

LNSU/LNEMUUSD BOND COMMITTEE MEETING  
MONDAY, FEBRUARY 12, 2018  
JOHNSON ELEMENTARY SCHOOL

Board members present: Mark Nielsen, Heather Rodriguez, Chasity Fagnant, Bill Sander, Lisa Barry

Others: Dylan Laflam, Melinda Mascolino, Brian Pena

1. ***Call to Order, Approval of Agenda and Public Comment***

H. Rodriguez called the meeting to order at 5:11. No changes to the agenda were suggested. There was no public comment.

2. ***Approve Bond Committee Meeting Minutes from 1.29.18***

**B. Sander moved to approve the minutes of January 29, 2018 and the motion was seconded and passed.**

3. ***Other Business***

While the committee waited for D. Laflam to arrive, M. Mascolino talked about bond work at ECS. Three years ago there was a bond and work bonded for included a garage and repaving the parking lot. Her understanding is that we went out too late last year for either thing to happen. Engineering has started for the repaving. In drilling down beneath the asphalt to make sure the ground underneath was stable they discovered they had to go deeper than they originally thought. The amount of money originally set aside isn't enough to do the parking lot. They have to virtually start from scratch on it. There is currently no handicapped parking at the front of the building. The plan was to put handicapped spaces out front instead of having buses park there and instead have a bus lane for buses. She doesn't know how much we can afford.

There are plans for the garage. Originally when we went out to bid only one contractor responded and the old Eden board hoped more people would respond so they put another bid out and then it was too late to start construction. M. Mascolino and H. Rodriguez said it would be similar in size to Johnson's storage building, which is 24x30 ft. M. Mascolino said it would not be heated. H. Rodriguez said D. Laflam had said Eden's building would be similar to Johnson's, with work space inside. Johnson's work space is heated. (*D. Laflam arrived at 5:17.*) M. Mascolino said the ECS custodian and D. Laflam had talked about just heating the work space with some kind of unit. They would not necessarily heat the whole space because it is mainly needed for storage.

3. ***Review & Possible Approval of Engineering Proposal for Johnson HVAC***

D. Laflam said he wanted to talk about an engineering proposal for Johnson by Bill Root. It is a pretty good bid. It is broken into 3 pieces. Phase 1 is clarifying the scope of work – identifying deficiencies of the whole system. B. Root would go through the entire building and come up with a list of issues and remedies. The cost of Phase 1 is about \$3,375. Phase 2 is creating documents to put it out to bid. That would take 20-40 hours and cost \$2700 to \$5400. The third phase would be managing and commissioning the project once the contractor is chosen. The cost for that would be between \$10,800 and \$21,600.

Once B. Root defines the scope of work and what is really wrong we may find we don't have the budget to fix it all. B. Root is acting as clerk of the works for the Hyde Park project and he has been really good. D. Laflam guesses the actual cost of Phase 3 is likely to be toward the lower end of the estimated range. A lot of that will depend on D. Laflam being able to do some of the work of supervising contractors.

D. Laflam said Johnson's building controls are probably the worst in the district. They are worse than Hyde Park's were. The control work was done in different stages and the controls are from different eras with band-aided integration. We don't have to agree to all 3 phases. We can say we want B. Root to do Phase 1 and then decide whether to move to Phase 2. And we don't have to use B. Root for all 3 phases.

H. Rodriguez said D. Laflam had mentioned that B. Root did Johnson's roof project. Was that the standing seam roof that was way over the time schedule? D. Laflam said yes, but that wasn't B. Root's fault. The project was given to a big national roofing company that used a local contractor who was never aware of the dates. B. Root also did the fire suppression system at Johnson and that was right on target.

D. Laflam said we can try a different engineer but those will be common prices. We can also do a design build with the contractor for free. The catch is it that will be all their specs and all their equipment and we won't have any say. That saves a lot of money on the front end but can be problematic on the back end.

Johnson's bond expires soon so we don't have a lot of time. We have \$18K for the design phase for HVAC and \$142K for building controls. We have \$35K for paving walks and D. Laflam found \$40K for IT infrastructure from other areas.

H. Rodriguez said these 4 items weren't the same 4 items Johnson planned for the bond before we had a merged board. D. Laflam said one of the priorities was wood chip system renovation but we don't have a problem with the wood chip system, while we do have a problem with controls. He moved money from other areas to areas he feels are priorities. H. Rodriguez said she doesn't think IT infrastructure was in there originally. D. Laflam said he also put a \$25K contingency fund in there.

H. Rodriguez said, speaking of IT, are we going to have public wifi access in our elementary schools? D. Laflam said no. H. Rodriguez said that is absurd. D. Laflam said there are a lot of reasons for that. Almost all districts are going to this. H. Rodriguez said we have professionals coming into our building who can't use wifi. She can't even get on wifi in the JES building to pull up notes. D. Laflam said her school board credentials should get her on. H. Rodriguez said they do not. No board members can get on. D. Laflam suggested that she check with Johnson's IT person. Belvidere is the only school building where board members shouldn't be able to get on with their credentials, because it has a DSL connection. (*Brian Pena arrived at 5:30.*)

H. Rodriguez said she thinks we need to find out what the full board wants. M. Nielsen said he would at least like to go into Phase 1 with B. Root. L. Barry asked, that was in

Johnson's old bond plans, right? H. Rodriguez said yes. L. Barry said she would recommend going with Phases 1 and 2 as that work was already in the previous bond plans. M. Nielsen agreed.

