

MINUTES OF A FACILITIES SUB COMMITTEE
OF THE BOARD OF EDUCATION, NAPERVILLE COMMUNITY
UNIT SCHOOL DISTRICT 203, DUPAGE AND WILL COUNTIES,
ILLINOIS, HELD AT THE ADMINISTRATIVE CENTER ON
JULY 9, 2009 AT 4:00 P.M.

Call to Order Chairman Terry Fielden called the meeting to order at 4:04 p.m. Board member present: Terry Fielden and Susan Crotty. Jim Dennison arrived at 5:20 p.m.

NCHS Schedule Update

Chuck Polich and Tim Bickert, IHC reported:

- Work is proceeding on schedule
- Demolition complete.
- Completed micro piles for foundations
- Next week starting with earth retention tie backs for excavation in order to complete underpinning of existing footings
- Abatement finishing this weekend on three story building
- The old windows in basement areas can be covered.
- Asbestos abatement for the summer needs to be finished by August 8
- Placing foundations for courtyard area next week
- First Steel delivery set for early August
- Sound barriers for existing courtyard windows will be installed prior to the start of the school year.
- At the Board meeting on July 20, there will be a presentation on what the building should look like and what safety precautions are in place when the students return

Site Work

- Dirt has been stripped off the existing field.
- Site utility contractor is installing sanitary lines and water lines. The storm line will be installed in the next few weeks
- The field contractor should be able to get back on the field for drainage and stone – On schedule
- Porter street turn around will be started next week

NNHS Pool

Greg Bohlin, Lamp Inc. reported:

- Pool slab done
- Pour pool walls July 14
- Filter room equipment installation in progress -
- Plumbing behind foundation walls start July 16
- Backfill pool walls July 20
- Cat walk above the pool basin is complete
- Ceiling tile, lights, and fans yet to be completed overhead pool basin.
- Pool on schedule

NNHS Site Work

- West parking lot curbs 98% done – drive up by Ogden tomorrow
- Retaining wall done
- Masonry at ticket booth done

- Ticket booth trusses and roof sheathing done
- West lot asphalt grinding will start July 8
- Minor repairs to existing stone base needs to be done in a few areas before paving
- Asphalt pave West lot July 9 – 13
- Stripe West lot July 14
- West lot 2 – 3 weeks behind due to weather
- Building pad for North East lot in progress should be done July 13
- North East lot site utilities done
- North East and East curb done by July 10
- Install stone base at main drive north of school July 13
- Install stone base Ease lot July 17
- Pave North East lot area July 20
- When the students arrive for school, the parking lots will be paved and stripped – only some landscaping will remain unfinished

Mill Street

Greg Bohlin, Lamp Inc. reported:

- Kindergarten addition:
- Ceiling grid installed
- Drywall done by July 8
- Light fixtures installed – ceiling grid in
- Unit Ventilators installed
- Start painting July 9

Admin Addition

- Ceiling grid 80% done
- Drywall done by July 8
- Start painting July 9

Gym Addition

- Roof flashing/coping/fascia done by July 8
- Roof top unit start up and are cooling
- Moisture test on concrete slab – moisture content too high for VCT.
- If moisture is still too high after the next moisture test, Lamp will get a price on sealer for consideration.

Renovation Areas

- Underground plumbing done
- Drywall completion scheduled for July 9
- MEP ceiling rough-in done July 8
- Start painting July 9
- Start ceiling grid July 13
- Project on schedule

Site work

- Excavation done - need to haul out some materials

- Site utility work done
- North end curbs done except the very south end
- Water main done and passed chlorination
- North end sidewalks done
- Starting south curbs July 8
- Main Entrance canopy done July 8
- Light pole bases North end done
- Start pavement patching July 13
- Overall the project is on schedule
- Playground equipment has been moved and installed along with the new equipment

Craig Williams will check on the dates for dedications that will take place.

Ralph Weaver will provide lunch for the workers tomorrow and will order job site T-shirts for them in appreciation for their work.

Early Childhood Center

Chad Alexander, Lamp Inc. reported:

- The District received \$334,000 LEED Grant
- Site grading and soil remediation ongoing as weather permits complete in next 2 – 3 weeks
- Concrete foundations started July 8
- Site Utilities 95% complete
- Parking lot to have stone placed the week of July 13
- Bio-swales will be done at a later date
- Temporary and permanent seeding schedule for week of July 13
- Underground plumbing to start week of July 20 – working west to east
- Will need to provide for winter conditions which will include temporary heat – heaters and gas and temporary enclosures

Due to the weather and soil remediation the project is behind schedule 10 – 12 weeks.

Washington

Mr. Weaver reported that the picketers are still present do to the carpenter being a non-union worker. Mr. Ficarelli has been contacted. The general contractor, Foxfield Construction, has stated that they will have a union carpenter on site Monday, July 13, 2009. The Buildings and Ground's HVAC contractor is behind due to the picketing and other trades not crossing the picket line. Foxfield Construction is obligated to get their other trade workers to cross the picket line since a two gate system has been set up. The problem is not the District's – we are entitled to have the project complete on time. A game plan and remedy need to be in place to ensure that the building is ready when the students return from summer break. It was requested that Mr. Weaver check whether or not the District has a "labor harmony clause" within the contract. The architect for this project is Healy & Bender.

Budget Updates

The results of Bid Package #3 were reviewed. The bid included:

NCHS

South Addition Masonry:
IHC Estimate - \$1.3 Million
Low Bid - \$1.979 Million

South Addition Windows, Curtainwall, Storefront & Skylights
IHC Estimate - \$1,015 Million
Low Bid – \$916,400

South Addition Steel Stud Framing and Metal Wall Panel
IHC Estimate - \$622,000
Low Bid – \$708,260

South Addition Roofing and Sheetmetal
IHC Estimate - \$435,000
Low Bid - \$456,185

There was discussion as to why the masonry bid came in so much above the estimate. Wight Inc. made some changes to the design which may not have been communicated to IHC for the bid package. The District is entitled to an explanation and assurance that the project will not exceed budget overall and that the rest of the IHC estimates will not continue to be low. IHC will require about a week to complete an analysis of the bids and do due diligence with regard to the trade contractors in order to recommend bid awards. Mr. Weaver will follow up with IHC tomorrow and try to get some answers on the masonry bid.

ECC Window Bid

The bid for the aluminum windows to replace the vinyl windows in the original bid package came in at \$121,000. This cost is offset by the credit of \$57,000 for the originally bid windows. We will hold off on the \$67,000 acoustical spray for the roof deck until it is determined to be necessary.

Design Update

It was decided to defer the design issue so the committee could converse. Jim Smiley and Craig Siepka, Wight Inc. left the meeting.

There was discussion about the masonry bid. It is possible that the estimate was incomplete based on the documents provided to IHC from Wight. One possibility is to reject this masonry bid and re-bid a smaller contract according to necessity for on time completion.

Upcoming Meeting
Adjournment

No tentative meeting date was set.

It was agreed by consensus to end the Facilities Sub Committee at 6:45 p.m.

Approved

August 17, 2009

Terry Fielden, Chairman
Board of Education

Ann N. Bell, Secretary
Board of Education