



BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: October 5, 2020

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, Jesse Vargas, Kevin Jenkins

Craig Welter, Richard Blair, John Cordogan - Cordogan Clark & Associates

1. Roll Call
2. Public comments/questions
3. Fall 2020 Site Improvement Update
 - General Update
 - Change Orders
 - Summer 2020 HVAC Update
4. 2021 Construction Projects
 - High Priority Projects
 - East Aurora High School Sprinkler Phase 2
 - East Aurora High School Locker Room Roof Deck
 - Roofing Projects
 - HVAC Considerations (Waldo/Krug/Allen)
 - Bidding
 - Owners Representation Construction Consultant
5. New Administrative Office Update
 - General Update
 - Furniture Delivery
6. Domeier Property Sale Request
7. Property for Sale Adjacent to Waldo Middle School
8. Waldo Middle School Multi-Purpose Room Floor Structure
9. O'Donnell Elementary School Service Project Proposal
10. COPS SVPP Grant (Community Oriented Policing Services School Violence Prevention Program)
11. Snow Removal Utility Vehicle Request
12. School Access and Entry System



13. Work Orders
14. Resolution for Sale of Personal Property
15. Incident Report
16. New Business
17. Adjournment

Public Comments/Questions

NONE

Fall 2020 Site Improvement Update

Mr. Megazzini reported Mechanical Projects are moving along with punch list completion in process along with balancing and boiler startups. Work on balancing controls and programming is ongoing. The process should be completed by the end of October.

Simmons wall repair is moving along. The removal of the glazed brick is complete and is being replaced with a cinder brick. The project should be completed by the end of October.

Fall Site improvement projects have started with sidewalk replacement, asphalt milling, overlay and sealcoating. The project is ongoing and is moving on target for the October completion.

Adventures program construction is nearing completion. The mechanical equipment has been shipped and will be installed when received. Punch list items are being completed.

Change Orders

Mr. Megazzini reported there are quite a few change orders in the packet that are Life Safety issues including ceiling openings and securing plaster. Those denoted as pending on the report are moving forward tonight. He reported the Change Orders go to Cordogan Clark for review to accept or reject. Cordogan reviews with the District Administration to determine what process will be taken. Mr. Schubert questioned the landscaping change orders that were rejected at various locations. Mr. Welter stated in the review, Cordogan determines who is responsible for the change order payment.

2021 Construction Projects

Mr. Megazzini presented the 2021 construction projects. The majority of the specs are together for whatever gets decided on the HVAC projects as well as the Sprinkler Project Phase 2 and the Locker Room Roof Deck Replacement as well as some other projects for next summer. Once a decision has been made on which projects the District will be moving forward on, specs from architects and looking at abatement will take place. Mr. Schubert questioned if the projects were part of the 5 year plan and Mr. Megazzini stated they were.

HVAC Considerations (Waldo/Krug/Allen)

Dr. Norrell presented HVAC Considerations. She reported the item was brought to the full Board at the last Board meeting. The report was a listing of priorities with financial updates. Mr. Schubert expressed the need to keep the project moving forward with discussion from this Committees decision to prioritize Waldo/Krug/Allen with costs. The last approved 5 year plan with priorities were used in discussions. The discussion will be brought to Full Board to assure the District has the funding for the entire project with Waldo being the priority. Ms. Johnson stated there is now a good opportunity to start Waldo. A timeline for mechanical projects from the architects will be presented with bidding this week and a pre-bid meeting taking place on October 13th. There is a hope for better rates due to the economy. Sustainability Partners is waiting for a decision to determine the need for more buying power. The project will continue to move forward with Board approval. Mr. Welter added the buildings are prioritized on the basis of the condition of the boiler systems. A determination will be made as to moving forward with Waldo/Krug/Allen once bid pricing is received.

Owners Representation Construction Consultant

Dr. Norrell spoke regarding a Construction Consultant. There has been concerns expressed by this Committee and the desire to have another layer of oversight with a construction consultant. There will be a firm that will serve as an owners representative construction consultant for the District. This will provide another set of eyes with assisting the District with construction projects, oversight and budget reviewing. The consultant will charge on a per case basis. The Committee accepts the recommendation and will bring to Full Board for approval. A timeline will be brought back to Committee once received.

