



Buildings and Grounds Committee Meeting

Meeting Date: October 3, 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, Carrie Matlock & Brian Scully-DLA Associates, Kevin Jenkins, School Safety and Security Manager, Laretta Adams, CFO

1. 2022 HVAC Projects Update
 - a) Chiller Equipment
 - b) Punch List Items
2. REC Update
 - a) Furniture Bid
3. Gonzales Child Center Storage Structure Bid Results
4. Gates Entrance Retaining Wall Bid Results
5. Playground Renovations
6. FRMA STEAM Lab Update
 - a) STEAM Lab
 - b) Mechanical Improvements
7. Gates Humidity Concerns
8. EAHS Elevator Update
9. EAHS Fieldhouse HVAC Equipment Update
10. 10- Year Health, Life, Safety (HLS) Survey Proposal
11. Resolution for the Sale of Personal Property
12. Work orders
13. Adjournment

Public Comments/Questions

None

2022 HVAC Project Updates

Mr. Vargas reported that all of the major interior work for the HVAC projects have been completed, with the exception of the Chiller equipment. O'Donnell's chiller has been set in place and connected. Unfortunately, Hermes Chiller is expected to arrive in mid-October and Simmons chiller to arrive in late October with a three-week installation process, followed by commissioning and balancing in the spring or early summer. In your packet is included a letter from Trane explaining the reason behind the shipping delays. One of the main reasons for these delays is a circuit breaker that is specifically sized for these chillers and cannot be substituted. Trane will remove the rental unit at the end of October. Mr. Schubert inquired as to whether this was the chiller that had been brought up during the last meeting regarding the loud noise it made and whether those issues had been resolved. Dr. Norrell explained that a new schedule had been put in place, including not running the chiller on weekends which was found to be agreeable to all parties.

Punch list items: Work continues with contractors to complete outstanding punch list items and the hope is to have these completed by the end of the year. Currently O'Donnell has 20, Rollins has 18 and ECC has 6 open punch list items. Your packet includes details of the items.

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REC Update

Mr. Vargas stated that work is moving right along with footings and piers being poured as well as the elevator shaft and stairwells. Insulation on the outside walls have been completed with steel to be erected shortly. Packets include overhead pictures of the progress as well as an updated schedule.

Mr. Vargas reported that the district went out to bid for the furnishings at the REC and unfortunately received only one bid from contractors. The bid does not include kitchen appliances or equipment. The bid number came under budget with expected price increases in the beginning of 2023. This project is financed with ESSER grant funds. Alternate #1 was rejected by the district (ESports gaming chairs), numbers provided are higher, the district can purchase them from another vendor at a lesser price or re-bid. It is recommended that the board of Education award the 2022 Resilience Education Center Phase 2 furniture base bid plus alternate #2 to Forward Space in the amount of \$277,151.73 and move it to the October 17th meeting for full board approval.

Gonzales Child Center (GCC) Storage Structure Bid Results

Mr. Vargas reported that the district went out to bid and received 4 bids for the project and one alternate to install a fire alarm system which is not required by code, but may be requested by the Fire Department. The numbers received were much higher than projected for a project of this size. Bid Tabulations are included in your packet. Also, in your packet, is a recommendation to award the 2022 GCC Storage Structure base bid and alternate #1 to Lite Construction Inc. in the amount of \$339,000.00 and to move it to the October 17th meeting for full board approval. Based on the high price, Mr. Vargas asked if the committee would like to explore temporary options, such as pouring the pad concrete, consolidating of storage containers by purging items, and revisit next year. Ms. Johnson inquired about current storage in this building, to which Dr. Norrell replied that the facility was removed from the parking lot and at this point temporary storage is being utilized. The committee recommended exploring other options and rejecting this bid.

Gates Retaining Wall Bid Results

Mr. Vargas reported that the district went out to bid and received 2 bids for the project with 2 alternates which the district rejected. During the vetting process, the apparent low bidder notified the Architects that they reviewed their bid and noticed that they missed a few large key items. Due to this they are requesting to rescind their bid of \$73,000.00. The second number came in at \$149,000. If the second number is acceptable, the school district is recommending that the Board of Education award the 2022 Gates Elementary Monument Sign Replacement Base bid to Lite Construction in the amount of \$149,000 and to move it to the October 17th meeting for full board approval. Mr. Vargas offered that if the committee would like to explore other options such as obtaining 3 quotes or rebidding the project, the current bid can be rejected. He reported that the insurance company has only paid \$65,000. Ms. Johnson inquired about contacting the insurance company regarding the low amount paid out, to which Ms. Laretta Adams replied that they were contacted and had reported that they would not be able to recover any other monies from the person responsible for the damages. The committee agreed to explore other options including contacting the insurance company and gathering different bids.

