

Subject: RE: Building projects

Date: Wednesday, August 17, 2022 at 10:49:20 AM Central Daylight Time

From: Kent Metzger

To: Melissa Bradford, Michael Curry

CC: Ashley Grayned, Deanne Hillman, Denise Swarthout, Jay Marino, Jeffery Dase, Maria Robertson, Rochelle Clark, Danny Hainline, Floyd Bolt, Philip Tapscott, Scott Johnson, Brad Dalton

The following is an abridged description of the projects undertaken by B&G, and a status update on a building-by-building basis:

American Dreamer STEM Academy – the building was slated for upgrades to the Direct Digital Control (DDC) system which allows B&G staff to interface remotely with the HVAC system. The BOE approved the purchase of the supplies, and the work was to be performed by B&G staff. In light of the BOE's ongoing discussions about buildings, I have decided to postpone any further work on the project until the usage of the building has been determined. The DDC project is important if we plan to use the building for many years, but the project is not critical if the building has a limited future. If we opt to forego the DDC upgrades, those already purchased materials can be used elsewhere within DPS. We continue to address work orders when received.

Baum – Many of the BOE's questions were discussed in an August 4th email from Melissa Bradford to the BOE. B&G has finished the "punch list-type" items identified in that email. Yesterday morning, BLDD provided B&G with 4 possible alternatives to remodel the office area, and to create a secured entry. B&G staff assembled and moved a large amount of new furniture. Transportation staff moved a large amount of old furniture and contents out of the building. We continue to address work orders when received.

Buildings & Grounds – Top Quality Roofing has completed the roof replacement at the Truck Garage. They are awaiting delivery of the fascia metal to allow completion of their work. B&G continues to experience catalytic converter thefts causing additional time and material losses.

Dennis Kaleidoscope - Work continues to create a secured entry into the office area. The secure entry configuration was determined based on anticipated limited future usage of the building. Now that the building may need to remain viable for many years, a more elaborate secure entry and office reconfiguration plan may need to be considered. HVAC staff have been addressing air flow problems in classrooms. During heavy rains, leaks occurred due to masonry and flashing issues on the roof. Staff are working to implement repairs to the compromised masonry, and to address the leaks. We continue to address work orders when received.

Dennis Mosaic – We continue to address work orders when received.

Eisenhower HS – We have been experiencing a number of HVAC issues throughout the building which have been increasing somewhat over the past 12-18 months. HVAC staff are onsite daily to address complaints and/or equipment failures. The problems appear to be associated with high loop temperatures and/or low flow issues. After exhausting our in-house capacities and contacting outside consultants, we believe there was an air-lock situation in the geothermal loop field below the football field. B&G retained an outside contractor to attempt to purge any potential air-locks within the geothermal loop. We are monitoring loop temperatures to see if purging improves the problems we are experiencing. If the purging process proves fruitless, we have a plan to continue troubleshooting the situation. The problem will likely rectify itself during the heating season, but if it is not addressed, the problem will likely manifest itself again next spring. B&G has worked with I.T. to install HUDL. We are ordering additional metal detectors, and will install them upon delivery. We continue to address work orders when received.

Franklin Grove – We completed the installation of a playground northwest of the building which was previously salvaged from Durfee School. Asbestos abatement was performed in the boiler room. We continue to work through a punch list items associated with the renovation work under the BOLD Plan. Design layout and materials have been acquired, and groundbreaking has taken place for the new playground structure east of the building. We continue to address work orders when received.

Garfield School – We completed an electrical service upgrade to the building last week which took several weeks to accomplish. The electrical service upgrade was needed to allow installation of window air conditioning units in the classrooms without impacting power supply to other devices in the building. The installation of the air conditioners has been completed. The usage of the building was changed from pre-K to Alternative Ed. B&G and the transportation staff has spent a large number of hours upgrading and moving contents into and out of the building. B&G removed dilapidated playground equipment. Boiler tubes were replaced by HVAC staff. We continue to address work orders when received.

Harris School - Top Quality Roofing has completed the roof replacement. B&G staff remodeled large portions of the north wing of the building to facilitate Macon-Piatt SD's usage of the building for students. Work included asbestos abatement, as well as some wall demolition and some ceiling removal and replacement. B&G started renovation of the south wing of the building for Macon-Piatt's use as office space. The work in the south wing will continue with the goal of moving Macon-Piatt administrative and support personnel into the building over Christmas break. Changes for Macon-Piatt required extensive network improvements and plumbing work throughout the building which has been essentially completed. Transportation staff moved a large amount of old furniture and contents out of the building. We continue to address work orders when received.

