

## **BUILDINGS & GROUNDS COMMITTEE MEETING**

Meeting Date: Wednesday June 7, 2017

### **Agenda:**

1. Roll Call
2. Public comments/questions
3. SEDAC Presentation
4. Monthly Construction Update
  - A. General Update
    - a) Food Pantry
    - b) Child Service Center Generator
    - c) Flooring Replacement
    - d) ECC Timeline
  - B. Summer Abatement Bid Results
    - a) O'Donnell Elementary School
    - b) Simmons Middle School
    - c) Krug Elementary School
  - C. Waldo Improvements Update
5. Stadium Concessions
6. Fred Rogers Magnet Academy Generator
7. Water Treatment for Boilers
8. Waste Disposal Bid Results
9. Dependable Fire Contract Extension
10. NRG Curtailment Agreement
11. Fiscal Year 2018 Meeting Dates
12. New Business
13. Closed session, if needed
14. Adjournment

### **Public Comment**

Mr. Dan Barreiro of 795 Bluebonnet Court, Aurora, IL addressed the committee. Mr. Barreiro received communication from Alderman Juany Garza, Ward 2 of the City of Aurora that she has been working with the Council of Hispanic Communities on commissioning a mural in the community and would like to know if District 131 had indoor space to devote to the project. The artist to be used is Alejandro L'Occoco. The mural would be done at no cost to the District. The topic of the mural will be about the history of immigration in Aurora. Mr. Barreiro conversed with Mr. De Los Santos, Principal of Brady Elementary School, about the project. Mr. De Los Santos noted that he believes Brady has three potential interior spots within the building he believes would be suitable.

Mr. Darby asked about the size of the mural. Mr. Barreiro noted that the artist would be able to be flexible. Ms. Johnson requested a sketch of the mural in order to avoid any potential controversies. Mr. Barreiro noted it would be a collaborative effort with the artist, District 131, and the Council of Hispanic Communities. Mr. Darby agreed. Mr. Schubert inquired as to whether this installation would stay up indefinitely. Mr. Barreiro noted that it would remain up, pending deterioration.

## SEDAC Presentation

Ms. Margo Schmidt presented the results and status of three grant funded projects from IL Energy Now. The first project provided the District with 1,733 products worth \$46,000 that were installed by our Buildings and Grounds staff. The estimated savings of these installed products is \$31,608 per year.

The second program is a rebate program. Ms. Schmidt noted that with the help of the Buildings and Grounds staff, she reviewed fourteen projects since summer of 2016 and found two projects that qualified for the rebate. The rebate we will receive is \$10,575. There will also be opportunity for future projects to qualify for this program.

Ms. Johnson asked why there wasn't more in rebates considering the amount of work that has been done. Mr. Craig Welter stated it was likely the installation of other items, such as the boiler, was not done within the installation deadlines. He stated he will work with Ms. Schmidt in the future and have regular meetings with her and Mr. Ken Waltz in order to take advantage of these opportunities. Mr. Welter also noted that sometimes the cost of the more efficient products was not worth the benefit that it provided. Ms. Johnson asked about the Little Theater project. Mr. Welter stated the issue with that project was billings for the project were imbedded within a larger project and it information needed for the grant was not available. Ms. Schmidt noted that of the fourteen projects reviewed, six were under the umbrella of Cordogan & Clark.

The third project was the SEDAC grant which paid for energy assessments for ten buildings, which is the maximum amount we could receive the first round. The assessments of the selected elementary schools has been completed. Based on the results, the following recommendations were presented. First, implement the free projects by the end of September. These projects relate to setting our building systems to accommodate unoccupied times. Second, the grant department will request products that can be installed by our own staff this fall. These products include signs and sensors. Third is to review the upcoming mechanical projects and adjust them to the report's recommendations in order to qualify them for rebate. Fourth, Ms. Schmidt will request another 10 buildings for assessment with the next grant cycle. Lastly, Ms. Schmidt suggested the development of an energy sub-committee to review the results in further detail and develop a District energy plan.

Ms. Johnson stated she would like to review an incentive program that is being used by community colleges where an external company purchases products, such as windows, and installs them. The products are owned by them and the savings we receive are split 50/50 with them.

Ms. Johnson asked about the timing for the recommendations. Mr. Waltz stated he believes they could be implemented relatively quickly.