New Administration Office Update

Mr. Megazzini reported work at the New Administration Office continues with timeline. The alley is set to be paved and the sidewalk replaced by the end of this week or early next week. The exterior work is 95% completed. The interior work on the elevator is scheduled to begin on October 19th. There will be a larger crew than originally planned working on the project with a 5 week timeline to complete. Once in place and licenses have been received, the District can get occupancy. The mechanical system is installed and waiting on the utilities to be started up. This should take place in the next couple weeks. Mr. Schubert questioned the progress on floors and ceilings. Mr. Megazzini responded the contractors are waiting for the temperature in the building to be controlled. Furniture has been put on hold until the completion of the elevator installation. Contractors have offered to work with furniture installation by hoisting up into open windows. Mr. Blair stated there would not be a cost to the District to hoist the furniture thru the windows. There is concern with putting the furniture in the building prior to takeover. Ms. Johnson expressed concern with no security alarm in place. The District will start to be charged for the furniture that is being held in storage. There is a possibility that the cost could be pushed to the responsible party for the delay. With the elevator delay, the move in date has been pushed forward 3 weeks from end of November into December. Ms. Johnson questioned the cost for the furniture storage. Dr. Norrell is fine with waiting to move in, however not with the storage fee to the District for the furniture. She will consult with the Attorney regarding passing the furniture storage cost to the contractor.



Domeier Property Sale Request

Mr. Megazzini reported the owner of the ice cream shop across from Domeier has expressed interest in purchasing the building for storage and parking. Sodexo currently uses the building for storage. Mr. Megazzini stated he could request an appraisal on the property. Committee agreed to move forward with appraisal. Ms. Johnson stated the building at one time was used by the District as a school building. Mr. Schubert questioned if the building is historical. Dr. Norrell asked if the owner of the ice cream shop would consider renting the parking spaces. Mr. Megazzini will do some further checking with the City of Aurora to determine if the building is historical and with the owner of the ice cream shop regarding rental of parking spaces.

Property for Sale Adjacent to Waldo Middle School

Mr. Megazzini reported he was contacted by the owner of the property on the SE corner of Waldo property. The owner is aware that the district owns the garage on the other side of the property. Mr. Megazzini reported he went to take a look at the home and property. The owner intends to sell his home at the end of the year. Once the owner is ready to sell, pricing can be determined. The Committee agreed to move forward with obtaining pricing on the property. Mr. Schubert requested to follow up on the value of acquiring the property at an upcoming meeting

Waldo Middle School Multi- Purpose Room Floor Structure

Mr. Megazzini presented the assessment from Cordogan Clark and Associates in regards to the concern with the beams at Waldo Middle School Multi-Purpose Room. The structure has been assessed by the architects and their recommendation is to put brackets along the beams that seemed to have slid. While there is no immediate concern with the structure, there will be limits with occupants in the MPR with assemblies but the room may be used for classes until the brackets are placed. Bid documents will be prepared and brought back to Committee with pricing. Mr. Welter stated it would be appropriate to do the work when the HVAC is going on.

O'Donnell Elementary School Service Project Proposal

Mr. Megazzini presented the Eagle Scout Proposal Project to add a flower bed in the front corner at O'Donnell Elementary School to replace the old wooden sign that has been taken down. The intent would be to have the staff/students that currently take care of the butterfly garden to also tend to the flower bed. The Committee agreed to move forward with the project.

COPS SVPP Grant (Community Oriented Policing Services School Violence Prevention Program)

Mr. Megazzini and Mr. Jenkins worked with the ROE with a grant opportunity. The District has been awarded a portion of the grant that includes Stop the Bleed Kits, Reunification Kits and Comprehensive Site Risk Assessment Planning. The kits will be distributed amongst the buildings once the kits are received.



Snow Removal Utility Vehicle Request

Mr. Megazzini reported the District is looking to purchase 2 utility vehicles with sweeper brooms to remove snow on sidewalks. The District currently has 2 vehicles and would like to add 2 additional vehicles to divide off the District. This will help with the locations that have numerous walks that need cleaning. There were 3 sources that supplied pricing quotes and the lowest pricing is the Sourcewell State Bid. The Committee agreed to move forward with the purchase of the 2 utility vehicles.

School Access and Entry System

Mr. Jenkins reported the current District access systems are outdated. He has worked with Alarm Detection Systems to put together pricing for AXIS A807-VE Mk II Network Video Door Stations. Mr. Jenkins will get price to proceed with updating access and entry system.

Work Orders

Mr. Megazzini reported the updated work order packet is included.

Resolution for Sale of Personal Property

Mr. Megazzini presented the Resolution for Sale of 2 District Vehicles. Mr. Schubert inquired what is done with the vehicles. Mr. Megazzini reported they are sold to a dealer or junk yard. Committee agreed to move forward with the Resolution.

Mr. Schubert added as we move closer to Nov 4th or whatever the date will be for bringing students back into the classrooms and staff back, he would like a presentation to the Full Board on the cleaning expectations, preparations and procedures. He thanked all the custodial staff for all the hard work that they have been doing in the District.

Meeting adjourned 6:52pm