

**BOARD OF EDUCATION
FACILITIES COMMITTEE MEETING
ROCKDALE SCHOOL DISTRICT 84**

715 Meadow Avenue Rockdale, Illinois, Thursday, January 26, 2023
Conference Room – 6:00 p.m.

1. Call meeting to order at 6:00 p.m.
 - Meeting started at 6:03 pm.
2. Roll Call of Committee Members
 - Dr. Merritt, Mr. Lorenc, Mr. Chamblee, Mrs. Chamblee (virtual), Mr. Peterson (virtual), Mr. Puckett, Mr. Mooney Michelle James (Veregy), Dave (Veregy), Brandon (Veregy)
 - Mrs. Kelch was absent from the meeting.
3. Review Committee Purpose:
 - a. A meeting convened by the Superintendent in order to make recommendations to the Board of Education.
 - Dr. Merritt, making the necessary changes to the building to create the best teaching environment for our students and staff.
 - Committee had some different options talked about. The BOE was in agreement with the pipe removal and replacement, the storm sewer, and the courtyard space for the summer 2023. Special BOE meeting next Wednesday to stay with timeline for summer work. Dr. Merritt saw a sneak peak of the presentation that will be presented that includes costs.
 - Veregy has worked through several options that include costs. There is some flexibility amongst the options. The

walkaway is to present the BOE with the vision moving forward.

- Mr. Chamblee, bringing back some proposals for the parking lot, grassy field. Asked to include that for February 1 or at least for the February meeting. Better price September for parking lot work, 12% reduction of cost potentially.
- There will be phased work to be done for future summers.
- Mr. Mooney is adding to the committee for IT closet and put that into thought regarding the courtyard.
 - i. Establishing priorities for maintenance, repair, renovation
 - ii. Examine district practices and work to align with legal requirements
 - iii. Consider how decisions made by the Facilities Committee relates to improved student outcomes.

4. Public Comment

a. Michele James - Veregy, Inc.

i. Scope and cost of upcoming projects

- Firm numbers on priority work as one package and then phased options. Dr. Merritt has the presentation.
- Two areas to add: parking lot and IT wiring for February 1st.
- Recommendations and firm pricing \$3.552 mil
 - water draining improvement, courtyard with skylight, flooring, ADA bathroom, new windows facing the courtyard. Galvanized piping, HVAC rooftop unit, heating and cooling for courtyard.

-\$140,000

- IT closet, contact ATT and Comcast. 2nd floor will stay as is. The first floor will be moved where the current staff lounge. Mr. Mooney will provide extra wires in case of future
- budget of \$269,000-Phase 2 or 3-cafeteria windows. Updated version of bigger windows and/or expanding the cafeteria. New structural steel with double door entry and exit with metal roof. Using two columns, curtain wall. Similar to left photo. Could be moved out by 8 foot. This all hinges on the Shep's property. Continuing the outreach.
- Demo of HVAC (courtyard and gym), boiler, front louver work with stone work. Lights and hallways, cabling, HVAC-electric heaters in the hallway.
- Recent walkthru was temp control of hallways via last BOE meeting. Possible future phase to make the building climate controlled. Heat or air was the question. Discussed lighting and ceiling. That could be a full project for the second summer. Could run an a-frame and condenser. Needs to be considered and different parts of the courtyard and building will be more challenging.
- Could pull lighting and ceiling out of current
- Reviewed current concrete work for back. \$100,000. Drew attention to metal railing for ramp door. Have railing match the back ramp. Original \$155,000 was replacing and excavating.
- Cafeteria HVAC fencing on north side of the building. \$5000-\$7000
- Option 1-\$3.2 mil for pulling lighting, ceiling out
- Option 2-\$2.7 mil window replacement for courtyard

and in all areas besides the north. Gray light glass would not need it. Shades can be added. The blinds more to prevent distracted students. Price out for middle down. Maintenance free. Window replacement in Gardner, full shades, chain driven, but operate smoothly. Similar. Give options. Includes. ESSER III has money.

- Change the solar option for ceiling. The study was done. Put solar panels on the roof. Difficult to access mechanicals on the roof and may not be sustainable. Maybe restructure the gym roof. Current unit is a larger unit and the new unit will be smaller, more efficient, per Mr. Puckett. Michelle-move it and cap it off and remove curb. All new ductwork will need to be taken out. Curb is holding the weight from the ductwork. New penetration and sock. New unit will be just south. Smaller unit by weight and size. It served different classrooms. The roof will be a tear off. Dave will do the math on it.
- Mr. Chamblee-one structural engineer said it was, and another one said it would be. Could the solar farm withstand the weight. Veregy is familiar with solar energy and will make sure it will be structurally sound. Will be done before the roof is redone. Calculations will be done. 6 pounds per square foot. Does not impact a warranty and communicated to the BOE. Weight was a concern with the BOE. Addition was put on in 1947. Need to make sure it is reconstructed. A total tear off. Need to look at
- Veregy did CORE samples and infrared sampling of the roof. Wet insulation and it was softer. Make it solar ready and do section 1 analysis. Warranty on roof to

match.

