



Buildings and Grounds Committee Meeting

Meeting Date: July 5, 2022
Meeting Start Time: 6:00pm

Members: Attendance:
Mr. Bruce Schubert – Chair – Yes
Mr. Dan Barreiro – Yes
Ms. Annette Johnson – Yes
Mr. Jesse Vargas – Yes
Other Participants – Dr. Jennifer Norrell

1. Roll Call
2. Public Comments
3. 2022 Summer Projects Update
 - a. HVAC Project Chiller Equipment Update
 - b. REC Update
 - c. Construction Bid Results
 - d. Trane Mechanicals Cooperative Proposal
 - e. Furniture/AV Milestone Schedule
 - f. Construction Schedule
 - g. Allowance Reduction Report
4. Recent Building Concerns
 - a. Bardwell Kindergarten Roof
 - b. EAHS Welding Shop Deck
5. Gates Retaining Wall Update
6. 5 Year Capital Improvement Plan
7. PreK-8 School Security
8. Sale of Personal Property (IT)
9. Work Orders
10. Old Business
 - a. ERATE Update (Firewall and Wireless Upgrades)
11. New Business
12. Adjournment

Public Comments/Questions

None

2022 Summer Projects Updates

Mr. Vargas reported that work continues on the summer construction projects and that currently we are on schedule. Abatement is complete with the exception of the window project. Boilers have been removed, demo has been completed and installation of the units has begun. Work continues on the roof, tunnel, and sprinkler projects as well as the site improvements projects. To date completed projects include the Bardwell parking lot minus the striping, the Bardwell concrete, and the Rollins roof. There has been no change in the delivery times for the HVAC chillers. A temporary plan using window and portable units has been put in place until the chillers are delivered and installed.

REC Update: Mr. Vargas reported that demolition has begun on the former McKnight Service Center with completion expected at the end of July. Phase II new construction bids were accepted from five contractors which included the base bid, along with contingencies for the soil remediation as well as nine alternates. The district will reject the nine alternates and is recommending the board award the Phase II Construction to Troop



Contracting for a base bid with contingencies of \$12,985,000. The committee agreed to include this as an action item on the July 18th BOE meeting for approval. There was some discussion regarding preserving something from the original school building, and it was mentioned that the plaque from the building had been removed, and is at the B&G offices on Hill Avenue.

Trane Mechanicals Cooperative Proposal: Mr. Vargas stated that as with previous projects, the district has purchased HVAC equipment through Trane Technologies through the Omnia Cooperative Agreement. In order for standardization and to maintain consistency of product and maintenance, the district is recommending that the Board of Education accept the motion to approve the purchase of these mechanical equipment controls and warranties through the Omnia Cooperative Agreement with Trane Technologies for a total of \$1,534, 571 which would be brought before the BOE for a vote during the July 18th meeting.

The Furniture/AV Milestone Schedule is included in the information packets. Furniture bids will be accepted and reported to the committee along with recommendations for a substantial completion date on August 4, 2024. AV bids will be accepted beginning July 21st with the reports and recommendations being made to the committee with the same timeline as the furniture.

Construction schedules are included in the packet with most projects on schedule if not ahead of schedule. Any delays will be reported to the administration as contractors and distributors are still experiencing some difficulties with delivery of materials. Allowance reductions are also included in your packets. The district continues to monitor these expenses with the contractors and architects to keep the additional expenditures to a minimum.

Recent Building Concerns

Bardwell Kindergarten Roof: A roof leak was reported above the Bardwell Kindergarten causing damage to the ceiling as well as the plaster walls. A contractor as well as a structural engineer were contacted. It was discovered that the wooden sub-roof has rotted and needs to be replaced before anymore damaged occurs. Ms. Johnson enquired as to whether this roof had been replaced recently, to which Mr. Vargas replied that this section had not been replaced. Approval was given to move forward using an emergency provision in order for the replacement to be completed as soon as possible.

High School Welding Shop Deck: A staff member reported noticeable cracks in the ceiling of the welding shop deck. An engineer was consulted and it was found to not be at risk of failure at this point in time. The architects provided two options for repair: Option 1 would be to secure the underside of the panel with welded steel supports. Option 2 would be to remove all loose debris and install a commercial netting underneath. Allowances from the sprinkler project will be used for the current contractor to implement Option 2.

Gates Retaining Wall

Mr. Vargas reported that after consulting with an architect, the entire wall was determined to be compromised and would require removal. Quotes of \$58,400 and \$75,000 were obtained to remove and replace the wall which far exceeds the insurance payment of \$9000. The committee agreed to have the wall removed, but tabled having it replaced until further investigation into whether the person who damaged the wall would be responsible for some of the replacement costs.

Five-Year Capital Improvement Plan

Packets include updated information of the five-year capital improvement plan. These plans are ongoing and are subject to change based on priorities and budget. Some of the projects include the mechanical upgrades to EAHS, Cowherd Middle School and Fred Rogers Magnet Academy as well as the main water line at EAHS. Other projects include updated windows and roofing as well as the completion of the Resilience Education Center. Packets also include drawings of needed tuck pointing.

Reach your full potential!



PreK-8 School Security

Dr. Norrell reported regarding exploration of additional security at the elementary and middle schools with the option of adding safety officers in each building. Cost of adding one safety officer at each building (a total of 18 officers) would be \$942,400. Additional costs would also be incurred with the Casualty and Liability insurance. This information would be discussed further in executive session during the full BOE meeting later in the evening.

Sale of Personal Property (IT)

Numerous computer carts are no longer needed and are incompatible with the current devices. The district is asking for approval to destroy these carts to provide more storage space for the current IT needs. The committee approved this item being brought before the full board for approval on July 18th.

Work Orders

Work continues with Maintenance Mechanics and Firepersons to complete these orders.

Old Business: ERATE Update (Firewall and Wireless Upgrades)

Mr. Vargas reported that ERATE funding had been approved for upgrades to the district's firewall and wireless network. These funds qualify for 70-90% reimbursement once installation is completed. More information is included in the packets. The committee agreed to bring these items before the full board for approval later in the evening.

New Business

No new business.

Adjournment

The meeting was adjourned at 6:29pm.