

## **BUILDINGS AND GROUNDS COMMITTEE MEETING**

**Friday March 2, 2018**

**Dr. Ken Geraghty Adm. Center – Curriculum Conference 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,  
Patrick Brosnan – Legat Architects, Rob Wroble – Legat Architects,  
Bryan Archibald (via phone) – Legat Architects, Tim Bickert- IHC Construction Companies LLC  
Tom Carrano - IHC Construction Companies LLC

Kathy LaMonto – Buildings & Grounds/Recording Secretary

Meeting began at 10:00 AM

### **I. Transportation Facility**

- a. Mr. Ford asked Legat to review the design of the east wall.

Mr. Brosnan stated that it is Legat's goal to ensure that the committee is satisfied with all decisions on the project. During the design process Legat feels it is their responsibility to provide a cost effective solution that they can stand behind. Mr. Brosnan then discussed the below options:

Lower floor slab an additional 5 ½" and maintain existing footings, minimizing the amount of excavation that is needed. The engineer is using a design guideline prepared by the U.S. Department of Housing, on how to properly insulate shallow footings.

1. Add an extra inch of insulation (3" as opposed to 2"), this allows the contractor to stagger the boards. Cost estimate: \$725
2. Add an additional 4" of insulation vertically along the exterior footing. Cost estimate: \$1,914.
3. Remove existing footing at openings and add new footing/underpin existing footing. Cost estimate: \$14,737.26.

Mr. Brosnan stated that Mr. Carrano worked with a concrete and excavator on this design. Steel lintels on the overhead doors and entry door will go in first to transfer the weight. Excavator will go in second to access the footings and do the underpinning. Mr. Brosnan said this is a hybrid approach so that they are not ripping out and underpinning the entire footing.

Mr. Moran asked Legat and IHC what their recommendation is.

Mr. Brosnan stated that Legat supports the original design but understands that

the committee is not satisfied with 5 ½" or has concerns.

Mr. Moran stated that there have always been concerns, because early in the process the committee was advised by Mr. Archibald that if we cut too much of the foundation away we would be required to underpin. Mr. Moran stated that after Mr. Archibald was pulled from the project there seemed to be no concern for the footing. Mr. Brosnan stated that there is concern for the footing, but this was addressed throughout the design of the project. He said it's an atypical solution, not a standard approach.

Mr. Archibald said he understands the question from Mr. Moran. Mr. Archibald told Mr. Brosnan that the committee feels that Legat is taking shortcuts by just doing the insulation, instead of providing additional underpinning from the beginning.

Mr. Brosnan said to answer the question, no it was not a shortcut. Is it an atypical design, yes.

Mr. Moran stated that schedule is concerning because of the project being started and stopped and now may run into the summer work.

Dr. Stachowiak asked Legat and IHC how the new design (option #3) affects the schedule.

Mr. Carrano stated that it takes a little bit more time. But, the bigger effect is that nothing has been happening for three weeks (project on hold until floor slab elevation is determined). Mr. Bickert stated that option #3 does not extend the completion date.

Mr. Moran asked if the completion date was going to remain at the original date.

Mr. Bickert and Mr. Carrano clarified, the three week delay affected the schedule which will have to be added onto the backend. The new design does not affect the schedule.

Legat recommends option #3, add concrete frost wall and underpinning, cost estimate: \$14,737.26.

- b. Mr. Moran asked IHC if they were in agreement with Legat. Mr. Moran wanted to confirm due to the many changes and the lack of trust. Mr. Moran also stated that the committee feels that the slab elevation has divided the committee, District 117 -vs- IHC and Legat.

Mr. Bickert assured the committee that IHC works on NPD117's behalf and what is in the district's best interest.

Dr. Stachowiak interjected, she stated from the start of this project to current took a couple different turns. What the committee doesn't want, is a feeling that we can't trust the recommendations that are made because we have work beyond the transportation department. As a school district, Dr. Stachowiak feels that we have clearly

communicated with both Legat and IHC that there has to be a lot of communication between both of them as well. Going forward, the committee has to ensure both Legat and ICH clearly represent the district, and whatever the recommendations are the committee and the board can feel very confident in the decision.

Mr. Moran asked if contingency fees will cover option #3. Mr. Carrano said yes, there is approximately \$100,000 in allowances and \$50,000 in contingency.

Mrs. Groark asked how the soil conditions/water table will affect this design.

Mr. Brosnan shared soil boring results which show the water table.

He shared the results from the Conrady addition as well as the adjacent area to the bus parking area. The results show that the water table is between 11' - 12', Mr. Brosnan also stated that the grade at Coco's (new transportation department) is roughly 2' higher.

Which means for this project it's approximately 13' - 14' below grade.

Mr. Brosnan said Legat does not have any long term concerns with the water table as it relates to the transportation department.

Mr. Bickert and Mr. Carrano are in agreement with Legat's recommendation.

Mr. Ford summarized, Legat and IHC are recommending option #3, Remove existing footing at openings and add new footing/underpin existing footing. Cost estimate: \$14,737.26.

Mr. Ford advised Legat and IHC that contractors can resume work on Monday, March 5, 2018.

**II. Citizens' Participation**

- a. None

**III. Other**

- a. None