

**MINUTES  
LASALLE-PERU TOWNSHIP HIGH SCHOOL DISTRICT #120  
BUILDING AND GROUNDS COMMITTEE MEETING  
MONDAY, OCTOBER 17, 2022, 3:30 P.M.**

CALL TO ORDER

Mr. Greg Sarver, Committee Chair, called the meeting to order at 3:34 p.m.

ROLL CALL

PRESENT: Mr. Greg Sarver, Committee Chair, Dr. Rose Marie Lynch, Mr. Gary Ferrari

ABSENT:

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

REVIEW AND APPROVAL OF THE MINUTES FOR SEPTEMBER 26, 2022, MEETING

MOTION: by Mr. Ferrari seconded by Dr. Lynch to approve the Minutes for September 26, 2022, meeting as presented. All in favor: Mr. Ferrari, Dr. Lynch, and Mr. Sarver. **The motion carried.**

HLS AMENDMENT RECOMMENDATIONS:

Dr. Wroblewski, Mr. Kmetz, and Mr. Tomminello updated the Building and Grounds Committee on the following:

- a. Clock Tower and 5<sup>th</sup> Street Door (Clock Tower & 5<sup>th</sup> Street (East & West) – All entrances are 15+ years and are security concerns due to deterioration and malfunction. Clock Tower has weakening concrete, rust, and expansion/shrinking issues. 5<sup>th</sup> Street Entrances have collapsed thresholds and concrete corrosion. Recommendation to replace 3 set of doors and including security mechanisms to allow controlled access for staff. Funding source School Maintenance Project Grant and Health Life Safety Funds.
- b. East Gym Roof Drain Leaders Replacement, East Building -Roof drain tiles run under the sidewalks and are broken/blocked causing water to back-up into the building. Recommendation to redirect the tiles further North and West and connect to the sewer system for proper drainage.
- c. Tile Mastic Asbestos Abatement, Dolan Building 2<sup>nd</sup> Floor, Computer Lab – Carpet removal exposed existing tile and black mastic tested positive for asbestos.
- d. Elevator Replacement, Dolan Building – Original elevator (40 years) has exceeded its lifecycle and requires replacement. Replacement estimated at \$120,000 and will be a shared cost with member districts.
- e. Tennis Court Repairs, L-P Sports Complex – Added to ISBE Health Life Safety roster. Poles are above frost line and once repaired will be correct depth.

ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE HLS AMENDEMENT RECOMMENDATIONS AS PRESENTED

MOTION by Dr. Lynch seconded by Mr. Ferrari to accept to recommend the Board of Education approve HLS Amendment Recommendations as presented. Voting Aye: Dr. Lynch, Mr. Ferrari, and Mr. Sarver  
Voting Nay: None. **The motion carried.**

HOWARD FELLOWS STADIUM PROJECT RECOMMENDATION

Dr. Wroblewski updated the Building and Grounds Committee on lack of existing resources to phase in the project while retaining a reserve. Dr. Wroblewski reviewed the financing proposal from Bernardi Securities with the Committee and recommended the sale of working cash bonds for funding. The Committee agreed concrete repairs/restorations are necessary to maintain the use and prestige of the stadium. Dr. Wroblewski will provide prioritized outline to the Committee for further consideration and present a final prioritization list at next month's meeting.

#### AUDITORIUM STAIRWELL REPAIR PROPOSALS/RECOMMENDATION

Dr. Wroblewski, Mr. Kmetz, and Mr. Tomminello updated the Building and Grounds Committee on proposals received for stairwell repairs and installation of Acrovyn (Acrovyn is non-porous, durable, and interconnects the rest of building). Water damage to stairwell occurred because of a leaking AC unit. Solicited three proposals: Tieman Builders, Inc. submitted a proposal for \$24,200 and H&H Builders, Inc. for \$31,500. Liebhart Construction did not respond. Recommendation to accept proposal from Tieman Builders, Inc. for \$24,200 for repairs project.

#### ACCEPT TO RECOMMEND THE BOARD OF EDUCATION APPROVE TIEMAN BUILDERS, INC. FOR AUDITORIUM STAIRWELL REPAIR PROJECT FOR \$24,200

MOTION by Mr. Ferrari seconded by Dr. Lynch to accept to recommend the Board of Education approve Tieman Builders for Auditorium Stairwell Repair Project for as presented. Voting Aye: Mr. Ferrari, Dr. Lynch, and Mr. Sarver Voting Nay: None. **The motion carried.**

#### DOLAN BUILDING/AUTO SHOP RENOVATION PROJECT PHASE III

Dr. Wroblewski, Mr. Kmetz, and Mr. Tomminello provided an update to the Building and Grounds Committee on the overhead door replacement and window replacement/abatement. Bid process to begin in December. Shared cost with member districts.

#### CURRENT PROJECT UPDATES:

Dr. Wroblewski and Mr. Tomminello updated the Building and Grounds Committee on the following:

- a. Dolan Renovation Phase II – Waiting on window replacement
- b. Video Streaming Equipment – Equipment is onsite, JB contracting completed high voltage work and K-Com installing low voltage. Probable use at the Hall of Honor Ceremony in January.
- c. Auditorium Update: Projector Screen - Complete
- d. Alumni Room Renovation – Table returning to L-P, waiting for shipping company for date to assemble table onsite and will await replacement parts. Countertop, issue with color and delayed until January. Formal dedication with the Herbolsheimer Family in the Spring once the room is finished.
- e. L-P Sports Complex Phase II – First Design Meeting last week, October 12th; attendees were Dr. Wroblewski, Mrs. Ingrid Cushing, Mr. Mike Kmetz, Mr. Joseph Schuit and Baseball, Softball, Soccer, and Tennis coaches and centered on dreams. Mr. Kmetz and Mr. Schuit will be pricing out the wish list, while Dr. Wroblewski, Mrs. Whalen and Mr. Vezzetti will work on financing and prioritize what can be done. A follow-up meeting is schedule on November 15 and final recommendations will be presented in December.
- f. East Gym Parking Lot Lighting Project – Complete

g. Boiler House Chimney Clean-up – Complete

OTHER:

Dr. Wrobleski and Mr. Tomminello updated the Building and Grounds Committee on the Ameren National Gas Incentive Program. L-P qualified for a \$25,000 incentive which will be used to replace the kitchen oven. Current oven is 12 years old. Ameren purchases and installs.


ADJOURNMENT

Motion by Mr. Ferrari seconded by Dr. Lynch adjourn. **All in favor. Time 4: 05p.m.**



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Mr. Greg Sarver  
Committee Chair



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Mrs. Jennifer Riva  
Board Secretary