



### **Buildings and Grounds Committee Meeting**

Meeting Date: September 7, 2021

Meeting Start Time: 6:15pm

Members: Attendance:

Mr. Bruce Schubert – Chair – Yes

Mr. Dan Barreiro – No

Ms. Annette Johnson – Yes

Mr. Steve Megazzini – Yes

Other Participants – Dr. Jennifer Norrell, Mr. Alex Arroyo, Richard Blair – Cordogan, Clark & Associates

1. Roll Call
2. Public comments
3. 2021 Construction Projects
  - General Update
  - EAHS Sprinkler Project Field Report
  - EAHS Roof Deck Repair Field Report
  - HVAC Projects
    - Field Report
    - Allowance Reduction
    - Schedule
4. Adventures Program
  - General Update
  - Field Report
5. Esports /Multipurpose Lab
6. Shield COVID Test Screening
7. HVAC Maintenance Plans
8. 2022 Capital Expenditures
9. Resilience Education Center (REC)
10. Work Orders
11. Incident Report
12. New Business
13. Adjournment

### **Public Comments/Questions**

NONE



## **2021 Construction Projects**

Mr. Megazzini reported that the Summer Construction Projects are wrapping up as school has started.

EAHS Sprinkler Project is complete with just a few punch list items to complete.

EAHS Roof Deck Repair is complete with final roof topcoat being completed the week of September 13th, but should not interfere with students in school.

HVAC projects are complete at Krug and Allen with just a few punch list items to complete. Waldo had some delays, but choir room and offices 210A and 325A were put back together on September 4th. Boiler room still needs work, but won't interfere with students. Classroom 100 and locker rooms will be another couple of weeks until they are ready for use. 8-10 classrooms had blower coil and sensor problems, a rush was put on obtaining parts, which were delivered September 7th, and should be installed and running by end of the week. Mr. Megazzini commented that overall Waldo was a big challenge, but 60 people were there to put it back together the weekend of August 21st, and with the passing of the ROE inspection on August 22nd, teachers and students are all in the building.

Mr. Schubert commented on the big transformation that Waldo has undergone. Mr. Megazzini responded that the air in the cafeteria has improved greatly and is most appreciated by those who use it.

Mr. Schubert asked about the performance of the air conditioning systems. Mr. Megazzini responded that there have been a couple of individual issues that have been addressed, but overall the system has been working well. FE Moran, Cordogan & Clark, Trane and Troop Construction have all worked together to solve the issues.

Mr. Schubert asked if the completion of the Sprinkler Project fulfilled our obligations to Kane County ROE. Mr. Megazzini responded that the completed project was Phase 2 of the sprinkler project, but there is one more phase to be completed next summer. He reported that 2/3 of the entire project is finished. The ROE has been very pleased with the progress. Mr. Schubert asked if the final phase is part of the budget, and Mr. Megazzini responded that it is in there.

## **Adventures Program**

Mr. Megazzini reported that the ROE inspection was completed and passed on September 2<sup>nd</sup>, and staff began at the building on September 7<sup>th</sup>. Furniture is scheduled to be delivered this week with the anticipation of students being in the building September 20<sup>th</sup>. Currently the Adventures program is working out of Dieterich School and preschoolers are learning remotely. Mr. Megazzini reported that they are really excited about the courtyard with the multipurpose room. He stated that it really looks sharp and will be a wonderful opportunity for the students. Mr. Schubert asked for clarification as to where the Adventures Program is located. Mr. Megazzini stated that the Dieterich location is temporary, the permanent hosting location is Gonzalez Child Center on Reckinger Road.

Mr. Schubert asked if the building is ready for tours. Dr. Norrell responded that it is ready for tours, and in response to Ms. Johnson's question, the ribbon cutting is set for the end of September. There was also some conversation regarding the contracting and housing of dogs for pet therapy.



### **ESPORTS/ Multipurpose Lab**

Mr. Megazzini reported that the district is looking to provide an Esports/Multipurpose Tech Room for students in the district to be implemented not only during lunch hours and after school, but included in the curriculum. The packet includes information about its popularity and how it's continued to grow. There are opportunities to include STEM curriculum as well as scholarships for college level courses. Mr. Megazzini stated that they are looking to provide design plans and bring them to the board at a later date. The tentative cost is \$8-10,000 per station to be installed in room 140 of the high school.

Ms. Johnson commented that this is cutting edge. Dr. Norrell responded that IHSA is looking into making it an official sport.

### **Shield COVID Test Screening**

Mr. Megazzini reported that this had been discussed during the last board meeting, and now the agreement is attached to the packet of materials. Students will be asked to opt out only, if they or their parents do not want to participate. He stated that the timeline is 4-6 weeks to have it up and running. Mr. Schubert asked if this would be done weekly to which Dr. Norrell responded that 10% of the population will be randomly tested weekly which saves on quarantine time. Mr. Schubert asked if they will be tested if vaccinated to which Dr. Norrell responded that it would be 10% of the entire population, regardless of their vaccination status, and that it is a drool test, not a nasal swab.

