



## **BUILDINGS AND GROUNDS COMMITTEE MEETING**

Meeting Date: January 6, 2020

Meeting Start Time: 5:00 PM

Members: Attendance:

Mr. Bruce Schubert, - Chair - Yes

Mr. Dan Barreiro - Yes

Ms. Annette Johnson - Yes

Mr. Steve Megazzini - Yes

Other Participants:

Dr. Jennifer Norrell, Dr. Ann Williams, Jesse Vargas, Kevin Jenkins and Craig Welter, Mike Perez, Mark Spangler, - Cordogan Clark & Associates

1. Roll Call
2. Public comments/questions
3. Facility Improvements
  - a. Progress Report
  - b. Mechanical Improvement Updates
    - General Update
    - HVAC Updates
    - Strategic Alignment Plan
  - c. Gates Fire Renovation Project
    - Phase 2 Update
    - Scope Summary Presentation
  - d. Admin Center (Copley Update)
    - Full Building Asbestos Survey
    - Preliminary Landscape Design (Sketches)
    - Construction Images
    - Relocation Project Manager
  - e. Summer 2020 General Update
    - Oak Park Site Improvements Drawings & Estimated Pricing
    - Roofing, Tuck-pointing, Sprinkler and Site Improvement Updates
    - Future Projects Contingency Process
  - f. Indian Trail Update
    - Fire Protection Sprinkler System Bid
4. School Safety Requirements Update
5. Gates Fire Follow-Up
6. Work Tickets
7. Incident Report



8. New Business
9. Future Items
10. Adjournment

### **Public Comments/Questions**

NONE

### **Facility Improvements**

Mr. Welter reported the Mechanical Improvement Projects are in the process of reviewing submittals from the mechanical equipment suppliers. Abatement work at Gates and Dieterich has been completed.

Upcoming work in the Strategic Plan was discussed. There are 7 locations receiving mechanical improvements this summer, Brady, Bardwell, Beaupre, Dieterich, Gates, Johnson and Oak Park. Mr. Welter presented a question in regards to moving pace up or continuing with the proposed process thru 2023. If timelines were moved up, projects could be completed in 2 years allowing the District to obtain better buying/negotiating power. Financial discussions would need to be addressed. Mr. Barreiro questioned if the plans for 2021 to 2023 were according to age of buildings and pointed out the report did not state age of current systems. Mr. Welter stated Waldo is the oldest as far as age. Simmons and Cowherd would be spilt due to summer school. O'Donnell and Krug could be done in the same year and would like to push FRMA into 2021 due to control issues over the past couple years. Ms. Johnson stated there has been feedback from parents with the updated renovations to Benavides and FRMA. The other locations need to be kept up as well and every child should have the same educational experience. She believes the District can work a 2 year financial plan into the budget. Mr. Schubert would like to see the financial analysis of how the 2 year plan would work into the budget along with advantages and timelines. The mechanical system testing/abatement would need to be completed prior to the start of the project. A decision would need to be made by the Board in February for March documentation in order for bidding to take place with work during the Summer. Mr. Schubert pointed out the other 5 year plan for other repairs taking place in the District still need to be taken into consideration.

Mr. Welter reported the Gates Fire Restoration Phase 1 work is about 95% completed. The music room will be enlarged and a section of the roof will be replaced. The water damage to the gym floor is being addressed with the insurance company. Furnishings and equipment will be bid at the end of the month and will bring back to the Committee for approval in March. Mr. Schubert questioned if the District is required to meet additional codes. Mr. Welter stated the District is not, due to not exceeding the percentage and size of renovation threshold.

Mr. Welter spoke regarding the report on abatement and lead from Fox Valley Developers for the Admin. Center. Mr. Schubert suggested the District attorney review the report to ensure the District has the necessary documents. The report will also be sent to the environmental consultants. Mr. Megazzini will reach out to the environmental consultants for the exhibits not attached with agenda. Mr. Welter reported tunnels will be eliminated and foundations are being poured and slabs prepared.



Meetings will begin to take place weekly. He also pointed out Cordogan Clark & Associates is not providing the construction management for the project. Landscape designs were presented. There is an outdoor Rain Garden and Learning Garden that is being proposed in conjunction with some funding from the City of Aurora. There is also a courtyard area at the Admin. Center planned for staff. Progress photos were also shared with the Committee. Mr. Welter reported the project is on target for June completion.

