looking at least \$2,400 but they possible can go to \$1,800. LCC also want to put on a chimney stack which is something we do not want to do.

c. Preferred Vendor List – Dr. McDonald stated that there was recent talk about a preferred vendor list. He stated that the District had researched the preferred vendor list and the board had a lot of discussion on this topic. The preferred

vendor list was never formally approved by the board; it was tabled. Dr. McDonald wanted direction from the board if this is something they would like to pursue.

Mr. Darby stated that the buildings and grounds committee discussed the preferred vendor list in 2013. Mr. Leonard indicated that there were a lot of problems with the list that had been presented. He would like input from the consultant (Mr. Michael Stapleton) before bringing the recommendation to the board as a whole. It was decided that this topic will be brought back to the buildings and grounds committee for their next meeting.

Ms. Annette Johnson spoke from the audience and suggested that we consider using the roofing companies in Aurora. She added that the district should always try to utilize the person that offers the best possible competitive wage, but not to hold up in having the district save money if there are any major heating and air conditioning problems, moving to the second option if the company can't do the work.

#### 4. Construction Grants

Mrs. Margo Schmitt presented information on grants that she is working on and how they tie into buildings and grounds. Mrs. Schmitt also highlighted the different construction project grants that she is applying for.

Fundraiser – Mr. Darby asked about a brick paver fundraiser idea. He asked the architects to send him and Mrs. Lisa Morales information on brick paver fundraising.

#### 5. Allen School Air Quality Testing

Mr. Garcia stated that we have issues in the library and one of the rooms at Allen Elementary school. Currently, the district's Environmentalist Consultant is conducting air quality testing Mr. Garcia stated that we may have to rip out the carpeting based on the consultant's recommendation. Mr. Garcia further stated that because of the smell and humidity he closed down the library for student usage. Mr. Garcia hopes to receive the results by Friday of this week but no later than Monday of next week.

#### 6. East High Phase III Bid Recommendation

The District's architects from Cordogan Clark & Associates (Mr. Craig Welter and Mr. Rick Krischel presented information on the bid recommendations for Phase III of the construction project at the high school. The following bids are recommended:

- Roofing: Elens & Meichen, based bid of \$1,194,420.00
- Glass and Glazing: Rock Valley Glass total of \$2,532,200.00
- Metal Studs: Champion total of \$1,178,440.00
- Fire Protection: Nelson total of \$173,194.00
- Mechanical: Flo-Tech total of 2,517,000.00

Two others bids were not included:

The first bid is a re-bid for the Elevator at East High School; only one bid was submitted, and the recommendation is to award the bid to Thyssen Krupp with a based bid of \$590, 894.00 with an alternate to deduct \$285,240 to address the hydraulic section of the elevator which is a two story standard elevator. Mr. Welter also indicated that if the board accepts the base bid to the recommendation, it is with an understanding that there will be an alternate deduct of \$285,240. The service is for 3 Elevators: one serving the two story additions, one servicing the area below the stage and one for the kitchen for the lower levels.

The second bid not included is for Painting. Four bids were submitted for all interior painting and part of the phase III addition (main entry and the Fine Arts area). The low bidder is K&J Painting for \$183,880.00. A recommendation letter will be sent to Dr. McDonald.

Mr. Leonard and the members of the committee agreed to pass this recommendation onto the full board for approval at the next board of education meeting.

#### 7. Early Childhood Center – Playground Bid Results

Mr. Welter stated that they are expanding the playground behind the Early Childhood Center. In doing this they are replacing the fence as well as an alternate to provide a guardrail on the driveway. Mr. Welter stated that there were two bids which came in this morning. Mr. Leonard and the committee members agreed to pass this recommendation onto the full board for approval at the next board of education meeting.

#### 8. Facility Improvement Progress Report

Mr. Krischel talked about the punch list in which they handle most of the cosmetic items and basic electrical items for the little theater. The next step is to bring two consultants to address the concerns with lights and sound by the band director.

