



## **BUILDINGS AND GROUNDS COMMITTEE MEETING**

Meeting Date: December 7, 2020

Meeting Start Time: 6:00 PM

Members: Attendance:

Mr. Bruce Schubert, - Chair - Yes

Mr. Dan Barreiro - Yes

Ms. Annette Johnson - (arrived during item # 8)

Mr. Steve Megazzini - Yes

Other Participants:

Dr. Jennifer Norrell, Dr. Lori Campbell, Andrew Allen

Craig Welter - Cordogan Clark & Associates

1. Roll Call
2. Public comments
  - a. The call number (listen only) is 425-436-6200 Access Code : 485-025
  - b. Comments will be received until 3:00 pm December 7, 2020
  - c. Link for questions/comments  
<https://forms.gle/4duc9HN4TAFFvrCG6>
3. Fall 2020 Site Improvement Update
  - General Update
  - Change Orders
4. 2021 Construction Project
  - HVAC timeline
5. New Administrative Office Update
  - General Update
6. Adventures Program
  - Project Schedule
  - Update Project Budget Summary
  - Phase 2 Bid Recommendations for Bid Package #01, #02 & #03
7. Door Replacements Bid Results
8. City of Aurora State Street Lighting behind Stadium "In-Kind Assistance"
9. District 131 Building Rental Agreement Review
10. Domeier Property Sale Request
  - Appraisal
  - Facility Assessment
11. Work Orders
12. Incident Report



13. New Business

14. Adjournment

**Public Comments/Questions**

NONE

**Fall 2020 Site Improvement Update**

Mr. Megazzini reported change orders are continuing to be worked through for HVAC projects. There are a few small items that are being worked on with Cordogan Clark and Associates. Punch list work continues to be completed. Cordogan is also working through what purpose the change orders are for. The blacktop and sidewalk work had been completed. He also added the marquee at Hill Avenue has been installed and referred to before and after pictures that are included in the packet. Mr. Schubert added the sign look very nice. Mr. Barreiro added there are a lot of great details included on the change order spreadsheet.

**2021 Construction Project**  
**HVAC Timeline**

Mr. Megazzini advised attached is the HVAC schedule for Waldo, Allen and Krug with Waldo being the biggest piece. The schedule includes the bid opening for December 17, 2020 and then bringing to full Board for approval on January 4, 2021. The abatement company will be ready to go on January 12, 2021 at Waldo. Abatement will take place over winter break at Krug and abatement will go out for bid in January 2021 for Allen. The District is looking at opportunities at Waldo to relocate students if they should return in January along with a location to house the students if need be.

Mr. Schubert inquired if that will be the extent of the abatement or will it happen in multiple pieces. Mr. Megazzini replied Waldo will be completed all at one time during January and February, Krug will have floors abated in December and then back again during spring break and Allen will begin abatement during spring break or in June.

Mr. Schubert questioned the exterior facade improvements at Oak Park and Cowherd. Mr. Megazzini reported the project is part of the 5 year plan. Bidding is expected to take place in January/February 2021 with work beginning in June 2021. Other items included on the 5 year plan are roofing, door and window replacements, EAHS deck repair and sprinkler system. These items are going to bid for pricing to determine if they will fit the budget making it possible to move forward with projects. Mr. Megazzini stated the schedule shows the projects along with bid dates and Board approval dates if proceeding with the projects.

Mr. Schubert added the milestone schedule is excellent for the Committee to view. Mr. Megazzini will continue to work with Cordogan so the schedule can keep the Committee updated and informed.



### **New Administrative Office Update**

#### **General Update**

Mr. Megazzini advised the Committee there are several pictures in the packet with the progress at the New Admin Center. The work continues to move forward with toilets, countertops on registration desks and ceiling installation along with exterior work. Included is a schedule that is believed to be aggressive. The blacktop is a big piece of the exterior work and paving is scheduled to take place Thursday and Friday. Above ceilings inspections required moderations take place prior to approval. Elevators have been installed and inspection needs to take place. Inspections are hoping to take place prior to the holiday break. There has been positive movement and the District is hoping to get the building turned over sometime in January. Once turned over, furniture assembly will take approximately 3 weeks. Mr. Schubert questioned if the East lot blacktop is not completed this week, does it affect the occupancy of the building. Mr. Megazzini responded he believes it would, but would be up to the inspector. There is also a portion by the alley way that needs to be completed.

Mr. Schubert added with the New Administrative Center about 85% complete, now is the time to start thinking about what to do with the McKnight Center and lease notification at the ASC. Mr. Megazzini informed the Committee the ASC is on a month to month lease. The McKnight Service Center topic will be put back on the January agenda.