- New unit in the gym-removal of HVAC, boiler vents? That does not include in the price-boiler vents.
- West side handrail and ramp. Will not take the slab out. Price for ice melt and mats would add more to the \$155,000. Ripping out the back pad. Worried about the slight incline.
- Look at timelines. Hope is that decisions will be made by February 1 to ensure steps are ready for final review. Need to get notice out soon.
- Updated slide-adding a door from flexible space to other setting. Courtyard renovations is included in base as part of courtyard. Bulleted items would be in the area of \$140,000-\$150,000 to get final numbers from contractors.
- Leave north wall open in courtyard. Plumbing would be run underground to west wall due to east door. Included in plumbing price. Need to price up cabinets, furniture, etc. Bathroom includes new fixtures. Ceramic tile.
- Two classrooms would remove vents from inside the courtyard. J & A have two new multi zone units. Two on lower roof will be moved to ceiling.
- Dr. Merritt-Open up to committee members. There were 7 different projects from \$3.8-\$4.1 mil. Option C-no window replacement would be \$3.5 full scope of work. Costs could rise in phase 2 or 3. Projected for fund balance of \$5.7 mil. CPPRT could increase. Take into consideration of funds, especially O and M. The original target expenditure for phase 1 was roughly 2.5M. Share ideas.

- Lighting, ceiling, and roofing-upgrades to gym.
- The BOE would like to heat and cool the hallways. There are cold spots and hot spots. Muggy outside MS rooms. Hold off on ceiling and lighting to phase 2. Could break out gym roofing.
- More information on roof integrity. Veregy believes there are incentives from Illinois and ComEd and significant savings. Would be eligible for 30% upgrade and do it at the same time. Not sure how the deadline is by Federal Government.
- Option 1-\$3.5 mil-\$140,000 for spaces in courtyard. \$175,000 for west ramp. New HVAC fence \$6,000. \$3.874 mil.
- Get rid of lighting and ceiling.
- Mr. Chamblee-Recommend full boat package, minus lighting and ceiling. Plus IT wiring (\$75,000 estimate) and parking lot.
 - Can this be done by the start of school-Veregy says yes and pricing is holding. 16 week max for delivery. Materials are difficult.
- Michelle-Need to have a plan B and C. Can do on off times for windows.
 - HVAC lead times.
- Option B-took out lightings and ceiling.
- Mr. Lorenc-parking lot in September. Savings to the BOE.
- Mr. Puckett-leary of gym HVAC, delivery of. Units have lots of circuit boards. Lots are one day things. Building is cleared out.
- Mr. Lorenc-remove lighting and ceiling. Option A. Keep IT and look into parking lot. Concern for stuff in time. Didn't understand the fencing. Need to put a new unit.

PVC fence.

- Dr. Merritt-Veregy to beautify the fence to match the back door.
- Match fence work over by the band room to do on east side.
- Dave on ramp going up on east side. Ramp ends at corner of the building.
- Mr. Mooney-not to have the band room leak. Design for IT closet. 2nd floor for phase 3. Consolidate IT to one area?! Need to get air into the IT closets. Concern with contractor leads. We currently only have one cable. Need to get a bigger switch. Alternate bid to move 2nd floor to main floor.
- Mrs. Chamblee-difficult not to see visuals and follow along. Email presentation to team. Mr. Chamblee texted it to Mrs. Chamblee.
- Mr. Peterson-\$645,000 includes flooring and abatement. Same as team.
- Dr. Merritt-Summer Bridge to use St. Joseph's church.
- Phase 2-building walkthru-bathrooms look similar and maybe some bathroom renovations. ADA compliance for Phase 2. Bathrooms are cooper. Drinking fountains-no chase. Replacing visible galvanized piping. Did not check drinking fountains. We have bottle fillers. All buried pipe and would have to open up the walls. Only identified the two by front the office and Shear's room. Veregy will look at it.
- Do it right and do it all at once.
- Dr. Merritt-Good direction to BOE. Recommendation from committee. Great presentation. Lighting and ceiling upgrades is minus \$160,000. Parking lot design will be included this weekend. Church was on the

corner. Maybe add a fence for the parking lot. Less than Gardner parking lot.

5. Discuss scope of work to be complete during summer 2023
6. Determine recommended scope to be presented to the Board of Education
7. Discuss scope of work to be completed in FY24 and FY 25
8. BMI Cleaning Company – Updated Agreement through May 26.
 - a. Update on satisfaction with BMI
9. Beautification Ideas
10. Other
11. Adjournment