## Construction Update

Phase 2: The turf is going down and the scoreboard has been installed other than the signage. Lights have been installed and they are programmable. The stadium should be turned over to the District by July 4. Mr.

Darby asked if the lights can be turned off/on without the full program. Mr. Rick Krischel noted that there is an override. Mr. Schubert asked about the neighbors. Mr. Welter said they are preset to point directly at the field and should not be any more of a nuisance to the neighbors than the previous ones.

Phase 3: The Fine Arts Wing and Front Entry are ahead of schedule and should be completed in December. The addition will be turned over by the end of July. Ms. Johnson asked if those rooms were science rooms. Mr. Welter said that it's English and Foreign Language. He noted the original thought was that there would be science rooms. However, during early planning discussions with the department heads and principal, the high school wanted to have complete departments within the school so all types of classrooms would be together and not spread throughout the campus. The Science rooms are included in Phase 6 and planning for that renovation begins this fall.

Phase 4: The Kitchen addition will have the concrete poured this week. Mr. Darby asked about plumbing. Mr. Krischel noted the rough in was completed. Demolition of the cafeteria and library begins June 8.

Phase 5: The demolition has begun and those contractors are working two shifts.

Mr. Welter noted that they met with Mr. Walt Doughty, Assistant Director of Transportation this week to go through the bus flow.

Mr. Krischel noted only one trade went on strike and is expected to come to an agreement next week. The delay should have no significant impact on the work being done and no delays as a result of the strike are anticipated.

#### Food Pantry

Mr. Welter presented the plans for the expanded food pantry. Due to the transition to pre-plated meals, the District can expand the food pantry in the high school. This will be run by the Marie Wilkinson Food Pantry in Aurora. The pantry will be open on Saturdays. Plans also include secure doors to limit building access. Ms. Johnson said this type of partnership will have to be approved by the full board. Mr. Schubert asked about the loading docks and the rails to prevent someone from falling. Mr. Krischel noted they will install OSHA height rails which should prevent a child from accidentally falling.

#### CSC Building Generator and Flooring Replacement

Mr. Welter noted there was a pre-bid meeting today for both projects and bids would be open on June 14<sup>th</sup>. He noted the need to have this approved at the June 19<sup>th</sup> Board Meeting and that the estimate for the projects should be \$50,000 each.

#### ECC Expansion Timeline

Mr. Welter gave an update on the expansion of the ECC. He noted it is scheduled to be completed on August 28, 2017. Mr. Krischel noted this is an aggressive timeline and will have to go through the City of Aurora for an occupancy permit instead of through the ROE since this is a leased site. This could potentially

cause delays.

### Summer Abatement Bids

Mr. Welter went through the summer abatement bid results for O'Donnell, Simmons, and Krug. Overall, the bids came in lower than anticipated. Mr. Schubert asked if we were doing the expanded room for O'Donnell. Ms. Shields noted that O'Donnell would have the two classrooms and main office abated as well as the carpet and adhesive removal of the adjoining spaces. Mr. Welter asked the committee permission to inform the recommended contractors of their intent to award the bids so they could start ordering materials and applying for permits in order to get a jump-start on performing the work. The committee agreed that was acceptable.

### Waldo Improvement Update

Mr. Welter presented the update on the Waldo projects. He noted all exterior needs, other than windows, would be met over the summer. He stressed the importance of fixing the exterior prior to the interior in order to prevent additional damage. There are three rooms with significantly damaged plaster. Those 3 areas will be done this summer. Mr. Welter noted that those areas individually should be under \$25,000 each and thus they would be able to obtain quotes on each individual project and not go out for bid. The committee agreed.

Mr. Welter discussed painting the rooms. Due to there being peeling paint and multiple layers of paint, professional will need to remove the paint and then redo it properly. Tentative communications with painters have indicated that this would likely be two months per floor to complete which would push the project back to next year. Ms. Johnson would still like to see some quotes for the classrooms. Mr. Welter agreed and noted that we could potentially do some work over winter break.

Mr. Welter noted that all summer projects are kicking off now that school is out. He will be meeting with the Buildings and Grounds department to begin discussions on next year's work. Ms. Johnson noted we have a large need for painting throughout the District. Mr. Waltz noted we have all painting crews hired and the painting list developed. Ms. Johnson noted she's been seeing a large amount of weeds. Mr. Waltz noted that spraying was done at the High School and the rest of the schools were to begin this week. Mr. Schubert asked if the spraying at the high school was done while students were in attendance. Mr. Waltz stated that it was not; it was done during a break.

