



A Community of Learners

Information and Action Item: Bids for Summer Work

TO: School Board
FROM: Dr. Susan Pingitore, Chief Financial Officer/CSBO

January 27, 2015

Overview & Background

The District is in the final stages of completion of the 10-year Life Safety Survey and Deferred Maintenance Plan. There have been several extensive meetings with the District's architectural and engineering firms to develop a final draft of a plan to present to the School Board at the February meeting.

The completed Survey will prioritize work into three priorities – A, B, and C. Priority A items should be completed within twelve months. "B" items should be completed in 2 to 5 years while "C" items should be completed before the next survey.

While the survey is not yet complete and estimated costs of identified improvements are not finalized, the initial indication is that there are few Priority A items in the Life Safety Survey.

There are two Priority A items, however, estimated to cost approximately \$232,000 that are recommended for immediate attention. Both are being brought forward ahead of the Life Safety presentation next month so the District can develop bid specifications so the work can be bid and completed this summer. George Reigle, the District's architect, said postponing the Board's authorization to develop bids until February will delay completion of the projects beyond summer. Both projects are best completed before the start of school next fall.

Skokie Chimney Demolition

The chimney at Skokie School has been a cause for concern for well over a year. The decision was made last year to defer the work to determine if greater needs would be forthcoming in the Life Safety Survey.

Specifically, there is deterioration at the chimney cap as well as further down the chimney below the cap. Some of the visible joints display significant movement since

they were last addressed several years ago. The previous work itself appears to be caulking of the joints between pieces as well as cracks within individual pieces. In addition, the architect believes the southeast corner of the chimney top may be out of plumb and leaning away from the chimney.

There are two possible solutions: restore the main stack or demolish most of the stack and rebuild. The recommendation is to demolish as much of the stack as possible since this is a more long-term solution. The architect estimates this work will cost approximately \$130,000.

Skokie School Entrance and Door Replacement

As the Board may recall, this project was considered last year after the District had been notified of being awarded a \$50,000 School Maintenance Grant. The decision was made at that time to determine if projects needing more immediate attention would be identified in the Life Safety Survey.

This work would entail repairing the concrete at the entrance to school and replacing the damaged front doors. The poor concrete poses a worsening tripping hazard and the potential that moisture build up underneath the surface will drive the cracks even closer to the entrance. The project was estimated to cost \$102,600 last year, but the grant would have paid for \$50,000.

Next Steps

The Board is being asked to authorize the Administration to begin the development of a construction timetable and bid specifications for these projects with the goal being completion of the projects over the summer months.

Once the timeline is established, the projects will be bid and the School Board can decide at that time whether to proceed with work by awarding the construction contracts.