



**BOARD OF EDUCATION  
BUILDINGS AND GROUNDS COMMITTEE MEETING  
MINUTES OF FRIDAY JANUARY 15, 2021  
CONNOR SHAW CENTER - CONFERENCE ROOM**

**CALL TO ORDER:**

At 8:00 a.m. Vice President Richard Uthe called the meeting to order and requested all present to stand and recite the Pledge of Allegiance. A roll call was taken and the following committee members answered aye (2): Mr. Richard Uthe, Mr. Roger Bettenhausen and no nays.

**ALSO PRESENT:**

Mr. Steve Stein, Mr. Trevor Moore, Mr. Dave Osborne, Mr. Mike Arnold and Mrs. Cathy Cuculich.

**VISTORS' LOG:**

No one signed the Visitors' Log.

**SPEAKERS' LOG:**

No one signed the Speakers' Log.

**ACCEPTANCE OF PRIOR MEETING MINUTES:**

Mr. Uthe asked for a motion to accept the prior Buildings and Grounds' committee meeting minutes of October 2, 2020. Mr. Bettenhausen made a motion to approve the minutes, and Mr. Uthe seconded the motion, and a roll call vote was taken and the following committee members answered aye (2): Mr. Bettenhausen, Mr. Uthe, and no nays.

**FOR DISCUSSION:**

**Recap and Discussion of Connor Shaw Center's Roofing Bids:**

Mr. Osborne reported to the Buildings and Grounds Committee that we have received nine bids for the roofing project at Connor Shaw. The lowest bid was submitted by Korellis Roofing, Inc. This bid will be on the Agenda for approval by the Board at their January 20, 2021 regular board meeting.

**Update on 2021 Landscaping Bid:**

Mr. Moore reported to the Committee that the District is now accepting new bids for landscaping for the buildings. Previously, we had a contract with Green Arbor Landscaping. They had the lowest bid last year (one year contract), but they have reported that it was much more work than they had anticipated, and submitted a new contract which was substantially higher than the original bid. Mr. Moore has placed the landscaping bid in the Peotone Vedette with a deadline to submit bids to the District by

10:00 a.m. on Friday, January 29, 2021. Mr. Moore, Mr. Osborne and the Committee all agreed that Green Arbor Landscaping did a fantastic job with the grounds of the District!

**2021 Weed Control and Fertilizing Contract:**

Mr. Osborne reported to the Committee that he has received the quotes for the weed control and fertilizing from A.L.M. Lawn Care. Mr. Osborne reported to the Committee that the quotes do have a price increase of \$5.00 dollars. A.L.M. Lawn Care have been doing a great job taking care of the fields for the last three years! Mr. Stein inquired if they can possibly do the entire field inside the fence at the football field and also if the high jump pit can be seeded with grass. Mr. Osborne responded that he will contact A.L.M. Lawn Care to see if the two additional areas can be included. Mr. Osborne reported that we usually prepay for the services of A.L.M. Law Care and receive a discount for prepayment. Mr. Moore asked if Mr. Osborne if he could please get revised quotes with the two additional areas added, and we can prepay for the services after the review of the revised quotes.

**Control Board Replacement PHS Auditorium:**

The Committee discussed with Mr. Stein, Mr. Moore and Mr. Osborne – the control board for the lighting system in the high school auditorium. The lighting system is original system to the high school. It has not been working properly and will need to be replaced. Mr. Osborne has set up a temporary lighting system for the auditorium for now. Ms. Chelsea McKay, Director of Choir and Theatre has been in contact with some of her colleagues from Lincolnway schools, who have the same system as ours. She has also met with a company called Protolight. Protolight has said that the main problem is not just the lighting board, and that this will be a three phase project, which includes –

1. replace the lighting console;
2. update some of the architectural structure as it pertains to the lighting system;
3. purchase new lights that are more energy efficient.

Ms. McKay will meet with Protolight again and will have Mr. Osborne present at the meeting. After the meeting, the full plan will be shared with the Committee, Mr. Moore, Mr. Stein and Mr. Spang.