#### **Adventures Program**

Mr. Megazzini reported the project schedule is included in the attachments and the goal is to get the project up and running by August. There are recommendations for bids that include the site area, concrete work and structure work. The updated budget attached is coming in a little higher than what was discussed in October. The budget presented in the 5 year plan was at \$5,000,000.00 and the numbers are coming in closer to \$5,500,000.00. As more bids come in, solid numbers will be determined and the Committee will be informed of the new budget. The contingency is larger than normal due to starting construction in winter months.

Mr. Megazzini reported there was a public hearing for re-zoning. The area behind the CSC is residential and in order to develop, the zoning needs to be changed to Parks and Recreation zoning. The zoning did pass through and the next step is to present to an Economic and Development meeting on Wednesday and then thru the full City Council for approval. The City seemed positive that the zoning would be approved. Traffic flow will be improved due to the registration department move to the New Admin Center. Students from the pre-school and adventures program also have staggered schedules which will also improve the traffic flow. There will also be an increase of parking spots from 59 spaces to 115 spaces with the garage removal.

The bid recommendation for approval will be included on this evenings Board agenda for the 3 parts of the project. Committee agreed to move forward with recommendation.



### **Door Replacements Bid Results**

Mr. Megazzini reported door replacements were part of the 5 year plan. An audit of doors was conducted and showed wear and tear along with doors not closing properly throughout the district. Bids were taken for doors at Allen, Bardwell and EAHS. The budgeted amount was approximately \$108,000.00 and bid recommendation is in the amount of \$92,328.00. Committee agreed to move recommendation for Troop Contracting in the amount of \$92,328.00 to the Dec. 21, 2020 Board meeting for approval.

### **City of Aurora State Street Lighting behind Stadium “In-Kind Assistance**

Mr. Megazzini referred to the letter from the City of Aurora Mayor’s office in regards to “In-Kind Assistance. The City committed a cash payment in the amount of \$500,000.00 to the District over a 20 year period. Previously discussed, was the lighting along State Street behind the stadium stands and the 3 islands that could utilize light poles. The City would like the opportunity to replace the street lights on the islands at a City cost of \$20,834.00 as part of their “In-Kind Assistance Program”. Mr. Megazzini added the street is very dark and the lighting will be helpful in the area for lighting. Dr. Norrell recommends the District supports the recommendation to take the total \$534,834.00 of in-kind costs which also includes the closing of Seminary Ave. She also added Attorney Fester has viewed the recommendation. Committee is in agreement and supports recommendation.

### **District 131 Building Rental Agreement Review**

Mr. Megazzini reported the Building Rental Agreement has been included as an informational topic. The agreement has been reviewed by a team and provided feedback. The only real change was the kitchen area rental has been removed and everything else remained the same. The previous agreement had been reviewed by the attorney and there were no major changes. Mr. Megazzini reported since COVID, there has been no rental of District buildings. The agreement will be ready once the buildings are available for use once again once the pandemic has cleared. Mr. Schubert questioned if the fee schedule changed. Mr. Megazzini stated it had remained the same.

### **Domeier Property Sale Request**

Mr. Megazzini reported the appraisal for the Domeier property from Renzi and Associates is included with the market value. Cordogan Clark provided an assessment to utilize the facility back to working order. The possibility of utilizing the location as a 0-3 jump start school was taken into consideration. Included in the assessment was a budget estimate of work to be completed in order to house the program. Ms. Johnson inquired if grant funding would be available. Dr. Norrell stated there has been some increase in funding and will follow up with Katie Cox. Mr. Schubert stated the reason the project has come to light was due to a party interested in purchasing the property. He felt more information is needed on why an additional location to house students is needed with a cost of approximately \$700,000.00 needed to be put into the building. He would recommend moving to the Board with



interest in purchase of the property. Dr. Norrell added due to the historical value of the property there was not an interest in selling the property, but selling a portion of the land for parking purposes. She stated that parking and storage was looked at by a nearby business owner. She added when she came into the District, the 0-3 program was looking to rent space and this could be a solution of renting. There is an option with the construction on Indian Trail with the career expansion, if additional space is needed, this may be something the Board may want to consider. The Board is flexible either way and just wanted to share a thought process.

Mr. Barreiro expressed he was surprised at the age of the building. Mr. Schubert questioned if the District will hold on the property and not move with the interest to purchase the property. Mr. Megazzini advised the District would have to go back to the business owner to determine if there is an interest in leasing or full purchase based on pricing. There is also a concern with the business owner whether the City would allow them to get the zoning they need to use space. Mr. Schubert stated he would be interested in legal counsel regarding how the District goes about selling a piece of property as a public entity. Dr. Norrell does not believe there is an obligation for a property the District does not have listed for sale. The obligation of administrators is to provide all the information to the Board in regards to value of the property and clear makings of the land. W Dr. Norrell will speak to the attorney regarding the inquiry and whether listing the property is required should the district decide to move forward.

### **Work Orders**

Mr. Megazzini reported the updated work order packet is included. Work orders are continuing with working on projects and day to day items.

Meeting adjourned 6:45 pm