

**BOARD OF EDUCATION  
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 64  
Minutes of the Special Meeting held at 8:00 p.m.  
May 7, 2012  
Hendee Educational Service Center  
164 S. Prospect Avenue  
Park Ridge, IL 60068**

President John Heyde called the meeting to order at 6:32 p.m. Other Board members in attendance were Scott Zimmerman, Eric Uhlig, Dan Collins, and Anthony Borrelli. Also present were Superintendent Philip Bender, Assistant Superintendent Sandra Stringer, Business Manager Becky Allard, Public Information Coordinator Bernadette Tramm and 1 member of the public.

Board of Education meetings now are being videotaped and may be viewed in their full length from the District's website at:

<http://www.d64.org/subsite/dist/page/board-education-meetings-984>

At 6:33 p.m. it was moved by Board member Zimmerman and seconded by Board member Borrelli to adjourn to closed session for the purpose of discussing collective negotiations [5 ILCS 120/2(c)(2)] and the employment of a specific individual [5 ILCS 120/2(c)(1)]. The votes were cast by roll call as follows: Ayes - Uhlig, Heyde, Zimmerman, Collins, Borrelli; Nays - None; Present - None; Absent - Fioretto, Lawson. The motion carried.

The Board adjourned from closed session at 7:03 p.m. and following a brief recess, convened a Committee-of-the-Whole Finance meeting at 7:08 p.m.

The Board adjourned from the Committee-of-the-Whole Finance meeting at 7:52 p.m. and immediately resumed the Special Board Meeting. Additional persons now also present at the special meeting were: Assistant Superintendent Diane Betts, Director of Technology Terri Bresnahan, and 8 members of the public. Director of Facility Management Scott Mackall arrived in progress.

**PUBLIC COMMENTS**

There were none.

Public  
Comment

**APPROVAL OF ELECTRICAL CONTRACTOR FROM FANNING  
HOWEY AT CARPENTER SCHOOL**

Mr. Mackall noted the request is for approval of Phase One of the mechanical upgrades needed at Carpenter School; the Board approved the District to begin design on mechanical upgrades at the December 19, 2011 meeting. This action item includes an electrical upgrade consisting of relocating the transformer and running a new electrical service to the school. The District will be increasing the service to 1200 Amp from 600 Amp service.

Approval of  
Electric Contractor  
from Fanning  
Howey at  
Carpenter School

In response to Board member questions, Mr. Mackall confirmed that the project will be completed this summer and is within the proposed cost estimates. He also stated that although the District received only one bid for the upgrades, Fanning Howey has checked references of Block Electric, which is a local Niles company, and has reviewed the full scope of work with the firm. Mr. Mackall noted that it is a small, but detailed project, and reiterated that with these reviews having been satisfactorily completed, he is comfortable with proceeding to award the contract with a single bid as permitted by the Illinois School Code.

Mr. Collins asked whether the project is being undertaken only to provide air conditioning at the school in subsequent years. Mr. Mackall noted that in addition to being needed for air conditioning, the upgrade is justified for two currently existing conditions. He pointed out that the present location of the transformer is poorly placed on the site plan outdoors as the Board has seen during its discussions of proposed reconfiguration of the site to provide for water detention. He further noted that the service is routed underneath the 1994 building addition, making it extremely difficult to access for repairs should a problem develop with that feed.

**ACTION ITEM 12-05-1**

Action Item  
12-05-1

It was moved by Board member Uhlig and seconded by Board member Zimmerman that the Board of Education of Community Consolidated School District 64, Park Ridge – Niles, Illinois, approve the motion to award the electrical contract to Block Electric Company Incorporated at \$236,000, with the site lighting curb Alternate#E-2 at \$36,176, for a total contract amount of \$272,176. The votes were cast as follows:

AYES: Borrelli, Collins, Zimmerman, Heyde, Uhlig

NAYS: None

PRESENT: None

ABSENT: Fioretto, Lawson

The motion carried.

**APPROVAL OF AWARD FOR MECHANICAL UPDATES  
FROM FANNING HOWEY AT CARPENTER SCHOOL**

Approval of Award  
for Mechanical  
Updates from  
Fanning Howey at  
Carpenter School  
Plan

Mr. Mackall said this action item also is a component of the same Phase One mechanical upgrades at Carpenter School. Mr. Mackall noted the request includes a heating/ventilation/air conditioning (HVAC) upgrade in the north gym/lunch room. The District is planning to remove the existing heat only unit and replacing it with heat and air conditioning equipment to serve this space only. Mr. Mackall said that with the satisfactory completion of reference checks and a full scope of work review, he is confident in recommending the award to the low bidder of the seven received.

