

## **BUILDINGS AND GROUNDS COMMITTEE MEETING**

### **Minutes**

**Tuesday, December 12, 2017**

**Dr. Ken Geraghty Adm. Center – Board Room**

**Present:** Jeannie Stachowiak - Superintendent, James Bunn – Assistant Superintendent of Business Operations, Dan Ford – Buildings and Grounds Director, Shelly Marr – Transportation Director, Ron Moran - School Board Member, Debbie Groark – School Board Member, Jay Johnson – Legat Architects, Tom Carrano - IHC Construction Companies LLC

Kathy LaMonto – Buildings & Grounds/Recording Secretary

Meeting began at 2:00 PM

Mr. Ford started off the meeting by reviewing the November 7, 2017 B&G Committee meeting minutes.

Mr. Ford discussed a few items that were mentioned in **III. Other.**

- i. Exit lights
  - a. Legat and IHC have found something that will allow the exit signs to hang straight down where they are level. They are not installed yet, but will be.
- ii. Conrady punch list
  - a. Insulation still has to be put on the roof drain lines in the gymnasium, which got done as part of the roofing. The roof had to be raised so this affected the exit of the roof drain lines.
  - b. There were some bathroom partitions that had some damage. These will be replaced over winter break.
- iii. Mr. Ford discussed Dorn's abandoned roof drain, there are no new updates on this.
- iv. Health Life Safety Inspection went good, only a few minor things.
- v. Mr. Bunn asked what name we decided on for the transportation facility. Mr. Ford said the name will be NPD117 Transportation Facility. Mr. Moran requested that the style of the sign be like Conrady so everything will be the uniform.

### **I. Review of Change Orders**

#### *Conrady Renovations*

- i. Glen Ellyn Storage:
  - a. COR #01: (\$5,350.65) - Unused allowance
- ii. G.P. Maintenance Services, Inc.
  - a. COR #01: (\$4,000.00) - Credit for not painting corridors
  - b. COR #02: \$104.03 - Punchlist painting due to other trades
- iii. Parkway Forming:
  - a. COR #03: \$765.12 - Re-do soffit due to Nelson Fire Protection opening up soffit to perform sprinkler work.
    - i. Mrs. Groark asked if Nelson does damage, are they responsible for the cost. Mr. Ford said part of the challenge was that they were under ICI, not IHC. ICI told Mr. Ford that if we did not give them enough notice that Nelson couldn't correct it. Mr. Ford said the other problem was we were working with two different construction managers. Nelson did work under ICI and the soffit work was done under IHC, this is where the biggest challenge came from.
  - b. COR #04: \$81.24 - Added door frame at psychology room B112. This door was added as part of an installation of a sensory room for the LEAP program.
  - c. COR #05: \$341.37 - Move door frame A106 to avoid conflict with casework.
    - i. Mrs. Groark had a question on moving the door frame. Mrs. Groark asked if this should be the architects cost and not NPD117 if the plans were wrong as stated in the

COR. Mr. Johnson said he understands the verbiage that is listed on COR #05, but that was not the case on this one. Wall was moved to accommodate the conduit, he asked Mr. Ford if this was correct. Mr. Ford said he is going by what is listed on COR #5. After further review Mr. Johnson showed Mrs. Groark the drawings of door frame A106. The door frame in question had to be 14' long, case work was tight. It was an issue between the case work not fitting and going over the door frame. The frame was slightly larger than what it should have been. Due to the frame be slightly larger they set it differently, pushing things 3" and the case work was in the way so they had to bring it back down. Mr. Johnson said this is what allowances are for, it was a construction related issue. Mrs. Groark was fine with Mr. Johnson's explanation.

- d. COR #06: \$6,456.08 - Structural steel modifications were needed to support existing lintel underneath the mechanical mezzanine.
- e. COR #07: (\$ 104.03) - Backcharge for punchlist painting due to other trades.

iv. TSI Commercial Floor Covering, Inc.

- a. COR #01: (\$1,706.00) - Waxing credit for not waxing corridor A147 and vestibule A133.
- b. COR #02: (\$10,000) - Credit for unused allowance, (\$49,504.00) - Credit for unused mitigation allowance.

Mr. Ford asked if anyone had any additional questions regarding the above change orders. All committee members were fine with the change orders.

## II. Transportation Bid Results

- i. Before the bid results were read, Mr. Moran had a few questions. Mr. Moran asked if the cameras were removed out of the transportation project.

Mr. Ford said Legat and IHC are coordinating the cameras with Esscoe to use the Genetic system. Mr. Moran then asked if this is part of the bid package or after, Mr. Ford said it is after. Mr. Moran asked about the installation (backbone of everything) for the cameras. Mr. Johnson said that the cabling, wiring, and conduit are all included in the bid package. Mr. Johnson said in order to facilitate with the current vendor that NPD has, we have to do the components separate.

