

## **BUILDINGS AND GROUNDS COMMITTEE MEETING**

**Tuesday, February 13, 2018**

**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 January 9, 2018 B&G Committee meeting minutes.

- i. Mr. Ford stated that nothing has been finalized on COR #01 from A&H Plumbing and Heating.
- ii. Mr. Ford mentioned that we will be adding summer cleaning as an alternate into our upcoming cleaning bid which will be presented at the March Board meeting.

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

*Conrady Renovations*

Mr. Ford reviewed the below change order, which is a deduct.

- i. F.E. Moran:
  - a. COR #02: (\$768.40) - Ceiling tile repair work due to damage from other trades.

### **II. 2018 Facilities Improvements**

- i. Conrady Roof Section 6 Replacement:
  - a. Mr. Ford stated that we postponed the bid opening to Monday, February 12, 2018 due to the weather (snow). Mr. Ford then asked that Mr. Carrano give the committee an update of how things went. Mr. Carrano stated that we received 10 roofing bids, ranging from \$489,500 - \$833,000. Korellis Roofing was the low bidder. Mr. Carrano did a scope review with Korellis Roofing and they have a complete scope and are comfortable with their number.
  - b. Mr. Carrano said in discussion as to why a lot of the bids came in under (actual -vs- estimate), the biggest contributing factor when estimated, they anticipated tapered insulation and drainage on the roof. After Legat prepared the documents Legat decided that the tapered insulation and drainage on the roof were not necessary.
  - c. Mr. Ford reviewed the alternate of \$7,000 to add the roof access hatch.
  - d. IHC is recommending Korellis Roofing for trade package 7a Roofing & Sheet Metal. \$489,500 base bid and \$7,000 alternate bid for a total of \$496.50. The committee is in agreement with IHC's recommendation. It will be presented at the February 20, 2018 Board meeting.
- ii. Mr. Ford reviewed plans for the summer 2018 work
  - a. Conrady library media center carpeting and painting
  - b. Conrady auxiliary gymnasium lights replacement
  - c. Conrady mechanical loft access
  - d. Oak Ridge drainage and tree replacement
    - a. Mr. Ford asked Mr. Johnson to briefly address what we will be doing to address the drainage issues and tree replacement.

- b. Mr. Johnson stated that they are repitching the front walk, and adding high density polyethylene drain tile around each tree to get the water away from the root. The trees that will be added are giant arborvitae.
- c. Mrs. Groark stated that she has mentioned in the past that the trees Legat chose from the beginning were not compatible to live in that environment. Due to this, Mrs. Groark does not feel the district should be responsible for the cost of the trees.
- d. Mrs. Groark also asked if the drainage work will help with the stairwell on the west. Mrs. Groark said the stairs freeze all the time. Mr. Johnson said the current plans will not address the stairs. She asked if this is something that should be looked into. Mr. Ford said he will look into the stairs as we have a new custodian and unsure if this is still an issue.
- e. Mr. Johnson stated that Legat will cover the cost of the new trees.
- e. Oak Ridge playground
  - a. Mr. Johnson stated that the district needs to choose the colors for the new playground equipment. The committee is okay with the staff choosing the colors.

### III. Transportation Facility

- a. Mr. Ford stated that he knows there are some questions with the current design (specifically the floor slab elevation for the bus lift). Mr. Ford asked Mr. Johnson if there was anything he wanted to share with the committee.
- b. Mr. Johnson stated that during the design process Legat measured the property structure to floor, bus height (including carriage, chassis height, center of axle). In the shop drawing review process regarding the rotary lift that is specified and talking with the supplier (Standard Industrial), Legat found that they were shy, reason why is because of a couple of things:
  1. When Legat measured the buses during the design, they didn't accommodate for the vent hatch and emergency lights that are on top of the bus. Mr. Johnson stated that when the vents are open they add 5" to the bus. Dr. Stachowiak, Mr. Bunn and Ms. Marr assured Mr. Johnson that the hatch is always closed.
  2. When Legat measured the ground to the chassis that was a miss measurement on Legat's part, because the buses are actually lifted by the axel.
  3. When the bus is on the lift, it actually goes up 4" before it goes down.
  4. Mr. Johnson said as a designer, they look at cut sheets. What happened there was, the front was lifted 5'6" (piston of the lift), back was lifted 5'9". What Legat found out was those dimensions account for one lifting apparatus that goes on top of the piston for X vehicle (not necessary a bus). The apparatus that goes on top of the piston is 5 ¼", which is universal standard. Legat then found out from Standard Industrial that there are two components that go on top to lift the rear axle of the bus, they are 8 ¼" and 5 ¼". This adds 13 ½" to the piston depth.

Mr. Johnson said looking at all these factors together, we are shy approximately 8" with no wiggle room.

Mr. Johnson said original documents called for dropping the slab 1'8". Due to Legat's finding in the shop drawing review phase with Standard Industrial, Legat would like to entertain dropping the slab down 8" or 12". Estimated cost:

1. 8" Lower Elevation: \$23,042.60
2. 12" Lower Elevation: \$27,560.60

Mr. Johnson also mentioned that Legat designed for the lift to go in

the south bay, because they felt having the bus against the wall would be a better approach.

