



LNNLRCD Special Meeting

Date: Wednesday, August 18, 2004 Time: 3:30PM

- I. **Board Members Present:** Joe Gargano (President), Joe Olliges (Secretary), Herb Hill (Personnel), Bill Piper (Treasurer)
- II. **Guests:** Bob Bortman, Daniel J. Nicolini, Chuck Jolicoeur
- III. **Employees:** Mike Schiltz
- IV. **Called to Order:** Joe Gargano called the August 18th special meeting to order at 3:43PM.

V. **Pledge of Allegiance**

VI. **Agenda: Building Renovations** – Herb and Joe G. met to discuss the renovation of the building and whether they would do it this fall or next year. Herb said that he will be free in October to oversee the building renovation project; he composed an ad, requesting bids (below), which would have to be submitted tomorrow if they decide to do the renovation this year.

“The Lost Nation New Landing RCD board will be accepting sealed bids for roofing, gutters, downspouts, underground drainage, and sidewalk replacement at the Lake Court Center. All bids must be received prior to 6:00PM on Thursday, September 16th, 2004 and will be opened at 7:00PM. For specifications, terms, and conditions, please call or write...etc.”

Joe G. said that they would have to modify the ad to include the drainage situation in the basement and the foundation sealing. Joe G. added that they would like the work to start the week of October 4th and be finished by November 15th, with the bulk of the work being performed in October. There are two events scheduled in October during the day when the work would be done – Senior Focus and a private rental. They would specify to the contractors that the building must be accessible at all times during the renovations.

If the board decided to wait until next year, then Joe G. recommended that they would have the work started the Monday after the annual yard sale in May, which would give them until the New Landing Annual meeting to complete the work. Joe G. asked Bob Bortman when the annual meeting takes place and Bob thought it was the second weekend in June.

The engineer from Wendler said that if they went out to bid this year, they would probably get some very good bids because there are some contractors looking for work in the fall. Joe G. reiterated that the ad to Ogle Life would have to be submitted this week and suggested that they put an ad in the Dixon paper too.

Joe O. said that he would prefer that the same contractor do all the work, including the work in the kitchen, although, they could have them bid that for January or some other time in the winter. Joe G. said that the problem is that they would have to modify the spec. that they are providing for a bid because they don't have the kitchen renovations included. Herb added that the work that needs to be performed on the outside of the building would eliminate a lot of smaller contractors for doing the kitchen work, which he feels could be contracted separately or some of the work even done by the board members themselves. Joe O. said that the board does enough work in the summer and he would not volunteer to do any of the work on the kitchen.

Joe G. said that if they did do the outside work in October, he would like to have the kitchen work done in January or February, when they can block out a time so that no events would be taking place that would require the use of the kitchen. Finally, he would like to formulate a plan sometime in January thru March to have a landscape contractor come in May and landscape the place because in October, they are just going to have them put topsoil in and rough grade the area that they pull the concrete out of. Joe G. is also going to contact the Dixon Rural fire department to find out if they have any recommendations for fire safety since they are redoing the kitchen.

Joe G. said that since Herb won't be available for the rest of August, he will have to walk the contractors around for inspections and measurements so that they can give their bids. He asked Joe O. and Bill if they would be available to open the building for the contractors if Joe G. wasn't there. They both said that if they were around, they would help out too. Dan Nicolini asked if they could advertise a specific day for interested contractors to come out and get a tour of the building at the same time. Joe G. said that they could do that – he'll play it by ear. Herb said that it can be difficult for contractors to coordinate their schedules to be available at the same time, however, he does agree that that is a good idea.

Joe G. motioned to proceed with the building renovations, as indicated by the specification prepared by Wendler Engineering, to be performed this October with the costs not to exceed the RCD's budgeted amount of \$50,000. Herb seconded the motion. Herb said that he would like to over what the specs. call for with the rest of the board members. Joe G. recommended that they go over them now, during the meeting. Motion approved unanimously by roll-call vote. **[08-18-04-01]**

They are going to print the ad in the Dixon Telegraph and Ogle County Life. Joe G. will get a dozen of the specs. printed up to distribute.

