

BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: Wednesday July 5, 2017

Members:

Mr. Ken Darby, Chair
Ms. Annett Johnson
Mr. Bruce Schubert
Mr. Michael Prombo
Mr. Ken Waltz

Attendance:

Yes
Yes
Yes
Yes
Yes

Agenda:

1. Roll Call
2. Public Comments/Questions
3. Energy Efficiency Update Rebates
4. Sustainability Partners
5. Monthly Construction Update
 - A. General Update
 - a. High School
 - b. Summer Projects
 - c. Early Childhood Expansion
 - B. Waldo Improvements Update
 - a. Environmental Testing
 - C. Veterans Memorial Update
6. Water Lead Testing Update
7. Water Treatment for Boilers Update
8. FRMA Generator Update
9. Wall Mural Update
10. Waste Disposal Bid Results
11. Stadium Concessions/Master Event Planner
12. Resolution Authorizing the Sale of Personal Property
 - A. Outdated/broken equipment
13. New Business
14. Closed session, if needed
15. Adjournment

Minutes

Public Comments – None.

Energy Efficiency Update

Ms. Margo Schmidt gave an update on the energy efficiency questions presented at the prior meeting. She noted this is a work in progress for the next six months to one year. The committee had no questions.

Sustainability Partners

Mr. Rick Gibson from Sustainability Partners presented on their program. The program proposes purchasing the infrastructure to energy upgrades. The District then pays a usage fee to Sustainability Partners. Sustainability Partners would own the infrastructure and maintain it. Mr. Darby asked about how they determine the life of the part. Mr. Gibson says they base it on a recommended usage on the product and used the example of florescent lighting versus LED lighting; the change in watts would be charged to the district. Ms. Johnson said she thought it was based on savings. She asked about a split where we do not pay the full amount of savings back to the Sustainability Partners. Mr. Gibson said that the sharing percentage is complicated according to his other customers. Most customers are requesting a flat rate. He also noted that this is a negotiable item. If we were to

cancel the agreement or end the partnership, they would come in and take out the installed material and we would have to replace it.

Mr. Darby asked for clarification. If one light saves us \$1 per day, what would be our fee? Mr. Gibson noted that it would be about \$0.50. Ms. Johnson asked about maintenance for when something breaks. Mr. Gibson noted that we can use our own maintenance department and they will pay us for the work.

Mr. Schubert asked if we would lose out on grants since they own the equipment. Ms. Schmidt does not think so. Mr. Gibson noted that the grant reduces the total cost and that factors in to our usage costs. A million dollar project might be nine hundred thousand and because it was ten percent less for their outlay, it reduces our usage costs by ten percent. Mr. Schubert asked about waste at the site. Mr. Gibson stated they take on any waste and have the knowledge and skills to remove the equipment in a safe manner.

Mr. Darby noted he would like the Superintendent to develop the pros and cons and determine if this was even feasible for our district. Mr. Gibson noted that in terms of speed, they can hire/supervise multiple projects at once.

Ms. Johnson noted that we are at our debt ceiling and she is looking at this from the standpoint that we are not getting a significant amount of rebates back because DCEO has changed its model. Ms. Schmidt does not see a large amount coming through unless we take on a boiler or other significant item. Ms. Johnson noted that our boilers need attention. She would like Dr. McDonald and Mr. Waltz to look at this from a debt standpoint as well. She believes this would be a good thing for the district considering our debt ceiling and that we can use the money for other uses. She noted Batavia has had to take on debt for these types of projects.

Mr. Schubert agreed and asked about the customization of the proposal. His example was if we could just focus on lighting or do we have to dive into the whole system. Mr. Gibson said yes, we could do just lighting, but he believes we should look at everything because they have the money to do all of the projects.

Dr. McDonald noted that he has replaced a boilers and HVAC in the past and they were ten million dollar projects. He wants to know could they conceivably replace all of our elementary boilers in one year.

Mr. Prombo suggested that after we review everything, we should try this at one building before spreading it over the whole district. Mr. Prombo asked if they spec out the projects. Mr. Gibson said yes and that we approve every step.

Monthly Construction Update

General Update – High School

Mr. Rick Krischel gave an update on the progress at the high school. The track surface is going on right now. The total track will take two weeks. The plaza has been started. The meeting to finalize Tomcat Lane will be taking place tomorrow. The two story addition's flooring is substantially complete and he is looking at completion of that area about four weeks early.

The concrete is substantially complete in the new entrance.

A contractor in the kitchen area is a week late with the joists. They should be here within the week. In order to not lose time on the overall project, the mason went out of sequence.

Tomcat Lane should be completed in the next 2 weeks.

Mr. Krischel gave an update on the security for the site. There are six cameras. They have hired a security firm for overnight work. They have a bar code system where the security guard must scan the bar codes every hour. There is a verification report available in the morning.

General Update – Summer Projects

Mr. Schubert asked if Cowherd's flooring work was an addition. Mr. Craig Welter said yes, it was a last minute addition after a walk-through due to some water damage.

Mr. Welter gave an update on the summer projects. He handed out an example of the status reports he provides to Mr. Waltz weekly. The majority of the summer work will be done by the end of July. The rest should be done by the first week of August.

Mr. Schubert asked about the schedule. Mr. Welter noted that is running on time. Mr. Darby asked about the pipe fitters' strike. Mr. Krischel noted that it is over and they are back to working.

General Update – Early Childhood Expansion

Mr. Craig Welter gave an update on the expansion of the ECC. The biggest portion they are working on is the ramps going from the BKC to the ECC.