**Dormant Elevator and Future Status:**

Mr. Osborne reported to the Committee the status of the Connor Shaw Center lift. The quote for repairs to the lift is around \$65,000. Mr. Osborne reported to the Committee that he has placed the lift in a “temporary dormant status”, which is good for five years. After the five year period, the District will have to make a decision to either repair, replace or remove the lift. The elevator at Peotone Junior High School will need a new hydraulic pump installed. And this installation of the pump has been scheduled.

**Asphalt Repair Needs at CSC/PIC and PES:**

The Committee discussed the asphalt repairs that are needed at CSC, PIC and PES. They also discussed which building should be addressed first, second, third, and the timeline for the repairs. None of these are in such disrepair that it needs to be handled immediately. Mr. Moore and Mr. Osborne will work together to determine which location will be highest priority and likely plan to do one of these projects over three consecutive summers starting in 2022.

**Peotone High School's Metal Roof:**

Mr. Osborne reported to the Committee that the existing metal roof and vertical siding above the commons will need to be repaired. We will need to move on this project to prevent any further damage to the roof and siding. Mr. Osborne presented to the Committee a previous quote from Anthony Roofing which was received in 2019. The quote stated that Anthony Roofing will install a new progressive silicon roof coating application to the metal roof which can be tinted to the original color blue.

Mr. Moore asked Mr. Osborne to get an updated quote from Anthony's Roofing, and also asked Mr. Osborne to get quotes from other roofing companies as well.

**Boiler Treatment Equipment at Connor Shaw Center:**

Mr. Osborne reported to the Committee about increasing the size of the condensate tank for the boiler at the Connor Shaw Center. Presently we have a three gallon for the boiler. It has been recommended to increase the condensate tank to a 150 gallon tank, which will be more efficient than the present tank we have in place. The Committee discussed and agreed that it would be beneficial to replace the current tank with a 150 gallon tank. Mr. Moore asked to have the project scheduled sometime in the next fiscal year so it can be budgeted for in the 2021-2022 budget. The chemicals and filters are helping tremendously! The boiler chemicals are automatic and monitored by the chemical company.

**Future Asbestos Projects:**

The Committee discussed the future asbestos projects and a timeline for these projects for PIC and PJHS. Mr. Osborne stated that the sooner you get the projects scheduled and on the books, the better the pricing will be available for these projects. It is unlikely that any major projects will be scheduled for the summer of 2021 because we have taken care of the most pressing needs. If the capital improvements budget allows, it is possible to finish the remaining floor abatement and replacement at PJHS in 2022.

**PHS and PJHS Bleachers and Gym Floors:**

The Committee discussed the bleachers reports from the inspections done by E.T. Paddock Enterprises. The Committee agreed that the bleachers will need to be in proper order, before we move onto the gym floors. Mr. Moore and Mr. Osborne will monitor what changes take place over the next few months in terms of allowable gatherings and make sure the repairs are made before the bleachers are needed to be

used. Mr. Osborne did report that there are boards popping in the southwest corner of the gym at the junior high.

**Modular Classroom at PJHS:**

The Committee discussed with Mr. Stein the modular building at the junior high. Mr. Stein did state that he has reached out to the architect about selling the modular, but the architect said that there might not be much, if any, resale value for the modular. Mr. Stein reported that we did use it last spring, but have not used it since. Mr. Stein said that he will reach out to other districts to see if they have a modular or if they have ever sold a modular in the past.

**Future Maintenance Staffing Needs:**

The Committee discussed future maintenance and custodian staffing needs with Mr. Osborne, Mr. Arnold, Mr. Stein and Mr. Moore.

**ADJOURNMENT:**

At 10:12 a.m. Mr. Uthe asked for a motion to adjourn the Buildings and Grounds Committee meeting. Mr. Bettenhausen made a motion and Mr. Uthe seconded the motion, and on a voice call vote, the following committee members answered aye (2): Mr. Bettenhausen Mr. Uthe and no nays. The Buildings and Grounds Committee Meeting was adjourned.



Richard Uthe, Vice President



Cathy Cuculich, Reporter