

**Kiel Area School District**

**Buildings and Grounds Meeting**

**October 11, 2014**

**5:45 p.m.**

Present: Charles Hartmann, Mike Joas, Dr. Blankenheim, Sheila Lefebber, Kevin Schwinn, Dan Dietrich, Jack Lechler

Call to Order Member Dietrich called the meeting to order at 5:55 p.m.

Basketball/Tennis This issue was returned to committee for further discussion. Member Hartmann expressed his original concerns about the costs associated with demolish of the tennis courts and that the money could be used elsewhere. Dr. Blankenheim noted that the Football Alumni is only interested in the tennis court area for their shed as the location is near the practice field, etc. Mr. Lechler spoke to what he believed to be the issue was the trailer. He referenced small sheds south of the practice field that the Alumni could look to purchase to house the trailer and equipment. He wants to see the District invest in a new shed in the back of the high school where there is an electrical box and natural gas. He provided the District with a list of possible contractors. He would like to see the current big shed divided into three different spaces for Football Alumni, Athletics, and TE/Ag, etc. Mr. Schwinn shared that the Alumni is not interested in that shed as to the distance from the practice field, etc. Mr. Lechler feels that the District needs an area for vehicles and lawn mowers along with a shop area for maintenance. Member Joas has mixed feelings regarding the Alumni shed. He wonders if it should be a moveable shed. He also contacted Chilton and other areas schools regarding sheds for maintenance. Dr. Blankenheim asked about pricing? Mr. Lechler indicated approximately \$70,000-\$85,000 for structure only. Member Joas would like to see the T.E. Class help with the project. Member Hartmann asked for Mr. Schwinn's thoughts. He thinks it's a great idea in a perfect world. He shared that if the Alumni built their shed a lot of items would be removed from the current shed providing space. There is no plumbing and it would be costly to add a holding tank. Could add overhead heaters be put in? Mr. Schwinn shared two other options: one to do a directional bore and the other would be to add an LP tank. The big shed will get a new metal roof next spring. Mr. Lechler feels that the shed would be best suited for cold storage items. Member Dietrich asked the members if they were in agreement about leaving the tennis courts alone at which time Dr. Blankenheim reminded Mr. Lechler and the committee about complaints of them being an eye sore. When holding cross country meets, the District

receives complaints about the courts. Member Dietrich inquired if it was too late to demo and Mr. Schwinn said yes, but could be done in spring. Would need to determine that now as contractors are currently lining up work.

Mr. Schwinn was directed to develop a detailed plan for a maintenance shed and bring it back to the committee, with the hopes of going to bid in spring. Member Hartmann expressed his support for the building. Dr. Blankenheim asked what would happen with the big shed. It could be divided to provide CTE (Career and Technical Education) areas with a location to store equipment, etc. This would not be a dumping site and would have to be monitored by Mr. Schwinn.

The committee will recommended to the full Board on November 19<sup>th</sup> to demo the tennis courts, repair the basketball courts and allow the Football Alumni to build a shed, with no cost to the District. If in the future the Alumni no longer has a need for the shed, it will be donated to the District for their use.

#### Priority List

Mr. Schwinn reviewed the list of maintenance projects. He ranked the critical projects (less than 1 year) and explained his rationale for each item:

- 1) New tractor – good time to purchase end of season
- 2) Tuckpointing at Middle School – this is a labor intensive project
- 3) Work truck – could purchase new or used and/or a van
- 4) Maintenance Shed – this item changed based upon the possibility of building a bigger maintenance shed. The roof will be repaired in spring.
- 5) Curbing at High School – North side by Fitness Center. This will be regular curbing including sidewalk replacement
- 6) Window wells at Middle School – biggest problem is on the East side. Would need to dig out to see if any issues with the foundation
- 7) Brick Buckling at Middle School/District Office – waiting on recommendation and budgetary numbers from CD Smith

If the Board would approve the use of \$150,000 from equity towards Maintenance projects Mr. Schwinn would be able to do a majority of them based upon the ranking. Member Hartmann likes the ranking and the fact that most of the projects can be completed. Member Joas shared that maintenance issues have been neglected over the years and need to be addressed. Dr. Blankenheim spoke to the survey and the question about exceeding the revenue cap. Mr. Lechler indicated that maintenance always first to get cut and that you can't continue to add square footage and not provide monies to maintain it. Mr. Schwinn indicated that he would obtain firm prices following full Board approval.