High school expansion Phase I site work – The committee was informed by the architects that the new parking lot will be in place by mid-October. Phase II stadium – Once the temporary parking area is moved into the main parking lot they will begin construction on the stadium, with an approximate completion date by the end of June 2017. Phase III two story building classroom addition construction started this week, and next step will be start taking footings for the foundation working from south to north.

The committee was presented with the site work budget as well.

Ms. Johnson asked about water retention concerns around Gates and High School. Mr. Welter replied that the retention was being moved to the far south west corner of the football practice field according with laws and codes.

#### 9. Middle School and Elementary School Improvements

Mr. Welter talked about the five year planning assessment that was created. He stated that E&M did an assessment in 2015. The company put together a report for each building and their study was for 20 years. Mr. Welter stated that they see the plan as a working document. Every year things are evaluated and prioritized in working with the district staff. Mr. Welter shared 4.2 million dollars' worth of work that needs to be accomplished to include roofing, window/masonry, and site, interior and mechanical/electrical. They have identified six elementary buildings that have evident roof issues, Allen, Gates, Hermes, Johnson, Krug and Oak Park that need to be addressed immediately. Mr. Welter stated that roof work needs to happen at all three middle schools. Mr. Welter also stated the there is a significant boiler issues at Oak Park that was addressed late in the summer, but if the boiler fails in worst case scenario a rental plan is in action and a full replacement will happen next summer, rental pricing information will be shared with Mr. Lenard.

Ms. Johnson asked about leaking in the Fieldhouse and the district should find out who in the military will pay the reimbursement since they pay 50% of the cost to maintain the building. Architects will gather more information and a report will be generated. Also, Ms. Johnson asked about what can be done with Gates parking lot. Mr. Welter stated that last year there was \$200,000 budgeted for pavement work and improvements. He does not know if these monies still exist. He stated that it is on the list to be done for next year as well as Johnson School. In the meantime they will do patchwork. Mr. Leonard asked if there has there been conversation on re-opening 6th avenue from Smith Street to the parking lot. Mr. Welter stated that the city will not allow this to happen.

#### 10. Cowherd Elevator Bid

Mr. Welter stated that an elevator at Cowherd is not working due to control issues. There is a need to get this fixed as soon as possible. Mr. Garcia stated that we need to go out to bid because the cost is above \$25,000 and are waiting for the results to come in.

#### 11. New Business

Stadium Mock-ups - Mr. Denise Renner shared eight pictures of stadium renderings based on suggestions received from coaches, administration, and general public. Dr. McDonald stated that if other area high schools do not have the IHSA

logo on their field then he would not recommend including the logo on the field because it looks too “busy”. Mr. Darby asked how much markings we can put on the field based on the budget. Mr. Welter stated that what is being presented is included in the base project. This information is being shared as “information only”. Mr. Welter stated that we will probably need a decision from the board before Christmas.

Bardwell Water Main - Mr. Leonard asked about the water main at Bardwell; did we negotiate with the city on helping with the cost. Mr. Welter stated that the city was on board with the project but he does not know of any cost contribution. Mr. Leonard asked that we seek City funding.

Lights at East High – Ms. Johnson asked about lights at East High and Mr. Garcia stated that the lights that were taken down from the stadium cannot be used at East High. Dr. McDonald stated that the material is not appropriate to use. He stated that we want to pass a resolution to recycle them in a way that is appropriate.

Security Cameras – Mr. Garcia stated that he is conducting a full assessment on security cameras. He stated that it is an ongoing process. Mr. Garcia is looking to ensure we have sufficient cameras in the new parking lot and new stadium at East High. He is working with technology to ensure we have the proper fiber optics as well as other technology needs.

Easement by Krug – Mr. Prombo stated that this needs to be brought back for discussion.

Facilities Consultant - Dr. McDonald introduced Mr. Stapleton. He will be conducting a study of all of the schools and come back with a report. Dr. McDonald stated that we will then use the report to hire the next director of buildings and grounds. Mr. Stapleton stated that he has been to 14 schools thus far and the principals have been very inviting.

12. Closed Session

None

Adjournment: The meeting ended at 6:05 p.m.