

MINUTES
LASALLE-PERU TOWNSHIP HIGH SCHOOL DISTRICT #120
BUILDING AND GROUNDS COMMITTEE MEETING
WEDNESDAY JANUARY 14, 2026, 4:00 P.M.

CALL TO ORDER

Mr. Gary Ferrari, Committee Chair, called the meeting to order at 4:00p.m.

ROLL CALL

PRESENT: Mr. Gary Ferrari, Committee Chair, Mr. Scott Pescetto, and Mrs. Chris Krzyaniak

ABSENT:

OTHERS IN ATTENDANCE: Mrs. Ingrid Cushing, Assistant Superintendent/Interim Superintendent, Mrs. Lori Whalen, Business Manager, Mr. Tim Tomminello, Director of Building and Grounds, Mr. Mike Kmetz, Kmetz Architect Inc., and Mrs. Jennifer Riva, Board Secretary

REVIEW AND APPROVAL OF THE MINUTES FOR NOVEMBER 3, 2025, COMMITTEE MEETING

MOTION by Mrs. Krzyaniak, seconded by Mr. Pescetto, to approve minutes for November 3, 2025, committee meeting, as presented. Voting Aye: Mrs. Krzyaniak, Mr. Pescetto, and Mr. Ferrari. Voting Nay: None. **The motion carried.**

AG BUILDING UPDATE

Mr. Kmetz updated the committee on the progress of the Ag building construction. The stair towers and the north and south walls are up, and work is continuing on the west walls. The roof is projected to be installed by mid-February. The underfloor plumbing and electrical rough-ins are complete and ready for concrete. Temporary gas and electrical hookups are in place to heat the building over the winter. The estimated completion date is May 15, with the exception of the elevator in which Mr. Kmetz will discuss occupancy with the ROE.

OTHER CURRENT PROJECTS UPDATE

Mr. Tomminello and Mr. Kmetz updated the committee on the following projects: The Chartres Street Courtyard project is 100% complete, with benches and trash bins installed last week. The Roofing Repair/Replacements project has a punch list item that Mr. Kmetz was not satisfied with and will confirm whether the correction was a manufacturer-approved repair. The Masonry Restoration project in the Science Wing is complete. The Health Occupations project is awaiting delivery of the hospital beds, which were scheduled to arrive last week but did not. For the Main Building Lights project, the connections will need to be programmed and commissioned. It was reported that there were multiple connections tied to the same antenna; this must be corrected so each zone has its own antenna.

SUMMER 2025 PROJECT UPDATES

Sip-N-Savor: Attorney Zukowski's office is working on the final draft of a settlement agreement with AK Plumbing and hopes to have it signed by the end of January. The project completion timeline will depend on the settlement agreement and could be up to three weeks after it is finalized.

Chartres Street Courtyard: The benches and trash receptacles have been installed and the project is now awaiting Halm Electric to reprogram and commission the lighting.

Roofing Repair/Replacement and Masonry Restoration: Mr. Kmetz will confirm that one of the punch list items was corrected using a manufacturer-approved repair.

FIRE ALARM REPLACEMENT BID AWARD UPDATE

Mrs. Cushing presented the bid tab for the Dolan and Auto Shop Fire Alarm Replacement project and recommended awarding the contract to JB Contracting, the lowest bidder, with a total bid of \$311,870.00. The bid breakdown is as follows:

- Base Bid – Dolan Building Fire Alarm Replacement: \$224,685.00
- Alternate Bid #1 – Auto Shop Fire Alarm Replacement: \$87,185.00

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE TO AWARD JB

CONTRACTING THE FIRE ALARM REPLACEMENT PROJECT AS PRESENTED

MOTION by Mrs. Krzyaniak, seconded by Mr. Pescetto, to approve awarding JB contracting the Fire Alarm Replacement Project, as presented. Voting Aye: Mrs. Krzyaniak, Mr. Pescetto, and Mr. Ferrari. Voting Nay: None. **The motion carried.**

SUMMER 2026 PROJECT PLANNING UPDATE

Mrs. Cushing presented a breakdown of the Summer 2026 construction projects, including funding sources and approved/estimated costs, and requested discussion on prioritizing projects to maximize cost savings. The committee reviewed each line item and agreed it was fiscally responsible to place some projects on hold, addressing only those that are immediate health, life, and safety (HLS) concerns. The committee recommended moving forward to let bids for the following HLS projects:

- Replacement of the Seltett Gym west (stair) and Commons doors, frames, and hardware
- Replacement of the East Building pool surface and reconstruction of the main drain

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE TO LET BIDS FOR THE FOLLOWING HLS PROJECTS AS PRESENTED

MOTION by Mrs. Krzyaniak, seconded by Mr. Pescetto, to approve to let bids for the HLS projects, as presented. Voting Aye: Mrs. Krzyaniak, Mr. Pescetto, and Mr. Ferrari. Voting Nay: None. **The motion carried.**

OTHER

Mr. Kmetz reported that there is a difference of approximately \$88,000.00 in the approved amendments for the Fire Alarm Replacement Project. He will submit an ISBE Health Life Safety Survey to reflect the project's bid, which will be included on the January agenda.

ADJOURNMENT

Motion by Mrs. Krzyaniak, seconded by Mr. Pescetto, to adjourn. Voting Aye: Mrs. Krzyaniak, Mr. Pescetto, and Mr. Ferrari. Voting Nay: None. **The motion carried. Time 4:30 p.m.**

Mr. Gary Ferrari
Committee Chair



Mrs. Jennifer Riva
Board Secretary

