

## **BUILDINGS AND GROUNDS COMMITTEE MEETING**

### **Minutes**

**Thursday, September 14, 2017**

**Dr. Ken Geraghty Adm. Center – Superintendents Office**

**Present:** Jeannie Stachowiak - Superintendent, Dan Ford – Buildings and Grounds Director, Shelly Marr – Transportation Director, Ron Moran - School Board Member, Debbie Groark – School Board Member, Jay Johnson – Legat Architects, Bryan Archibald (Via Phone) - Legat Architects, Diane Papenhouse - IHC Construction Companies LLC

Kathy LaMonto – Buildings & Grounds/Recording Secretary

Meeting began at 2:00 PM

#### **I. Review of Change Orders**

Mr. Ford discussed the below change orders.

- a. COR #01 Contract # 202: Various areas required masonry repairs and additional masonry work - \$7,698.96
  - i. The areas that required masonry repairs were primarily from the removal of abandoned door frames, and reconfigured ceilings. The additional masonry work was required to ensure no direct line of sight into locker rooms from corridors.
- b. COR #02 Contract # 202: Demolition of wall at west hallway by laundry room for drinking fountain - \$1,211.58
  - i. The demolition of this wall is back-charged to Parkway Forming.
- c. COR #02 Contract # 203: Back-charge for demo of wall by laundry room. - <\$1,211.58>
  - i. Back-charge for demolition of wall in west hallway by laundry room. The demolition of this wall was necessary for double drinking fountain.
- d. COR #01 Contract # 16158-212: Flashing for 3 portal curbs. - \$750.00
  - i. These 3 roof portal curbs were needed for the rerouting of the electrical feed for the locker rooms.

Mr. Ford asked if anyone had any questions regarding the above change orders. All committee members were fine with the change orders.

#### **II. 2018 Facilities Improvements**

- a. Conrady roof replacement
  - i. Mr. Ford shared a roof scanning report which was performed by Legat Architects. The report showed that the largest section of roof (R6 - 36,477 S.F.) at Conrady will need to be replaced.
  - ii. Cost estimate \$838,971
- b. Conrady loft access
  - i. Mr. Ford spoke briefly about the loft which is located in the west gymnasium/tile floor gym. Currently there is not a safe way to access the loft. The district would like to propose some sort of a catwalk with stairs that can be pulled down within the gymnasium, this would not block access to the courts. Mr. Ford feels its worth exploring.
  - ii. IHC does not currently have a cost estimate because it is still in the design phase.
- c. OR drainage & possible tree replacement

- i. Mr. Ford explained that he recently had the Evergreen trees removed at Oak Ridge because they were dead. He stated that part of the problem is the amount of water that runs through this area. Mr. Ford said the recommended type of trees for this area are Willow and River Birch, which are prone to disease and do not offer year round coverage. Mr. Ford said before we plant anymore greenery through this area we need to figure out a way to better manage the storm water through there.  
Mr. Moran asked if we ever received an answer to his previously asked question. He had asked if this was previously designed as a drainage area.  
Mr. Archibald explained that they try to catch as much water as possible up the hill. When regrading the area you are supposed to match the area on the adjacent property line. You can't necessarily change the grade at the property line. However, they could have looked into adding an intermediate storm catch at the mid-level hill and a catch basin south of the building to help dry out the area.  
Ms. Groark stated the trees were planted specifically for privacy for the homes behind the addition. Ms. Groark said we need to look into a solution to screen this area for the home owners.  
Mr. Archibald agrees with Ms. Groark that replacing the trees needs to be a priority. Mr. Johnson still has concerns that we could run into a similar situation. Legat will work with the engineers as well as Mr. Ford to explore options for this area.  
Mr. Ford stated that he purchased decorative window film for the windows. This should add another layer of privacy for the homeowners.  
Mr. Ford explained other drainage issues at Oak Ridge include the front main entrance. This was caused by erosion due to the repaving of parking lot and the change in elevation to make it ADA compliant.  
Ms. Groark would like Mr. Ford to assess the stairs at Oak Ridge, she stated that they are very icy in the winter and would like to know if that is related to the drainage issues.
- d. Oak Ridge Playground
  - i. Mr. Ford mentioned that we are looking to add new playground equipment that will be suitable for student with special needs. The district felt it was best to keep all the children in the same area, not separated. The district would also like to fence in the area for better supervision.  
Mr. Moran asked if the park would still be open to the public if we are fencing it in.  
Dr. Stachowiak confirmed that it is still a community park, and open to the public. The gate will be closed during school hours, similar to Sorrick.
  - ii. Cost estimate \$103,000 (drainage, tree replacement, playground fence and mulch)
  - iii. Alternate estimate to add concrete base and poured in place play surface \$44,000
- e. Transportation fuel storage tank and parking lot
  - i. Mr. Ford stated that the current storage tank was purchased prior to 1974 and does not want this to be overlooked. He feels replacing the current storage tank is something we need to consider.  
Mr. Moran asked if we were looking to purchase another underground or above ground tank. The committee discussed the pros and cons between the underground and above ground tank. Legat will do more research on the above ground tank and see if the city would clear this.
  - ii. Cost estimate \$177,000 (this price reflects an underground tank).
  - iii. Ms. Papenhouse added that per the committees request she has the cost estimate for the removal and replacement of the bus parking lot which includes heavy duty pavement. Cost estimate \$350,000.

The above items were just a topic of discussion at todays meeting. The district will work with Legat and IHC on the plans to bring to the committee to discuss further.

Legat and IHC would like Board approval for the 2018 Facilities Improvements at the December board meeting.

### **III. Transportation**

- i. Mr. Ford mentioned that he has dropped off all the information to the Hickory Hills zoning committee for the Coco's property. The tentative date for the zoning hearing is October 16, 2017 at 7:30 PM. From there they are anticipating to take it the city council on October 26, 2017.
- ii. The current estimate does not include remodeling of the washrooms. Mr. Johnson mentioned that the following work is needed in the washrooms, tile patch work, new doors, frames, and ceiling tiles. Mr. Moran would like Legat and IHC to revisit the washrooms before the final plans are complete to see if a remodel/upgrade is needed.  
Mr. Johnson suggested that Legat, IHC and the District walk through Coco's one final time to assess the property to see if a remodel is needed or if it should be included as an alternate. They will inspect all the fixtures, tile, etc...  
Mr. Moran said he feels if more than 40% of the washrooms need to be repaired the committee may want to consider including this in the plans as opposed to an alternate.
- iii. Mr. Moran wanted to ensure that the renovation would include cameras. Mr. Ford confirmed that we will be adding cameras to the exterior of the building.
- iv. Cost estimate \$1,666,577
- v. If all dates go as scheduled, Legat and IHC are looking to have Board approval for Transportation (Coco's Conversion to Transportation Center) Renovation at the November board meeting. Bid approval at the December board meeting.

### **IV. Citizen's Participation**

- i. None

### **V. Other**

- i. Next Buildings & Grounds Committee meeting is scheduled for Tuesday, October 3, 2017 at 2:00 PM.