

**MINUTES
LASALLE-PERU TOWNSHIP HIGH SCHOOL DISTRICT #120
BUILDING AND GROUNDS COMMITTEE MEETING
THURSDAY, AUGUST 14, 2025, 3:30 P.M.**

CALL TO ORDER

Mr. Scott Pescetto, Interim Committee Chair, called the meeting to order at 3:40 p.m.

ROLL CALL

PRESENT: Mr. Scott Pescetto, and Mrs. Chris Krzyaniak

ABSENT: Mr. Gary Ferrari

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

REVIEW AND APPROVAL OF THE MINUTES FOR JUNE 18, 2025, COMMITTEE MEETING

MOTION by Mrs. Krzyaniak, seconded by Mr. Pescetto, to approve minutes for June 18, 2025, committee meeting, as presented. Voting Aye: Mrs. Krzyaniak and Mr. Pescetto. Voting Nay: None. **The motion carried.**

CURRENT PROJECT UPDATES

Health Occupations Remodel: Dr. Wroblewski reported the ROE walk-through took place last week, and we have recently received our Occupancy Permit. A few minor items still need completion. Refurbished beds were originally specified at \$9,000 each but are no longer manufactured. The manufacturer offered a higher-end replacement at \$30,000 per bed, which Mr. Tom Kowalski has agreed to cover. Due to procurement timelines, temporary beds will be used from September until the new beds arrive in December.

First Floor Bathroom & Hallway: Dr. Wroblewski shared additional project work including removal of hallway and first-floor bathroom flooring. Testing found asbestos in glue pockets under the bathroom flooring. Brownfield Environmental completed remediation. SRAVTE picked up the additional cost. Dr. Wroblewski added he would like the Building and Grounds meeting in September to be held at the Dolan Health Occupations room.

Chartres Street Renovation and Parking Lots: Dr. Wroblewski reported that the project is 90% complete and officially named the street "Chartres Street Courtyard." Two change orders were added to the project.

Change Order 1: Addition of a planter on the south end of Chartres Street. It was noted there may have been two sets of drawings, with Mr. Randy Tomaseski having the version that included the planter. The design team opted to retain the fourth planter, as it ties the courtyard together. The cost is not expected to exceed \$21,000, and Mr. Kmetz anticipates a reduction since Otto Baum's supplies are already onsite.

Change Order 2: Extension of the handrail at the Clocktower entrance to meet the end of the rock feature and form a right angle. This change improves aesthetics and safety by deterring foot traffic through the rocks. The additional cost of \$9,400 is covered within the contingency and is HLS. Parking lot upgrades are complete, with wider spaces and additional spots in the east lot due to rebuilt curbs.

Roofing Repair/Replacement and Masonry Restoration: Mr. Tomminello shared that the contractor will start metal roofing on the west gym roof the week of August 25, followed by the east gym roof.

Transition House Roof/Gutter Replacement: Mr. Tomminello stated the roof is complete. Elite Seamless Gutters installed the gutters and downspouts late last week.

Ag Building: Dr. Wroblewski reported that next week he, Mrs. Cushing, Mr. Tomminello, Mrs. Bedenko-Hill, Mr. Hintzsche, Mr. Kmetz, Mrs. Does will meet to finalize plan pricing. The final plans are expected in 2–3 weeks, after which additional fundraising can begin. The project is scheduled to go out to bid in October, with more information to be shared following next week's meeting.

Sip-N-Savor: Dr. Wroblewski updated the committee on the Sip-N-Savor project, noting that we are in the process of terminating the contract with AK Plumbing due to a breach of contract. This decision has been communicated to the company and negotiations are in progress.

TRACK BID RECOMMENDATION

Dr. Wroblewski shared the bid tabulation for the Athletic Complex Track Resurfacing Project. Track Surfaces Co, Elburn, IL, was the lowest bidder at \$319,800.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE TO AWARD TRACK SURFACES CO, ELBURN, IL, THE ATHLETIC COMPLEX TRACK RESURFACING PROJECT AS PRESENTED

MOTION by Mrs. Krzyaniak, seconded by Mr. Pescetto to approve to award Track Surfaces Co., Elburn, IL, the Athletic Complex Track Resurfacing Project, as presented. Voting Aye: Mrs. Krzyaniak and Mr. Pescetto. Voting Nay: None. **The motion carried.**

FIRE INSURANCE CLAIM UPDATE

Dr. Wroblewski reported the claim is in progress. Mr. Tomminello scheduled rework with ServPro as they were not satisfied with the area after their walk-through. He is also awaiting the inventory list of tools and electronics, after which he will meet with the insurance adjuster. The cause is undetermined but human involvement was ruled out.

RTU 7 CONTROL UNIT - MAKER LAB: ACC WING

Mr. Tomminello explained that a power surge caused a 15–20 second outage, which destroyed the sub-control board that manages the entire unit. A replacement board has been ordered and will be sent to John Service and Sales for programming. Once programmed, it will be reinstalled.

DANCE STUDIO FLOOR UPDATE

Mr. Tomminello reported that water damage from drainage backups in the women's locker room ruined one-third of the subflooring. Mr. Dean Tieman is working to source replacement material.

CHILLER TRANSFER VALVE & GAGES UPDATE

Mr. Tomminello shared that the valve replacement is complete. A mechanical issue prevented the old valve to transfer gas from one side to the other.

OTHER

Dr. Wroblewski updated the committee that prior to the renovation, scrap metal bins were stored on a concrete pad in the East Gym parking lot. To secure the area and prevent unauthorized access, Illinois Valley Fence and Pool will install lockable fencing around the metal totes at a total cost of \$6,800.

Mr. Tomminello shared that the garbage receptacle will be placed at the Early Childhood playground next week.

Mr. Kmetz reported that he received approval for the Dolan Building Mass Notification Replacement HLS amendment, and the project will go out to bid in January or February 2026. This project is planned to take place in Summer 2026.

ADJOURNMENT

Motion by Mrs. Krzyaniak, seconded by Mr. Pescetto, to adjourn. Voting Aye: Mrs. Krzyaniak and Mr. Pescetto. Voting Nay: None. **The motion carried. Time 4:08 p.m.**



Mr. Scott Pescetto
Interim Committee Chair



Mrs. Jennifer Riva
Board Secretary