### Stadium Concessions

Ms. Johnson noted that she has concerned with the Sports Boosters being held accountable for their fundraising and disbursements. She is proposing Mr. Nestor Garcia should check into giving the clubs at the high school the opportunity to sell concessions at the events and obtain the revenues. Mr. Prombo noted that since the Boosters are a separate not-for-profit entity, we can request financial statements, but we have no authority to hold them accountable. Mr. Darby noted the Boosters did pay for picnics and asked if we

could follow up and request the Sports Booster's financial statements. Ms. Johnson noted she believes the group is too small to handle every even and therefore we are losing a significant amount of money. Mr. Darby noted he believes this is a communication issue. Mr. Darby and Ms. Johnson agreed that Mr. Garcia should put together a master schedule of events where concession coverage would be needed in order to see if a consensus on coverage could be reached. Mr. Prombo agreed to speak with Mr. Garcia about the project.

#### Fred Rogers Magnet Academy Generator

Mr. Waltz did a site visit and noted there was a significant amount of damage cause by squirrels. Quotes to repair the generator were around \$30,000. Ms. Johnson asked about the need for a generator. Mr. Welter noted it came with the building. Mr. Darby noted he doesn't really believe we need a generator at that site and we should not spend the money to fix it. Mr. Schubert asked if we could simply enclose it. Mr. Waltz stated he would obtain quotes for enclosure and also for removal. Mr. Welter noted that we should check to see if the emergency egress signs are tied to the generator.

#### Water Treatment for Boilers

Mr. Waltz noted there is currently no treatment for the steam system and he will be putting together bid specifications for this treatment. Mr. Darby noted this was a definite need. Mr. Waltz warned the committee that this treatment could reveal leaks in the system that would need additional repairs. The committee understood and agree this is still a need in order to keep the boilers in good condition.

#### Waste Disposal Bid Results

Mr. Prombo noted we put out the waste disposal for bid and the lowest result yielded a \$20,000 increase to the district. As a result, we rejected all of the bids and are rebidding the contract. The committee agreed this was the best option.

#### Dependable Fire Contract Extension

Mr. Prombo noted we have an option to extend one more year per our previous bid and that he recommends us doing so as there was no price increase. This bid can be complicated and we have had no issues with the service we've received. The committee agreed.

#### NRG Curtailment Agreement

Mr. Waltz present this agreement that was a demand response program and could curtail energy usage. Mr. Waltz noted that while we have missed the initial deadline this year, the program has agreed to let us set it aside this year and receive a payment of \$5,000 and then resume the full program for FY19.

#### Fiscal Year Meeting Dates

Mr. Darby noted that since the first full board meeting of the year had been switched to July 5, the committee meeting should also be switched to July 5<sup>th</sup>.

## New Business

Mr. Welter proposed a walk-thru of a site for the committee to better facilitate communication. Ms. Johnson noted that if the full committee would be there, it would be considered a public meeting and we would have to abide by the public meeting act. Mr. Welter also asked the committee to start thinking about the dedication plaques.

Ms. Johnson asked for an update on the time clocks. Ms. Shields noted that the new accountant had been working with TCP on being trained and that the data was being rolled forward in a timely fashion. She noted TCP will be on-site to finalize trainings and set-up and we are implementing on July 1 as per the Collective Bargaining Agreement. Mr. Darby asked about adding additional groups. Ms. Shields noted that we will focus on this implementation first and adding additional groups will be explored after this implementation is completed and assessed.

Ms. Johnson asked for an update for the hiring process of several openings in the Buildings and Grounds Department. Mr. Waltz noted that interviewing takes time due to union constraints.

Ms. Johnson asked for an update on the janitorial supply bid and noted she desires a building level inventory management system. Mr. Waltz noted he has been working on the bid specifications which will include those types of systems and that we are also looking at using a concentrate formula which would also help prevent stolen supplies. Mr. Darby asked about paper products and Mr. Waltz noted those would be included in the bid as well.

Mr. Schubert asked about the lead water testing. Mr. Waltz said he is working on getting a full drain inventory.

The meeting adjourned at 6:54PM.