

MINUTES
LASALLE-PERU TOWNSHIP HIGH SCHOOL DISTRICT #120
BUILDING AND GROUNDS COMMITTEE MEETING
MONDAY, FEBRUARY 12, 2024, 3:30 P.M.

CALL TO ORDER

Mr. Gary Ferrari, Committee Chair, called the meeting to order at 3:30 p.m.

ROLL CALL

PRESENT: Mr. Gary Ferrari, Committee Chair, Dr. Rose Marie Lynch, and Mr. Scott Pescetto

ABSENT:

OTHERS IN ATTENDANCE: Dr. Steven Wroblewski, Superintendent, Mr. Mike Kmetz, Kmetz Architect Inc., Mr. Tim Tomminello, Director of Building & Grounds, Mrs. Jennifer Does, Business Manager, and Mrs. Jennifer Riva, Board Secretary

REVIEW AND APPROVAL OF THE MINUTES FOR JANUARY 16, 2024, COMMITTEE MEETING

MOTION by Mr. Pescetto, and seconded by Dr. Lynch, to approve minutes for January 16, 2024, committee meeting, as presented. Voting Aye: Mr. Pescetto, Dr. Lynch, and Mr. Ferrari; Voting Nay: None. **The motion carried.**

L-P SPORTS COMPLEX PHASE II UPDATE

Dr. Wroblewski, Mr. Tomminello, and Mr. Kmetz provided a status report on the Sports Complex updating the committee on the following:

Concession/Press Box Building - Stainless steel countertops and ceiling tiles have been installed.

Inspections are currently underway, and the process of ordering furniture is ongoing.

Huby Sarver Field Sign - A meeting is scheduled with members of the selection committee and Mr. Mike Schmidt with MCS Advertising on February 15th to discuss the outfield sign and signage at the field entrance. Additionally, a meeting is scheduled with Kathy Eldridge, daughter of Mr. Huby Sarver, on February 16th to provide her with an update and gather her input.

Interior & Exterior Equipment - Discussions are ongoing regarding the purchase of 1 or 2, used golf carts to transport guests to stadium seating, Mr. Tomminello shared the need for equipment to groom the baseball/softball diamonds, and a meeting will be held on February 13th with Mr. Burr and the coaches to review the status of the shed construction and determine if prefabricated structures are necessary.

FIELD HOUSE PLANNING UPDATE

Dr. Wroblewski, Mr. Sarver, Mrs. Does will be conducting a financial analysis with Mr. John Vezzetti, Bernardi Securities, in the upcoming weeks, and then scheduling one-on-one meetings with each Board member for their input. Individual meetings will be completed before the March Board meeting. Dr. Wroblewski and Mr. Sarver will meet then with city officials. Additionally, Mr. Kmetz is working on the design plans, and Dr. Wroblewski will be arranging visits to other school districts' facilities to gather information and ideas.

SPRING/SUMMER 2024 FACILITY PROJECTS

Dr. Wroblewski, Mr. Tomminello, and Mr. Kmetz updated the committee on the following:

Counseling/PE Office Renovation - Bid Review - There were two bidders for the project: D. Joseph Construction Co, Peoria, IL, Counseling Office Base Bid: \$541,000 and PE Office Alternate Bid 1: \$326,000 (Total - \$867,000), and Vissering Construction Company, Streator, IL - Counseling Office Base Bid: \$358,452 and PE Office Alternate Bid 1: \$244,900 (Total - \$603,352).

The committee is recommending the Board approve of awarding Vissering Construction the contract for the Counseling and PE Offices Renovation Project. Counseling Office Base Bid: \$358,452 and PE Office Alternate Bid 1: \$244,900 (Total - \$603,352)

MOTION by Dr. Lynch, seconded by Mr. Pescetto, to accept to recommend the Board approve of

awarding Vissering Construction the contract for the Counseling and PE Offices Renovation Project. Counseling Office Base Bid: \$358,452 and PE Office Alternate Bid 1: \$244,900 (Total - \$603,352) as presented. Voting Aye: Dr. Lynch, Mr. Pescetto, and Mr. Ferrari. Nay: None. **The motion carried.**

Howard Fellows Stadium Renovation – The bidding process is scheduled to begin at the end of the month, with a recommendation to be presented in March.