Waldo Improvements/Waldo Environmental Testing

Mr. Craig Welter gave an update of the Waldo improvements. He reminded the board of the state statute where remodeling projects can be fifty thousand dollars before needing to go to bid. Mr. Welter noted that he spoke with the attorney as well and the attorney was okay with splitting the costs and considering each its own project. Dr. McDonald noted that he wanted to make sure the committee feels comfortable with this. Mr. Darby asked about the Board's policy and if it was \$25,000 for all project. Ms. Shields noted that the Board's policy refers to \$25,000 for everything except those excepted by state statute, of which this qualifies. Ms. Johnson and Mr. Darby noted that they are okay with it if the attorney is okay with it. Mr. Schubert asked if expediency was a driver in not going to bid. Mr. Welter stated that yes, it is since bidding a project can increase time.

Mr. Welter noted that the areas slate for work in this building this summer do not have asbestos issues, but the rest of the building will. Mr. Schubert asked if the contractor for the plaster removal had experience with plaster and lead safe practices. Mr. Welter stated he asked that question when they scoped out the contractor and they were familiar with it.

Veterans Memorial

Dr. McDonald stated that he had investigated a couple of cost increase areas to the stadium and wanted to bring them to the committee's attention. First was an increase of two hundred thousand dollars to the South Plaza area to put in brick pavers. The pavers would then be sold to try to recoup the money. However, there are three thousand bricks that would need to be sold. If we sold them at \$100 per brick, we would be at our break-even point. He asked if this was a priority to the committee and if it was, could there be a different dedicated area for this that would not create an initial capital outlay of this magnitude. Ms. Johnson note that she was concerned about that large of an upfront cost. Mr. Welter noted that we would need some type of decision on this area tonight in order to keep on schedule with the project. Mr. Darby asked if we could do a smaller number of pavers in the area and have the rest be stamped concrete. He noted nine squares outside of the gate that could be done. Mr. Welter noted that just based on looking at the drawing, he believes this would reduce the additional costs by about two-thirds. The committee agreed that they would take a consensus at the meeting of the full board.

Mr. Welter then went through the second area of concern which is the proposed Veteran's Plaza. The cost estimate of this area is \$289 thousand. This area does not need an immediate decision. Included within the bid is general landscaping and sloping of the area. Dr. McDonald noted that we can do the landscaping now and then do a campaign to raise money for the memorial. Additionally, the scope can change in the future based on any donations received. Ms. Johnson noted that we can address the Veteran's area later

Ms. Johnson asked about the abstract tomcat sculpture. Mr. Darby and Ms. Johnson stated they wanted a traditional tomcat. Dr. McDonald stated we would check with the sculptor.

Dr. Hoyda asked about color of the stamped concrete. She has seen red stamped concrete and feels it looks unattractive over time. Mr. Krischel agreed and noted that it has come a long way, but the key is that we cannot use salt on it. The salt is what causes the faded look.

Wall Mural Update

Due to time constraints, Mr. Darby moved the next three items to the bottom of the agenda. Mr. Dan Barreiro noted we were not able to connect with the artist, but will be able to connect soon and be able to have some type of rendition for the next meeting.

Waste Disposal Bid Results

Mr. Michael Prombo presented the results of the Waste Disposal Bid. He recommends the District select Waste Management. Waste Management does not carry ten yard containers so he recommends we select the Original Schedule and not Alternate One. He stated that for the first three months, Waste Management would evaluate our needs on our current schedule and adjust based on the amount of waste being collected. Accepting this bid will reduce expenditures by at least \$1,000 per month.

Stadium Concessions/Master Event Planner

Mr. Darby noted he would like to discuss this at the full board.

Sale of Personal Property

The Board reviewed the listing and pictures of items for disposal. They agreed to move it to the full board.

Water Lead Testing Update

Mr. Ken Waltz presented the estimated number of potable water/sink source inventory to be tested in the district. The total could change based on the renovation at the high school, but this gives us a starting point to prepare a bid document. Mr. Waltz asked if we want to do the required amount for PK-5 or should the scope be expanded to include all district facilities beyond the PK-5th occupancy locations required by the legislation. Mr. Schubert noted his understanding was that we would be doing the expanded scope. Mr. Darby thought they were all required and asked if we can have a breakdown in price. Mr. Schubert noted the classroom sink source testing required by the legislation are for those classroom locations with grade levels below Grade 1 (not inclusive of Grade 1 or higher). The District's scope has yet to be further refined. Mr. Schubert wanted to know if we should take it beyond the legal amount. Mr. Darby asked if we do the required portion, would we have to go out to bid. Mr. Schubert thinks we should do them all including the administrative centers as it sends a positive message to the entire community. Mr. Schubert would exclude the restroom sinks. Ms. Johnson noted that eliminating restroom sinks would bring the price down considerably. Mr. Darby agreed that we should do all of the buildings. Mr. Schubert stated that he would like to see a vendor that has some experience.

Water Treatment for Boilers Update

Mr. Ken Waltz noted that we are preparing the bid and the results will be presented at the August meeting.

FRMA Generator Update

Mr. Ken Waltz noted that his staff was able to close off the generator. The cost would be about \$24,000 to remove the generator. Since it is so close to the \$25,000 mark, we would have to bid out the job. Mr. Schubert noted the fireperson and principal told him they want the generator running and asked if Mr. Waltz can check into it.

New Business

No new business

Closed Session – There was no closed session.

The meeting adjourned at 6:42pm.