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## Buildings and Grounds Committee Meeting

Tuesday, April 8, 2014

Board Conference Room, District Administrative Office

### MINUTES

Present: Jay Irvin, Tommy Edmier, Mark Johnson, Dr. Scott Helton, Ed Hoster,  
Bob Flemming, Tom Cantlin, Tom Manka,  
Scott Flanagan & James Mark (Wight & Co.)

Absent: Courtney Dement

Meeting called to order at 5:40 p.m. in the District 88 Conference Room.

- o **Village of Villa Park Stormwater Utility Fee**

Mr. Rich Keener (Village Manager) and Mr. Vydas Juskelis from the Village of Villa Park presented the proposed Stormwater Management Program including the new stormwater fee materials. Discussion included the request from the committee members to provide more credit than the maximum 50% currently under consideration as the taxpayer's have already invested significant funds at the Willowbrook HS property to accomplish water management under the BTF project. Committee members acknowledged that there is a problem in the community and Mr. Juskelis said that if we can prove our case with hard facts and modeling of the additional water detention above what is expected from the DuPage County regulations they might be able to negotiate but at this time all property owners are being treated the same, including the Village. Mr. Mark and Mr. Flanagan from Wight both explained that the BTF project included extensive water management work on the property and that it exceeds the required amount. As such we are already making a positive contribution to the flood water related problems for that area.

The Village proposal is on hold and expected to be presented for full board consideration November 2014 with a tentative start date of January 2015 at which time a monthly fee will be imposed. Current estimate for District 88, at full value, is \$1,541.81 per month or \$18,501.72 per year. We qualify for the maximum 50% allowed credit under the Direct Discharge program which would reduce annual cost to \$9,250.86.

- **WBHS Fieldhouse Beam Investigation & AHS floor settling update**

- 1) Mr. Flanagan updated the Committee regarding the findings of the GPR scanning that took place Monday, March 31, 2014 with coordination by Jeanine E. from Lend Lease, Eagle Concrete, Scott F. from Wight & Co along with District representatives. Steel rebar was found, although not in the places they should be according to the design drawings. According to Larson Engineering, the structural review of as-built existing reported conditions are acceptable and will perform as designed. The existing cracking of both the floor tile and wall areas are due to the top slab thickness being much smaller than designed. Wight & Co. will prepare final report of findings concluding that Eagle Concrete did not perform and install as designed. We will be demanding 100% correction through our attorney with the allowance for alternative that Eagle Concrete fill the pit area as directed by Larson Engineering and cover cost for tile replacement, new soft joint material, concrete flooring and all installation costs. Mr. Flanagan will prepare a document regarding details of what is needed to complete this project so we can coordinate with district attorney.

- **Culvert Repair Project @ WBHS**

Mr. Hoster updated the Committee regarding the final permit and security deposit \$11,000 from the Village of Villa. Payment will be issued and permit in our possession by end of the week with work to be scheduled as soon as practical. The high water level of the creek is a concern for the outside agencies overseeing the project so we will work closely with Hoppy's Landscaping to coordinate the earliest possible start date, likely in the next two weeks.

- **Summer 2014 Facility Improvement Project Recommendation**

Mr. Hoster presented the most recent approved list of projects that was approved at the February 24, 2014 board meeting. Mr. Flanagan updated the Committee as to the recent roof inspection coring work that was performed at the Willowbrook HS campus. Existing roof is unique with extensive insulation that is in very good condition. Mr. Flanagan is recommending that we not do a complete "tear off" of the existing roof and that we proceed with a recovering and some drainage work to complete the roofing project. The bidding schedule is tight with many roofing contractors already declining to participate on this project due to existing contracts for work this summer. We discussed the possibility of moving back the completion date and all agreed that this area, including the contractor staging, would not likely be a problem to extend the completion to August 15.

The one project that remained unresolved as to scope of work was the Highridge walking path at Willowbrook. The Committee discussed the project again including a brief video of the uneven and rutted surface areas and general student traffic use counts. Committee members affirmed their decision to not repave this entire surface but some of the uneven areas could be repaired.

Given the financial challenges we are facing the Committee discussed if we would consider delaying the project work and forfeit the ISBE Matching Maintenance Grant of \$50,000. All agreed to proceed with the work as planned.

Mr. Flanagan and Mr. Mark from Wight & Co. exited the meeting at this time.

Dr. Helton and Mr. Hoster initiated discussion with the Committee regarding the ongoing discussion of architect/engineering fees for project work. We continue to dialog with Wight & Co. regarding the types of project work and what reasonable fees should be. Discussion included the expectations that they be attending all meetings and assisting the district at this time without an hourly billing arrangement. As such, actual project fee level is being impacted to account for this time. Dr. Helton was directed to continue discussions and consider negotiating a long term agreement with fee structure for different types of work. Mr. Hoster reminded the committee that the 10 year Health, Life Safety study project is due in 2015 so we will request a proposal from Wight & Co. to perform this work as it typically takes 12-15 months to complete.

- **Board Policy 4.150 Facility Management and Building Programs**

Mr. Hoster briefly presented the existing board policy and identified the old language regarding the Build the Future project authorization to allow for projects up to \$50,000 to not require bidding. Mr. Hoster requested consideration to update the policy and determine a new level of authority up to \$25,000 for facility projects. The committee discussed this request and affirmed that the policy will remain unchanged and that they would still require written proposals/quotations for work before recommendations would be considered as this is in the best interest of the community. Mr. Hoster will work with the board policy committee and Dr. Helton to present policy language that reflects these concerns.

- Next meeting will be Tuesday, May 6, 2014 at 2:00 p.m.

Meeting was adjourned at 7:10 P.M.

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President, Board of Education

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Secretary, Board of Education

Attest: \_\_\_\_\_  
Date