Weight Room Renovation - The project is tabled to merge renovation discussions with programming discussions for the field house.

KOWALSKI SUPPORTED PROJECTS UPDATE:

Dr. Wroblewski, Mr. Tomminello and Mr. Kmetz updated the committee on the following:

Health Occupations Classroom (Dolan Building): Dr. Wroblewski, Mr. Mentgen, Mr. Tomminello and Mr. Kmetz held the first programming meeting before winter break. Mr. Kmetz consulted with a firm that specializes in healthcare projects and will be presenting a couple of diagrams to the design team for review in the upcoming weeks. Dr. Wroblewski shared the drawings with Mr. Kowalski for his input.

Early Childhood Playground/Learning Lab (Dolan Building)

Dr. Wroblewski informed the committee about the challenges in securing bids for this type of project when it's not integrated into a larger project. Dr. Wroblewski contacted Byrne and Jones, which has a division specializing in parks construction, and they offered an estimate. The proposal is currently under review, and if the numbers are deemed acceptable, a recommendation will be made to hire Byrne and Jones through the purchasing cooperative at the February or March Board meeting.

Maker Lab Hallway Rolltop Overhead Door (ACC Wing)

Mr. Tomminello received three proposals for the project from Liebhart Construction for \$34,000, and Vissering Construction for \$48,503, and Tieman Builders for \$35,400. The drawing and specs will be sent to Mr. Kowalski for his feedback. The committee is recommending the Board approve to award Liebhart Construction Inc. the Maler Lab Hallway Rolltop Overhead Door (ACC Wing) Project for \$34,000, as presented.

MOTION by Dr. Lynch, seconded by Mr. Pescetto, to accept to recommend the Board of Education approve to award Liebhart Construction Inc. the Maker Lab Hallway Rolltop Overhead Door (ACC Wing) Project for \$34,000.00, as presented. Voting Aye: Dr. Lynch, Mr. Pescetto, and Mr. Ferrari. Nay: None. **The motion carried.**

BUILDING REPAIRS UPDATE

- a. Drivers Ed Classroom: Extreme cold caused the sprinkler head in the classroom to leak; it has since been repaired.
- b. Boiler House: A 6 inch underground main pipe fitting broke south of the Boiler House and has since been repaired.
- c. Water Leak in the Practice Field: The City of Peru experienced a water line break at the hydrant at the practice field and will return to repair it once the backfill settles.
- d. Auto Shop Heating System (Emergency HLS Amendment): The internal hanging heating units have been installed by John's Service and Sales. The Emergency HLS Fund request received approval from the ROE and ISBE and must be converted into a regular HLS Amendment for proper ISBE coding and requires Board approval. A recommendation will be presented at the February regular meeting.
- e. Room 317 Science Lab Plaster Repairs/Building Exterior Moisture Testing: Moisture issues, similar those observed in the Counseling offices, have resulted in paster damage to the science Prosoco Tech will be on-site on March 18th to conduct tests to identify how water is entering the building and into the room. Plaster repairs pending on the extent of the damage; however, the classroom remains functional.

546 CREVE COEUR HOME PURCHASE AND DEMOLITION UPDATE

Dr. Wroblewski and Mr. Tomminello conducted a walkthrough of the vacant property last Friday. A closing meeting is scheduled for Friday, February 16, with Mrs. Waskowiak at Attorney Zukowski's office. Mr. Asbestos was not detected during testing, and Tomminello is contacting contractors for demolition proposals.

OTHER

Mr. Kmetz updated the committee on the need to reconfigure the Maker Lab's east exterior entrance. Permanent fixtures requiring modification to accommodate moving equipment through both doors. Mr. Kmetz is awaiting responses from window companies.

ADJOURNMENT

Motion by Dr. Lynch, seconded by Mr. Pescetto, to adjourn. Voting Aye: Dr. Lynch, Mr. Pescetto, and Mr. Ferrari; Voting Nay: None. **The motion carried. Time 4:07 p.m.**


Mr. Gary Ferrari
Committee Chair
Mrs. Jennifer Riva
Board Secretary