

Buildings and Grounds Committee Meeting

Tuesday, October 1, 2013

Board Conference Room, District Administrative Office

MINUTES

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

Meeting called to order at 5:35 p.m. in the District 88 Conference Room.

- o **ATHS / WBHS floor settling update**

Committee members reviewed three (3) reports

- 1) Follow up letter from Eagle Concrete, Inc. extending their services to make corrective work in three of the four areas @ ATHS. In addition, missing is anything regarding the WBHS location and the beam.
- 2) Follow up letter from Wight & Co. regarding their review of the Eagle Concrete, Inc. letter and recommendations in addition to their offer to work with Eagle Concrete during their repair work to install control joints in areas 2, 3 & 4 @ ATHS including the tile work to be completed by Libertyville Tile.
- 3) Email from Lend Lease (Jeannine Eicker) regarding their review of all records for the project to see if they can locate any pictures or evidence of the beam @ WBHS or the dowels @ ATHS. Some pictures and testing reports were located but not conclusive.

Committee discussed the Eagle Concrete, Inc. report noting that it does not address all areas in question. Administration will work with legal counsel to respond and obtain commitment to all areas including that Eagle Concrete should cover the cost of the tile work in area 1 and use Libertyville Tile. In addition, accept their recommended corrective work but in accordance with Wight & Co.'s (Larson Engineer) details regarding depth, type of epoxy etc. as outlined in Sept. 30, 2013 letter from Wight.

Committee discussed Wight & Co.'s report and agreed to proceed with their recommendations for areas 2, 3 & 4 including: skip the installation of dowels and instead Wight & Co. to install the control joints. Committee requested detail drawing of what the control joint will look like, size, material etc. before work proceeds. Tom Manka would prefer hard surface instead of caulk approach – better long term solution.

Committee further discussed the Willowbrook Field House missing beam situation further. Although Wight & Co. position is that more serious deterioration of the area would be taking place if no beam was installed, we still want to confirm if it is there and installed. Direction is to seek quote from Wiss, Janney, Elster to conduct some coring and/or scanning to locate the beam instead of destructive concrete removal. Depending on the price we may also reach out to Wight & Co. to obtain proposal to complete this investigative work.

- o **WBHS Culvert Repair Bid Recommendation**

Mr. Hoster presented the results of the latest re-bid of this project and recommendation to award to Hoppy's Landscaping as their re-bid was the same price as before at \$114,441 and was the lowest of the four submitted. Committee discussed and accepted the recommendation to proceed to the October 7, 2013 board meeting for approval. Administration will confirm that Hoppy's price includes the demo cost for the added "temporary" culvert stone work that took place after their original bid.

Mr. Kyle Buck from Wight & Co. updated the committee regarding the change in permitting that is now back at the Village of Villa Park level for the US Army Corp of Engineer (USACE)/ Wetlands scope of work impact. The project work is on hold until this permit issue is resolved. Originally this was not deemed to be much of an issue given the small amount of area involved but that has changed. Mr. Buck advised that they obtained quotes from two environmental engineering firms to assist in our appeal and is recommending that we accept Huff & Huff Inc.'s proposal with the initial cost for appeal process of \$965. If this appeal is extended the fee would be an additional \$2,770. Huff & Huff Inc. assisted the district with the 2008 wetland study for the Build the Future project work. Committee accepted this recommendation.

- o **Tennis Court resurfacing at ATHS**

Dr. Helton updated the committee regarding our legal counsel communicating with Mr. Bill Bowes from Chicagoland Paving. We have a written demand in to them and expect a response by Friday, October 4th to confirm that they will complete the contract and resurface the courts. We are looking to confirm what the next date of availability is for them to perform the work in cooperation with our tennis program. The weather and temperature requirements for this resurfacing may require us to move work to the spring 2014 after that season concludes. We will report back to the committee as soon as we have firm commitment.

- o **Highlander Field Project**

Dr. Helton updated the committee regarding the Village of Addison offer to install the water source and cover the cost of the water if we agree to read the meter when using and report such to them. We would then recommend sharing in the cost of remediating the field at approximately \$9,985. The district would then look to purchase equipment to efficiently water the field. Quotes range from \$12,000 to \$18,000 but we may be able to find one for less.

- o **School Maintenance Grant Program – State**

Mr. Hoster explained that the Illinois State Board of Education opened another window for their popular matching grant program that will provide up to \$50,000 of assistance for approved facility improvement work. The five levels of prioritization may be a challenge for us as the first two are for Emergency or approved Health Life Safety amendment work of which we don't have such. However, we will identify what projects are already being considered for summer 2014 and present a project to the Buildings & Grounds Committee for consideration to submit application. The ongoing roof repair work is the likely project to be submitted. One requirement is that this grant submittal be discussed at a public meeting and reflected in the minutes of such meeting so we will target the November 11, 2013 meeting. Deadline for applications is November 27, 2013.

- o Next meeting is Tuesday, November 5, 2013.

Meeting was adjourned at 6:47 PM.

Vice President, Board of Education

Secretary, Board of Education

Attest: _____
Date