

BUILDINGS AND GROUNDS COMMITTEE MEETING

Tuesday March 13, 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,
Diane Papenhouse- IHC Construction Companies LLC, 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 February 13th and March 2nd, 2018 B&G Committee meeting minutes.

- i. February 13, 2018 minutes review:
 - a. Mr. Ford stated that the roof bid was awarded at the February Board meeting.
 - b. Mr. Ford addressed Mrs. Groark's question regarding the west stairwell at Oak Ridge freezing. Mr. Ford stated that since the stairs have been redone he is not aware of any drainage issues. Mr. Ford visited on a rainy day and water does not cascade down the stairs. Mr. Ford also spoke with the building principal and custodian and they are not aware of any water/drainage issues on the west stairwell. Mr. Ford did state that if you have snow or ice the custodian will have to keep up with clearing them, just like any other area. Mr. Ford said this section is not a concern.
 - c. Mr. Ford reviewed the soft costs. Update on cost estimate for cameras: \$8,000-\$9,000. Mr. Ford said the cameras that will be installed are 360 degree cameras. They will be placed on three corners of the building to get a view around the building, the bus lot, Conrady field, and parking lot.
 - d. Mr. Ford stated that IHC is looking into getting the transportation trailer and storage container removed.
- ii. March 2, 2018 minutes review:
 - a. Mr. Ford mentioned that the work has resumed at the transportation facility.
- iii. Review of Change Orders
Conrady Renovations
Mr. Ford reviewed the below change orders.
 - i. Parkway Forming:
 - a. COR #08: \$2,049.00 – Casework Double Handling
 - b. Mr. Ford asked Ms. Papenhouse to explain the charge for this change order. Ms. Papenhouse stated that the casework required double handling due to the fact

that the Teacher's Lounge area was not ready when it was shipped. The reason this area was behind schedule was due to the fact that they encountered a wall full of existing wiring during the demolition process. Simplex needed to be called in to trace the wiring to determine what was abandoned and what needed to be re-routed.

- ii. G.P. Maintenance Services, Inc.
 - a. COR #04: *(\$2,948.13)* – Unused additional man hours allowance
 - iii. A & H Plumbing:
 - a. COR #01: *(\$19,119.89)* – Unused allowance
 - iv. F.E. Moran
 - a. COR #04: *(\$410.29)* – Back-charge for smoke detector repair.
- iv. 2018 Summer Renovations
- i. Mr. Ford stated that bids for the 2018 Facilities Improvements were publicly opened on Friday, March 9, 2018 at 11:00 am. Mr. Ford asked Mr. Carrano to review the bid results with the committee.
 - ii. Mr. Carrano reviewed the below bids, did a scope review and provided IHC's recommendations:
 - a. General Trades (6a): Includes concrete sidewalks, concrete curbs, playground equipment, playground surface area, chain link fence around playground, access stair in tile gym into mezzanine area. Alternate 2 is for media center flooring and painting.
 - i. Parkway Forming: \$362,400.00
 - b. Electrical (26a): Base bid encompasses new lights, exit lights, and battery packs in the auxiliary gym. Alternate 2 includes new outlets, new data line, and cam lights in the media center. Mr. Carrano said that Randel Electrics bid was a little confusing, they included alternate 2 in their base bid. If alternate 2 was not approved, they included a deduct of \$13,900.00. With alternate 2 being approved All Tech Energy was the low bidder.
 - i. All Tech Energy: \$49,200.00
 - c. Site Utilities (31a): All this work will be done at Oak Ridge and encompasses a new storm line at the main entrance and east entrance. Includes drainage around the trees that will be put in. This also incorporates the concrete removal for the new sidewalk curbs and asphalt and the new grading that will be required for the playground equipment.
 - i. Hoppy's Landscaping: 69,341.00
 - iii. IHC is recommending the above base bids and alternate 2 for a total of \$480,341.00. Mr. Ford asked the committee if they were in agreement with IHC's recommendation. All committee members approved. Mr. Ford will present this recommendation at the March 20th Board meeting.

- iv. Mr. Ford also stated that Legat previously offered to pay for the purchase of the new trees at Oak Ridge. Mr. Ford said that the district has the letter from Legat stating that they are willing to cover the purchase of the trees for this project.

- v. Transportation Facility
 - i. Mr. Ford said work is progressing nicely. Mr. Carrano stated that Nicor hooked up the gas to the building and that once the units are set and the gas line is connected Nicor will come back to turn the gas on.

- vi. Security of Warehouse
 - i. Mr. Ford went through past practices and said that the administration would like to add a security camera on the outside of the building, possibly on the inside as well, aiphone system, and electronic strike with key card access. Mr. Ford said they are exploring these options to better secure the school.

- vii. Citizens' Participation
 - i. None

- viii. Other
 - i. Cleaning Services Bid Results
 - a. Mr. Ford stated that bids for the Cleaning Services were publicly opened on Friday, March 9, 2018 at 10:00 am.
 - b. Mr. Ford said when looking at the bid tabulation, it looks as though Smith Maintenance Company is the lowest bidder. But, when doing the scope review there was an error in Smith Maintenances bid proposal cost analysis so they withdrew their bid submission and provided the district with a withdrawal letter.
 - c. Mr. Ford said that he is recommending CityWide Building Maintenance, as they are the lowest bidder. Mr. Ford said that CityWide is the current cleaning service provider. Mr. Ford also stated that we did take an alternate for the major summer cleaning, the administration is recommending that we take accept alternate. In doing this we would be more efficient with our cleaning because the same crew that comes in to do the floors would be able to coordinate the cleaning schedule a little bit better. This could result in the staff getting in the building earlier.
 - d. The committee is recommending CityWide Building Maintenance, base bid plus the alternate to perform the major cleaning during the summer. Base bid and alternate (3 year contract): \$1,036,268.85. This will be presented at the March 20th Board meeting.
 - e. Mr. Ford stated that the district will still be hiring temporary summer workers for lawn crew, painting and technology.

ii. Next Buildings & Grounds committee meeting Tuesday, April 3, 2018.