



BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: September 8, 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, Ann Williams

Craig Welter, John Cordogan - Cordogan Clark & Associates

1. Roll Call
2. Public comments/questions
3. Summer Construction Update
 - General Update
 - Change Orders
4. 2021 Construction Projects
 - Gonzales Child Center Adventures Program Phase 2
 - HVAC (Waldo)
 - Construction Manager
5. New Administrative Office Update
 - Moving Company Bid Results
 - AV Interface for Web Cam based video/teleconferencing add on
6. Simmons Wall Repair Bid Results
7. Site Improvement (Pavement and Sidewalk) Bid Results
8. Simmons/Cowherd Cafeteria Tables
9. Waldo Middle School Multi-Purpose Room Floor Structure
10. High Rise Security Systems (HRSS) Outstanding Invoices
11. Reopening Schools Fall 2020
 - Operations Update
12. Work Orders
 - Staffing
13. Incident Report
 - EAHS Nurses Office Abatement
 - Waldo Car Incident
14. New Business

15. Future Items

16. Adjournment

Public Comments/Questions

NONE

Summer Construction Update

Mr. Megazzini spoke regarding the packet presented for Summer Construction General Update. The mechanical projects are completing testing and balancing of systems and also working on punch list items. There have been positive comments from staff regarding the updates.

Gates Fire Restoration has completed and working on punch list items. The H.S. Sprinkler Project, Masonry Repairs and Roofing projects have been completed and working on punch list items. The Pavement Improvement projects at Simmons and O'Donnell are completed and Oak Park is awaiting fencing installation and adjustments to basketball hoops.

Mr. Schubert questioned if a decision needed to be made on which of the 7 locations to proceed with on the 21FY Mechanicals. Mr. Megazzini responded conversation took place regarding only doing Waldo and then a later conversation regarding doing an additional location, possibly Krug. The Committee agreed to look further into the details, budget and pricing.

Change Orders

Mr. Megazzini referred to the packet included for Change Orders. Brady design phase plans did not show what was truly in the building and as a result a large change order was created. Approval for this change order as well as others in the packet totaling \$395,090.74 is being requested. Mr. Schubert questioned the change order for Brady. Mr. Megazzini responded with information from Cordogan that RTU-5 was discovered to be different than was understood during the design phase. The mechanical system needed to be redesigned and required additional demolition and ductwork, general trades, structural and electrical work. Design documents were from the 2000 renovation project were used to model the existing conditions and documents were not accurate. Ms. Johnson questioned the total amount of change orders. Mr. Megazzini responded the previous change orders were \$648,172.22 and with the addition of the \$395,090.74 it brings the change order total to \$1,043,262.74. Mr. Schubert questioned the percentage of change. Mr. Megazzini responded there was an average of 3.5% change with the addition of the \$395,090.74. Mr. Welter spoke regarding change orders and the challenges that took place with the COVID and the piping challenges. Mr. Schubert inquired as to why such large change orders and although the district has many older buildings that have also had several drawing renditions, how can such large change orders be minimized while keeping things moving along and meeting tight schedules? Mr. Cordogan spoke regarding the change orders. There need to be more exploratory the year prior to the beginning of the project. Ms. Johnson had concerns with Waldo and opening on time when the HVAC work commences. Mr. Welter responded that with the current projects the contractors had a slowdown. Had COVID not been present, he felt the projects would have been completed on time. Preliminary discussions have already taken place on Waldo in preparation for the upcoming work. Cordogan will have a conversation with FE Moran to improve timelines. Mr. Welter also suggested that an adjustment to the school calendar for that building may be helpful. Ms.

Johnson inquired regarding the pricing going up. Mr. Welter explained the pricing came down with the contractor review. Early preliminary drawings overall are within dollar amount for the project and are inline.

2021 Construction Projects

Construction Manager

Dr. Norrell spoke regarding input from the Board Members regarding direction to move forward with a Construction Manager. A full time consultant will be recommended. The consultant will not be a District position. The consultant will be responsible for future projects moving forward. The discussion will be brought back to the Committee and will continue to explore as time is of the essence.

Adventures Program Phase 2

Mr. Megazzini reported he met with Dr. Norrell, Dr. Campbell and Craig Welter regarding design development of the project. Mr. Welter met with the City regarding the wetlands and insuring the plan is acceptable. The project design will include additional classrooms, potential for additional parking expansion, Multi-Purpose Room and some additional pieces. The \$4,980,546.00 to \$5,417,436.00 falls in line with the overall budget.

HVAC (Waldo)

Mr. Megazzini presented the Waldo construction budget. As plans get developed from May to August, there is a better understanding of what the project cost may be. Mr. Megazzini stated there were 2 questions with the project. The first being while creating bid documents, if the same process with Sustainability Partners as a private vs a public bid. Ms. Johnson stated there is a need to explore the benefits and if money was saved. Mr. Welter stated a concern with waiting too long with the bid process, scheduling and not being able to obtain the best pricing. The topic will be brought back to the Committee for further discussion. The other piece is in regards to the lighting. As lighting has been changed out, except for where asbestos was present, would the District look at Sustainability Partners and Eco Lighting. Mr. Megazzini feels there is value in staying consistent with warranties and pieces in place that Eco Lighting has provided. The question would be to fund thru Sustainability Partners or another way.