C. Fagnant asked if the work would all be done in the summer. D. Laflam said yes.

D. Laflam said we have already spent almost \$50K rebuilding 10 controllers that didn't work at all. He was just at a staff meeting at Johnson where there were a lot of complaints about facilities from staff. They have huge issues with the building being hot all the time. A lot of that has to do with HVAC controls. They are talking about wanting AC, but D. Laflam thinks before even looking at that we need to get things working so we can economize. His recommendation would be to accept B. Root's bid for Phase 1 and Phase 2. That would cost \$8775 at the most.

The committee agreed to accept B. Root's bid for Phase 1 and Phase 2, at a cost not to exceed \$8775.

**4. Other Business**

D. Laflam said an engineer was hired in the fall to develop plans for paving the parking lot at Eden. It was discovered that it wasn't built to bid spec in the 90's. The thickest place has 1 inch of blacktop. It was supposed to be 4 inches. There is no structural fill underneath like there should be. He is meeting the engineer tomorrow to go over options. The engineer said what we should do is pull everything out and put in 16 inches of structural fill, 2 ½ inches of structural blacktop and a 1 ½ inch topcoat. We have \$165K for blacktop and the engineer said that won't even be close to enough for that. He has a couple of other scenarios that he says aren't as long term. We are also adding a small parent drop off. We are reworking what is already there, not expanding the parking area. We will put in some curbs.

H. Rodriguez said we should be careful with curbing because plowing becomes a nightmare. It is better be able to push snow into a field than to lose parking spaces to snow, as has happened at JES.

D. Laflam said we spent \$11K on the engineer for doing the borings, designing the paving project, and putting together a bid packet. Because it is just blacktop he doesn't plan on using his end services during the project, so that is all we will pay.

H. Rodriguez asked where we are with the ECS storage facility. D. Laflam said he is trying to value engineer Johnson's shed - taking the blueprints and cutting out anything he can think of that is expensive. The very high end siding, for instance. Using vinyl siding would cut a lot of cost. He is pulling out some insulation. There is \$45K budgeted and he is trying to hit that budget number. The JES shed was \$68K and there was one change order that was about \$1000. (Because the water table was high we had to bring in additional stone.)

C. Fagnant brought up a time when the parking lot at JES was not plowed well recently. H. Rodriguez said the parking lot is often not plowed well during the day. We have gotten multiple complaints about plowing at that building during the week and on the weekend. She feels plowing done in house does not work. D. Laflam said last year they were getting lots of complaints with the contractor. H. Rodriguez said at least with the contractor we can fire them. D. Laflam said you can fire in house staff too.

D. Laflam said he is hoping to have the storage building ready to go out to bid in the next month.

C. Fagnant asked, the building trades program at GMTCC couldn't do the storage building? D. Laflam said it is hard for them to fit in any extra project unless it is very small. They would have to travel to Eden to work on the storage shed and with academics and travel time they would not have long to work on it each day.

D. Laflam said the Hyde Park project is going well. Students are not moving into the building until next school year. Staff will start moving in over the summer. June 30 is when we have to be out of the hotel.

There was nothing for IT in the JES bond plans. D. Laflam moved money into that from other places. We had surpluses in various other line items. Brian Pena said there is plenty of prep work to do at JES before the May 2022 deadline to migrate access points. With the bond money D. Laflam proposes to spend on IT we can run a second wire to every AP and purchase up to 18 access points. We will need 8 more than that but we can space them out over future years. We will need a new network switch. The CAT 5 cables at JES are old. According to his information they were put in in 1977.

H. Rodriguez said she understands we had money budgeted for IT that we didn't spend. That money we didn't spend is probably sitting in our reserve fund now.

B. Pena said if we run new wires to existing phones we can get better connection speeds. We are losing out on full connection speed potential because of the old CAT 5 cables. The other wires in classrooms that don't go to phones would not be upgraded. We are moving toward wireless and away from desktop computers. Our focus should be on wireless. We will save money in the long run by not upgrading those other wires and letting them die unless someone says they need a specific connection.

B. Pena estimates the IT work he proposes at JES would cost about \$39,682.90. We have to do a lot of that work anyway, though not necessarily now.

C. Fagnant asked if any of the complaints D. Laflam heard today at the JES staff meeting were about any of these IT things. D. Laflam said no; a lot of them were about snow and ice and building temperatures.

5. ***Adjourn***

**M. Nielsen moved to adjourn at 5:53, C. Fagnant seconded and the motion was passed.**

*Minutes submitted by Donna Griffiths*

UNAPPROVED