



**AGENDA**  
**BOARD OF EDUCATION – MOKENA SCHOOL DISTRICT 159**  
**SPECIAL MEETING**  
**Mokena Elementary School**  
**January 22, 2019**  
**7:00 PM**

**I. ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

**III. PUBLIC COMMENT**

**IV. ACTION REQUESTS**

A. Mokena Intermediate School Rooftop Unit Bid

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**V. NEXT STEPS AND FOLLOW UP RELATED TO DISCUSSION AND/OR ACTION ITEMS**

**VI. ADJOURNMENT**



# MOKENA PUBLIC SCHOOLS DISTRICT 159

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## Memo

To: Board of Education and Superintendent Dr. White

From: Dr. Teri Shaw, CSBO

Date: January 22, 2019

Re: MIS Roof top Unit -2

### **Strategic Plan and/or Policy Connection:**

[4:150 Facility Management and Building Programs \(a section of this policy\)](#)

### **Standards for Managing Buildings and Grounds**

All District buildings and grounds shall be adequately maintained in order to provide an appropriate, safe, and energy efficient physical environment for learning and teaching. The Superintendent or designee shall provide the Board with periodic reports on maintenance data and projected maintenance needs that include cost analysis. Prior Board of Education approval is needed for all renovations or permanent alterations to buildings or grounds when the total cost will exceed \$10,000 (unless emergency dictates), including the cost equivalent of staff time. This policy is not intended to discourage efforts to improve the appearance of buildings or grounds that are consistent with the designated use of those buildings and grounds.

### **Background and Information:**

The MIS RTU (roof top unit) – 2 suffered a catastrophic failure in the fall of 2018. There are three RTU's on the roof of MIS. The RTU's are original to the building. All three RTU' are from 1971 and almost 50 years old. Each of these units are nearing the end of their usefulness. We have worked with McKinstry engineering, McCauly Mechanical, and Wold architects to determine the best course of action for MIS.



The pictures were taken at the time of the catastrophic failure by Superintendent Dr. White.

On January 14, 2019 there was a meeting to discuss MIS Roof Top Unit #2. Participants were Matt (engineer) and Tim (architect) from Wold; Sylvia (engineer) and Ryan (engineer) from McKinstry; Jim Ferguson from McCauly Mechanical; Dave McAtee, Teri Shaw, and Don White

Discussion was centered on determining the best path for 3 cooling seasons for MIS to include Spring 2019, Fall 2019, and Spring 2020.

#### Four scenarios

1. Replace like for like hot deck/cold deck
  - a. \$185,000 replacement
  - b. 800,000 to 1M
  - c. The Replacement \$185,000 would be a part of
2. Referendum Fails
  - a. Back to scenario 1
  - b. \$185,000 replacement
  - c. \$800,000 – 1M replacement of hot deck/cold deck
3. Referendum Passes
  - a. \$185,000 Replacement
    - i. Repurposed for Offices and/or gym
    - ii. Split off of chiller plant
  - b. Chiller/Boiler Plant
  - c. 3 – 4 Million Plant
4. Do nothing
  - a. No cooling at MIS
  - b. Wait until after referendum for further direction

This scenario only addresses RTU-2; there are still units 1 and 3 that are original to the building. Repairs on each of these two units may be up to \$75,000 each

Rule of thumb is 60 to 65% of replacement costs in repair then it's best to replace

There was an RFP issued for the replacement of RTU in December 2018. The bid tab and project summary sheets are attached to board book.

Sylvia McIvor and Ryan Brandish from McKinstry Engineering will be at the Special Board Meeting to answer any questions.

**Underlying Assumptions:**

The underlying assumption is that air conditioning and a comfortable learning environment is a top priority for our students.

**Administrative Recommendation:**

The administration is recommending proceeding with the Capital Project at MIS for replacing the Roof Top Unit 2.

**Financial Impact:**

The estimated cost for the replacement of MIS RTU-2 is \$185,000.

