

Building & Grounds Committee Meeting

Notes

November 9, 2016

Present: Mike Prombo, Nestor Garcia, Alex Arroyo, Ken Darby, Richard Leonard, Dr. McDonald

The meeting started promptly at 4:30pm

No public Comments

Old Business

Allen Elementary School – Air Quality Testing – Mr. Nestor Garcia reported air quality testing results are normal. In areas where there are double occupancy recommendation is to install fans to improve air circulation. Mr. Garcia will continue to work with Cordogan and Clark in regards to the HVAC System issues. It is believed that the issue began with buildup of humidity so before the issue can be remediated the carpet and books will have to be taken care of.

Mr. Craig Welter reported three different groups are investigating regarding the mechanical equipment. They concluded that there was a malfunction with the HVAC Systems.

Mr. Richard Leonard asked “When did the problem had commenced, summer?” Mr. Walter confirm that the issue began in the summer and reported that it can be fix, the units can be repair. Quotes were obtained and will proceed with the process. During the investigation, it was noted the Library HVAC unit has issues and they will be assessing the problem and cost.

Mr. Leonard asked “are the HVAC units the same that had to be replaced regarding the heating exchanger the prior year, or are those the ones that were not changed.” Mr. Welter reply was no regarding the HVAC unit. The heating exchanger in the library is the concern which will need to be replaced.

Mr. Leonard added about his knowledge of twenty units that didn’t get replace and should be checked every year. Mr. Welter replied the issue had been discovered during the investigation which will need to be shut down for repair;

Mr. Leonard asked “will they be bidding out the repairs or getting local contractors? Mr. Welter stated initial quotes will be requested and assessed and if a bid is needed the process would begin shortly.

Mr. Ken Darby asked “Was there any rain found entering the building?” Mr. Welter replied that it was from a different unit.

Mr. Garcia commented, rain was coming in from rooms 148 and 150 students were removed. As of today, the contractors have investigating the issue.

Mr. Leonard asked “Is the rain a result of HVAC unit or from a leak in roof.” Mr. Garcia replied that it is believed the issue is from the HVAC unit. Cordogan and Clark are working on the problem.

Facility Improvement Progress Report – Mr. Welter reported progress is being made and presented the committee with an overview of the facility improvement progress report. Beginning with the High School Improvement Stadium, Bardwell project, Early Childhood Playground, Middle School Science and 2017 Building Improvements.

High School Phase 1- Mr. Rick Krischel reported the project began late summer 2016 and is about 95% complete with a completion date of 11/18/16. Involves the new parking lot, demolition, and site utilities.

Mr. Darby asked “Can a small ramp can be place by exit over by Gates Elementary School.” Mr. Krischel replied “Yes, it will be done in next two weeks.”

Mr. Darby asked regarding parking lot lights. Mr. Krischel reported that the lights are part of phase II contracts, which are on order and should be arrived before 11/24/16/. Three portable fixtures and generators were rented to resolve this issue.

Mr. Darby asked “When are the lights going to bid?” The reply from the architects was the bid process had begun early September.

Mr. Darby commented the equipment should have been resolved and not had equipment rented.

Mr. Krischel replied they began the process once it was approved but to note this was sent to civil process on lights handling. The process takes about 8 weeks.

Mr. Krischel also shared that stadium work is going well.

Mr. Krischel presented the following reviews:

- Process on concession stand, team rooms, and bathrooms: Due to poor soil, special foundation system is being designed and final drawing will be available on the 14th. Work is planned to begin 11/28/16 with the special foundation system.

- The masons and bleacher companies decided to work with no winter condition costs charged to the district during the winter months.

- Masonry and bleacher companies estimated target goal is June 31st for stadium.

- Phase 3: two story addition foundation and walls are in, mason started structure steel contractor are schedule to start first week of December 2016.

- Tomcat Lane: On schedule with asphalt complete by December 2016.

Mr. Leonard asked “Is Tomcat Lane accessible?” Mr. Krischel, answered “No, current use is for construction or contractors only.

Mr Leonard asked “Is the retention pond the city made the district build has an extra charge?” Mr. Welter responded that the value is \$84,000 and are looking for approval.

Mr. Alex Arroyo asked “what is the total extra cost the city is making incur with the retention pond?” Mr. Welter responded that the value is \$84,946.00.

Mr. Arroyo asked “what about the original estimate, and the new cost?” Mr. Welter replied bids were done for site work and underground storage parking lot. Obtained credit back from contractor on the parking and ran in other issues spending more monies for underground storage.

Mr. Leonard asked “Was the credit use to discount the \$84,000?” Mr. Krischel stated that the credit was \$45,000 which was towards additional parking required by the city.

Mr. Arroyo asked “What was the cost for the additional parking that was required by the city? Architects are to investigate and report back. Mr. Krischel stated that the city asked to put additional sidewalks.

Mr. Arroyo asked “Will this be a shared cost with the city? Mr. Welter stated that the district will pay. Mr. Krischel stated that the city recommended future parking. Mr. Welter added that in the agreement potentially addition of 45 to 50 spaces could be added and required by the city by parking.

