

**Facilities Committee Meeting
Unit Office Board Room
May 5, 2016
5:30 p.m.**

Members Present:	Beyers, Kirkbride, McLeod
Members Absent:	N/A
Superintendent Present:	Yes
Facilities Director Present:	Yes
Visitors:	N/A

Meeting was called to order at 5:30 p.m. by Chairman, Bill Beyers

The minutes of the February 3, 2016 and April 13, 2016 meetings were approved on a motion made by Doug Kirkbride and seconded by John McLeod

OLD BUSINESS

District Capital Improvement Plan

A contract was signed with GRP for the following projects:

- 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

Sr. High Stair Treads

With regard to the excessive wear and waviness on the treads, the Johnsonite (manufacturer of treads) will be here on Friday, May 13th, along with Tsi Flooring (installer). Lori will update the committee following the on-site visit.

Interior Batting Cage

After the batting cage fell, AALCO Manufacturing arrived to secure the batting cage up off the floor so the gym could be occupied. A quote should arrive by Monday, May 9th to repair the cage, add some secure hooks to the cage, and also include pricing for a complete inspection of all mechanical equipment in both gym areas.

Since the shaft part of the batting cage had been mentioned to be part of a recall notice, the facilities asked Lori to check to see if the costs of repairs were covered under the recall notice.

NEW BUSINESS

Jr. High Gym

As reported on the evening of April 26th, during a strong storm, the rubber roofing blew off of the Jr. High gymnasium. Lori gave the latest updates on the claim status:

The Insurance claim and clean-up process are progressing as anticipated. All parties are working very well together. Slay's Restoration from Carmi, IL has been in charge of the restoration/clean-up process since the first night. They have remained in daily contact with either Paul Lauff or Lori. Stalker Sports Floors from New London, WI was the floor expert called in by Slay's that determined the floor a total loss. It was confirmed that there is no asbestos in the floor, and the insurance adjuster has accepted that assessment. Demo of the floor will begin Monday, May 9th. Equipment is being brought in and set up for the demo during the next couple of days. Slay's will remain on site to continue drying the concrete and the interior ceiling. At this point, the insurance adjuster has authorized replacement of the rubber roof on the gym, replacement of the gym floor, and painting of the interior ceiling. Slay's and Stalker are continuing their efforts to see if the insurance claim could also cover painting of the walls, as well as removal of the asbestos around the old boiler pipes. As of right now, there are no dollar figures or caps of what the insurance has authorized for each area (roof/gym floor/etc) but Lori will continue working with everyone as the claim unfolds and provide updates as they are received.

GRP's role at this point:

Even though the Jr. High gym was included in the district's capital improvement plan, with the insurance claim now controlling that area, the district must take time to make sure the insurance claim dollars are provided where necessary, while at the same time look at ways to save the district & insurance company money. GRP's role will be delayed in the gym remodel, because their inclusion at this point would more than likely not only delay the process, but confuse the insurance company as

to why they are now stepping in and changing directions or companies involved. Additionally, the district would be spending more money at this point that isn't really necessary. Dr. Lett and Lori had a conversation with Bob Fogarty and he is aware that Slay's Restoration will continue to handle the restoration piece of the insurance claim, and then when the district is ready to make the decision of who installs the new floor, or who paints the walls, other upgrades/changes during this construction phase (new bleachers, painting or asbestos removal NOT covered by the insurance), then GRP will re-enter the picture. The Facilities Committee brought to the table that currently, the district has no contract with GRP for the Jr. High gym, and it was agreed that GRP's inclusion at this point could likely slow the process for the insurance company.

Bill Beyers asked where the funds were now coming from since we've escalated the non-insurance claim parts of the gym refurbish. Dr. Lett reassured the committee that he had reviewed the sales tax funds and feels comfortable being able to fund the pieces not covered by insurance, and added that if necessary the district could do the inter-fund loan, but didn't think it would be necessary.

John McLeod asked about salvaging the bleachers that will be taken out. Lori will check into this with Slay's and Stalker Floors.

Adding a storage room on the NE corner of the gym was discussed, with other alternatives being brought to the table. One member asked about installing a curtain to separate the gym into two separate spaces. No action was taken.

High School Chiller

There are seven compressors that operate the big chiller outside. Currently, there is a power failure with one of the seven compressors, so Xcell Mechanical (our maintenance provider) was contacted and when the field tech was here, the compressor stopped working completely. Also contacted was Knearem Heating & Cooling since they installed the chiller 5 years ago. The compressors normally last 10-15 years, so both Xcell Mechanical and Knearem Heating & Cooling have no idea why this compressor failed. The bad news is a replacement compressor will be necessary, and the cost is estimated at \$11-\$12,000. The good news is, it's been such a mild/cool spring that the High School hasn't run the chillers at 100% to warrant the need for all compressors running. John McLeod asked if the manufacturer could assist with the cost of replacing the compressor. Lori stated the warranty is only good for one year, but she will follow up to see if there is anything the manufacturer could do.

Garaventa - Lifts

As reported at the Facilities Committee Meeting in February, the lift at Lincoln continues to have breakdown/non-functioning issues. Since the district is bound to Garaventa for the repairs/replacements/maintenance/etc (proprietary), there is little the district can do to eliminate the costs associated with these repairs. Lori simply wanted to bring to the facilities committee that costs will likely continue until the time when those buildings are no longer used or the district makes a decision to replace those stair lifts.

Garaventa did do the maintenance on all the lifts while they were here, and it appears Washington Schools' rope will need tightened very soon. Washington's lift is getting more use this year than in the past several years. Lincoln's lift is used multiple times per day, every day.

The committee agreed that the lifts need to be maintained, and unfortunately, the costs are out of our control, and it was agreed that those repair costs are still less expensive than replacing the lifts.

OTHER BUSINESS/COMMITTEE CONSIDERATIONS

Storage Space In Stairwells

John McLeod asked that Lori talk to GRP regarding the request for more storage space underneath the stairwells in the elementary buildings.

Plastering Ceilings

Facilities Committee asked if the plastering of some of the ceilings was still in the scope of work for this summer. GRP has it on their project list to test a couple of rooms with the reinforcements and then see if the district wants to move forward with that solution.

HVAC Fan

John McLeod asked that Lori also bring GRP's attention to the fan room, and have them give a recommendation for a safety cage.

Meeting Place

John McLeod suggested having the Facilities Committee Meetings in the different buildings each time---on a rotation basis, so that they could have a better opportunity to see the buildings more often.

NEXT MEETING DATE & TIME

The next meeting is scheduled for Wed., July 13, 2016 at 5:30 p.m. in the Unit Office Board Room.

ADJOURN

There being no further business, a motion was made by Doug Kirkbride and seconded by John McLeod to adjourn the meeting at 6:30 p.m.

Member

Member