

## **BUILDINGS AND GROUNDS COMMITTEE MEETING**

### **Minutes**

**Tuesday, November 7, 2017**

**Dr. Ken Geraghty Adm. Center – Board Room**

**Present:** Jeannie Stachowiak - Superintendent, James Bunn – Assistant Superintendent of Business Operations, Dan Ford – Buildings and Grounds Director, Shelly Marr – Transportation Director, Erich Grauke - Technology Director, Ron Moran - School Board Member, Debbie Groark – School Board Member, Jay Johnson – Legat Architects, Tyler Wade - Legat Architects, Tim Bickert - IHC Construction Companies LLC, Tom Carrano - IHC Construction Companies LLC

Kathy LaMonto – Buildings & Grounds/Recording Secretary

Meeting began at 2:00 PM

#### **I. Transportation**

Mr. Ford reviewed the cost estimates for the transportation facility renovation with the committee. He said he would like to go through a time line of the cost estimates including what was approved by the board on June 20, 2017 because the cost has increased. Mr. Ford would like to make sure the committee is comfortable with the changes. Based on the amount that the project has increased Mr. Ford said we will need to bring it back to the board for full board approval before we go out to bid.

- i. At the June 20, 2017 the board approved an estimated \$1,500,000 (equipment not included).
  - a. Transportation changes that took place between June and the September 14<sup>th</sup> B&G meeting.
  - b. Approximate increase \$154,000
- ii. September cost estimate: \$1,666,577
  - a. Transportation changes that took place between September 14<sup>th</sup> and October 3<sup>rd</sup> B&G meeting.
  - b. Some of the bigger ticket items include: site concrete increase, masonry increase.
  - c. Approximate increase \$207,000
- iii. October cost estimate: 1,979,393
  - a. Transportation changes that took place between October 3<sup>rd</sup> and November 7<sup>th</sup> B&G meeting.
  - b. Approximate increase \$288,000
- iv. November cost estimate: \$2,266,761, this estimate includes a new bus lift and equipment.
  - a. Overall approximate increase \$750,000

Mr. Ford stated that there has been an approximate \$750,000 increase from what was presented at the June board meeting.

Mr. Ford asked if the committee had any questions.

Mr. Bunn asked Mr. Ford if he had a short list of some of the bigger ticket items. Mr. Ford shared a few of the bigger ticket items that have been added since the initial design: wheel chair lift, change in the gypsum walls to masonry sand filled walls, demolition of the sidewalk, replacing the aluminum store front (at the main entrance), masonry walls inside the maintenance bay, removal of the canopy from the cupola, the general conditions allowance increased, bus lift and other equipment needed, IT security infrastructure, remove/replace existing doors, frames and hardware, some of the electrical switch gears may need to be changed, plus contingency fees, Mr. Ford stated this is where a bulk of the increase came from.

Mr. Moran asked the administration if they were good with the increase.

Mr. Bunn said the administration is good with the increase and want to ensure that the renovation meets the needs of the department. Except for the fact that it may put the capital project fund for the board's budget. Mr. Bunn said there is a possibility that they may need to request that they amend the budget. Mr. Bunn said financially the district does have the fund balance to cover the increase.

Mr. Moran stated that there are still some open items, the current drawings do not show a fire alarm which will need to be added. Mr. Moran asked if we are going to request that the board approve \$2,300,000 or go higher to cover contingency cost. Mr. Johnson stated that there is already a contingency of 10% included in the cost estimate. Mr. Moran has requested a phone conference with the engineer, Mr. Ford and Mr. Johnson. Mr. Johnson will arrange the phone conference.

Mr. Moran said the other thing he saw when looking at the drawings was the signage. Mr. Moran said he would like to keep the branding consistent (A-201). He said the name on the building should be NPD117 Transportation Facility or North Palos District 117 Transportation Facility.

The committee was in agreement with all the above changes and increases. Mr. Ford said assuming board approval at the November 14, 2017 meeting we will still be on schedule to go out to bid on the same timeline.

## **II. Citizens' Participation**

- i. None

## **III. Other**

- i. Conrady's Punch List
  - a. Mr. Ford said the list is down to 10% or less. The remaining punch list items are mainly exit lights, paint touch-ups and caulking. Mr. Johnson stated Airport Electric and Amsco are working on retrofitting an exit light that will work with the origami ceilings. Mr. Moran suggested that look at Edge Glo exit signs/lights. Mr. Bickert liked Mr. Johnson's idea on doing a mock up. He said he will have Mr. Feltz from IHC work with Airport Electric on this.
- ii. Dorn School
  - a. Mr. Ford mentioned that after some investigating, they have determined that the leak at Dorn is actually coming from an old abandoned roof drain. Mr. Ford said he will work to correct this, it will take further investigation to ensure we fix it correctly.
- iii. Health Life Safety Inspection is on November 13, 2017.
- iv. Next Buildings & Grounds Committee meeting is scheduled for Tuesday, December 12, 2017 at 2:00 PM.