



BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: January 4, 2021

Meeting Start Time: 6:00 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,

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 January 4, 2021
 - c. Link for questions/comments
<https://forms.gle/Gw63UwQQyGb1afNR7>
3. 2021 Construction Projects
 - HVAC Mechanical Systems Project Bid results
 - Roof Replacement Bid Results
 - EAHS Roof Deck Repair Bid results
4. Adventures Program
 - General Update
 - Phase 2 Bid results for Bid Group 2
5. Change Orders (2020 Projects)
6. New Administrative Office Update
 - General Update
7. SSC Building Future Usage
8. Work Orders
9. Incident Report
10. New Business
11. Adjournment

Public Comments/Questions

NONE



2021 Construction Projects

HVAC Mechanical Systems Project Bid results

Mr. Megazzini presented the 2021 Mechanical Systems Replacement Bid Results. The lowest responsible bidder with base bid and alternates is F.E. Moran– Allen \$2,108,300.00, Krug \$2,105,390.00 and Waldo \$9,457,100.00. Mr. Schubert questioned if this is the biggest chunk related to these HVAC projects. Mr. Megazzini responded that the Committee has already approved the equipment and this is for the removal and installation of the equipment. In conjunction with the projects, Krug abatement took place over winter break and testing was clear, Waldo will begin in the next week or two and Allen will go to bid in January with abatement taking place in the Spring and/or Summer. Mr. Schubert questioned what large expenditures were remaining and Mr. Megazzini responded the only expenditures remaining is the abatement at Allen which will be going for bid and the Krug abatement which is just under \$200,000.00. Committee agreed to move forward. The bid will be presented this evening to the Full Board for approval.

2021 Construction Projects

EAHS Roof Deck Repair Bid Results

Mr. Megazzini presented the EAHS Roof Deck Bid results for the locker room and MPR area. Bids were received from 4 contractors with Korellis Roofing bid of \$275,450.00 being the lowest responsible bid. This bid will be presented to the Board for approval at the next meeting on January 19th. Mr. Schubert commented with the alternates and base bid totals, Malcor Roofing actually came in as the low bidder. Mr. Megazzini informed the Committee the alternates for roof coatings were not being considered at this time due to pricing. The roof coating does not need to be done at the present time and can be considered in the next 4-5 years.

Ms. Johnson questioned the status of last year's heating and air conditioning projects. Mr. Megazzini responded that currently there are some final punch list items remaining. The project is basically overall completed.

Mr. Megazzini spoke on the Facility Improvement Projects to share how the projects for 2020-21 are doing. There is priority level 0 and priority level 1 both included for 2020-21 and currently are being reviewed to assure that the projects are on budget.

Dr. Norrell spoke regarding closing out projects that took place in the fall and does not want to move forward on any projects that are not a priority level 0. There are level 1 and 2 projects that will be on hold due to the financials at the State level. The District priority is to get thru the HVAC and Adventures prior to further project commitments. She stated the 5-year plan was presented to the Committee as informational.

Mr. Megazzini informed the Committee another necessary project to go to bid would be the EAHS Sprinkler System Project as required by the ROE. The project will go to bid in January and results will be presented back to the Committee in February or March.



Adventures Program

Mr. Megazzini reported clearance has been received from the City to change zoning. He presented the Adventures Program Phase 2 Bid with All Construction Group being lowest responsible bidder in the amount of \$4,174,000.00. Committee agreed to move forward and will be presented this evening to the Full Board for approval.

Mr. Schubert stated bids were very competitive with 14 bidders on the project.

Change Orders

Mr. Megazzini reported to the Committee change orders will be ending with the buildings being close to completion on the 2020 projects.

New Administrative Office Updates

Mr. Megazzini informed the Committee temporary occupancy has been received for the New Administration Office. Mr. Megazzini will work with Cordogan Clark and Assoc. to schedule walk throughs in the next week along with the contractors to determine outstanding items. The District does not want to take over the building until the majority outstanding items have been addressed and completed. The furniture will take approximately 3 weeks to deliver and install. The middle of January is the goal to begin the furniture set up process. The District is looking at a tentative move in date of mid-February.

SSC Building Future Usage

At the past B&G Committee meeting, the current SSC building was discussed in regards to utilization. Mr. Megazzini presented a May 2018 evaluation report from Cordogan Clark and Associates.

Dr. Norrell informed the Committee she had done some research and wanted some guidance from the Committee for recommendations. She stated there was a new option presented to her from Communities In Schools (CIS) and the current two options were quite costly.

FVPD has shown interest in the land for use of additional green space. The District would have the cost of demolition of the building with FVPD acquiring the land.

Communities in Schools (CIS) has shown interest in a portion of the building space and would pay utilities. This would result in millions of dollars on renovation cost to the District.

There has been a request from the District IT Department to use space for device prep for parents and service location for staff along with space for storage. There has been an addition of 7,000 new devices and an increase with chrome books that are coming through Curriculum Board.

Dr. Norrell does not want to move forward without feedback from this Committee and further investigation.



Ms. Johnson questioned how IT would utilize the space. Mr. Megazzini reported IT is currently in Hill Avenue doing formatting utilizing a small room. There is additional space needed as a central location for formatting and repairs. Mr. Schubert stated the SSC is quite a large area. Mr. Megazzini added the trailer would be removed and the back storage area of the building is not usable. The IT department would possibly use some office space along with the Board Room and finance area for staging. Dr. Norrell suggested the possibility of offering CIS space with paying utilities along with the District IT department also utilizing space. Mr. Schubert stated the building is in need of a lot of work and believes the summary costs of demolition back in 2018 were around several million dollars. He is in favor of reducing the Districts footprint and parcels due to the costs involved. Mr. Schubert would like to revisit the topic with an update of costs for the 3 scenarios. Mr. Barreiro questioned if there was additional space at the New Administrative building. Mr. Megazzini stated most of the space is taken up, but there is an office for IT. The majority of IT's work would need to stay at the SSC or Hill Ave. Mr. Barreiro agreed to hanging on the SSC location for a few years, but does not feel the District should spend a lot of money to renovate. Ms. Johnson stated the building does have significant problems and there is potentially some space on Indian Trail that could be looked into utilizing for IT.

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.

He thanked the Committee and stated the staff was able to utilize the new Kubota's for sidewalk cleaning. There are currently 4 sidewalk sweeper machines that are split up around the District.

New Business

Dr. Norrell stated with the possibility of Return to Learn, she is requesting B&G explore HEPA air filters for locations without updated HVAC. She would like to bring to Full Board once explored and dollar amounts received. Mr. Schubert agreed and stated CPS went through buildings and put HEPA filters in where was no mechanical ventilation.

Meeting adjourned 6:40 pm