



BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: March 2, 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 John Cordogan, Craig Welter, Mike Perez, Mark Spangler, Jordan Lutz - Cordogan Clark & Associates

1. Roll Call
2. Public comments/questions
3. Facility Improvements
 - a. Progress Report
 - b. Summer 2020 Work Update
 1. General Update
 - Roofing Bid Results
 - a. A. Gates Rebid
 - Masonry Bid Results
 - Abatement Bid Results
 - Pavement Improvements Bid Results
 - EHS Sprinkler Bid Results
 2. Mechanical Improvement Updates
 - HVAC Updates
 - Change Orders
 3. East Aurora Excel Academy
 - Environmental Testing
 4. Adventures Program
 - Schedule Update
 5. Gates Fire Renovation Project
 - Phase 2 Update
 6. Admin Center (Bardwell Community)
 - Construction Schedule
 - Furniture Status
 - c. 5 Year Plan
4. Safety –Blue Point Alert Solutions
5. Asbestos Process Update



6. Point of Dispensing Site Operations (EAHS)
7. Work Tickets
8. Incident Report
9. New Business
10. Executive Session for the purpose of discussing collective bargaining matters
11. Future Items
12. Adjournment

Public Comments/Questions

NONE

Summer 2020 Work General Update

Mr. Megazzini presented the Roofing Bid Results from the low bidder Malcor Roofing as follows:

Brady Elementary Base Bid #2 + Alternate 1 and Alternate 2 in the amount of \$93,700.00

Johnson Elementary Base Bid #4 in the amount of \$283,000.00

Fred Rodgers Magnet Academy Base Bid #5 in the amount of \$249,000.00

Cowherd Middle School Base Bid #6 in the amount of \$314,000.00

East Aurora High School Base Bid #7 in the amount of \$497,000.00

Gates roofing will be rebid due to mold discovered in the 400 wing in the overhang and above the ceiling tiles. Testing on the area was conducted and it is not critical. A rebid will take place with mold abatement included in the roofing process. Craig Welter reported that the documents with the additional work would be done in a week or two and then the project would go through the bid process again.

Allen has not had many concerns in the last couple years. It is suggested in order to do some re-shifting of the funding, Allen be put off for a year and the funding of approximately \$500,000.00 be used for the Gates roofing. Mr. Schubert questioned how the priority is determined. Mr. Megazzini explained it is prioritized by the year put in place and the history of repairs. Document turnaround for the rebid will be approximately 1 week to get back on the street.

Mr. Schubert would like an update on roof maps of the buildings with warranty components. Mr. Welter will bring back to Committee next month.

The Committee agreed to move recommendation for Malcor Roofing to the March 16th Board Meeting for approval

Mr. Megazzini presented the Masonry Repair Bid Results from the low bidders as follows:

B.E.T.O.N Construction for the following:

Brady Base Bid #1 in the amount of \$27,000.00



Beaupre Base Bid #2 in the amount of \$96,000.00
East Aurora High School Base Bid #3 in the amount of \$169,000.00

Otto Baum Co., Inc. for Gates Base Bid #4 + Alternate 2 and Alternate 3 in the amount of \$194,875.00

Committee agreed to move recommendation for B.E.T.O.N and Otto Baum Co. to the March 16th Board Meeting for approval.

Mr. Megazzini presented the Pavement Improvement Bid Results from the low bidder Advantage Paving Solutions as follows:

Oak Park Base Bid # 1 in the amount of \$579,802.40
O'Donnell Base Bid #2 + Alternate 1 in the amount of \$108,718.00
Simmons Base Bid #3 in the amount of \$187,231.00

The Committee agreed to move recommendation for Advantage Paving Solutions to the March 16th Board Meeting for approval.

Mr. Megazzini reported the Asbestos Abatement project Bid will coincide with EAHS Sprinkler Project, Phase 1. The bid alternate #1 includes the floor in the area that is in addition to the ceiling which is included in the base bid.