New Administrative Office Update

Mr. Megazzini reported a meeting took place today with the construction company. The elevator will begin installation on Monday and should be completed with inspection in 6-7 weeks. Furniture can then be delivered and installed. The timeline is looking tentatively at the end of November. There was also question regarding the lease of the building in regards to what the District has accepted and is what is being delivered. Cordogan is currently working with the developer. The District will not take possession of the building until it is in turn key condition. Discussion will continue to determine what turn key condition will consist of.

Moving Company Bid Results

Moving Company Bid Results were shared with the Committee. Mr. Megazzini requested recommendation for award to 3MD Relocation in the amount of \$47,178.00 be moved to full board for approval on Sept. 8th meeting. Committee agreed to move forward.

AV Interface for Web Cam Based Video/Teleconferencing

AV Interface for Web Cam based video/teleconferencing add on was investigated with an additional charge of \$8,368.00. The Committee agreed to move forward.

Simmons Wall Repair Bid Results

Mr. Megazzini informed the Committee due to glazed block falling off wall in gym, bids were received for repair. Mr. Megazzini requested recommendation for award to Lite Construction in the amount of \$76,970.00 be moved to full Board for approval on Sept. 8th meeting. Committee agreed to move forward.

Site Improvement (Pavement and Sidewalk) Bid Results

Mr. Megazzini reported bids were received for District Pavement/Sidewalk. The repairs to the sidewalks are due to safety/ADA concerns and pavements will receive patching, sealing and paint. All bids were within budget. Work will be completed prior to the end of October. He requested recommendation for award to Schroeder Asphalt Services in the amount of \$450,568.92 be moved to full Board for approval on Sept. 8th meeting.

Simmons/Cowherd Cafeteria Tables

Mr. Megazzini reported the cafeteria tables at Simmons are approximately 11 years old and do not fold up. Cowherd tables are also old and the cafeteria wall was opened to make the cafeteria larger. Tables are needed at both locations. The Sourcewell State Bid was reviewed and quotes were sent to three vendors for pricing. The quote from Lowery McDonnell Company was lower than the Sourcewell State Bid pricing. Mr. Megazzini would like to move forward utilizing the lowest quote from Lowery McDonnell Company in the amount of \$73,300.00. Committee agreed to move forward with recommendation.

Waldo Middle School Multi-Purpose Room Floor Structure

Mr. Megazzini reported while reviewing the HVAC at Waldo, it was brought to the District's attention possible structure connections on the underside of the MPR room in the gym may be concerning. After review by Cordogan Clark and Associates Structural Engineer, it was found that to be not as alarming as first thought. There are no sliding of the joints. Cordogan reported verbally the structure is safe. A written report from Cordogan will follow.

High Rise Security Systems (HRSS) Outstanding Invoice

Mr. Megazzini reported on an outstanding invoice that is 2 years old. After some research of why the invoice was not paid, it was found the invoice pertains to 2018 work at EHS for fire alarm repair work associated with existing building issues as well as from the renovation. The invoice is from an add-on that was to be taken from the contingency money. The invoice was not taken from contingency funds and therefore is still outstanding and needs to be paid. Committee agreed to pay invoice.

Reopening Schools Fall 2020 – Operations Update

Mr. Megazzini reported the hand sanitizer dispensers were delivered and are being installed in high traffic areas and classrooms. PPE equipment (facemasks, gowns and face shields) for student support services have been distributed. Mr. Schubert questioned the process of sanitizing/cleaning and status of protocols. Mr. Megazzini reported the custodial staff will be frequenting cleaning/sanitizing of door knobs, bathrooms and high frequent traffic areas. Fridays will be designated as deep clean days. Stickers will be put on doors when room is disinfected. Once sticker is broken, area will then again be disinfected.



Work Orders

Mr. Megazzini reported work orders are continuing to be processed. This is a good time for them to get into classrooms to complete projects.

Staffing

Dr. Norrell spoke regarding the acquisition of the new property and budget deficits. Reviews are being made on staffing and looking at where cuts can be made. Reductions are beginning to be looked at in the reduction of maintenance staff. Work orders are down 4500 work orders this year. There has also been a substantial cost in upgrading systems. The new Trane equipment comes with a warranty and will also reduce work tickets. With the addition of property, there will be a need for additional money put into custodial staff. The New Administrative Center is 39,000 sq. ft. and may be an added Engineer position. Plan is to come back to the Board with staff needs in the next couple months. Looking to reduce maintenance mechanics by 4 positions, leaving 7 maintenance positions. Reduced positions per the contract would allow bumping rights. Proposals for additions and reductions will be brought back and presented to the Full Board.

Incident Report

EAHS Nurses Office Abatement

Mr. Megazzini reported carpet was removed from the EAHS Nurses Office exposing cracked tile. Tile was tested and was determined to be asbestos. Emergency abatement has taken place and flooring will be replaced.

Waldo Car Incident

Mr. Megazzini reported there was a joy rider in Waldo parking lot that hit the building. There was no structure damage to the building. A grate had to be repaired at a total of \$100.00. A police report was filed.

Meeting adjourned 6:55pm