

**MINUTES
LASALLE-PERU TOWNSHIP HIGH SCHOOL DISTRICT #120
BUILDING AND GROUNDS COMMITTEE MEETING
TUESDAY, FEBRUARY 17, 2026, 4:00 P.M.**

CALL TO ORDER

Mr. Gary Ferrari, Committee Chair, called the meeting to order at 4:08p.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 JANUARY 14, 2026 COMMITTEE MEETING

MOTION by Mrs. Krzyaniak, seconded by Mr. Pescetto, to approve minutes for January 14, 2026, 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 including installation of permanent walls and towers, underground plumbing and electrical, first-floor slabs, and bar joists on the second floor. Brickwork is expected to begin within the next one to two weeks, weather permitting. The project remains on schedule. Mrs. Cushing updated the Committee on the following Change Orders: CO #5 – Access to Elevator Disconnects (\$3,790.00); CO #6 – Add Keyed Removable Mullion to Door (\$879.00); and CO #7 – Add Water Main Valve (\$5,845.00). She also recommended approval of Allowance #001 – Purchase of Kitchen Equipment in the amount of \$196,449.00.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE ALLOWANCE #001 FOR PURCHASE OF KITCHEN EQUIPMENT FOR \$196,449.00

MOTION by Mrs. Krzyaniak, seconded by Mr. Pescetto, to approve Allowance #001 -Purchase of Kitchen Equipment for \$196,449.00, as presented. Voting Aye: Mrs. Krzyaniak, Mr. Pescetto, and Mr. Ferrari. Voting Nay: None. **The motion carried**

SIP-N-SAVOR REMODEL PROJECT RECOMMENDATION

Mrs. Cushing and Mr. Kmetz informed the Committee that a settlement was reached with AK Plumbing and recommended hiring Tieman Builders to complete the remaining work for the previously approved amount of \$46,594.00. Mr. Kmetz noted that this amount represents the difference between the bid and settlement with AK Plumbing. The projected completion date is two to three weeks pending Board approval.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE TO AWARD TIEMAN BUILDERS THE SIP-N-SAVOR REMODEL PROJECT AS PRESENTED

MOTION by Mrs. Krzyaniak, seconded by Mr. Pescetto, to approve awarding Tieman Builders the Sip-N-Savor Remodel project as presented. Voting Aye: Mrs. Krzyaniak, Mr. Pescetto, and Mr. Ferrari. Voting Nay: None. **The motion carried**

DANCE STUDIO FLOOR REPAIR

Mr. Tomminello updated the Committee that water damage from the rider cleanout of the discharge pipe running through the dance studio ruined half of the subfloor and top finish. The repair will include cutting the floor, replacing the subfloor and sleepers, and relaying the material. The room has been unused for nearly two years. The Committee agreed to proceed with the previously approved repairs.

ELEVATOR UPDATES

Main Building Handicap:

Mrs. Cushing and Mr. Tomminello informed the Committee that the elevator must be brought up to code and is currently out of service. They recommended Johnson Controls to perform the required equipment upgrades for \$16,836.34.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE TO HIRE JOHNSON CONTROLS FOR THE MAIN BUILDING HANDICAP ELEVATOR EQUIPMENT INSTALLATION PROJECT FOR \$16,836.34, AS PRESENTED

MOTION by Mrs. Krzyaniak, seconded by Mr. Pescetto, to approve to hire Johnson Controls for the Main Building handicap elevator equipment installation project for \$16,836.34 as presented. Voting Aye: Mrs. Krzyaniak, Mr. Pescetto, and Mr. Ferrari. Voting Nay: None. **The motion carried**

Kitchen:

Mr. Tomminello updated the Committee that Otis Elevator proposed a retro Hydro-Fit to support the existing drum elevator and recommended seeking quotes for the work. The Committee agreed that the work is necessary and should be moved up to the priority list, and authorized Mr. Tomminello to proceed. Mr. Kmetz noted that this work was included and approved in HLS Amendment 89.

Dolan Building

Mrs. Cushing explained that the elevator is non-functional because the original hydraulic plunger is deteriorated and continues to leak oil, causing the cab to creep when stopped and creating an immediate safety issue. She recommended approval of the Emergency HLS Resolution for repairs totaling \$5,192.53, which is included in the new HLS Amendment 13. Work is expected to begin next week.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE OF THE HLS AMENDMENT RESOLUTION TO REPAIR/REPLACE DOLAN HYDRAULIC ELEVATOR PLUNGER

MOTION by Mrs. Krzyaniak, seconded by Mr. Pescetto, to approve of Emergency Health Life Safety Amendment Resolution to repair/replace Dolan Building hydraulic elevator plunger as presented. Voting Aye: Mrs. Krzyaniak, Mr. Pescetto, and Mr. Ferrari. Voting Nay: None. **The motion carried**

AG BUILDING DONATIONS

Mrs. Cushing distributed the L-P Agriculture Center flyer that was shared at the November Ag fundraising meeting, noting that it reflected the revised sponsorship amounts updated in October. She also asked the Committee for guidance on handling Major Gift sponsorships for naming rights, specifically whether such sponsorships would be sold exclusively or remain open to other sponsors. The committee agreed that the sponsorship for naming rights will be considered as "sold."

OTHER

Mr. Kmetz provided and updated the following:

Dolan Building 2nd Floor Restroom and Door Frames: bid documents for the will be released tomorrow and recommendation presented at the March Board meeting.

Health Occupations hospital beds are installed and waiting on 2 geriatric chairs. Once they are installed the project will be closed.

The Howard Fellows Stadium project remains open with a \$36,000 hold. Paint bubbling was observed on the traffic coating of the home-side stands. Mr. Kmetz met with Vissering and the paint manufacturer, Sika, to review the issue. It was determined that the coating adhered properly to the previous layer; however, the contractor did not test the existing coating, resulting in moisture being trapped between the coating and concrete causing the bubbling. Repairs will include blasting all existing coating and recoat. Work would have to be scheduled after graduation, taking the stadium lighting project into account. He will have more information at the next Building and Grounds meeting.

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 4:36 p.m.**



Mr. Gary Ferrari
Committee Chair



Mrs. Jennifer Riva
Board Secretary