- i. Mr. Carrano reviewed the bid results that were publicly opened on Wednesday, December 6, 2017 at 11:00 AM. IHC is recommending the below trade packages for the Transportation Facility Project:

**2a:** Demolition – American Grading Inc. \$56,237.00

**3a:** Site & Building Concrete – Abbey Paving Co. Inc. \$140,270.00

**4a:** Masonry – Cyberdyne Corp. \$115,500.00

**6a:** General Trades – Hargrave Builders, Inc. \$472,051.00

**7a:** Roofing & Sheet Metal – DCG Roofing Solutions, Inc. \$106,429.00

**9a:** Resilient Flooring, Tiling, and Tile Carpeting – Douglas Floor Covering \$39,750.00

**21a:** Fire Protection – Absolute Fire Protection, Inc. \$23,400.00

**22a:** Plumbing – C.W. Burns Co., Inc. \$134,480.00

**23a:** HVAC – Flo-Tech \$185,000

**26a:** Electrical – Linear Electric Inc. \$181,691.00

**31a:** Earthwork & Site Demolition - American Grading, Inc. \$153,221.00

**32a:** Asphalt Paving – Superior Paving \$12,350.00

**Total cost for base bids:** \$1,620,379

Mr. Carrano said with all those construction bids, we came approximately \$74,000 under the estimate. We have another \$40,000 for signage and site utility allowance that was put back into these bid packages. So with that, we are approximately \$114,000 under bid. Signage allowance is in the general trade's package and site utilities is in the plumber's scope of work. Mr. Moran asked Mr. Carrano if we are less than 5% under budget. Mr. Carrano said a little bit more than 5% under budget. Mr. Carrano said we have approximately \$100,000 in allowances, plus we are carrying another \$55,000 in contingency for any issues that may arise.

Mr. Ford asked if anyone had any questions regarding the bid results. All committee members were in agreement with IHC's recommendation.

### III. Citizens' Participation

- i. None

### IV. Other

- ii. Mr. Ford discussed lead testing results. Mr. Ford said based on the age of our schools lead testing had to be done by December 31, 2017.
  - a. First round results indicated 6 samples showed levels in excess of 5 parts per billion (ppb). Hand sink at Sorrick, 3 classroom sinks at Dorn and 2 water fountains.
  - b. Second round results on the above fixtures, showed 1 classroom sink at Dorn and 1 water fountain.
  - c. Mr. Ford said the decision at this time is to not use the sink in the classroom, and the water fountain will remain shut off. Mr. Ford also stated that there is a water cooler in the same area with chilled water that gets used more frequently. At this time there is no danger to anyone. Moving forward, Mr. Ford feels it is good practice to do periodic annual testing of fixtures.
- iii. Abatement at Oak Ridge
  - a. Mr. Ford said that the second weekend in October we had heavy rain, rain came in through the front door at Oak Ridge. Unfortunately, it was not caught over the weekend. When arriving on Monday morning, October 16, 2017. B&G staff immediately began efforts to remove the water and dry out the affected areas.

We initially thought we were fine, until November 30, 2017 when floor tiles in room 33 began to pop loose. These tiles contain asbestos and therefore need to be abated. Mr. Ford said we are still waiting on estimates but the approximate cost will be \$17,000 with the county fee, abatement, consulting fee, tile, and floor waxing. This project will take place over winter break. Mr. Moran asked how we are going to prevent this from happening again. Mr. Ford said it should be corrected with the summer's scope of work. Mr. Moran then asked what we are going to do to prevent this from happening during the winter thaw. Mr. Ford advised Mr. Moran that if the forecast is calling for any heavy amount of rain going forward we have temporary dikes/dams for the custodian to put out.

Mr. Moran asked if the work could be done sooner. Mr. Ford deferred this question to Mr. Johnson.

Mr. Johnson stated that that Legat has a new civil engineer on board, Mackie Consultants. Mr. Johnson said they are trying to group the new trench drain project together with the roofing package for a January out to bid, receive bids in February. Mr. Johnson said the roofing package will be ready, he is waiting to hear back from Mr. Dave Schindele, Mackie Consultants to see if they can get this grouped together, but feels confident that they can get this done. Mr. Johnson then said this is also a catch twenty-two, the contractor installing the new trench drain going across the sidewalk will need the ground to be thawed. Mr. Johnson said come spring rain we will be fine but during the winter thaw we will have to use the temporary dam. Mr. Ford suggested this is something we should hold off on until school is out since we would have to wait until after the spring thaw and to shutting down the main entrance during the school year. Mrs. Groark asked if the flooding is covered under our insurance. Mr. Ford deferred this question to Mr. Bunn. Mr. Bunn said the Administration is looking into it.
- iv. Next Buildings & Grounds Committee meeting is scheduled for Tuesday, January 9, 2018 at 2:00 PM.