

## **BUILDINGS AND GROUNDS COMMITTEE MEETING**

Tuesday, November 6, 2018

Present: Jeannie Stachowiak - Superintendent,  
Dan Ford – Buildings and Grounds Director,  
Andy Anderson - Conrady Junior High Principal  
Ron Moran – School Board Member,  
Debbie Groark - School Board Member  
Rob Wroble – Legat Architects,  
Diane Papenhouse – IHC Construction Company,  
Kathy LaMonto – Buildings & Grounds Secretary/Recording Secretary

Meeting began at 2:00pm

- I. Mr. Ford reviewed the September 4, 2018 B&G Committee minutes
- II. Review of Change Orders/Contingency Usages
  - A. Transportation Center
    1. Cyberdyne Masonry Corp
      - a) CCO #002: <del>\$4,918.93</del> -- Deduct unused allowance
  - B. 2018 Capital Improvements
    1. All Tech Energy
      - a) CCO #001: <del>\$2,785.00</del> -- Deduct unused allowance
    2. Hoppy's Landscaping
      - a) CCO #001: <del>\$5,000.00</del> -- Deduct unused allowance
    3. Korellis Roofing
      - a) CCO #001: <del>\$40,000.00</del> -- Deduct unused allowance
    4. Parkway Forming
      - a) CCO #001: <del>\$14,549.78</del> -- Deduct unused allowance
- III. 2019 Capital Improvement (Wall pocket tables, flooring abatement, gymnasiums, and HVAC repairs and upgrades)
  - A. Mr. Wroble reviewed the different options that the administration has looked at for Conrady's gymnasium and exterior metal wall panels.
    1. IHC brought in an electrician over to the summer to trace all the conduit and wiring in the gym, Amsco did some investigative work as well. Legat is very confident that they can reroute all of the conduit/wiring and get it out of the gym with the exception of the pull boxes on the north wall. IHC put the numbers together and the cost would be the same as adding a metal panel to conceal the wiring which was the original plan. Mr. Wroble said at this point the plan is to relocate the conduit/wiring.

2. Painting, Mr. Ford said that the exact placement of the striping in the gym will be determined out in the field to avoid certain things and maximize the layout.
3. Mr. Wroble said when discussing relocating some of the mechanical piping the cost was approximately \$25,000. The administration did not feel that this was the best place to spend the money. Mr. Moran asked Mr. Wroble if we could recover the piping with a stiffer rigid covering.
4. Bleachers, Mr. Wroble showed the committee the bleacher design. Mr. Ford mentioned that the new bleachers will be ADA compliant so we will have less seating than we currently do. Ms. Papenhause pointed out that adding the logo to the bleachers is an alternate. Mr. Moran stated that he has seen places that use the colored seats to create the initials, such as CJH. Dr. Stachowiak and the committee thought this was a good idea. Mr. Wroble will create a design with the CJH initials to share with the committee, we do not have to decide on the seating color yet as it does not change the cost as long as we stick with the standard colors. Mr. Moran asked if the logo is silk-screened onto the bleachers, Mr. Wroble said yes. Mr. Moran asked what the life expectancy/warranty is for the logo, Mr. Wroble was unsure but will get this information for the committee.
5. Mr. Ford shared the administration's recommendation on adding 2 motorized basketball backstops and 19 doors to the project, these items were not originally included.
  - a) Replace the 2 main basketball backstops with motorized backstops so that they have the ability to be raised for performances, etc.
  - b) Mr. Ford and Mr. Anderson walked the building and there are 42 doors that do not match the updated interior. The administration is requesting that we replace 19 of the 42 doors in 2019. Mr. Ford and Mr. Anderson identified the 19 doors that were in need of repair, they prioritized them based on how public they are for aesthetic purposes and the working condition they are in.
6. Mr. Ford reviewed the exterior wall panels. In order to air condition the gymnasiums we need to upgrade the exterior wall panels, they need to have a higher R-value for insulation. Mr. Wroble shared designs with the committee. Mr. Wroble stated that the administration is interested in darker colors such as charcoal, black, etc. The darker colors are considered a custom color, there will be an additional cost if the committee chooses a custom color. The manufacturer's concern with the darker colors is that the outside skin may expand more than the inside skin, this can cause the panels to bow (thermal bowing). Mr. Wroble said he feels comfortable that we can avoid the thermal bowing because we will have a lot of attachment points on the panels. Dr. Stachowiak said the

administration feels that it may be best to stay away from the dark colors to avoid any potential bowing due to it being such a large space. Mrs. Groark asked if the manufacturer will honor the warranty on the darker colors, Mr. Wroble said yes, they will honor it. Mr. Wroble said he would like to add the custom colors as an alternate. Ms. Papenhouse does not recommend custom colors because if there is a need to replace panels in the future, you have to go through the whole custom-color process again. Mr. Moran asked if the existing panels have ever been painted. Mr. Wroble said not that he is aware of. Mr. Moran asked the age of the current panels, Mr. Wroble said they are the original panels 1965. Mr. Ford summarized for the committee that the administration is still finalizing the color, the administration is going to make the best decision that's also good for the long term. Mr. Moran said, unfortunately, the building is sitting right in front of the general public (not hidden) so they would like it to be something that doesn't look like a factory. Mr. Wroble said that one design incorporates the same origami design into the gyms by applying another panel over the top and overlay with a metal panel which simulates some of the aesthetics that are in the building, such as the shape of the canopy, the cost estimate is \$6,000 per side. Mr. Moran asked if the metal panels are reflective, he doesn't want it to bounce light onto Roberts Road when cars drive past. Mr. Wroble said it would be a matte finish, it would still be reflective but not to the point that it will be blinding people. Mrs. Groark stated she was never in favor of the entrance design as she did not believe it provided adequate coverage.

7. 2019 Capital Improvement cost estimate: \$3,317,216
  - a) Alternates
    - (1) Logo on Bleachers: \$8,500
    - (2) Logo on side curtains: \$3,000
8. Mr. Ford said we will go out to bid for the 2019 Capital Improvement approximately November 28, 2018. Bid opening December 19, 2019. Award at the January Board meeting.
9. Abatement bid
  - a) Bid opening is on Tuesday, November 13, 2018
  - b) Award at the December Board meeting

#### IV. Ten Year Health/Life Safety Report

- A. Mr. Ford shared the report with the committee. This will be presented at the November board meeting for board action to accept the 10-year survey. The violations to be corrected basically pertain to doors and walls maintaining a fire separation.

#### V. FY19 Health/Life Safety Report

- A. Mr. Ford stated that we only had 3 items show up on the report and have already corrected them.

VI. Long Range Plan

- A. Mr. Ford reviewed the plans for FY20 that were presented to the Board on May 15, 2018.

- 1. Dr. Stachowiak asked if we are still considering the difference between above ground and underground storage tanks, whether we would lease or own the tank. Mr. Ford said nothing has been finalized yet. Mr. Ford said based on the size of our tank if we go above ground we have to go with two tanks, Mr. Moran agreed. He said he thought the committee discussed this before and we decided it was going to be below because it was a bigger tank. Mr. Wroble asked if there is a benefit to the district with either option. Mr. Moran said with the above tanks we don't own them and do not have to maintain them. Mr. Ford said with the above tanks we don't have to worry about the fuel monitoring either. Mr. Moran said that we use a lot of fuel, there may not be any value to undersize the tanks to go above ground.

VII. Citizens' Participation

- A. None

VIII. Other

- A. Next Buildings & Grounds Committee meeting Wednesday, January 9, 2019 at 2:00 pm.