

MINUTES
LASALLE-PERU TOWNSHIP HIGH SCHOOL DISTRICT #120
BUILDING AND GROUNDS COMMITTEE MEETING
MONDAY, AUGUST 5, 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 Buildings and Grounds, Mr. Jennifer Does, Business Manager, and Mrs. Jennifer Riva, Board Secretary

REVIEW AND APPROVAL OF THE MINUTES FOR JUNE 17, 2024, COMMITTEE MEETING

MOTION by Mr. Pescetto, seconded by Dr. Lynch to approve minutes for June 17, 2024, committee meeting, as presented. Voting Aye: Mr. Pescetto, Dr. Lynch, and Mr. Ferrari; Voting Nay: None. **The motion carried.**

HLS THREE-YEAR PLAN FINANCIAL PROPOSAL

Dr. Wroblewski and Mrs. Does update the Committee on their meeting with Mr. Vezzetti. They conducted a thorough financial analysis and concluded that it would not be feasible to complete all HLS projects from FY24 through FY27 and include plans for a field house. Mr. Vezzetti presented them with two funding options for \$8 million for the HLS projects: Option #1 is to extend the bond for 4 years, maintaining the bond and interest rate at \$0.65 with 4 years of interest-only payments. If the tax rate increases, the district can adjust funds to offset the impact on taxpayers. This option includes an 11-year payback period, totaling \$10.8 million with principal and interest. Option #2 is to extend the bond for 4 years with a reduced bond and interest rate of \$0.45, which would provide tax relief for taxpayers but increase the district's interest costs by 2.2%, resulting in a total of \$13 million over 11 years. The committee recommends Option #1.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE THE HLS THREE-YEAR FINANCIAL PLAN PROPOSAL OPTION #1

MOTION by Dr. Lynch, seconded by Mr. Pescetto to accept to recommend the Board of Education approve to award the HLS Three-Year Financial Plan Proposal Option #1, as presented. Voting Aye: Dr. Lynch, Mr. Pescetto, and Mr. Ferrari. Voting Nay: None. **The motion carried.**

INDOOR AIR QUALITY SUMMARY REPORT

Dr. Wroblewski shared the results of the indoor air quality assessment conducted by Brownfield Environmental on May 16, 2024. Testing was conducted in the Main Building, Dolan Building, and the ACC/East Gym. The findings did not identify airborne mold spore issues, but slight elevations of CO₂ concentrations were detected within occupied classrooms and hallways between periods. Brownfield recommended keeping vacant room doors open; however, the recommendation conflicts with security measures. Dr. Wroblewski will continue to discuss solution options with Brownfield.

SELLETT GYM MESSAGE CENTER/SCOREBOARD ROLL-OUT

Dr. Wroblewski updated the Board that the message center/scoreboard is installed and operational. Over the summer, a group of staff members were trained in how to use the system and its functions. Dr. Wroblewski and Mr. Baker are reviewing and updating sponsorship levels as the system has a lot of capabilities to showcase the students and community through commercials. The long-term plan is to propose a curriculum for a multimedia class to the Programs Committee and to explore future funding options for a message center at Howar Fellows Stadium. Installation of the retractable basketball hoops is projected to begin on September 17th.

SUMMER 2024 FACILITY PROJECT UPDATES

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

Howard Fellows Stadium Renovation: The project is progressing well. Key concrete repairs, as well as work on the locker room, bathrooms, and traffic coating, will be finished in time for Meet the Cavs on August 23rd. Additional concrete work will continue throughout the season, with a planned completion date at the end of October.

Counseling Office: The project is scheduled to be completed by the start of school. Mr. Kmetz provided a list of punch items last Friday, and the Building and Grounds staff is currently assembling the furniture.

PE Coach's Office Renovation: The project is near completion. Flooring has been installed and lockers are onsite, ready for installation.

ACC Wing Rolling Garage Door: Project is complete. Mr. Kmetz shared the need to reconfigure the East Gym exterior entrance. Permanent fixtures requiring modification to accommodate moving equipment through both doors. Mr. Kmetz is awaiting a quote from window Koolmaster.

Sports Complex Discus – The poles and netting are onsite ready to be installed.

Baseball/Softball Windows: Mr. Kmetz received a quote from Koolmaster for six functioning windows that will replace three windowpanes in both press boxes totaling \$10,216. He explained the functions of the hung and slider window options and recommended the hung window for an additional \$238. The slider window will feature a vertical mullion that could obstruct the view. Total cost with hung windows: \$10,454.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE KOOLMASTER'S PROPOSAL FOR REPLACING THE PRESS BOX WONDOWS FOR \$10,454

Motion by Mr. Pescetto, seconded by Dr. Lynch, to accept to recommend the Board of Education approve Koolmaster's proposal for replacing the press box window for \$10,454, as presented. Voting Aye: Mr. Pescetto, Dr. Lynch, and Mr. Ferrari. Voting Nay: None. **The motion carried.**

Pitching Cage Security: are awaiting quote from Byrne and Johnes for additional safety precautions to the bullpens to protect athletes and spectators from arrant balls during warmups.

Security Camera Installation: The installation and programming are near completion.

Early Childhood Playground: Earthwork is complete and concrete work will begin. We are waiting for playground equipment to arrive.

Health Occupations Classroom Renovation: Mr. Kmetz sent Dr. Wroblewski the final 3-D renderings and is working on the bid documents. He projects the project will be ready to bid withing the next month.

OTHER

Dr. Wroblewski shared that the golf carts for the sports complex have arrived and have been customized. Discussion will begin about inviting upperclassmen with driver's licenses to drive guests to and from areas within the sports complex for Cavalier Chords hours. Additionally, a shed to house the carts will be researched for purchase through Fender Benders.

Dr. Wroblewski presented proposals from MCS Advertising for signage replacement at Howard Fellows Stadium, totaling \$65,310, and the L-P Sports Complex noting we have not received a quote for that proposal. He recommended the committee approve the proposal for the football stadium signage, as it effectively showcases the facility and team while ensuring consistent branding throughout the stadium. Dr. Wroblewski also mentioned that signage for LPHS football records will be relocated to the north end of the stadium for better spectator viewing.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE MCS ADVERTIZING'S NEW SIGNAGE PROPOSAL AT HOWARD FELLOWS STADIUM FOR \$65,310

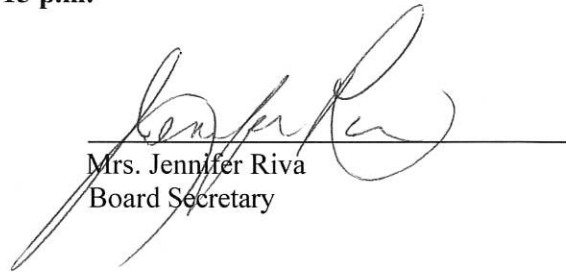
Motion by Mr. Pescetto, seconded by Dr. Lynch, to accept to recommend the Board of Education approve MCS Advertising's new signage proposal for Howard Fellows Stadium for \$65,310, as presented. Voting Aye: Mr. Pescetto, Dr. Lynch, and Mr. Ferrari. Voting Nay: None. **The motion carried.**

ADJOURMENT

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 4:15 p.m.**



Mr. Gary Ferrari
Committee Chair



Mrs. Jennifer Riva
Board Secretary