

## **BUILDINGS AND GROUNDS COMMITTEE MEETING**

Wednesday, May 2, 2018

**Present:** Jeannie Stachowiak - Superintendent,  
James Bunn – Assistant Superintendent of Business Operations,  
Dan Ford – Buildings and Grounds Director,  
Ron Moran – School Board Member,  
Debbie Groark – School Board Member,  
Rob Wroble – Legat Architects,  
Tom Carrano – IHC Construction Company,  
Kathy LaMonto – Buildings & Grounds Secretary/Recording Secretary

Meeting began at 2:00pm

Mr. Ford started off the meeting with reviewing the minutes from the April 3, 2018 B&G Committee meeting.

1. Long range plan, discussed areas to address in the next 5 years. Cost estimates are based on 2019 work, any work performed beyond 2019 will need to be adjusted for inflation.
2. Waste Disposal and Recycling bid was awarded at the April Board meeting to Waste Management.

### **Review of Change Orders**

#### ***Transportation Center***

1. Abbey Paving & Sealcoating:
  - a. COR #01: \$1,000 - Excavate an additional 5.5" of slab on grade (SOG) elevation
2. C.W. Burns Co., Inc.:
  - a. COR #01: deduct (\$2,462.88) - Vehicle pit aqua pump

#### ***Conrady Renovation***

1. Airport Electric:
  - a. COR #04: \$16,989.52 - Miscellaneous repairs to existing electrical systems
  - b. COR #05: \$9,546.35 - Add heat trace to the two roof drains on the north side of the wood gymnasium
2. Parkway Forming:
  - a. COR #11: deduct (\$3,299.23) - Backcharge for hitting feeder in locker room slab

The committee was fine with all the change orders presented.

### **Transportation Center Progress Update**

1. Bathrooms: It was discovered that there was mold in the walls. Mr. Ford stated that this has been remediated and removed. Mr. Ford provided a diagram from ICH with the new idea for renovating the bathrooms. Plumbing will have to be replaced due to problems

with the waste line and supply line connections. Drywall/studs, FRP (fiberglass reinforced plastic wall panel), and tile. Cost estimate: \$35,400

The committee was in agreement with the above recommendation.

Mr. Moran asked Mr. Carrano if this will be covered under the funds

(allowances/contingencies) that are in the project. Mr. Carrano confirmed that this will be covered, he stated there is enough money in allowances/contingencies.

2. Mr. Moran then stated that we are far enough along in the project, and asked if there was anything else expected to come up. Mr. Carrano stated that we have \$27,000 in contingency and approximately \$90,000 in allowances. Mr. Carrano said the only other big issue might be the manhole (for sanitary). Originally, it was to keep the existing manhole and put in a cleanout. But now, the village engineer wants a new manhole. IHC is working with the village inspector, the village inspector looked at it and was accepting of the existing manhole. They are currently looking at parameters of the existing manhole, IHC is waiting for more feedback. Mr. Wroble said that the MWRD has specific requirements as to how the manhole should be constructed. IHC and Legat are trying to prove to them that what is there meets those guidelines.
3. Mr. Bunn asked Mr. Carrano if they have an updated overall project estimate minus the \$35,400. Mr. Carrano said that we have will have approximately \$85,000 in allowances/contingencies after the bathroom. Mr. Bunn asked if there is a concern that the manhole will put us over the budget. Mr. Carrano does not foresee all of the funds getting used up (some more yes). The cost estimate for the manhole is \$8,000.
4. Mr. Bunn asked how we are doing on the schedule. Mr. Carrano said they are still targeting the third week in June.
5. Mr. Bunn wanted to confirm that the RTU, bus lift, and wheelchair lift will be in our possession and paid for by June 30th. Mr. Carrano confirmed yes, and will make sure it is included on the June payment app.

### **Long Range Plan**

Mr. Ford reviewed the Administrations recommendations for FY19–FY20. He also shared a spreadsheet with the projected recommendations for FY21, FY22, and FY23.

1. Administrations recommendations for FY19
  - a. Dorn, Glen Oaks and Sorrick - Replace folding wall pocket tables and benches.
  - b. Oak Ridge - Abate half of the floor tile, main area will need to be done first.
  - c. Conrady, Gymnasiums - Address the HVAC concerns.
  - d. Conrady, Main Gymnasium - Replace bleachers, new wall exterior wall panels, new paint, metal panels to conceal wiring, conduit, and piping. Upgrade sound system.
  - e. Conrady, Auxiliary Gym - Remove rock climbing wall and pull-up bars. Paint interior surfaces.
  - f. Conrady, Media Center and Adjacent Rooms - Install BAS controls for HVAC system for 2000 addition, various components no longer function properly.
  - g. Total cost estimate for FY19: \$3,321,106
2. Administrations recommendations for FY20

- a. Transportation Center:
    - i. Replace fuel storage tank, and figure out what our options are (underground/above ground, get gas elsewhere, etc.). Asphalt parking lot, and fencing along west side of lot. Emergency shut-off for fuel tank and pump to be relocated to transportation center.
    - ii. Install cameras to provide coverage to east end of lot.
    - iii. Update data connection cabling.
  - b. Dorn:
    - i. Install a secured window to better secure vestibule.
  - c. Glen Oaks:
    - i. Repair deteriorating soffit of canopies at entrance 1 and 13.
    - ii. Replace deteriorating sidewalk with new concrete.
  - d. Oak Ridge:
    - i. Abate remaining classrooms and corridor flooring
  - e. Sorrick:
    - i. Replace deteriorating ramp and handrail.
    - ii. Install a secured window to better secure vestibule.
  - f. Total cost estimate for FY20: \$1,858,285
3. Administrations projected recommendations for FY21
- a. Dorn:
    - i. Replace porcelain water fountains with water coolers
    - ii. Media Center and Adjacent Room - Replace carpeting with carpet squares or tiles.
    - iii. Media Center - Paint walls and install new ceilings.
    - iv. Renovate bathrooms.
    - v. Abate flooring in west and north corridors and rooms.
    - vi. Replace roof top units (RTU's), it could require new ductwork to meet energy codes. If that is the case, the cost estimate changes significantly.
  - b. Total cost estimate for FY21: \$2,026,168
4. Administrations recommendations for FY22
- a. Conrady:
    - i. Bathrooms near cafeteria - replace fixtures, partitions, piping, ceilings, and lighting.
  - b. Glen Oaks:
    - i. Renovate bathrooms
    - ii. Replace bubblers with water coolers.
    - iii. Driveway along 88th Ave. - Cut out section of curb at north end of driveway and install a concrete/asphalt pad for snow to be pushed onto.
  - c. Total cost estimate for FY22: \$1,388,532
5. Administrations recommendations for FY23
- a. Oak Ridge:
    - i. Renovate bathrooms.

- ii. Replace bubblers with water coolers.
  - b. Sorrick:
    - i. Renovate bathrooms.
  - c. Total cost estimate for FY23: \$1,785,190
  
- 6. The committee was in agreement with the recommendation for FY19-FY20. Mr. Ford will propose this at the May board meeting.

**Citizens' Participation**

- 1. None

**Other**

- 1. Next Buildings & Grounds meeting TBD