### **HVAC Maintenance Plans**

Packet contains information about Trane being chosen after other companies were reviewed to provide maintenance on the HVAC systems in the district. They are believed to be the best value to maintain the equipment. There would be a motion during the next September meeting to adopt. Ms. Johnson asked if they would provide all the maintenance to which Mr. Megazzini responded yes. Mr. Arroyo asked what the District Maintenance employees do? Mr. Megazzini responded that there is a BAS system which the district employees have been trained on to monitor, troubleshoot and call Trane to perform maintenance. Mr. Schubert asked if there were bids gathered. Mr. Megazzini responded that there were not, but quotes were obtained and Trane was the best value.

### **2022 Capital Expenditures**

Mr. Megazzini reported that the packet contains a spreadsheet which includes a draft of the budget, and a draft of projects to be completed in FY 2022.

Mr. Arroyo asked about the façade for Oak Park. Mr. Megazzini responded that they are looking into replacing tuck points and concrete on the old building.

Dr. Norrell asked about the HVAC projects at Hermes, O'Donnell, Rollins, and Simmons. Mr. Megazzini responded that these schools were considered to be completed in FY 2021 with design plans completed. They are on track to be completed in FY 2022. The ECC, FRMA, EAHS, and Cowherd have not had design plans made yet. The plans are being worked on, but the challenge will be getting the equipment delivered and installed during the summer of 2022 and be complete by the time school starts. The question was raised by both Ms. Johnson and Mr. Schubert as to the necessity of these plans for Cowherd and FRMA since they are already air conditioned. Mr. Megazzini responded that these systems contain old units which are not consistent and need to be updated.



Richard Blair spoke regarding an evaluation needed to be sure that all is updated and consistent especially at Cowherd and EAHS to be sure that what can be saved is kept and what needs replaced is done so. The biggest concern is getting equipment delivered and installed on time. Ms. Johnson enquired as to whether there is a need to hire a maintenance employee to address the many issues with air conditioning and heating in the schools to which Mr. Megazzini responded that we would have to be sure that skilled labor was hired, or perhaps Trane could help with that.

Ms. Johnson asked about whether the windows are fully functional, and if we are taking an aggressive approach to address this issue. She also asked if there are screens for all the windows. Mr. Megazzini replied that screens have been ordered for various buildings, and that some screens have asbestos around the caulking, and caution needs to be used during removal of windows. He offered to have an assessment of those areas made.

Mr. Blair responded to the questions above with a timeline for February/March for these things to be completed. Ms. Johnson expressed her concern for delivery and installation of equipment as well.

Mr. Schubert asked how the Roofing projects are progressing. Mr. Megazzini responded that those projects had been postponed as the HVAC projects took precedent. The roofing schedule has been reinstated, and the critical areas have been identified and are being worked on.

Mr. Schubert asked about the all school HLS inspection. Mr. Megazzini responded that our 10-year State Health, Life, and Safety Assessment will be up in 2022. The Building and Grounds staff will go around with the architect and create a list for each building of things that need attention. Mr. Megazzini would like for this to be complete by October 2022.

### **Resilience Education Center**

Mr. Megazzini reported that the packet contains information about the scope of what is needed as well as designs for that building. Mr. Schubert asked if the needs had changed to which Dr. Norrell responded that they have not. She also informed the committee that Mr. Megazzini has taken the lead on this project in her absence. They are continuing to shore up the designs and develop a timeline.

### **Work Order Report**

No comments or questions.

### **Incident Report**

Mr. Megazzini reported that there was an incident at Oak Park school where a drain in a window well clogged which resulted in a flooded classroom. Repairs are needed for damage to carpet and drywall. Another drain will also need to be added to that window well. Mr. Schubert asked if this was in the original building or the new one, to which Mr. Megazzini responded that it was the original building. Mr. Arroyo asked if the new roof affected the drainage. Mr. Vargas and Mr. Blair responded that the new roof did not affect the drainage, but that the gutters need to be moved, and/or cleaned as well as another drain installed to aid in the drainage. Mr. Arroyo asked if this was a maintenance duty that should be performed regularly. Mr. Megazzini responded that it is. Mr. Arroyo asked if it was in fact being performed regularly, to which Mr. Megazzini responded that it is now.



Ms. Johnson inquired about a mold incident at one of the schools. Mr. Megazzini responded that there have been some challenges with the humidity levels in the wing which includes the library. FE Moran, Cordogan and Trane have been consulted and found that there is a programming issue with the dampers in that wing. They found that the dampers are not being opened and closed properly. A flush was performed to remove the humidity from that wing and will be performed again. The programming is being worked on for better control of the dampers. Ms. Johnson asked who is responsible for this problem. Mr. Megazzini responded that there needs to be improvement in checking the building every day. Ms. Johnson expressed her concern with the many incidents occurring at that building and asked for a report on the resolution of them. Dr. Norrell responded that these concerns can be talked about during executive session.

Mr. Schubert asked if there had been environmental teams consulted regarding the cleaning of the mold, to which Mr. Megazzini responded yes.

Mr. Schubert asked about a flag pole being installed at the STEAM Academy. Mr. Megazzini responded that one has been installed.

### **New Business**

No new business

### **Adjournment**

The meeting was adjourned at 6:56pm