Board members briefly discussed whether splitting this project off from the main project to provide air conditioning for the school overall would be more expensive. Mr. Mackall pointed out that this would give students and staff another space that is air conditioned for the upcoming school year. He said there might be some small increase in total cost, but that it would be difficult to calculate. He pointed out that the air conditioning system to be installed in this area is different than the type that would be installed in the remainder of the school. In response to Board member questions, he reported that the gym would receive a new air-handling unit and that heat would be supplied by two small boilers, which are unrelated to existing boilers currently serving the main building classrooms.

ACTION ITEM 12-05-2

Action Item  
12-05-2

It was moved by Board member Zimmerman and seconded by Board member Uhlig that the Board of Education of Community Consolidated School District 64, Park Ridge – Niles, Illinois, approve the motion to award the mechanical contract for \$168,000 to Martin Petersen Company, Inc. The votes were cast as follows:

AYES: Uhlig, Heyde, Zimmerman, Borrelli

NAYS: Collins

PRESENT: None

ABSENT: Fioretto, Lawson

The motion carried.

**APPROVAL OF WATER DETENTION AND SITE  
IMPROVEMENTS AT CARPENTER**

Approval of Water  
Detention and Site  
Improvements at  
Carpenter

Mr. Mackall reported that at the January 27, 2012 meeting, the Board approved the design of Concept One for the water detention project at Carpenter School. This request is to award the contract for this project, having completed reference checks and a full scope of work review with the low bidder of the three received. Mr. Mackall stated Fanning Howey has worked with the firm on previous projects. Mr. Mackall also stated the District is requesting approval of an alternate bid for concrete curbing to strengthen a pathway around the building for delivery trucks and emergency vehicles. The total contract is for \$1,207,715.

In response to Board member questions, Mr. Mackall noted that the curbing is for a pathway unrelated to a pull-off parking lane at the front of the school that had been considered in an alternate site concept. He stated that he believed the bid may be a small amount higher than the original proposed cost, but did not have the precise figure at hand although it could be provided. He confirmed that the

curb addition was in the original estimate as an alternate, and the bid is less than the proposed cost.

Board members then questioned Mr. Mackall concerning the status of the District's variance request on permits for the site. Mr. Mackall reported that Ms. Keri Van Sant from Fanning Howey was currently at the Park Ridge City Council meeting to monitor the first reading of the request in case questions arose. He noted that the council would meet in another month for final approval. Mr. Mackall stated the Board could wait to give approval until the May 21 meeting, but that the project would not be able to be completed this summer and the low bidder might not be available due to this delay. The current schedule is to meet with contractors this Thursday to begin work.

Discussion then centered on the Board's liability if a contract is awarded this evening, but the permits fail to be received at all or are delayed. Mr. Mackall said that the material items that do have to be ordered could be cancelled if permits were not received later in May and would therefore reduce the District's liability. Ms. Allard then was asked about liability for cancelling the contract, and she stated that she would have to check with legal counsel and review the bid specifications to determine how that would be handled.

Mr. Mackall pointed out that the permitting process for Carpenter site work mirrors the process that occurred in a very similar project at Franklin School in 2011. He noted the District had gone through the Planning and Zoning approval, but had not received the Council's final approval when the Board approved the contract. He pointed out that the Carpenter site work is also supported by neighbors and had been recommended for approval by the Planning and Zoning Commission and the City staff.

Mr. Heyde summarized by noting that the Board needed to balance a theoretical risk of not obtaining final approval vs. the practical risk to the project's completion this summer if the contract is not awarded tonight. Dr. Bender noted that the Franklin project last summer had proceeded to contract before the first reading was completed, based on the strength of the Planning & Zoning Commission's recommendation to grant the necessary permits.

Board member Borrelli asked Mr. Mackall to review the status of other projects. Mr. Mackall stated that the Board had given approval for design work on four of the District's top five maintenance needs presented in December 2011. He noted that in addition to these Carpenter projects, preliminary work has been done on heating upgrades at Franklin and Lincoln; about 20% of the design process is complete on these, so they would not be candidates for work this summer.

