



Information Memo: Facilities Contingency Projects

TO: School Board
Trisha Kocanda, Superintendent

FROM: Brad Goldstein, CFO

February 25, 2020

Background:

Throughout the year we have unexpected costs related to our aging facilities. Although 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 we have addressed the following issues:

Building Technology Consultants, Inc., a forensic architect, evaluated the cause of the pre-cast cornices at The Skokie School that are showing deterioration, causing a piece to fall. The result of the findings is attached.

Task 1 – Provide repair details and notes to:

- Remove and replace deteriorated cast stone cornice units; and
- Eliminate existing internal gutters and provide a new exterior gutter on the outside of cornices; or
- Thoroughly clean and coat the interior gutter surface with a high-quality elastomeric coating.

Repair details will be provided to Perkins & Will for them to include in their set of documents to solicit bids from contractors to perform the repairs.

Task 2 – Provide the following construction phase services on an as-needed basis:

- Attend pre-construction meeting prior to commencement of work.
- Review applicable submittals from Contractor.
- Review Contractor mockups of applicable repairs

- 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.

We have also engaged Building Technology Consultants, Inc., to evaluate spalling of bricks that is occurring from the chimney at Crow Island. This is causing small fragments of brick to land at the entry to Crow Island.

Scope of work

- Evaluate the cause(s) of masonry chimney deterioration and discoloration.
- Develop conceptual repair recommendations.
- Field Investigation
 - Using a manlift, perform a visual review of chimney and chimney cap. Document observed pattern of cracking, efflorescence and deterioration
 - If feasible, perform a remote camera review of the chimney liners by lowering a remote camera from the top of each chimney flue. This review will be performed to evaluate the continuity of the recently install chimney liners.
 - Perform a review of the crawl space area and mechanical rooms where the chimney flues terminate.
 - Install a datalogger to record relative humidity and temperature at the base of the chimney in the crawl space. Return to site after 3 weeks to collect the datalogger.
- Analysis and Report
 - Analyze results of the relative humidity and temperature data.
 - Analyze our field observations.

A spreadsheet showing running totals for the past three years is attached.

Attachments:

[Facilities Contingency Projects](#)