

Building and Grounds Committee Meeting
Minutes
March 3, 2016
Dr. Ken Geraghty Administration Center – Board Room

PRESENT: Jeannie Stachowiak - Superintendent, James Bunn – Assistant Superintendent of Business Operations, Dan Moss - Buildings and Grounds Director, Nancy Bruce – Transportation Director, Ron Moran - School Board Member, Deb Groark – School Board Member, Bryan Archibald - Legat Architect, Dan Rea - ICI-International Contractors, Inc., Marc Poskin - ICI-International Contractors, Inc., Rick Sinnott – Eriksson Engineering

Kathy LaMonto - Buildings and Grounds/Recording Secretary

Meeting began at 2:00 PM

The Committee reviewed and approved February 29, 2016 Buildings & Grounds Committee Meeting Minutes.

Transportation Building:

The committee reviewed updated plans for the new transportation building. Some items under consideration are:

- additional conference room added to hold roughly ten people
- two offices, primary office and then a secondary office for dispatch
- utility room, which will probably house the hot water heater
- main office will have two windows, one to view the garage and one to see down the bus lane
- building on slab or foundation – prices will be given for both
- one accessible entrance ramp for the side door
- modifications to the fence

Mr. Poskin provided some estimates but things have changed and grown since obtaining these figures

See the attached proposed Transportation Building Cost Summary, updated February 12, 2016. Included in the estimate are two alternates.

There was discussion of the possibility of moving the transportation department. Discussed many different alternatives and all agreed that the best location was for the transportation department to remain in its current location.

Storm Water Detention for Conrady Property:

A new price increase item that has come up is the need for an on site storm water detention and piping

Mr. Sinnott said with MWRD permitting there are two qualifications.

1. Over a half acre of disturbed area.
2. A new sanitary tap.

Adding the new mobile for transportation and the new toilets will require the need to do a new sanitary tap. Which means we need a MWRD permit.

Mr. Moran asked if we can go with tanks on the side of the building and have them cleaned out, Mr. Archibald asked him if it was to avoid adding a sanitary tap. Mr. Moran said adding a storm water detention is an additional \$275,000 cost, so we need to look at all options.

Mr. Moran explained one of his concerns about adding a storm water detention is that we are limited to space, Mr. Archibald said he understood. Mr. Archibald said they have looked at it and he has had conversations with Dan Moss and worse case scenario/proposed location would be to angle the storm water detention to save the soccer field but we would lose one of the softball fields.

All agreed that it would be a big loss to lose any of the three fields. Our goal is to keep all the fields, ICI and Legat will see if they can reconfigure to try to save both softball fields and the soccer field.

Mr. Archibald mentioned that he and Mr. Moss have discussed adding additional parking for Conrady which might be a good thing because, one thought would be to add storm water detention under the parking with permeable pavers.

Also discussed that eventually the need to add a storm water detention in the future regardless what we decide to do with transportation due to the past, current and future additions. Dr. Stachowiak said she feels that adding a storm water detention is inevitable. Mr. Sinnott agreed, he said someday we are going to have to deal with this.

The committee agreed with Dr. Stachowiak and Mr. Sinnott that the storm water detention is something we need to look into now as opposed to the future.

Mr. Rea said in the past we discussed expanding the cafeteria and wanted to know if that was still an option, and if so, consideration should be given to increasing the storm water detention so that we never have to revisit this issue in the future. Mr. Anderson said it is still a real viable option depending on the money.

Mr. Moran would like Legat and ICI to come back with options and costs associated with the projects. Preferably, more feasible options. Below are the options discussed:

1. Provide on-grade detention while maintaining playground, both baseball fields and the soccer field.
2. Provide on-grade detention eliminating the playground, and maintaining the baseball and soccer fields.
3. Provide underground detention.
4. Find out if the MWRD would allow the District to pay a fee in lieu of providing on site detention.

Discussion of Lease Agreement for Playground on Conrady Property:

The committee discussed holding off on discussing the lease agreement until the next Buildings & Grounds meeting when it is determine what the plan is for the Transportation Department and Storm Water Detention. The lease agreement will not be presented at the March Board Meeting.

Miscellaneous:

The committee reviewed the bid results:

- 2016 Conrady JH Addition
- 2016 Conrady JH Renovations
- 2016 Facilities Improvements

Going forward Mr. Moran and Mrs. Groark would like the bid results and recommendation letters emailed to them once we have them so they can review prior to the board meeting.

Dates to Remember:

- Week of March 14th (approx. date March 18, 2016) Bid Opening for 2016 Conrady JH Additions - Electrical Package.
- Week of March 14th (approx. date, March 18th because Mr. Sinnott needs time to do his portion and ICI needs time to price the different options) Buildings & Grounds committee meeting to review the different options with costs for the Transportation Department and Storm Water Detention. Dan Moss will send out a meeting invite and agenda.
- Week of March 28th (exact date not yet determined) Special Board Meeting to review scope and recommendation for 2016 Conrady JH Additions – Electrical Bid Package