The committee will forward to the November 19<sup>th</sup> board agenda a request to use \$150,000 from equity for maintenance projects.

#### Referendum Budget

Mr. Schwinn shared with the Board that CD Smith has completed their work and the District has a contingency fund of \$72,401. Mrs. Rumpff had a few items that were not accounted for through Smith that the District covered, so her balance is \$67,340. Below are the projects Mr. Schwinn would like to complete with the remaining monies.

- 1) Reseal and crack fill basketball courts - \$3,500; demo tennis courts - \$22,630 – this item will be sent to full board for approval
- 2) Exhaust for plasma table high school – awaiting pricing – some concerns were expressed about this being a design error and could some costs be re-couped. This item was discontinued, so the company provided an upgrade at no additional charge. Department was pleased with upgrade, so will be a district
- 3) Re-seal unit ventilator louvers Zielanis - \$3,025
- 4) Back draft damper at Zielanis - \$525
- 5) Signage - \$2,500
- 6) Epoxy floor AG addition - \$10,675 - \$13,920 – Questioned whether or not this was an architectural oversight. It was in the original plan, but was cut. Cost will be lower as no need to have epoxy in the greenhouse.
- 7) New water softener at Zielanis - approximately \$2,500
- 8) Replace 20 flush valves at high school bathrooms (2000 addition) with auto-flushers – approximately \$6,000
- 9) Replace one single water cooler and upgrade three single water coolers with bottle fillers at the middle school – approximately \$3,020
- 10) Upgrade one double water cooler with bottle filler at high school pool entrance – approximately \$1,160
- 11) Start replacing pneumatic HVAC controls at the middle school
- 12) Noise problem AG classroom – Member Dietrch asked if noise was there prior to construction. There was always some. District will look into other scheduling options. There are two other AG classrooms available. CD Smith is also looking into options. Member Joas inquired about this being an engineer error.
- 13) Fence around generator at Zielanis

Mr. Schwinn told the committee he could complete projects 1-10 with the remaining monies and that these monies were from having Mr. Hill perform the plumbing work. The committee directed Mr. Schwinn to proceed with the

projects using the contingency fund. Mr. Schwinn will follow-up with Mrs. Rumpff for final numbers prior to completing projects.

Mr. Schwinn shared the request from Chad Ramminger for a fence around the generator at Zielanis, which is not a priority for Mr. Schwinn and Dr. Blankenheim. Mr. Lechler indicated that the fence from the tennis courts could be used. Mr. Schwinn shared that Mr. Ramminger wants a wooden fence. The committee did not support wooden fencing around the generator. The fencing would be available from the tennis courts for the generator at Zielanis.

Mr. Lechler shared some other concerns about maintenance being a problem with lack of staffing and funds. There are serious landscaping issues, but understands lack of staffing to complete this work. Custodial staff needs to spend more time on maintenance issues versus landscaping.

Mr. Joas inquired about the environmental building. Dr. Blankenheim shared that Mr. Sid Lucas indicated that Science could use it, but was not able to provide a specific amount of time for usage. Not sure the District should invest \$5,000-\$6,000 for repairs and then it is not used. Would prefer to fix up, with minimal dollars and allow CTE to use it for storage. Mr. Lechler agreed that if it cannot be used for educational purposes, the District should not invest a lot of money fixing it.

#### Adjourn

The meeting adjourned at 7:45 p.m.