Mr. Leonard asked “What is the estimated cost? Mr. Krischel replied the cost would be \$56,000 to \$75,000 dollars for 40 parking spaces. Mr. Arroyo asked “Why is the city requiring more parking? Mr. Welter stated it was due to reaction to concerns of the neighbors.

Dr. McDonald added that the city believed with the additional parking, more students would park in school lots than in the street and during events.

Mr. Arroyo commentated regarding the city block parking on Fifth Ave has plenty of room and the city is requiring our district to add additional parking spaces with cost. “Is the city requiring us to comply?” Mr. Welter responded, yes.

Dr. Mc Donald – expressed concerns regarding providing proof of insurance it was announce at the High School none is required. Mr. Welter presented a draft for promotion regarding East High construction to keep the public informed. Mr. Leonard stated that it was a good idea.

Mr. Darby, shared his concerned on the retention pond, the lowest bid was half of what the following bid. Due to the low bid Mr. Darby wanted to know if there was something missing. Mr. Krischel responded that no, they also had that concern also, but assured that they have everything included.

Mr. Leonard asked “What are the plans for the material that are being removed?” Mr. Welter answered due to flood point material it will be taken off site and disposed of properly.

Ms. Annette Jonson asked “Is the District getting the credit for the underground retention?” Mr. Welter answered that yes, and some credit was put into the extended parking and sidewalk.

Mr. Welter commentated regarding the first steps regarding High School renovation asbestos, flooring, ceiling, pipe wrap, and window frames. Meeting has been conducted with staff. The abatement consultant developed a plan to remove before summer 2017.

Mr. Leonard asked “Who is working on the Asbestos?”

Mr. Welter reported they have talked to staff and were told they have basically eight to twelve hours window period without staff present. With staff limitation and short time period, they will not be able complete this task. He also emphasized that they can’t take any chances not hitting dates because it will affect the start of next semester.

Mr. Leonard asked “Was this included in bid?” The architects replied they will provide more information.

Mr. Leonard asked “Was this included in the cost of the construction? Mr. Welter replied yes, there is a line item that covers abatement and related work. Mr. Leonard asked “Will the work be accomplish during Christmas break?” Mr. Welter replied yes.

Mr. Welter reported about the main gymnasium, former pool, hallway, and locker room area which is a spring break project. Bids are in the process. Consultants will be presenting at the following board meeting for approval. Auditorium area was discussed regarding ceiling and flooring work that will need to be completed by the last week of school.

Summer construction phases was discussed which include; library and enlarge IT area will be done first week of summer.

Mr. Welter reported regarding district abatement. Informed the district regarding asbestos issues, it was proposed if any issues should arise to allow a potential start school after Labor Day opposed to the third week of August.

Athletic field design options – Mr. Welter presented designs for the stadium will be presented at the next board meeting.

Cowherd Elevator Bid Recommendation – Two Bids have been provided one bid did not provide district recommendation. Second bid provided by Colley Elevator Company met all qualification. Which will be recommended with a total of \$43,527.00. Mr. Leonard asked “what does this bid include?” Mr. Welter replied this will replace controls on existing elevator and electrical work.

Mr. Darby asked “Was the costs for water damage repair obtained?” Mr. Welter will look into the situation and report back.

Bardwell Roofing – The architects reported the work was completed 11/11/16. The report was sent it to Mr. Garcia.

Early Childhood Playground. – The architects reported they are coordinating with the district on the removal of fencing and contractor will expand. Mr. Krischel stated this project is scheduled to start next week and has a meeting scheduled with Mr. Garcia early next week.

Mr. Leonard asked “Was the leak at the full day kindergarten taken care?” The Contractors replied that that yes.

Middle School Stem Room-Mr. Welter reported on Middle School science stem room. The bid process is being conducted

Proposed Projects for Next Summer-Mr. Welter- reported regarding the propose projects for next summer work. Updated list from the progress report was shared. Mr. Arroyo asked “are the stairs repairs interior or exterior?” Mr. Welter responded they are exterior stairs.

Mr. Arroyo asked “Were the Oak Park windows replacement, if so which windows?” Mr. Welter reported it was the cafeteria windows. Ms. Johnson asked “were the potholes at Gates Elementary fixed?” Mr. Welter answered that yes.

Mr. Garcia reported pricing for potholes is being processed.

Mr. Arroyo asked “What is the city’s plan on widening Farnsworth Street?” Mr. Welter replied still in the planning stage, possible a 10 year plan.

Buildings and Grounds Facility Assessment – Consultant Mr. Mike Stapleton gave an overview of the “Initial Operation and Maintenance Review” document.

District Vans- Mr. Stapleton shared this in his recommendation.

Property Resolutions- Items are being inventoried from B&G the resolution process will be followed pending board approval.

Buildings and Grounds Supplies Bid- Bid Purchasing process will be followed.

New Business

Cowherd Air Quality- Location Computer lab the process and plan is being generated currently the room is not being used.

O’Donnell- Location Nurse’s office and vault area. Process is being generated and be addressed during winter time.

Meeting adjourned at 6:20 pm,