Hope Academy – We are working on the installation of a new playground structure north of the building which included installation of subsurface drainage system and connection to the storm sewer. Staff are currently preparing to pour the perimeter sidewalk. Refinishing of substandard gym floor finish was completed. We are awaiting bidding documents from our engineering firm to bid the pour-in-place surface around the playground structure. BLDD is developing alternative designs to install a secure entry to the office. We continue to address work orders when received.

Johns Hill – DPS continues to hold O'Shea Builders and their subcontractors accountable for punch list items with the most notable items being: 1) the roof leaks; and 2) the unacceptable floor finishes of the first and third floor corridors. There are numerous additional punch list items that have been previously shared with the BOE. After numerous and lengthy meetings and correspondence, O'Shea and Burdick Plumbing presented a plan which we found acceptable to re-do the HVAC curb caps to stop the roof leaks. Due to material delivery delays, the work to address the roof curbs started in early August and continues at this time even though the contractors committed to completing the work during the summer. O'Shea, Burdick, TMI and Daikin have repeatedly failed to follow through, failed to meet timelines, and failed to understand the need for urgency. O'Shea and their subcontractors committed to addressing the substandard floors prior to the start of school. At the last minute, O'Shea's subcontractor withdrew from their commitment to do the work. B&G administration continues to spend an inordinate amount of time pushing for completion. We continue to address work orders when received.

Keil Building - We continue to address work orders when received.

MacArthur HS – Bidding documents have been released to contractors for new bleachers, press box, concession stand, lighting and other associated improvements for the football field. During design, a number of problematic issues with sanitary and storm sewers were discovered. Some of the issues will be addressed under the bidding documents, and some issues will be addressed by B&G staff. B&G staff will commence

demolition of the existing bleachers and concession stand immediately after the football season has been completed. The successful bid will then begin construction of the new work. B&G has worked with I.T. to install HUDL. We are ordering additional metal detectors, and will install them upon delivery. B&G still needs to find time to construct the needed building pad and infrastructure for a greenhouse gifted to MacArthur. We continue to address work orders when received.

Montessori Academy – Macon-Piatt’s classroom area was remodeled as it was not appropriate for their needs and there was no alternative space available within the building. The remodeling required demolition of interior partitions, modifications to lighting, plumbing, sprinklers, and installation of new finishes. B&G is awaiting plans from our engineering firm for the installation of the new playground. We continue to address work orders when received.

Muffley School - B&G is awaiting plans from our engineering firm for the installation of the new playground. Mulch was placed in the existing playground as it must remain viable until the new playground is finished. Modifications to the water supply to the BOLD Plan building addition was performed as warranty work. A new 3-compartment sink was installed in the kitchen as required by Macon County Health Department. Asbestos abatement was performed in the boiler room and the auditorium. DPS Administration needs to work with the building administration to determine the ultimate use of the auditorium so that renovation can occur if the budget allows. We continue to address work orders when received.

Parsons School - Asbestos abatement was performed in the boiler room. Transportation staff moved a large amount of old furniture and contents out of the building. We continue to address work orders when received.

PDI - We continue to address work orders when received.

Pershing Early Learning – All classroom windows were replaced in the original portion of the building prior to the start of school even though glass and window frame delivery was more than 3 weeks behind schedule. Work continues on some windows in non-classroom areas, and the Kalwall system in the gymnasium. The dilapidated portico at the main entrance was demolished as it was integrated into the structure and had to be removed to allow installation of the new outer vestibule doors. The outer vestibule doors are being installed after the start of school because the materials were delivered late and the crews concentrated on replacing the classroom windows first. We are still awaiting receipt of the hollow-metal door components so that installation of those components can be accomplished as the schedule allows. A new portico was ordered and received a couple of weeks ago. The new portico will be installed as soon as the schedule allows. Upgrades were made to the DDC system which allows B&G staff to interface remotely with the HVAC system. Asbestos abatement was performed in the boiler room. B&G staff and Transportation moved an extensive amount of building contents from Garfield to Pershing. Lakeside Roofing was hired to perform restoration of the roof on the northern portion of the building, and to remove/replace the roof on most of the remainder of the building. Lakeside failed to meet their initial deadline citing supply chain delays, but was on site last week to work on the restoration portion of their contract. The removal/replacement portion of their contract must be postponed until next summer to avoid impacts on the educational process. We continue to address work orders when received.

