



BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: February 1, 2021

Meeting Start Time: 6:00 PM

Members: Attendance:

Mr. Bruce Schubert, - Chair - Yes

Mr. Dan Barreiro - Yes

Ms. Annette Johnson – Yes (arrived at #6)

Mr. Steve Megazzini - Yes

Other Participants:

Dr. Jennifer Norrell,

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 February 1, 2021
 - c. Link for questions/comments
<https://forms.gle/5vT5Gug36n4dwizj8>
3. 2021 Construction Projects
 - General Updates
 - High School Sprinkler Phase 2 Bid Results
 - Asbestos Abatement Bid Results (EAHS)
 - Asbestos Abatement Bid Results (Allen Elementary)
 - Eco Lighting Proposal
4. 2020 Mechanical Project Completion Update
5. Adventures Program
 - General Update
6. New Administrative Office Update
 - Discrepancies from Original Drawings
 - School District Representation
 - Schedule
 - Security System
7. Mechanical Filtration/Air Purification
8. Hand Sanitizer Dispensers Replacements
9. Work Orders
10. Incident Report
11. New Business
12. Adjournment



Public Comments/Questions

NONE

Mr. Schubert started the meeting by thanking the Buildings & Grounds Crew, Steve Megazzini, Jesse Vargas, Supervisors and staff for the work in clearing the District walks and lots with this last winter blast.

2021 Construction Projects

General Update

Mr. Megazzini reported at Allen and Krug measuring is taking place to assure the mechanical equipment is in line for ordering. The project is currently on schedule. Abatement on the 1st floor hallway and classrooms is taking place at Waldo. Ceilings in the hallways are being looked at by Troop Construction and Colfax to protect the crown molding. They are moving forward with the abatement and are expecting clearance on the 2nd and 3rd floor this week. Mr. Schubert questioned if this will complete the abatement at Waldo. Mr. Megazzini responded the 3rd floor band room and a few other small areas will need to take place separately but will not prohibit the rest of the work from getting started. Waldo is currently on schedule and has gone well.

High School Sprinkler Phase 2 Bid Results

Mr. Megazzini referred to the memo and bid results for the High School Sprinkler Phase 2 Project. Bids were received and the interview process has taken place. The recommendation for award is to Lite Construction in the amount of \$819,713.00. The Committee agreed to move to the February 16th Board Meeting for approval.

Asbestos Abatement Bid Results EAHS

Bids were received for Asbestos Abatement at EAHS. Colfax Corporation was low bidder in the amount of \$171,500.00. The Committee agreed to move to the February 16th Board Meeting for approval.

Asbestos Abatement Bid Results Allen

Bids were received for Asbestos Abatement at Allen. Kinsale Contracting Group was low bidder in the amount of \$146,631.00. The Committee agreed to move to the February 16th Board Meeting for approval.

ECO Lighting Proposal

The bid from ECO Lighting is to remove and store lighting at Allen and Krug along with reinstallation. The bid also includes the purchase of new light fixtures for Waldo, Krug and Allen where abatement is taking place in the ceilings. ECO Lighting will provide warranties on the lighting. The Committee agreed to move forward with the recommendation to the Board on February 1st. Mr. Schubert questioned if TEM is working in partnership with ECO Lighting. Mr. Megazzini responded TEM has been overseeing all projects involving HVAC. Mr. Schubert also questioned if this process would be taking place at other locations in the District. Mr. Megazzini responded there are other locations that have ceilings that contain asbestos and will provide a listing at an upcoming Committee Meeting.



2020 Mechanical Project Completion Update

Mr. Megazzini stated he wanted to follow up with discussion from the Finance Committee regarding how much money was still owed on the mechanical projects. The outstanding balance is 2.5% which is \$500,000.00 that is being held to finalize the 2020 projects. The district is holding in regards to the punch list items with a goal to have the items closed out by the end of February. Mr. Schubert questioned if the Finance document had a particular name. He felt it was a very valuable document for the Board to view to get a better overview of the spending. Dr. Williams responded with the document was named Capital Project Fund Expenditure Summary. Dr. Williams will add approved budget amount for each project and provide update with additional information added at the March meeting.

Adventures Program General Update

Mr. Megazzini reported site clearing has been completed and have been working on excavating and adding utility lines. Concrete work has also started and steel is in the ordering process. The contractor is currently looking at awarding sub contractors and setting a schedule. A timeline has been included in the packet and can be adjusted as needed.