Playground Renovations

Mr. Vargas stated that in 2018, the district conducted a playground safety accessibility assessment through a third party (Upland Design). That report noted the district has numerous playgrounds that are over 20 years old and many non-compliant play equipment not meeting current accessibility and height accommodations. The district has been working with Game Time utilizing a matching grant for playground equipment, the Omnia contract and ESSER funding to allow for the replacement of these playgrounds to current standards. He reported that installing PIP rubber will address the major cause of student injuries and meet the safety standards for fall height requirements. Packets include all the information on total equipment cost and grant reductions and milestone date of November 1st, which is the deadline for the matching grant. It was



recommended that the Board of Education award the purchase of (5) sets of playground equipment to Game Time in the amount of \$1,589,384.81 and move it to the October 17th meeting for full board approval.

FRMA STEAM Lab Updates

Carrie Matlock and Brian Scully from DLA Associates reported that they met with teachers and students to gather ideas and get feedback on the proposed renovations. Adjustments to plans have been made based on this feedback. Options were reviewed for finishes and furniture for the lab spaces. Ms. Matlock and Mr. Scully also reported that based on elevated cost estimates the scope of work could potentially be broken up into separate phases. Dr. Norrell reported that the district feels the HVAC equipment and Project Lead the Way labs are the priorities of this project and is recommending making them the first phase and putting the rest of the project on hold in order to focus on other projects in the district.

Gates Humidity Concern

Ms. Matlock and Mr. Scully reported that an engineer from their firm and members of the Buildings and Grounds department met to investigate the humidity concerns at Gates Elementary School. Based on their observations and research of the system there are potential variables to investigate further. They reported that unfortunately, due to time and weather constraints, these issues will need to be revisited in the spring.

EAHS Elevator Update

Ms. Matlock and Mr. Scully reported that their elevator consultant (VDA) and members of the district's Buildings and Grounds department met to assess the current elevator breakdown issues. Based on the assessment, DLA confirms the next step is to modernize this unit. Mr. Vargas reported that the district gathered 3 quotes and the district would like the BOE to approve the emergency purchase of controls, push buttons, door operations needed to modernize the equipment for Elevator A at EAHS from All Types Elevators, Inc. in the amount of \$75,880 at tonight's full board meeting.

EAHS Fieldhouse HVAC Equipment Update

Mr. Scully and Ms. Matlock reported that an investigation was made into the potential for replacing the HVAC units that service the EAHS Fieldhouse. It was discovered that the units are approaching their end of usage. The engineers determined the cooling load based on 500 people sitting in the room and reported that based on their assessment, the units need to be replaced with ones that can accommodate higher capacities. Currently, DLA is working with Trane, but at Ms. Johnson's request, other vendors will be contacted to obtain more quotes. They also noted that long lead times are being experienced across all aspects of their business at this time.

10-Year Health, Life, Safety (HLS) Survey Proposal

Mr. Vargas reported that every 10 years the school board is required to file a complete HLS survey. The process includes creating a Safety Reference Plan in CAD, summary of conditions of all buildings, code compliance, identify violations, fill out certificate of building compliance, prepare violations and recommendation schedule by the IWAS system. It is recommended that the Board of Education accept the proposal from DLA Architects, Ltd to complete the 2022 10-Year Safety Survey and file with the Illinois State Board of Education for the amount of \$188,414.00 and move it to the October 17th meeting for full board approval.

Mr. Schubert asked when this survey was due, to which Mr. Vargas replied the end of this month, but Dr. Norrell reported that the state had granted the district an extension to be completed by the end of summer 2023. Mr. Schubert also asked for the qualifications of DLA to perform this survey. Ms. Matlock explained that the firm has more than 30 years' experience in completing these surveys and are very comfortable performing this service for the district.

Mr. Jenkins reported that the district is working on a safety checklist for each building utilizing the 6 new safety

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and security officers.

Resolution for the Sale of Personal Property

Mr. Vargas reported that the district currently has miscellaneous old, non-repairable machines, old broken or no longer used gym/weight room and athletic equipment as well as old uniforms that the district would like to dispose of. The resolution would be brought before the October 17th BOE for board approval.

Work Orders

Work continues with Maintenance Mechanics and Firepersons to complete these orders. Mr. Vargas reported that with the hiring of the new Maintenance Mechanics, the completion numbers continue to rise.

Adjournment

The meeting was adjourned at 6:46pm.