VII. Guests:

Bob Bortman: Bob suggested that the board use a membrane that is commonly used on roofs with the same degree of slope as the Lake Center's to avoid ice damage. Herb asked if they have experienced that before and Bob said that they had damage on both sides. Herb said that he doesn't know how they could be getting ice damage on the side with the 4' overhang. Bob said that because of the way that the building has been built, there is no barrier insulation up above and it freezes 10-15 feet from the drip line. Herb said that they know they are going to run into some problems when they open the roof and if they find a problem, they will fix it at that time. Herb said that Bob had a good point. Joe G. asked what the cost of the membrane would be and Bob said that it costs 3-4 times more than a standard membrane. Herb said that the spec. called for a membrane to be installed two feet beyond where the roof meets the wall, which, with the four-foot overhang, would give 6' of protection. Herb suggested that they could add another 6' to what was proposed in the specification.

Dan Nicolini asked how long the RCD thinks the roof will last once it is completed. Herb said that they were putting on 25-year shingles and Bill said that the average lifespan of roofs in this area is 17 years on the west slope and 20 years on the east.

Discussion ensued regarding the condition of the roof and how old it and the building was.

Joe G. called the engineer to inquire about changing the spec. The engineer said that he didn't see any water damage inside the building when he did his inspection, which would indicate a problem with the west side of the building and the only thing he referred to was the damage in the women's bathroom, which is under the old original roofing shingles, he would anticipate besides the shingles being old. The engineer said he wouldn't add the special membrane in the specification, instead, he recommended negotiating with the contractor and if the contractor opens it up and says there is damage there then he would prefer that you have him come up there and look at it and they address it and negotiate it with the contractor at that time.

VIII. BUILDING TOUR – Herb led a tour of the building so that the rest of the board members would know what the contractors are going to be looking for. Joe G. suggested that instead of putting on the special membrane, they blow some insulation into the attic to stop the heat escaping and Bill suggested that they could put some breather slots on the sidewalls.

They looked at the outside concrete first and Herb said that they could use the broken up concrete as riprap. Herb said that the pool walls are 2 inches below grade. The drains are going to be disconnected. Bill asked if the planter was on separate footings and Joe and Herb said that they thought it was attached to the pool. They continued walking around the pool area and discussing what they planned to do. Some of the conversation was cut off. Joe G. spoke of them going down 6' and cut the lines going to the basement. Joe O. wondered what they would do if they excavate and run into problems. Herb said that originally they were going to replace the stacks and Joe G. said that they need to modify the spec. because it calls for the sidewalk to be replaced up to where the inlet is. Herb wants to keep the removal of the sidewalk into the plans.

They moved down to the basement and there was some standing water down there. Herb showed them the drain for the pool, which they are going to leave alone. He showed them the ducts that they are going to take out and fill in and take them all the way back to the saw line. Joe G. measured to find the wall and said that it was 12 feet to the wall and probably 13 feet to the outside edge. He measured 9' to the bottom of the spancrete. They measured to the center of the duct and Joe O. said it was 18'. Herb said that right next to it was conduit, which Joe G. said was the primary electric service. The contractors are going to be working 7' from the ????? Joe G. showed them the sump discharge and suggested having the contractors put in a piece of conduit in the concrete. Herb said something about putting the conduit in the upper corner and Joe G. said it shouldn't be put in the upper corner because there is 8 inches of spancrete above it.

They went back upstairs. Joe G. measured and said that it is 9' to the inside of the wall. Herb said that the wall has to be at least 10" thick. Herb said that originally, the building was going to be three stories tall. Joe G. pointed out where the inside of the downstairs concrete wall would be. Joe G. figured there was about a half- inch of concrete along there.

They debated whether the concrete sidewalk needed to be removed. They decided to keep it in the contract for now, however, Joe G. suggested that they save that part of the job for last and see if they have enough money budgeted for it. Otherwise, they could save it for next year and tie it in with the landscaping.

Adjourned: Joe O. motioned to adjourn the August 18 special meeting. Bill seconded the motion. Motion approved unanimously by roll-call vote. Meeting adjourned at 5:37PM. [08-18-04-02]

Next scheduled meeting: September 2, 2004

August 18th motion list

1. Joe G. motioned to proceed with the building renovations, as indicated by the specification prepared by Wendler Engineering, to be performed this October with the costs not to exceed the RCD's budgeted amount of \$50,000. Herb seconded the motion. Herb said that he would like to over what the specs. call for with the rest of the board members. Joe G. recommended that they go over them now, during the meeting. Motion approved unanimously by roll-call vote. **[08-18-04-01]**

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