The Board had approved \$672,000 for mechanical and infrastructure improvements in May 2018 to be built into the 2018-19 budget. The mechanical failures that have happened during the fall and winter have been funded by the approved amount in the budget. The original project to add controls to MES was delayed by the architect and engineer process. We gave direction to the new architect to prioritize those projects proposed through the Facility Assessment conducted by McKinstry Engineers. There is funding available in the current budget for this replacement project.

There was a detailed spreadsheet shared with the Board on Jan 14. This spreadsheet detailed the current Operations and Maintenance budget for Capital Projects, specific projects, repairs and replacements.

**Implications, Considerations, Next Steps**

The administration will give direction to McKinstry Engineering to proceed with the Capital Project.



		BUDGET COMPARISON:	WORK PACKAGES				
		Mechanical & Electrical		Controls			
Initial Low Bid Contractor:		McCauley		Atomatic	\$ -	\$ -	
Initial Low Bid Amount:		\$ 98,500.00		\$ 31,950.00	\$ -	\$ -	
Contingency Percentage:		0%		0%	0%	0%	
Contingency Amount:		\$ -		\$ -	\$ -	\$ -	
		\$ 98,500.00		\$ 31,950.00	\$ -	\$ -	

  

Alternates ON (1) / OFF (0)	Alternate Selected	BID TAB	WORK PACKAGES					
			Mechanical & Electrical			Controls		
		Contractor Name:	McCauley	Atomatic	Premier Mechanical	McCauley	Atomatic	Syserco
		Base Bid Amount	\$ 98,500.00	\$ 114,795.00	No Bid	\$ 1,400.00	\$ 23,715.00	\$ 28,912.00
0	NO	Install York YD600 condensing unit in lieu of base unit. Value shown to the right is an add or deduct to base bid.	\$ (8,900.00)	\$ 18,455.00		\$ -	\$ -	\$ -
1	YES	Install standalone controls to replace pneumatic controls on MZU-2. Value shown to the right is an add or deduct to base bid.	\$ -	\$ -	\$ -	\$ 34,000.00	\$ 8,235.00	\$ 26,124.00
0	NO							
0	NO							
0	NO							
0	NO							
0	NO							
<b>Total:</b>			<b>\$ 98,500.00</b>	<b>\$ 114,795.00</b>		<b>\$ 35,400.00</b>	<b>\$ 31,950.00</b>	<b>\$ 55,036.00</b>
Variance to Low Bid (\$):			\$ -	\$ 16,295.00		\$ 3,450.00	\$ -	\$ 23,086.00
Variance to Low Bid (%):			0%	14%		10%	0%	42%

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# Project Summary

Project Scenario Date **Mokena IS Condensing Unit Replacement**  
 Pre-Final  
 1/18/2019

FIM Name	Mechanical	Electrical	Controls	Other	Total
MIS Condensing Unit Replacement	\$ 90,700	\$ 7,800	\$ 31,950	\$ -	\$ 130,450
	\$ 90,700	\$ 7,800	\$ 31,950	\$ -	\$ 130,450

A. Construction Costs	
Construction Bonds	\$ 1,435
<b>Total Construction Cost</b>	<b>\$ 131,885</b>

B. Professional Service Costs	
Design	\$ 3,000
Const. Management & Proj. Admin	\$ 9,000
Commissioning	\$ 3,650
<b>Total Professional Services Cost</b>	<b>\$ 15,650</b>

C. Other Project Costs	
Project Contingency	\$ 9,132
O&M Manual	\$ 800
<b>Total Other Project Cost</b>	<b>\$ 9,932</b>

D. Overhead Costs & Fees	
Overhead	\$ 13,188
Profit (Fee)	\$ 13,188
<b>Total Overhead Cost &amp; Fee</b>	<b>\$ 26,977</b>

<b>E. Total Cost (A+B+C+D)</b>	<b>\$ 184,443</b>
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Note: Testing and abatement of any hazardous material is not included.