



Buildings and Grounds Committee Meeting

Meeting Date: May 2, 2022
Meeting Start Time: 6:15pm

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
3. 2022 Summer Projects Update
 - HVAC Project Chiller Equipment Update
 - East Aurora High School Esports Lab Update
 - REC Update
 - Demolition Bid Update
 - Geotechnical /Soils Report
 - Domeier Renovation Update
 - Construction Schedule
 - Allowance Reduction Report
4. 5 Year Capital Improvement Plan
 - School Roof Status Update
 - High School Main Water Pipe Information
5. Sustainability Partners Agreement
6. Fred Rodgers Magnet Academy Classroom Furniture
7. 1:1 Student Device Responsibility Plan
8. Administrative Center Update
9. Work Orders
10. New Business
11. Adjournment

Public Comments/Questions

None

2022 Summer Projects Updates

Mr. Megazzini reported that planning continues on the summer projects and that most of the contractors are in place and have been creating time tables for all of the projects, including the Phase 3 Sprinkler project at the High School as well as the pavement and parking lot improvements. He stated that the HVAC projects are on schedule for the internal components to be delivered and installed with the chillers still being delayed, but planned for.

The packets contain updates for the EAST Aurora High School ESports Lab including new renderings of the lab to help stay within the budget. The new plans cut the project price in half from what was originally projected. There are some HVAC concerns for the room which are being investigated. This room is part of the hallway where the abatement and sprinklers are being replaced so it can be worked on this summer. Mr. Megazzini expressed his thanks for the Board's support of this project as it gives a very diverse population an

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opportunity to participate and benefit from scholarships and other financial support. Mr. Schubert asked for clarification of the budget of \$400,000.00 to which Mr. Megazzini replied that that number included the abatement, demolition and rebuild of the space as well as the software needed to complete the Lab. Mr. Schubert inquired as to whether the room will be multipurpose. Mr. Megazzini replied that the room will be used as a computer lab and classes will be held there to coincide with the ESports.

Mr. Megazzini reported that the Resilience Education Center is currently being abated and that the packets contain the bid summary for the demolition of the building which will be put before the full Board during the May 16th meeting. Contractors' schedules are full for the summer as well as delays on delivery of materials, so construction will hopefully begin in the fall following completion of the demolition at the end of July. Mr. Barreiro asked about how information regarding the demolition and construction was given to the public. Mr. Megazzini stated that the district met with the City Council as well as held a public meeting. Ms. Johnson commented that the building renderings fit well with the neighborhood as well as having a fair price. Mr. Schubert asked about the bid pricing and whether the project would be a multiphase project. Mr. Megazzini replied that the first phase would be the demolition followed by the construction phase. Mr. Schubert was also surprised by how much lower the bids were compared to when they were gathered a few years ago. Mr. Megazzini explained that this project included the demolition of the entire building instead of trying to save part of it. Mr. Megazzini reported that a soil report was taken and there were some concerns with poor soil under the building. He stated that there will need to be a deeper excavation to ensure the safety of the new building. This work will be at a higher cost than originally budgeted. Work continues with the architects and environmental company to ensure the soundness of the building.

Mr. Megazzini stated that the district held a pre-bid walk through for the renovations to the Domeier building, but no one showed up. The architects reached out to several contractors, and found that the contractors' schedules are full for the summer. The bid date has been extended to the summer with construction in the fall. The hope is that this extension will result in more bidders and a lower price.

The packet includes construction schedules and allowance information including the renovation of the parking lot at Waldo and widening the gate to allow for snow plows.

5 Year Capital Improvement Plan

The packets include the Roof Plans with updates and timelines for past and present roofing projects.

Mr. Megazzini stated that the main water pipe to the high school has rusted and decayed and will need to be replaced. This project will be budgeted for the upcoming summers with the horizontal piping being replaced in the summer of 2023 and the vertical piping to be replaced in the summer of 2024.

Sustainability Partners Agreement

Mr. Megazzini reported that currently the district has a maintenance contract with Sustainability Partners for the 2020 HVAC equipment. The agreement was originated in 2019 when Sustainability Partner owned the equipment, but since the district purchased the equipment in 2020, there is no longer a need for this maintenance contract. The district would like the Board's approval to eliminate this agreement as it is no longer needed. Ms. Johnson gave her approval for the attorney to draw up the papers that will be presented to the full Board at the next meeting.

Fred Rodgers Magnet Academy Classroom Furniture

Mr. Megazzini reported that currently, students at FRMA have old high school desks which need to be updated to accommodate students in this environment. The proposed desks and chairs will provide a more flexible environment and be more conducive to the school's learning environment. Mr. Schubert asked about the current desks' condition. Mr. Megazzini replied that those desks that were in good shape would be repurposed



throughout the district, but some would need to be disposed of. This request will be brought before the full Board later in the evening.

1:1 Student Device Responsibility Plan

The district's attorney has reviewed the plan, and the committee would like to bring it before the board later this evening for approval in order for it to be included in the 2022-23 school year.

Administrative Center Update

Concerns were brought up during the committee's last meeting regarding some leaking in the building. Fox Valley Developers and the district continue to work together to address these issues.

Work Orders

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

New Business

No new business

Adjournment

The meeting was adjourned at 6:35pm.