

BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: May 6, 2019

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

Mr. Albert Tijerina -Yes

Other Participants:

Dr. Norrell, Jeff Ryder, Ben Hettel, Jesse Vargas, Kevin Jenkins, George Allen, Dr. Rita Guzman, Craig Welter, Mike Perez, Mark Spangler - Cordogan Clark & Associates

1. Roll Call
2. Public comments/questions
3. Facility Improvements -Cordogan and Clark
 - a. Construction Update
 - b. Bid approval
 - Ceiling Replacements
 - Abatement
 - c. Gates Sprinkler System
 - d. Facility Improvement -5 Year Plan FY20
 - e. Board Update Presentation Review
4. Playground Update
5. Contractor Services
6. Safety Drill Reports
7. ALICE Proposal
8. Special Analysis for FUND 20
9. Incident Report
 - Oak Park Ceiling
10. Work Tickets
11. Follow Up
12. New Business
13. Future Items
14. Closed session, if needed
15. Adjournment

Public Comments/Questions

NONE

Mr. Schubert opened the meeting welcoming Mr. Dan Barreiro to the B&G Committee. He extended best wishes to Mr. Ken Darby who served on the Committee for the past 4 years.

Facility Improvements Plan FY20 – Cordogan and Clark

Mr. Welter reported the Oak Park playground project is underway and has a completion date for the end of June.

Bardwell project had weather related issues in the fall and is now in the final stages of completion with the fencing.

Lighting at EHS is ongoing and in the final stages at Cowherd with misc. punch list items. He reported the staff is pleased with the results of the updated lighting.

Mr. Barreiro inquired the purpose of the weekly reports. Mr. Welter stated they are for the District staff who meets on a weekly basis with Cordogan for updates. Mr. Schubert stated the summary sheets are very helpful with keeping the Committee informed on projects and status. Mr. Schubert questioned with the hoisting of the RTU units and cranes necessary for the upcoming mechanical work if the operators are subcontractors of Cordogan. Mr. Welter informed the Committee the workers are sub-contractors of the Contractor responsible for the contract (Mechanical Inc.) and they both are responsible for the safety at the site and have already taken steps to coordinate work with district scheduling and anticipated occupancies. Mr. Schubert also inquired regarding lighting rebates. Mr. Welter stated the rebates have been a smooth process and there are 2 locations (Rollins & Beaupre) that received more in rebates than expected.

Ceiling work at 4 locations; Beaupre, Brady Oak Park and Gates were put out for bid and bids were received for ceiling replacement and abatement. Mr. Welter is recommending rejection of the bids for Beaupre and Oak Park due to a need for a redefined project scope. These locations can be rebid once the scope of work is redefined.

He presented bid for Brady and Gates. The low bid for Brady ceiling is Lite Construction in the amount of \$124,000 and asbestos abatement to Colfax in the amount of \$76,890.00. The low bid for Gates ceiling is Lite Construction with base bid and alternates in the amount of \$464,000 and asbestos abatement to Nationwide Environmental & Demo in the amount of \$342,500. Mr. Welter expressed his intention was to present to the Board this evening, May 6th, for approval. Mr. Schubert stated he did not believe there was an action item on the agenda for this evening. Discussion took place with the Committee and it was agreed that a “special” Board Meeting would take place for approval due to the critical timeline for the project.

Mr. Welter presented a handout which conducted a study of 7 buildings for sprinklers. The work would coincide with the mechanical projects next summer. He suggested with the ceiling replacement at Gates, it would be the time to move forward with sprinkler installation at an additional cost of approximately \$300,000. The Committee agreed to move forward with a bid packet to obtain pricing. Once pricing is obtained, Mr. Welter will bring back to Committee for approval. It will also give the Committee time to look at the District as a whole for additional sprinkler projects. Dr. Norrell stated she had a meeting with insurance and sprinklers would benefit a significant discount.

Mr. Welter spoke regarding the 5-year plan with projects in Summer 2020. Sections of roofing are to take place at 5 locations; Allen, Bardwell, Gates, Krug and FRMA. Masonry repairs are also scheduled at Gates and Oak Park. Pavement replacement/overlay at Oak Park and Brady with consideration for extending green areas.

Simmons will have the main parking area and front drive replaced. Water and sewer issues in the area will be addressed. Ms. Johnson inquired regarding the loop around the building. Mr. Welter stated that area is not being addressed in the project scope. The Committee agreed the area should be addressed. There is a drainage problem in the area of the back loop and is too short of notice to engineer the water issue. This can be added into the 5-year plan for replacement at a later date. Committee agreed patching should take place, Mr. Welter will obtain a cost estimate.

Sprinkler work will be addressed during the next 3 years at EHS. At the end of the project, EHS will be fully sprinkled and in compliance with the ROE requirement. Tile abatement will be taken into consideration at the time the ceiling work is taking place. Work will be completed in phases during 2020, 2021, 2022.

