

BUILDINGS/GROUNDS & TRANSPORTATION REPORT

Date: May 16, 2016
To: Board of Education
From: Lori Ade

BUILDINGS/GROUNDS

Facilities Committee

The Facilities Committee met Thursday, May 5th. Minutes from this month's meeting are included with my Board Report. The next Facilities Committee meeting is scheduled for Wednesday, July 13, 2016.

District Capital Improvement Plan

As reported to the Facilities Committee, GRP and Pana CUSD #8 signed a contract for the following projects to be completed this summer and upcoming school year:

- Boiler system at the Sr. High
- Kitchen/Cafeteria flooring and painting at the Jr. High
- Controls for the HVAC system at the Jr. High
- Plaster Ceilings at Elementary Schools
- Camera System for All Schools

Jr. High Gymnasium Insurance Claim

Since the Jr. High gym loss occurred after the last board meeting, I figured I would try to give a timeline of events as of Friday, May 13, 2016.

1. Tuesday, April 26, 2016 about 4: 00 p.m. a strong storm blew the rubber roofing up and over the peak of the gym roof, causing major flooding to the interior of the gymnasium.
2. A roofing company arrived that evening to tarp & secure the roof from further weather damage.
3. The rubber roofing had pulled a gas line out of one of the roof top units, causing the gas line to break. Hilton's and Ameren secured the gas line.
4. A restoration company arrived that evening and began the water extraction immediately. They had the surface water extracted, a desiccant drying machine and about 50-60 drying fans were in place by 3:00 a.m. Wednesday, April 27 to continue the drying process.
5. The insurance adjuster was assigned to our claim, and was on site within 2-3 days of the claim.
6. A flooring company was brought in to determine whether or not the floor could be saved. The insurance and flooring company agreed that the floor was not salvageable.
7. By Friday, April 29th, the drying process focus turned to the interior ceiling.
8. Between the restoration company, the flooring company, and the insurance adjuster, everyone was working hard to complete step-by-step what had to be done, getting

estimates compiled of the damages, and getting the right people/companies involved to expedite the claim process.

9. The flooring company began tearing out the floor on Tuesday, May 10th, and should be completely finished with that job Monday, May 16. Due to the adhesive (non-asbestos) under the floor, the process has taken longer than originally scoped.
10. Another company came in to dismantle the existing bleachers. The restoration company found a company to tear down and remove all the bleachers for a very low price, and then they will salvage the wood and metal.
11. The insurance adjuster was on site again Thursday, May 12th. He has asked the restoration company for a second bid on the roof work, and is working with the restoration company on the painting numbers.
12. The insurance adjuster is very pleased with the pace of the project, and said that he was very impressed with the restoration and flooring companies. He added that he had never worked with companies like these two that kept an eye on the bottom line and seemed to always look for ways to reduce costs, while at the same time accomplishing the work in great fashion.
13. I don't have exact figures for everything, but the latest NTE (Not To Exceed) figures that the insurance adjuster is working from are as follows, and he has approved the figures below. These figures do not include 10-20% overhead/invoicing amounts.
 - Drying Process – \$120,000
 - Taking out Bleachers & Floor Demo with Dumpsters – \$42,000
 - Painting of Ceiling – item for discussion
 - New gym floor - \$165,100. Could be a little more depending on leveling needed.
 - Band Room – Very little damage. \$850.
 - Roof repair – Soft estimate in the \$80,000 range.
 - Gas line repairs – No number yet.
 - Final Clean Up – No Number yet.
14. As of today, Friday, May 13th, the ceiling is 98% dry. The old floor is 90% removed (have to wait for the bleachers to be totally removed to get to the rest of the floor). The floor and bleachers should be 100% completely removed by next Wednesday, May 18th. The drying fans will be put back in place Wednesday night, and should be 100% complete dry within 5-7 days, possibly even fewer.

Summer Work

Summer work projects in the buildings will begin May 23rd for the custodial and summer maintenance staffs, and contractors. Obviously, we have the bigger projects with many contractors in the district this summer, so I will have several updates as projects get started and progress.

TRANSPORTATION

Another Successful Year

My sincere thanks to each and every bus driver and bus aide for the work they do every single day! We are very fortunate to have the drivers and aides that we do. They truly care and look out for the best interest of every student on the buses.