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## Buildings and Grounds Committee Meeting

Tuesday, June 3, 2014

Board Conference Room, District Administrative Office

### MINUTES

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

Absent: None

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

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

Mr. Hoster updated the Committee regarding the Addison Trail floor tile work including a new Alternate Concrete Repair Method for area #6 (West Commons) as detailed by Wight & Co. This lower cost epoxy method is expected to provide the same structural solution according to Larson Engineering and the total tile replacement remains the same. Mr. Flanagan provided further detail as to the reason for new approach and answered questions. This work is scheduled to begin June 16<sup>th</sup> with floor tile delivery on schedule. The control joint material was a long lead item and expected by early July.

Area #1 work will proceed as planned with Mr. Martin scheduled to review the two areas once tile is removed on the 16<sup>th</sup>. Mr. Martin has agreed to perform the work but takes the position that Eagle Concrete should not be 100% responsible for all costs.

Mr. Martin from Eagle Concrete is expected to begin repairs at the Willowbrook field house this same week with scheduling to be coordinated so representatives from Wight & Co. and/or Lend Lease are there to ensure proper installation as detailed in the Larson Engineering report.

- **Culvert Repair at WBHS Project Update**

Mr. Manka informed the Committee that work is scheduled to begin June 9<sup>th</sup> weather permitting.

- **Health, Life Safety 10 Year Study**

Mr. Hoster presented the proposal from Wight & Co. to complete the required 10 year Health, Life Safety study due in spring 2015. The proposed scope of work and fee of \$75,000 is net of the Build the Future work credit resulting in a per square foot cost of 7.1 cents. In addition, the updating of the Safety Reference plan will be additional 2 to 2.5 cents per square foot.

Mr. Flanagan further described the scope of work and explained that the updating of Safety Reference Plan may not be required – need to verify with DuPage County ROE.

Further discussion with the Committee included the need to determine what a fair market price should be for this work and if the Safety Reference Plan is indeed required. Mr. Hoster will begin gathering this information.

Although the best time to perform this comprehensive facility review is during the summer but this late proposal may not allow for the best scheduling of the work.

- **Highlander Field Update**

Mr. Manka updated the Committee regarding the Village of Addison new water hydrant installation and acknowledged that there is something wrong with major water leak in the area. Waiting for this to be corrected before we can connect and begin using to water the fields. Reseeding was completed via contract with Village and McGinty.

- **Tennis Court Resurfacing – Addison Trail**

Dr. Helton updated the Committee regarding discussions with Chicagoland Paving and our attorney as they confirmed that work will begin July 7, 2014 as planned. If they do not begin work we are still within legal position to pull their performance bond and take action for failure to fulfill contract.

Dialog included a request to Mr. Flanagan for other possible contractors who might be able to complete the work. The focus is actually on the sub-contractor US Tennis Surfaces. Mr. Flanagan will check within the company for other such contractor options but apparently US Tennis is the best and highly used in this area.

- **DCEO/SEDAC Retro-Commissioning Program**

Mr. Hoster presented another grant funded program for consideration that will allow for ongoing efforts to identify low cost energy reduction improvements via a retro-commissioning process. This state grant program will be fully funded by the DCEO and our commitment is to implement a minimum of \$10,000 per location toward any identified improvements. The goal is to continue to leverage the investment into the facilities management systems and identify ways to reduce annual operating costs. The Committee supported this project and it will be presented to the full board for consideration before proceeding with application.

- **Other Items for consideration:**

- Mr. Flemming presented recommendation for capital outlay funding for 2014-15 budget for the following:
  - Updating of the electronic key access or proximity card system as this on an outdated and increasingly unstable file server that manages all 3 locations. This will be approximately \$21,000.
  - Auditorium block upgrading for brakes to rigging and related smaller items. The estimated cost is \$30,000 and will provide safer systems that match what is used by students at the Willowbrook campus.
  - Equipment needs total \$31,600.
- Ms. Dement advised the Committee that they plan to reorganize some of the parking to better accommodate visitors in the North lot for 2014-15.
- Mr. Cantlin updated the Committee regarding planned SASSED high needs student program that may be relocated to the Willowbrook campus from Westmont due to shortage of space. Working out the details of exactly what facility needs will be but expect it will be minimal.
- Mr. Irvin asked about the detention area at Addison Trail and what is the long-term solution to provide a water source for that area so we can sustain use of the property. Past discussions included expanding existing well source with a pump system or other option. Mr. Manka and Mr. Flanagan will resurrect the proposed solutions for future consideration by the committee. Mr. Manka advised that McGinty was out and reseeded the areas that were problematic with positive growth taking place now.

- o Next meeting remains to be determined with summer break upon us.

Meeting was adjourned at 6:34 P.M.

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President, Board of Education

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Secretary, Board of Education

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