Dr. Williams spoke regarding the addition of a Relocation Project Manager for a 6-9 month period. She indicated this would be a part time position and become a full time position from May thru July to ensure a smooth/efficient move experience to coordinate moves that will need to take place quickly. Mr. Schubert questioned if a current staff member could take on roll. Due to the full time needed May thru July, it would need to be an added position. A consultant/contractual candidate would be best. A ball park cost figure needs to be determined. Dr. Williams will continue research with companies and possibly a retired B&G Director. The topic will be brought back with more information at the February Committee meeting.

Mr. Welter reported the roof replacements for 7 locations (Allen, Brady, Gates, Johnson, Magnet, Cowherd and EHS) should be on the street for bidding in 2-3 weeks. He reported the bid will consist of bidding projects as a group and as individual projects. The group bidding can allow the contractors discounts for being awarded multiple projects. This also allows better contractor pricing to the District.

Mr. Welter reported there have been several meetings regarding the Oak Park Site to discuss expanding the grass area, additional parking and improving drop off locations. Cordogan will be meeting with the City regarding curb cutouts, expanding the parking lot and a bus drop off on the North Side and Loucks Street. The budget for this project has increased and funds will be absorbed in the extra funds from other projects.

Cordogan is working with a civil engineer to address water movement issues at Simmons at the drop off lane around the building. Mr. Megazzini added the building and parking lot would still be in use for the summer during the project. The front drop off area at O'Donnell will also be addressed this summer. Masonry repair work will be taking place at Gates, Beaupre and EHS. The permanent wall repair for EHS courtyard/ library wall will take place during the summer. The 3 phase EHS Sprinkler Project is in the Phase 1 bidding stage for summer work. Mr. Schubert requested more information on the 5 year plan. Mr. Welter will reprioritize and bring back to the February meeting. Discussion took place regarding contingency funds process for adjustments. Question was if the contingency funds should continue to be added to the bid. This process has currently been taken out of bidding. The Committee agreed to include contingency funds with bidding along with the approval of the architect and administration for changes. Mr. Welter will present report to the Committee monthly with changes/add ons.

The Excel Academy at the Indian Trail property has no sprinkler system in the space. The property needs to be sprinkled for educational purposes according to the ROE and City Fire Inspector. The system can be tied into the Early Childhood portion of the building. Bid package was put out with 2 bidders responding. The low bidder was Automatic Fire System in the amount of \$42,483.00. The bid was for a dry system with an alternate for a wet system. The wet system will be installed with a cost savings of \$11,166.00, bringing the final cost to \$31,317.00. The goal is to get students into building by March 1<sup>st</sup>. The Committee agreed to move to Board on January 6<sup>th</sup> for approval.



Mr. Megazzini reported he received the report from Carnow Conibear for the Excel Academy and the results of the investigation revealed no asbestos-containing material. He reported the environmental company is putting together a management plan to have in place. He also presented outside signage for the building, painting has been completed, carpet in 2 small office areas replaced and the remainder of the floor will be painted with epoxy. The District has also taken control of the electronic sign. The street sign can also be modified.

Mr. Kevin Jenkins presented a handout on School Safety Drills. He reported the schools are on schedule with mandated drills. He also added drills that were conducted went flawless. ALICE staff training will be taking place for scenario based training the schools. Mr. Jenkins reported he has entered into a 1 year agreement with Imperial on the cameras. An evaluation will take place after the 1 year agreement for continuation. Raptor software has been updated throughout the District. He added the building entry system needs to be evaluated. The Threat Assessment team selection consisting of administrators, principals, asst. principals, teachers, resource officers and union president should be in place by February 21, 2020. Emergency Response Plan charts were priced with some vendor pricing close to \$30,000. Aurora Fast Print can supply plans for just under \$10,000. Emergency Command is in place and will be available electronically online shortly. Mr. Schubert questioned staff training. Mr. Jenkins will bring back more on training at his next update. Each building has list of individuals, principals need to review responsibilities with staff.

Mr. Megazzini presented correspondence to staff regarding extension cords as a follow-up to the Gates fire. He reported B&G has purchased a number of power strips at a cost of approximately \$17.00 each. There have been several requests for power outlets/surge protectors. Mr. Megazzini is keeping a listing of the requests/deliveries.

Work Tickets are continuing to be completed in a timely manner. The anticipated completion time for a work order should be 1 week or less. The percentage of completion has increased from 51% to 59%. Mr. Schubert requested a work order report by craft. Mr. Megazzini will provide at February meeting. He also reported IT has a similar system and he will also begin to share this information.

Incident Report – Mr. Megazzini reported Waldo, Rollins and Brady were tagged with graffiti. The incidents were reported to the police and graffiti removed by staff.

Meeting was adjourned 6:45pm