

BUILDINGS AND GROUNDS COMMITTEE MEETING

Wednesday, June 27, 2018

NPD117 Transportation Facility

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,
Rob Wroble – Legat Architects, Tim Bickert - IHC Construction Companies LLC,
Tom Carrano - IHC Construction Companies LLC, Eric Zierk - IHC Construction Companies LLC

Kathy LaMonto – Buildings & Grounds/Recording Secretary

Meeting began at 2:00

1. Transportation Facility

- a. Mr. Ford started the meeting in the transportation bay, due to water being in the lift pit. Mr. Ford stated that there is no indication of the water table being high and the water is from the recent rains. IHC drilled two holes so that the water could drain out. Mr. Ford stated that the water has lessened since the concrete in the back of the building has been poured.
- b. Mr. Ford asked the committee if they wanted to leave the holes or have them filled with epoxy. Mr. Wroble suggested that we leave them, no concerns with hydro pressure. Mr. Ford stated that we can always plug them later if we choose to do so. The committee was fine with this suggestion.
- c. Mr. Ford stated that the lift manufacturer recommended removing the sump pump and install an aqua-out pump to empty the sump pit at the bottom of the lift. Mr. Ford said that the administration is recommending that we go back to the original design and install the sump pump, the pump is designed to pump water and sludge. The committee is in agreement with this recommendation.
- d. Mr. Bunn asked if the design for the lift pit would have been the same knowing what we now know. Mr. Wroble said yes the design would be the same. Mr. Wroble stated that we are above the water table and does not foresee any issues with water. We have means of getting water out by installing the sump pump. Mr. Wroble also stated the the lift equipment is designed to be in a wet environment.

2. 2018 Summer Updates

Mr. Ford updated the committee on the summer projects.

- a. Conrady:
 - i. Roofing is on-going.
 - ii. Lights have been installed in auxiliary gymnasium. They just need to be tied into the system.

- iii. Library/Media Center is done with the exception of the new cam lighting and case work.
- b. Oak Ridge:
 - i. Started putting in structures and tying in pipes underground for the storm system.
 - ii. Dr. Stachowiak asked when we will be planting the trees. Mr. Carrano will work to get the committee a date. Mr. Carrano said that they still have to do the drainage tile that area. Dr. Stachowiak would like that date shared with the neighbor and Public Works once we have it.
 - iii. Playground will be installed towards the end of July.

3. Citizens' Participation

- i. None.

4. Other

- a. Mr. Ford shared a few additional updates.
 - i. Glen Oaks: Driveway on the west side of the building that exits out onto 88th Avenue, a sink hole near the storm basin has formed. Based on Mr. Ford's investigation the best long-term solution is to fill the storm basin with concrete on the bottom and compacted gravel to the top. The outlet for the new storm basin will daylight towards a storm basin closer to 88th Avenue. Mr. Ford is working on getting proposals.
 - ii. Oak Ridge: Flooring abatement for next years scope of work. Mr. Ford met with the environmental consultant and discussed the idea of getting a bid for two years' worth of work. The plan is to do half the building next year and the other half the following year.
 - iii. Mr. Ford said we would also like to consider doing this for the flooring as well. Mr. Bunn asked if half the building would be concrete. Mr. Ford said no, when we prepare the bid documents for next year we will include the work for the following year as well (similar to what we did for Conrady with the sprinkler system). Mr. Ford said there are pros and cons to doing it this way. Pro, its a cost savings. Mr. Wroble said the con is we don't know what the unforeseen is, will the contractors pad their bids because of this, also material rates are unknown. Mr. Carrano said the pro is that it is guaranteed work for two years so that should offset that and it would be a wash. Mr. Zierk suggested that we have them buy all the tile upfront to get the same lot and dye. Mr. Moran thought this was a good idea and said that we can store it in the existing transportation garage.
 - iv. Dorn: Abandoned roof drain (room 9), leak will be repaired on Monday, July 2nd. The plan is to extend this out above the roof so when the drain builds up with pressure the water will be dumped onto the roof.