South Shores - All classroom windows were replaced in the original portion of the building prior to the start of school. Kalwall systems in the gym were completed prior to the start of school. We are still awaiting receipt of the hollow-metal door components so that installation of those components can be accomplished as the schedule allows. B&G is awaiting plans from our engineering firm for the installation of the new playground. Mulch was placed in the existing playground as it must remain viable until the new playground is finished. Lakeside Roofing was hired to perform restoration of the roof on the northern portion of the building and to remove/replace the roof on most of the remainder of the building. Lakeside failed to meet

their initial deadline citing supply chain delays, but was on site last week to work on the restoration portion of their contract. The removal/replacement portion of their contract must be postponed until next summer to avoid impacts on the educational process. Transportation staff moved a large amount of old furniture and contents out of the building. We continue to address work orders when received.

Stevenson – A number of new office spaces were constructed, as well as preparations were made for a new secured entry. The separation of larger areas into smaller offices required the installation of 3 additional HVAC split systems. Modifications to the restrooms were required to allow for ADA considerations. A new washer/dryer hook-up was installed. The materials for the secure entry were delivered approximately 5 weeks ago, but remain to be installed as there was no time available in the schedule for B&G staff that were concentrating on window installations at Pershing and South Shores. We completed an electrical service upgrade to the building last week which took several weeks to accomplish. The electrical service upgrade was needed to allow installation of window air conditioning units in the classrooms without impacting power supply to other devices in the building. The installation of the air conditioners has been completed. Changes for ROE 39 required extensive network and technology improvements and installation of camera systems. B&G removed dilapidated playground equipment. The former asphalt playground area was striped for use as a parking lot. Concrete was placed to transition the east driveway onto the newly created parking lot. Boiler tubes were replaced by HVAC staff. Transportation staff moved a large amount of old furniture and contents out of the building. We continue to address work orders when received.

Stephen Decatur Middle School – The gym floor was repaired (termite damage), completely sanded, restriped and refinished. New bleachers were installed in the gym: 1) permanently attached bleachers on both sides of the gym; and 2) portable bleachers which can be moved to the west end of the basketball court. New fencing was installed around the baseball field, and concrete slabs were placed at the dugouts. Baseball and softball dugouts were repainted. The concession stand/field house was repaired to stop leakage which was deteriorating the building and making the space usable. Work on the track and field venues continued. Long jump and pole vault pits were installed. We are still awaiting the completion of the track surface and striping which is being performed by the contractor. We continue to address work orders when received.

Tech Academy – HVAC staff had to make a number of repairs to the chiller. Transportation staff moved a large amount of old furniture and contents into the building. We continue to address work orders when received.

Along with the projects undertaken by B&G, B&G staff continues daily with routine construction, maintenance, and repair activities, such as lawn care, tree trimming, sports venue preparation, HVAC repairs, HVAC preventive maintenance, filter changes, stopped up toilets, leaking pipes, network/technology upgrades, auto repairs, mounting audio and video equipment, etc. Additionally, B&G administration and support staff strive daily to improve “the culture” of B&G which unfortunately often requires us to spend significant time addressing lack of performance and disciplinary problems.

Respectfully,

Kent A. Metzger

Dir. of Buildings and Grounds
Decatur Public Schools #61
Buildings & Grounds Department
400 East Cerro Gordo
Decatur, IL 62523
Office – 217-362-3531
Cell – 217-413-3586

From: Melissa Bradford
Sent: Monday, August 15, 2022 4:38 PM
To: Kent Metzger <kametzger@dps61.org>; Michael Curry <mcurry@dps61.org>
Cc: Ashley Grayned <AGrayned@dps61.org>; Deanne Hillman <DHillman@dps61.org>; Denise Swarthout <DSwarthout@dps61.org>; Jay Marino <JJMarino@dps61.org>; Jeffery Dase <JDase@dps61.org>; Maria Robertson <MRobertson@dps61.org>; Rochelle Clark <rclark@dps61.org>
Subject: RE: Building projects

Please advise

From: Melissa Bradford
Sent: Friday, August 12, 2022 2:37 PM
To: Kent Metzger <kametzger@dps61.org>; Michael Curry <mcurry@dps61.org>
Cc: Ashley Grayned <agrayned@dps61.org>; Deanne Hillman <dhillman@dps61.org>; Denise Swarthout <DSwarthout@dps61.org>; Jay Marino <JJMarino@dps61.org>; Jeffery Dase <JDase@dps61.org>; Maria Robertson <MRobertson@dps61.org>; Rochelle Clark <rclark@dps61.org>
Subject: FW: Building projects

Please advise

From: Jason Dion
Sent: Friday, August 12, 2022 1:09 PM
To: Melissa Bradford <MBradford@dps61.org>
Subject: Building projects

What's the status of the current building projects in progress? I'm wondering if we can have another John's Hill situation this fall, for example: Pershing School still has the windows in the entry being installed. This is the entrance to be used for children entering the school. Additionally, how's the punch list at John's Hill going?