New Administrative Office Update

Mr. Megazzini presented a spreadsheet for the New Administrative Office consisting of Approved Value Engineering, Outstanding Unauthorized Items Changed/Deleted from the Original Scope of Work and Outstanding Items in Progress. This is a listing and overview of items similar to a punch list that are outstanding or in the process. The overview is a listing of items owed or promised that was put together by Mr. Megazzini and Cordogan Clark. Ms. Johnson question the status of drain tiles. Is there a list or drawing that should be provided to us? Mr. Megazzini has drawings and has received feedback on what developer is doing to mitigate what they are doing in regards to concerns of water in the basement. Mr. Blair, Cordogan Clark, informed the Committee the existing basement is a poured concrete basement. The drawings indicate the developer was to replace the drain tile around the building when they started construction. When they dug, they realized there was not a drain tile in place and assumed due to the fact there was not a drain tile in place, it may not necessary. Mr. Blair requested information from the developer in regards to proceeding and how they were going to handle it and what the changes may be to radicate the water issue. To date, Cordogan Clark nor the District has received this information. This will be presented to the District for approval once received. Mr. Schubert questioned if it was the developer who made the decision not to install the system. Mr. Blair responded that was correct. Mr. Blair's assessment of the situation is that it needs to be investigated a little bit more. The building was without drain tiles for many years and from what he understands did not have water in it. Further investigation needs to take place regarding if the changes that took place could have caused water issue. Mr. Schubert stated with whatever happens behind the building with the old hospital, could be contributing factors in the future. Mr. Blair stated that is always a possibility. Mr. Barreiro expressed concern with the seepage causing mold issues. Mr. Blair agreed and informed the Committee they have requested the developer to provide a letter on why they made the decision they did and how they plan to fix the issue. Once received, it will be brought to the District for discussion. Mr. Megazzini added there was work done on the north side of the building in December where water was coming in the building. The developed indicated they took care of the issue and still needs to provide exactly what took place and the paperwork to remediate the problem. Ms. Johnson



does not suggest moving forward before Spring rains creating a delay. Mr. Megazzini agreed with Ms. Johnson's recommendation to wait until Spring. Notification will be sent to the developer regarding not moving into the building until the weather changes in the Spring. There will be HR files and servers in the basement. Mr. Blair needs clarification from the developer on what has taken place to radicate the issue and do an evaluation. Mr. Schubert questioned if there were other items that would affect occupancy. Mr. Megazzini responded he does not believe there are big items. Mr. Blair responded the dry sprinkler system to the server room was left out. The developer should be providing information for the system to be added. Mr. Megazzini reported there are window shades and security system/cameras still needing completion. The security system should be installed prior to occupancy. The goal is to go out for an RFP for updated camera software along with an update around the District by the end of this week. Mr. Megazzini will bring back the RFP on the security back to the Board next month.

Dr. Norrell referred to Outstanding Unauthorized Items Changed/Deleted from the Original Scope of Work. She pointed out there were changes in regards to fixtures, lighting and bathroom changes that the Board did not have the opportunity to view the selection.

Mechanical Filtration/Air Purification

Options have been explored to insure the District is providing safe spaces. Mr. Megazzini referred to a handout provided by Cordogan Clark regarding increasing air ventilation in classrooms by opening windows and dampers on HVAC units to recirculate air. In a few classrooms at Allen, Cowherd and Simmons that have no opportunity for air filtering or open windows due to internal walls, the District would like to use care acts dollars to purchase some air purifiers. This would be a temporary fix in these spaces to circulate air. Committee agreed to move forward with purchase of air filtration systems.

Ms. Johnson question the status of the 7 buildings with mechanical HVAC projects. Mr. Megazzini responded the contractors are currently doing calibrating on units/replacing motors and should be completed by the end of February. There is about 2.5% left for payments and will be held until all punch list items are completed. Mr. Megazzini will bring a follow up report to the March 1st meeting.

Hand Sanitizer Dispenser Replacement

Mr. Megazzini reported the hand sanitizer dispensers work, but are faulty in regards to draining the batteries. The company has been contacted and has agreed to a complete replacement at no cost to the District. The goal is to have the replacement dispensers received in the District by February 15 so that they are installed and ready to go by March 1st.

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. Mr. Megazzini thanked the Committee for their prior approval on the snow removal equipment that was used with this last snowfall.

Meeting adjourned 6:40 pm