Mr. Megazzini presented the EHS Sprinkler Project – Phase 1 bid results as follows:

Asbestos Abatement Project for East Aurora High School Sprinkle Improvement Project Phase 1 to Husar Abatement, Ltd. for the Base Bid, Alternate 1, Alternate 2, and Alternate 3 in the amount of \$190,725.00.

Included in the bid is an additional cost of approximately \$40,000.00 to do the flooring replacement. Committee agreed to include flooring with bid.

East Aurora High School Sprinkler Project – Phase 1 Bid to Lite Construction Inc. for Base Bid, Alternate 1 and Alternate 2 in the amount of \$1,189,000.00.

Committee agreed to move recommendations for Husar Abatement and Lite Construction to the March 16th Board Meeting for approval.

Mechanical Improvement Update

Mr. Megazzini reported the Mechanical HVAC Project is moving along. Work in the tunnels are currently continuing.

Change Order spreadsheet was presented with running totals by location. Mr. Megazzini presented an email regarding a change order for Bardwell and Brady Mechanical Project from F.E. Moran in the amount of \$38,570.70 for Bardwell and \$6,646.50 for Brady. Mr. Welter stated SP was originally in



charge of bidding, it was then shifted to the Contractor and then onto Cordogan. With the shifting of the project back to SP, some items were left out of the bid thus creating the Change Order. The Committee agreed to move forward with the Bardwell - \$38,570.70 and Brady - \$6,646.50 Change Orders.

Mr. Schubert questioned the number of new roof top units and security access. Mr. Welter responded there are approximately 60 new units. Several locations have roof top access and will have hatches added as allowed for added security measures. There are some locations that will have access points in the boiler room.

East Aurora Excel Academy

Mr. Megazzini reported at the Excel Academy sprinkler system work is taking place and should be tested on March 3rd. A walk thru should take place in the next week or two. Phase 1 Environmental Testing took place last Wednesday. The environmental company has made a FOIA request for records they did not have. A complete report is expected possibly sometime next week.

Adventures Program

Mr. Megazzini presented the floorplan for the Adventures Program. The work will take place in the Summer. The project went out to bid today and a walkthrough with potential bidders will take place this week. Mr. Welter reported the purchasing of equipment will take place with the State Purchasing Contract due to timeline. Program will be open for next school year.

Gates Fire Renovation Project

Work is continuing in the tunnels for the Gates Fire Renovation project. The District is still working with the ROE for an opportunity for an upgrade of the fire system or sprinklers. Sprinklers were not expected due to not originally being in place. There is concern whether the current fire panel can handle the upgrade. Mr. Megazzini is working on getting clarification on the matter. Ms. Johnson questioned if there is a possibility the insurance company will pay. Mr. Megazzini stated it is unknown, however the ROE is sending a letter stating there is an expectation for an upgrade to a sprinkler system. ROE would like to bring system to code. It was also reported Gates furniture is out for bid at the present time. Ms. Johnson requested a copy of the bid be forwarded to the Committee.

Admin Center (Bardwell Community)

Dr. Norrell reported a meeting took place today with the developers and architect team. They are working to put together a list of change orders and the cost. She will bring back to the Board on March 16th and also back to the B&G Committee for information purposes. The City has some special specifications with things that need to be installed. There are 2 elevator spaces that will be utilized in the building to make it fully operational. Dr. Norrell stated that the change orders will be brought back in April to the B&G committee with solid numbers.

The target date is June 1st for delivery to the District to begin wiring for technology and sound and any painting that needs to take place. The move in date is still targeted for July 1st. Meetings are taking place on site with the developer, architects and District Administrators. Craig Welter reported that the builder/Fox Valley Developers are the construction manager and will also oversee subcontractors. Mr.



