



A Community of Learners

Information Memo: Facilities Contingency Projects

TO: School Board
Trisha Kocanda, Superintendent

FROM: Brad Goldstein, CFO

June 11, 2020

Background:

Throughout the year we have unexpected costs related to our aging facilities. Although the Administration does have some contingencies for these items, we want to make the Board aware of these expenditures, as they do have an impact on our facilities, and the decision-making process as we move forward with our facilities plans. Since the last Board Meeting the following item has been added to this list.

During the process of evaluating the seepage issue at Skokie related to the plaster in the auditorium the Administration has reviewed the course of action recommended by Perkins and Will and BTC. It has been determined that prior to making the plaster repairs the primary issue of seepage needs to be addressed through the development of project plans and specifications. Water is entering through masonry, and is exacerbated by the gutter system, which we have received a recommendation on already. We recommend utilizing this as an opportunity to test the elastomeric coating solution recommended by the architects in this area, to see how this works, prior to making this change throughout the entire building. The architects believe this will solve the seepage issue and allow us to move forward with the repairs of the plaster. Administration recommends moving forward as soon as possible to address this in order to begin work this summer.

Task 1 -

- Provide details and technical specifications to repair portion of and adjacent to south Auditorium wall, near east end of courtyard, including the following:
 - Repair open joint at bottom of window transom;
 - Remove and replace portions of existing exterior bricks;
 - Repair deteriorated backup wythe of bricks at locations of removed exterior bricks;
 - Repoint open brick mortar joints adjacent to removed and replaced exterior bricks;
 - Provide clear water repellent on portions of exterior bricks; and
 - Repair damaged interior plaster with cement plaster.

Task 2 -

- Provide details and notes for repair of cast stone cornices having integral gutters with copper lining adjacent to the south Auditorium wall, near the east end of the courtyard, including the following. Repair details will be provided to Perkins & Will for inclusion into their documents to solicit bids from contractors to perform the following repairs:
- Remove existing slate roofing tiles at joints such that new coating on the gutter can be properly applied beneath tiles.
- Provide a transition detail between the new elastomeric coating and the existing roof underlayment.
- Thoroughly clean and coat interior gutter surfaces with high-quality elastomeric coating.

Task 3 -

- Provide the following construction phase services on an as-needed basis:
 - Attend pre-construction meetings prior to commencement of work.
 - Review applicable submittals from Contractor.
 - Perform field observations as requested to review critical stages of work and provide written reports summarizing our observations.
 - Perform final review upon completion of repairs.

In regards to the chimney deterioration at Crow Island, the Administration, Perkins and Will and BTC discussed development of plans to address the repair of the chimney. This is imperative, as it continues to be a safety issue that affects the main

entrance of the building. Moving forward with this project would allow us to get pricing on the repair of the chimney and get this repaired prior to the end of October. The Administration will work on an alternate entrance to the building, most likely utilizing the terrace on the right side of the traffic circle.

The changes in scope of services are provided below:

Task 1 -

- Provide repair details and technical specifications to:
 - Remove and rebuild north portion of chimney with the following construction:
 - Face brick;
 - Insulation;
 - Permeable air/weather-resistive barrier; and
 - Reinforced 6-inch thick concrete masonry unit (CMU) backup.
- Provide backer rod and sealant at existing vertical expansion joint location on east and west sides of the chimney.
- Provide through-wall flashing and weeps at base of wall.
- Remove and replace portions of lead-coated copper chimney cap, electrical conduit, and lightning protection on top of the chimney.
- Re-attach ladder rungs and clock on the reconstructed portion of the chimney.

Attachments:

[Facilities Contingency Projects](#)

[Skokie Change of Service Letter](#)

[Crow Island Change of Service Letter](#)