Board members continued to discuss whether it would be possible to give authorization for the contract, but pending approval of the permits. Mr. Mackall said projects typically receive permits in varying stages as they move forward, rather than having all in hand prior to any work beginning. He noted that the Regional Office of Education had already given approval for the District to do

the site work and that a demolition permit could be issued by the City so the project could get underway and other permits obtained in coming weeks.

**ACTION ITEM 12-05-3**

Action Item  
12-05-3

It was moved by Board member Collins and seconded by Board member Zimmerman that the Board of Education of Community Consolidated School District 64, Park Ridge – Niles, Illinois, approve the motion to have George Sollitt Construction Company-GC/site Contract (LEAD) at \$1,187,715 with the curb Alternate#S-1 at \$20,000, for a total contract of \$1,207,715. The votes were cast as follows:

AYES: Uhlig, Heyde, Zimmerman, Collins, Borrelli

NAYS: None

PRESENT: None

ABSENT: Fioretto, Lawson

The motion carried.

**AUTHORIZATION TO NEGOTIATE ENVIRONMENTAL  
ENGINEER FEES**

Authorization to  
Negotiate  
Environmental  
Engineer Fees

Mr. Mackall and Ms. Allard reported they had completed a review process for environmental engineering services. Seven firms responded and the District selected two to interview. According to the School Code, the District is obliged to identify and select a firm based on qualifications and then seek Board approval to negotiate fees of the top-ranked firm. The action item is to begin that process with Environ.

Board member Uhlig inquired about whom the District has used previously to supply these services, the types of projects completed, and cost. Ms. Allard said the District has worked with Environ since the mid-1980's. Fees are project-driven so it varies depending on the work. She noted that they are used to do air quality testing for environmental issues. Mr. Mackall said the District must also complete a three-year reinspection of all buildings for asbestos, and this work is normally conducted at a fixed cost. He noted that only Emerson School had been designated as asbestos-free and is not rechecked.

Mr. Heyde thanked the District for going through the process since it has not done so for many years for this particular type of service.

**ACTION ITEM 12-05-4**

Action Item  
12-05-4

It was moved by Board member Zimmerman and seconded by Board member Collins that the Board of Education of Community Consolidated School District 64, Park Ridge – Niles, Illinois, approve the motion

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to negotiate environmental engineer fees with Environ International Corporation.

AYES: Borrelli, Collins, Zimmerman, Heyde, Uhlig

NAYS: None

PRESENT: None

ABSENT: Fioretto, Lawson

The motion carried.

Ms. Keri Van Sant from Fanning Howey arrived from the Park Ridge City Council meeting and reported that the first reading of the District's request for variance related to the Carpenter site project had gone without question or comment.

**CONSENT AGENDA**

**A. PERSONNEL REPORT**

The Personnel Report contains private information. If additional information is needed contact Assistant Superintendent for Human Resources Dr. Sandra Stringer.

**B. BILLS**

Bills

10 - Education Fund-----	\$ 217,614.56
20 - Operations and Maintenance Fund -----	<u>47,118.94</u>
30 - Debt Services -----	-
40 - Transportation Fund -----	<u>23,861.74</u>
60 - Capital Projects -----	<u>8,304.19</u>
80 - Tort Immunity Fund -----	-
90 - Fire Prevention and Safety Fund -----	<u>-</u>

Checks Numbered: 108039 - 108197

Total: \$ 296,899.43

**ACTION ITEM 12-05-5**

It was moved by Board member Uhlig and seconded by Board member Zimmerman that the Board of Education of Community Consolidated School District 64, Park Ridge – Niles, Illinois, approve the Consent Agenda of May 7, 2012, which includes the Personnel Report and Bills. The votes were cast as follows:

AYES: Uhlig, Heyde, Zimmerman, Collins, Borrelli

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NAYS: None

PRESENT: None

ABSENT: Fioretto, Lawson

The motion carried.

Dr. Bender reported that the heavy downpours experienced last Thursday had been handled well at all locations that have had water issues recently. At Franklin School, the water detention system worked extremely well to move water off the parking lot. The diversion system protecting the Carpenter auditorium also worked well and at Washington School, the systems in place worked as designed.

**ADJOURNMENT**

Adjournment

At 8:34 p.m., it was moved by Board member Zimmerman and seconded by Board member Collins to adjourn the meeting. The motion passed by consensus.

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President

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Secretary