Schubert questioned if the district and architects are looking at construction specifications and the architects confirming what is being done. Mr. John Cordogan stated there is staff inside every day and stopping in unexpectedly taking photos. Discussion took place regarding the historical requirements. Mr. Welter reported the exterior is required to follow the historical requirements, however, the interior is not. Mr. Schubert questioned if the architects have confidence in the project schedule. Mr. Welter stated the project schedule is a first draft and the developer is on status for June 1st turnover to the District. Mr. Welter reported the furniture bid is currently on the street and due back March 10th. Dr. Norrell stated the bid will miss the next board meeting. The soonest they could be presented would be April 6th. Lead time for the furniture is approximately 12 weeks. Dr. Norrell will present to the Board this evening for the March 16th Board meeting to be moved to March 23rd. The Committee agreed this timeline would be appropriate. With the move of the Board date to March 23rd, the previous bid recommendations for March 16th will be presented on March 23rd.

5 Year Plan

Mr. Megazzini presented the 5 year plan. He stated he met with Dr. Williams and the Cordogan team for updates to the plan. Mr. Megazzini reported he is continuing to get input from the firepersons and administrators from the buildings to determine needs. The plan will be brought back after budget adjustments and assessments are made. Mr. Barreiro requested the listing be updated with warranty dates in reference to previous roofing discussion. Dr. Norrell advised there has had a meeting with a Financial Advisor regarding funding. Once completed, the information will be brought to Finance and Personnel Committee.

Safety – Blue Point Alert Solutions

Mr. Kevin Jenkins welcomed Mr. Michael Carmine to speak on Seconds Matter Safety Solutions, Inc. Approximately one year ago Blue Point was presented to the Committee. Mr. Megazzini and Mr. Jenkins attended a demonstration from Seconds Matter last month with district staff from Morton West. Mr. Schubert asked how many Districts in Illinois have system. Mr. Carmine responded approximately 40 with 200 Nationwide. The system consists of blue box pull stations with location and video information transmitted to the call center and command group. Mr. Carmine reported with system enhances response time with communication to the command group. The blue box pull station location is shown on a map and confirmed with messaging. The call station and command group get visual map and video feed of incident and can coordinate the emergency personnel and command group. Mr. Carmine added the system can be streamlined with strobes and pull stations added as needed to the system. Mr. Schubert questioned if the APD has been talked to regarding the program. Discussion took place regarding APD being the main command emergency personnel for the District with other communities joining if needed. Mr. Schubert asked Mr. Jenkins the greatest value of the program. Mr. Jenkins responded communication and live feed along with support for the District Resource Officers. The system is monitored 24/7 by Emergency 24 with call monitoring and visuals. There are 2 options for consideration in the implementation of the program. A determination would need to be made regarding the scale or magnitude of implementation. Dr. Norrell spoke regarding the value/asset and support of the program to the District and making the program available to the Board. Dr. Norrell would like to bring back to committee and talk about the other schools and what the proposed price options includes. Dr. Norrell will bring to Board in April. Mr. Jenkins stated more conversation is needed on coordination. Ms. Johnson spoke to the lease option available. Mr. Schubert suggested also looking at obtaining Federal and State funding initiative dollars available. The Committee thanked Mr. Carmine for his presentation.



Asbestos Process Update

Mr. Megazzini reported at the end of the month, a 6 month asbestos walk thru evaluation will take place. He reported the 3 year survey report is due this year and will wait until environmental bid is completed for conducting of 3 year survey report. Mr. Megazzini requested permission from the Committee to give the current environmental consultant a 90 day notice to go out for bid. Committee agreed and Mr. Megazzini will prepare and send letter tomorrow. Bids will be brought back to the Committee at the April 6th meeting.

Point of Dispensing Site Operations (EAHS)

Point of Dispensing Agreement was presented. Mr. Megazzini reported the agreement is used in the case of an emergency. He asked permission of the Committee to meet with the representative from Kane County to update agreement. Committee agreed and Mr. Megazzini will bring updated agreement back to the Committee.

Work Ticktes

Mr. Megazzini informed the Committee the work ticket report was updated.

Committee moved to Executive Session for purpose of discussing collective bargaining matters.

Meeting was adjourned 6:56pm