Mr. Welter presented a Draft of Summer Projects 2019 to be presented to the full Board at the May 20th meeting. Mr. Barreiro inquired if there are plans for flooring abatement. Mr. Welter stated there are small areas to be abated and he will add the project to the Draft.

Discussion took place regarding the Oak Park ceiling incident. A 15' section of the ceiling that had previously been sagging on the third floor collapsed after hours on April 23rd. This area was currently being monitored and scheduled to be replaced during the Summer 2019. B&G staff members were present when the collapse took place. A contractor was called and a temporary shoring measure took place. Cordogan and District have assessed other areas of the ceiling for safety. There is a full ceiling replacement scheduled at Oak Park for Summer 2019. Mr. Welter informed the Committee there is a sagging ceiling in an area at Beaupre. This area will be reevaluated prior to going out for rebid.

Playground Update

Mr. Tijerina presented a summary of the playground audit. The Priority #1's have been completed along with ongoing completion on Priority #2's. With the weather, there has not been mulch added. A meeting took place with the firepersons and engineers to provide a newly created Playground Daily Inspection list. Firepersons/engineers should conduct a daily inspection and turn in completed list to B&G. Supervisors should inspect monthly with a more detailed audit. Safety measures will take place to remove equipment that is not safe. There is a plan for training of Certified Public Safety Inspector. A District maintenance mechanic and a supervisor will be trained. Mr. Barreiro questioned if the assessments conducted are based on the age of the playground and codes. Mr. Tijerina stated he believes the oldest playground is approximately 20-21 years old and inspections are based off current standards. It was also noted; ROE inspections/visits do not involve playgrounds.

Contractor Services

Mr. Megazzini reported there was a Union concern with contracting out in regards to completing work orders. Communication needs to continue with staff availability to complete specific work orders and the time frame for completion. Dr. Norrell added a meeting took place with discussion of receiving 15-20 new work tickets per day. Work orders cannot stay current and the ability to catch up with this volume. She suggested a proposal from operations regarding seeking external assistance.

Safety Drill Reports

Mr. Megazzini noted the Safety Drill Reports attached are used by the ROE for recording of safety drills. Mr. Schubert noted there are still locations that will need to complete required drills prior to the end of the school year. He stated the Board needs to conduct an annual review. The completed drills will be presented to the Board in June.

ALICE Proposal

Mr. Kevin Jenkins presented an ALICE Training proposal. The proposal included 2000 ELearning licenses with a 45 minute staff online training for a yearly license over a 3 year period. Train the Trainers will consist of approximately 50 staff members receiving a 2 year license. The fee to recertify every 2 years is \$10.00. Once ALICE training has been completed, trained drills can take place. The training cost over a 3 year period for ELearning training is \$59,700 and Train the Trainer is \$17,000, totaling \$76,700.

Mr. Megazzini informed the Committee there are currently approximately 12 Train the Trainers certified on the Safety Committee. Mr. Jenkins indicated there is a meeting set for May 15th for discussion. ALICE is very important; every staff member should have training. Mr. Barreiro added a mandatory staff training took place at the City of Aurora.

The Committee supports the training and would like to move forward. Training could begin in June. Faculty and staff can present training to classes.

Special Analysis for FUND 20

Mr. Ryder presented and Special Analysis for FUND 20 to the Committee. The analysis was broken down into down into sections with an analysis of spending and balances remaining. The Committee requested to receive the Analysis for FUND 20 on a quarterly basis.

Work Tickets

Mr. Hettel reported work orders did not trend down due to a large influx with the changing of systems from heating to cooling. He reported last July there were approximately 800 work tickets in the system and currently there are 255 open. Last week there were approximately 30 orders in one day received. Mr. Barreiro questioned if School Dude was used District wide and who is able to submit tickets. Mr. Hettel stated at most buildings anyone can submit tickets. Mr. Barreiro inquired if staff can see status of request. Mr. Vargas added they have rights to go into School Dude to submit and get status. Mr. Megazzini stated the procedure needs to be shored up and be consistent. Mr. Vargas explained in the past, work orders were sent to the principal for review, and approval. If the work request could be handled in the building, a radio call was made for the fireperson/engineer to complete. Mr. Vargas reported in the last 5 days, 71 work orders were created and 45 were completed. He stated the maintenance team is doing a great job. Dr. Guzman stated when she principal at Johnson, she would meet with her fireperson at least once a month, print report and go over work orders. Mr. Schubert suggested the work order topic be placed on a principal meeting agenda and then get the feedback.

Ms. Johnson stated there will be a maintenance position posted. Mr. Megazzini reported an additional maintenance mechanic position will be presented to the Board on May 20th for approval.

Follow Up

New Business

Meeting adjourned 6:35 pm