

MINUTES
LASALLE-PERU TOWNSHIP HIGH SCHOOL DISTRICT #120
BUILDING AND GROUNDS COMMITTEE MEETING
TUESDAY, APRIL 22, 2025, 3:30 P.M.

CALL TO ORDER

Mr. Gary Ferrari, Committee Chair, called the meeting to order at 3:36 p.m.

ROLL CALL

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

ABSENT: None

OTHERS IN ATTENDANCE: Dr. Steven Wroblewski, Superintendent, Mr. Mike Kmetz, Kmetz Architect Inc., Mrs. Jennifer Does, Business Manager, and Jennifer Riva, Board Secretary

REVIEW AND APPROVAL OF THE MINUTES FOR MARCH 10, 2025, COMMITTEE MEETING

MOTION by Mr. Pescetto, seconded by Dr. Lynch to approve minutes for March 10, 2025, committee meeting, as presented. Voting Aye: Mr. Pescetto, Dr. Lynch, and Mr. Ferrari. Voting Nay: None. **The motion carried.**

BID RECOMMENDATIONS

Dr. Wroblewski and Mr. Kmetz shared the tabulation for the Roofing Replacement and Masonry Restoration projects. Union Roofing submitted the lowest bid for the roofing repairs and replacement, with a combined Base Bid A and Alternate Bid A1 totaling \$1,174,000. This includes the Main Building Roof Replacement and the East Gym Roof Repair. For the Masonry Restoration and Lintel Replacement, Otto Baum submitted the lowest bid at \$67,115. The replacement cost for each lintel is \$1,300 per unit.

MOTION by Dr. Lynch, seconded by Mr. Pescetto, to approve to award Union Roofing, Chenoa, IL, the contract for the following projects, as presented:

- a. Main Building Roofing Replacement, Base Bid A for \$1,129,000
- b. East Gym Roof Repair, Alternate Bid A1 for \$45,000

Voting Aye: Mr. Pescetto, Dr. Lynch, and Mr. Ferrari. Voting Nay: None. **The motion carried.**

MOTION by Mr. Pescetto, seconded by Dr. Lynch, to approve to award Otto Baum Company, Morton, IL, the contract for the following projects:

- a. Masonry Restoration, Base Bid B for \$67,115
- b. Lintel Replacement, Unit Price No. 1 for \$1,300 per lintel

Voting Aye: Mr. Pescetto, Dr. Lynch, and Mr. Ferrari. Voting Nay: None. **The motion carried.**

EARLY CHILDHOOD PLAYGROUND PUNCH LIST UPDATE

Dr. Wroblewski shared that during spring break, Byrne & Jones completed several tasks: they made bench repairs, replaced a section of the main playground flooring where permanent footprints had been cured, and added plastic covers to bolts for protection. He is currently waiting on confirmation of completion from Byrne & Jones.

AGRICULTURE BUILDING DESIGN UPDATE

Dr. Wroblewski informed the committee that the project is currently in progress. Mr. Kmetz and his team are actively working on it, and Agriculture Teacher Riley Hintzsche has contributed several research items. Once all materials are prepared, the committee will review everything. Dr. Wroblewski also mentioned that he has reached out to the Franklin family again but has not yet received a response.

AUTO SHOP AND DOLAN BUILDING MASS NOTIFICATION REPLACEMENT HLS

RECOMMENDATION

Dr. Wrobleski and Mr. Kmetz shared that the auto shop and Dolan building are not connected to the fire alarm system in the main building and east gym. Our engineer determined that the project qualifies for HLS funding. The estimated cost is between \$180,000 and \$200,000. An HLS amendment will be submitted after the fiscal year to allow time for tax receipts, with \$370,000 in new revenue expected to be allocated toward the project.

LIGHT FIXTURE RECOMMENDATIONS FOR MAIN BUILDING EXTERIOR LIGHTING PROJECT

Dr. Wrobleski and Mr. Kmetz presented the decorative lighting fixture designs for the auditorium, clocktower, and north entrances. The selected fixtures are a modified version of one of the original submittals and were chosen to reflect the building's heritage and architectural design. Lighting for pole fixtures and old track were also discussed. Funding for the project will come from Tort and the School Maintenance Grant.

CURRENT BUILDING UPDATES

Sellett Gym North Bleachers Motor Mount Replacement: Completed

Installation of Retractable Basketball Hoops in Sellett Gym: Completed. The basketball program, through donations, camp proceeds, and fundraising efforts, has also purchased time clocks for the lower-level locker rooms to benefit all athletic programs.

Sip-N-Savor/Dishwasher Room Remodel Phase I: Demolition began over spring break. During the process, a ¾-inch water pipe was accidentally damaged, causing a leak into Mr. Mickley's room. The issue has been resolved, and Mr. Tomminello has contacted Brownfield Environmental to conduct preventative mold testing. Additionally, the bid notification for Phase II of the project, scheduled to begin this summer, has been submitted to the newspaper.

Dolan Building Elevator: The elevator has been approved by the Fire Marshall and operational.

Chiller: In progress. Repairs will be made before temperatures begin to rise.

OTHER

Dr. Wrobleski reported that the district received praise from the ROE following the 4-year compliance audit. A few compliance issues were identified but have since been resolved. Dr. Wrobleski commended Mrs. Riva for the exceptional job she did overseeing this project.

Mr. Kmetz shared that the ventilation windows in the pool equipment room have been installed and completed, along with the ACC door.

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 4:05 p.m.**



Mr. Gary Ferrari
Committee Chair



Mrs. Jennifer Riva
Board Secretary