Mr. Johnson asked Standard Industrial the advantages and disadvantages of moving the lift to the north bay. Standard Industrial said moving the lift to the north bay actually has advantages.

1. Control panel will be better positioned (additional cost may be associated with this).
2. More space between buses.
3. Will not hinder existing sub-structure of the building.

Mr. Moran asked Mr. Johnson if any dead walls will have to be installed. Mr. Johnson said only one area on the northeast corner, a 9' wall section that they are underpinning. Mr. Johnson and Mr. Carrano confirmed that this underpinning was part of the original plan.

Mr. Moran asked about limits switches on the on the bus lift. Mr. Johnson said this particular lift does not have limit switches.

Mr. Johnson stated with the upcoming Board meeting, he and Mr. Carrano have preliminary pricing for both the 8" and 12", their recommendation is to go down 12".

Mr. Johnson said Legat and IHC would like to move forward based on the 12" recommendation to keep the project schedule moving forward.

The committee was not in agreement with Legat and IHC's recommendation.

Mr. Johnson then stated that we could drop the floor slab elevation down 4" and the cost would only be approximately \$3,700.

There was a lot of confusion due to the many different options Mr. Johnson was presenting. Dr. Stachowiak suggested that Legat and IHC just give the committee a straight number, Mrs. Groark agreed.

Mr. Moran asked Mr. Johnson at the cost of this project, would it have been cheaper to build new. Mr. Johnson said no, he then went on to say that the Board approved \$2.3 million, the project currently has \$100,000 in allowances plus \$50,000 in contingencies. Mr. Johnson said that he and Mr. Carrano feel that some of this \$150,000 will be going back to the district once the project is complete, plus the Board approved more than what the project budget shows.

Mr. Bunn stated that the Board originally approved a \$1.5 million project, there were several last minute changes which caused the project to increase. The committee feels these changes should have been part of the original estimate. Mr. Bunn stated that the committee has many concerns due to the several last minute changes which is a general frustration with the group.

Mr. Ford reviewed the below soft costs, we have \$20,000 in FF&E which will go toward the cost of furniture, cameras and alarm panel:

- i. Cameras - Cost Estimate: waiting for estimate.
- ii. Alarm Panel (installation of intrusion system) - Cost Estimate: \$3,600
  - a. Quality Alarm: \$5,285
  - b. Reliable Fire and Safety \$3,600
  - c. Stanley Security: waiting for estimate
- iii. Bus radio antenna: Cost Estimate: \$3,230
- iv. Furniture - Cost Estimate \$8,000-\$10,000

Mr. Bunn asked Mr. Carrano if the above items are included in the existing soft costs of the project. Mr. Carrano said yes. He also mentioned that they allotted \$25,000 for utilities, but it appears there will not be a charge from Nicor.

The committee asked Legat and IHC where the cost is to remove trailer and how the fuel monitor will be encased.

Mr. Johnson stated that the demolition of the trailer is not in the project. Mr. Johnson thought the district was keeping the trailer for the fuel monitor. Mr. Johnson didn't think the district was removing the trailers until the transportation lot and fuel storage tank were replaced. Dr. Stachowiak and Mr. Bunn stated the districts plans were to never keep the trailer.

Mr. Johnson stated that it must have been a miscommunication. Mr. Johnson suggested that since the \$25,000 from the utilities isn't being used, maybe it could be redefined and used toward the demo of the trailer. Mr. Carrano agreed with Mr. Johnson, cost estimate for demolition of trailer \$10,000.

Dr. Stachowiak discussed past meetings where the committee discussed enclosing the fuel monitor. Considering we discussed that, how could Legat have assumed that the district wanted to keep the trailers until the transportation lot and fuel storage are replaced? The committee was in agreement that the trailer and shipping container has to be removed.

Mr. Johnson then pulled up a map of the transportation department and he and IHC had thought that it was the existing bus garage that was being demolished, not the trailer and shipping container. Mr. Carrano said that the cost estimate will be less for the demo of the trailer and shipping container.

The committee feels that Legat and IHC should accept some responsibility for this cost.

Dr. Stachowiak said that she has concerns that Legat and IHC thought the garage was being demolished.

Mr. Moran has concerns with the way this project is going. Mr. Moran asked Mr. Johnson if the committee could have Mr. Wroble or Mr. Archibald back on the transportation and facilities improvement projects. The committee was in agreement with Mr. Moran.

Due to the frustration with the committee Dr. Stachowiak spoke with Legat and IHC to share the committees concerns. Dr. Stachowiak said this project has grown exponentially and the district has never had this happen in the past. Dr.

Stachowiak stated Legat and IHC are supposed to be looking out for the districts best interest and this project cannot continue to grow. As Superintendent she is ultimately responsible and is very uncomfortable with bringing Legat and IHC's recommendation to the Board. Going forward this can never happen again.

The committee was in agreement with Dr. Stachowiak, no decision was made at this time on the floor slab elevation.

Mr. Johnson and Mr. Carrano both said they understood.

**IV. Citizens' Participation**

- i. None

**V. Other**

- i. Next Buildings & Grounds committee meeting Tuesday, March 13, 2018.