

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

CALL TO ORDER

Mr. Gary Ferrari, Committee Chair, called the meeting to order at 4:05p.m.

ROLL CALL

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

ABSENT: Mrs. Chris Krzyaniak

OTHERS IN ATTENDANCE: Mrs. Ingrid Cushing, 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

Pledge of Allegiance was recited.

REVIEW AND APPROVAL OF THE MINUTES FOR MARCH 10, 2026, COMMITTEE MEETING

MOTION by Mr. Pescetto, seconded by Mr. Ferrari, to approve minutes from the March 10, 2026, committee meeting, as presented. Voting Aye: 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 project. Exterior brickwork is approximately 75% complete. Bar joists have been installed on the second floor and roof, and the floors have been poured. Interior water, sewer, and electrical work have been completed, and the project is ready for roof installation. The anticipated completion date remains June 8th; however, there is a possibility that it may be extended again.

Mrs. Cushing recommended the following Change Orders:

Vissering Construction:

- a. CO#12: Additional Gas Piping to Kitchen Oven. Totaling \$1,463.00
- b. CO#13: FFA Office Receptacles. Totaling \$3,692.00
- c. CO#14: Tackboard Addition. Totaling \$1,240.00
- d. CO#15: Greenhouse Electrical Changes. Totaling \$1,452.00

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE TO APPROVE THE AG BUILDING CHANGE ORDERS AS PRESENTED

MOTION by Mr. Pescetto seconded by Mr. Ferrari, to approve the Ag Building change orders, as presented. Voting Aye: Mr. Pescetto and Mr. Ferrari. Voting Nay: None. **The motion carried.**

OTHER CURRENT PROJECTS UPDATE

Mr. Kmetz and Mr. Tomminello reported on the following:

Health Occupations Renovation: Project is complete. Two previously approved change orders and final FFE invoices were presented for review:

- a. CO#13: Patient Beds (final invoice) totaling \$51,541.00. The purchase was approved through Mr. Tom Kowolski, and this amount represents the remaining balance for the beds, for which Vissering Construction had previously made the down payment.
- b. CO#14: Over-Allowance Request totaling \$5,525.00. This amount exceeded the \$125,000.00 budgeted allowance for the project.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE TO APPROVE THE HEALTH OCCUPATIONS RENOVATION CHANGE ORDERS AS PRESENTED

MOTION by Mr. Pescetto, seconded by Mr. Ferrari, to approve the Health Occupations Renovation Change Orders, as presented. Voting Aye: Mr. Pescetto and Mr. Ferrari. Voting Nay: None. **The motion carried.**

Exterior Lighting: Main Building lighting installation is complete; however, the light poles require reprogramming due to improper operation. Halm will return on April 29th to complete the programming and provide training for the building and grounds staff.

Sports Complex: Mr. Kmetz contacted Ski Sealcoating regarding cracks in the concrete at the sports complex and will provide an update following further discussion.

Dolan Interior Renovation: Project contract has been signed.

Sellett Gym Doors/Frames/Hardware: Submittals are complete, and Vissering will begin work in July once the gym floor refinishing is complete.

Easy Gym Pool Resurfacing and Main Drain Repair: Bid opening scheduled for April 16th and will be presented as an action item on the Board agenda.

Sip-N-Savor: Project remains in progress, with only the epoxy flooring still to be completed.

Additional Projects: Mr. Tomminello also reported that the fire alarm inspection identified deficiencies; however, he is waiting for the final report to provide additional information. Beginning next week, the building will transition to air conditioning. The kitchen freezer evaporator coil is scheduled to be repaired in early summer. The project experienced a setback when it was discovered that the piping was located on the opposite side, requiring a new unit and the correct parts to be ordered. The storm water cooling system 4-inch and 3-inch piping that runs through the boiler room and main tunnel need to be replaced. Pricing has been requested from three different contractors.

Howard Fellows Stadium

The committee reviewed CO#20 which pertains to the new traffic coating installation from Vissering Construction in the amount of \$50,773.00, following a March 17th letter from Sika Corporation. Mr. Kmetz reported that paint bubbling on the home-side stands was caused by moisture trapped in the existing coating layer that had not been removed prior to installation. Because a vapor drive test was not completed, all existing coating must be removed and recoated. Vissering has agreed to replace the new coating at no cost but is requesting \$50,773.00 for removal of the existing coating. Mr. Kmetz requested authorization to continue negotiations, targeting approximately \$39,000.00, and recommended committee authorization up to that amount, noting no HLS funds from the project are available.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE UP TO \$39,000.00 FOR THE HOWARD FELLOWS STADIUM RENOVATION TRAFFIC RECOATING AS PRESENTED

MOTION by Mr. Pescetto, seconded by Mr. Ferrari, to approve up to \$39,000.00 for the Howard Fellows Stadium Renovation Traffic Recoating, as presented. Voting Aye: Mr. Pescetto and Mr. Ferrari. Voting Nay: None. **The motion carried.**

ELEVATOR UPDATE

Kitchen: Mr. Tomminello anticipates pricing from Otis next week.

BID RECOMMENDATIONS

The bid opening for the East Gym Pool Resurfacing and Main Drain Repair will be held April 16th and will be presented as an action item on the Board agenda.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE TO AWARDING THE EAST GYM POOL RESURFACING AND MAIN DRAIN REPAIR AS PRESENTED

MOTION by Mr. Pescetto, seconded by Mr. Ferrari, to approve to award the East Gym Pool Resurfacing and Main Drain Repair, as presented. Voting Aye: Mr. Pescetto and Mr. Ferrari. Voting Nay: None. **The motion carried.**

NEW CUSTODIAL POSITION AND MAINTENANCE POSITION UPDATE

Mr. Tomminello recommended creating one full-time custodial position and one full-time maintenance position to support additional campus duties with the growth of the campus including the Ag building interior and exterior upkeep, snow removal, sports complex needs, set-up and teardown for L-P hosted events as well as outside sources, and overtime support. He stated that these positions are necessary to keep the camp safe and well maintained.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE TO CREATE A FULL-TIME CUSTODIAL AND FULL-TIME MAINTENANCE POSITION

MOTION by Mrs. Krzyaniak, seconded by Mr. Ferrari, to approve to create a Full-time Custodial Position and Full-time Maintenance Position, as presented. Voting Aye: Mrs. Krzyaniak and Mr. Ferrari. Voting Nay: None. **The motion carried.**

OTHER

None

ADJOURMENT

Motion by Mr. Pescetto, seconded by Mr. Ferrari, to adjourn. Voting Aye: Mr. Pescetto and Mr. Ferrari. Voting Nay: None. **The motion carried. Time 4:32 p.m.**

Mr. Gary Ferrari
Committee Chair

Mrs. Jennifer Riva
Board Secretary