

North Boone Community Unit School District No. 200
Minutes of the Facilities-Long Range Planning Committee Meeting
District Office
6248 North Boone School Road
Poplar Grove, Illinois 61065
Tuesday, March 8, 2016
6:00 p.m.

CALL TO ORDER AND ROLL CALL

The meeting was called to order by Tom Moon at 4:33 p.m. The following Committee members were present: Dr. Mike Greenlee, Tom Moon, Ed Mulholland, Jim Novak, Kelly Hanaman, Allison Louis and Jeannine Plath. The following Committee members were absent: Jim Etes and Alex Tilford.

AUDIENCE TO VISITORS

(none)

REVIEW OF CASHMAN STAHLER DESIGNS FOR PROJECTS

Dr. Greenlee said he had asked Jim Novak for a complete list of Cashman Stahler designs. Mr. Novak provided the list to Dr. Greenlee prior to the meeting.

Mr. Novak noted the Upper Elementary roof damaged during last wind storm, was in year ten of a 15 year warranty. He is currently working with the manufacturer & installer for the repair. To our knowledge there were no leaks, however, Mr. Novak would like to see the entire roof replaced. Mr. Novak said the manufacturer, GenFlex, and the District insurance company were contacted immediately upon the discovery of the damage, but repair dates are TBD as we are waiting for adjustors. He noted the insurance adjustor is waiting for the manufacturer to see if they will take ownership. The roof is warranted for winds up to 55 mph, and Mr. Novak has written documentation showing winds were at 53 mph. He also said even if the wind damaged roof is under warranty, additional work still needs to be done in other areas as identified in the 10-Year Health Life Safety Study recently presented.

Regarding roofs in the 10-Year Health Life Safety study, Mr. Novak said Wold acknowledged making an error on the strapped down roof area square footage of the Middle School, underestimating the area in "Urgent Need" and thus understating its value in their estimates.

Mr. Novak said some of the Middle School roofs date back to the 80's, and even though they are not currently leaking, he feels we are running on borrowed time. He felt the following are upcoming roof issues in the five-year range: MS gym roof, MES gym roof, CES upstairs and MS boiler room area. He explained if we go with our current architect, we can get bids out more quickly for some of these projects as the engineering work has already been done and paid for and could still be completed this summer.

Mr. Mulholland asked if we were required to obtain engineering drawings for the roofs. Mr. Novak said depending on the scope & cost, yes. Other than repairs, we have not done major work in the past without engineering drawings. Mr. Mulholland said he would like to get the roof work started. Mr. Moon also suggested moving forward with all roof work.

Mr. Moon made a motion to move forward with the architects completing design work and to begin the roof projects identified as Items 3, 4 and 5. Mrs. Plath seconded the motion. The motion was carried by unanimous voice vote.

Mr. Novak will proceed to contact Cashman Stahler and request they prepare bid documents for this summer for various Middle School roof replacements.

DISCUSS HEALTH LIFE SAFETY URGENT ITEMS

Mr. Mulholland was willing to move forward with Items 1-10 on the HLS 2016-2017 Capital Improvements list.

Mr. Novak said he would like to get Simplex out to look at our fire detection, smoke detector, strobe and annunciator issues identified in the HL/S document. He said all schools except the High School have the same Simplex equipment and since they are proprietary, he will proceed with obtaining a quote and contracting the work.

Per direction of the committee, Mr. Novak will handle the fire detection needs, the locksmithing work, electrical improvements, and the general construction items identified as “Urgent” under the HL/S document and identified in the 2016-2017 Capital plan. Wherever practical, items will be completed with in-house labor.

Mr. Moon would like to personally review the masonry and concrete items listed in the HL/S survey before any contractors are contacted.

Mr. Mulholland asked about MS parking lot bids. Mr. Novak said there was approximately \$200K in work, including several alternatives.

Mr. Moon said he would like to analyze the CES traffic and bus flow prior to repaving. He suggested moving blacktop and concrete work to the next meeting. Mr. Novak suggested getting some pavement work completed this year.

Allison Louis suggested pouring a cement pad for basketball and 4 square, and create parking for staff. She would like us to follow the state guidelines for a playground area.

Mr. Mulholland felt we were on borrowed time for our special use permit for the TAC building. He noted we may want to put this on the five year plan.

The Committee provided the following direction to Mr. Novak regarding the 2016-17 suggested Capital Plan consisting mainly of HL/S “Urgent Items” to proceed on:

- Item 1 - Fire detection, smoke detectors, strobes and annunciators at all buildings -
Contact Simplex to obtain quote and proceed
- Item 2 - Locks, door hardware and closers at HS, CES, PGE & UE -
Contact locksmith to obtain quote and proceed
- Items 3,4 & 5 Contact District Architect Cashman Stahler to prepare bid documents on
the roofs identified above.
- Item 7 - General construction work items - proceed
- Item 8 - Electrical work & improvements complete as practical internally and
contract as needed
- Items 6 & 9 - Masonry repairs (major) at MS and MES and all concrete work will be
reviewed by Mr. Moon & Mr. Mulholland before proceeding any further

PLANNING FOR SUMMER AND FUTURE WORK

Mr. Mulholland suggested employing 5-6 college students for summer help.

OTHER DISCUSSION ITEMS

Dr. Greenlee mentioned we don't have a contract with Cashman Stahler. He said our attorney said if there is not a contract, we could go through the process of selecting an architect. He said we can specify by honoring the work that has already been established. The Committee decided to table the architect discussion.

The Committee would like to break out HLS from other work, and would like the blacktop bids broken out with numbers connected to the scope of the project.

ANNOUNCEMENTS

(none)

NEXT MEETING DATE

The next meeting is tentatively scheduled for April 12, 2016.

ADJOURNMENT

The meeting adjourned at 7:29 p.m.

Submitted by:

Tom Moon, Chair