

## **Buildings and Grounds Committee**

June 28, 2016

9:00 a.m.

- Members Present Dan Dietrich, Randall Bonde, Jill Preissner
- Others Present Dr. Blankenheim, Ben Hill, Ruthie Rumpff, Sheila Lefeber, Jack Lechler, Chad Ramming, Pat Geigel
- Softball Lights Mr. Hill updated the committee on electrical and bracket issues occurring with the lights at the softball fields. Mr. Hill worked with the district's preferred vendor, Premier Electric, who assessed the situation and provided options to repair as well as remove. Repairs to 16 lights would cost approximately \$80,000 and to remove would be \$9,000. Mr. Hill, Mr. Geigel, the head custodian and groundskeeper met to discuss the situation and since the lights have not been used in years the consensus was to recommend having them removed. Committee members supported this recommendation.
- City Tennis Courts Kris August and Missy Brandt were present for this item on behalf of the city. Mr. August shared information in regards to the tennis courts in Belitz Park noting that they are in dire need of repairs. The city has allocated dollars to repair 4 of the 8 courts this year and the other 4 next year. The city is wondering if the district has any funds available to put towards these repairs since our tennis team utilizes the courts. What are the city's thoughts on support from KASD? Mr. August said half. The city is wondering if all 8 courts are necessary. Mr. Geigel, Ms. Brandt, and Member Preissner expressed their desire for 12 courts. Repairs have been overlooked for years as budgets were reduced. Mr. August shared quotes from Munson, Fahrner, and Northeast Asphalt to repair and for a new surface.
- The district appreciates the collaboration with the city and would like to continue those efforts, but unfortunately is not in a position to help with the cost of repairs. As a district we currently utilize the courts from mid-August to the first week of October. The committee would need to know the city's commitment first before making any recommendations. It was suggested that the city pay for the cost to repair and then provide a maintenance plan in which the district could possibly help support.

Are any of the courts usable without fixing them? One is not usable the other 7 would be after repairs. Fix those in most need first. What is the city's expectations of the district? Mr. August noted that the committee will be meeting next Tuesday, July 5<sup>th</sup> at 6:00 p.m. Asked if someone from the district could attend? Mr. August and Ms. Brandt left the meeting.

### Softball Dugouts

Mr. Hill and Mr. Geigel provided background information on the softball dugouts:

- The softball coach solicited for donations to construct dugouts for the softball fields in Fall 2014 with the intention of them being built Summer 2015.
- Mr. Schwinn, Director of Buildings and Grounds at that time agreed to Mike Muhs, district maintenance, completing this work. Mr. Schwinn left the district March 2015.
- As of Spring 2016 the block work is completed for one dugout. This took Mr. Muhs approximately 2 months. There is no timeline for when the remaining 3 will be completed.

With Mr. Muhs allocating so much of his time to the dugouts, district-wide maintenance projects are falling behind. Ms. Holden promised that volunteers would be available to help Mr. Muhs with this project.....as of today there has been no volunteer help. There was minimal student help. This is a project that requires a minimum of 3-4 people.

Mr. Hill contacted 3 contractors about completing this project. Two were not interested and one submitted a bid for \$18,500 (\$4,000 can be deducted for materials that were quoted). Member Preissner expressed her desire to solicit parent volunteers for help. How were previous volunteers solicited? Can we advertise for volunteers? Who will oversee the project? Mr. Hill referenced a possible Plan B, which would be to have Mr. Muhs construct them out of steel like the soccer dugouts. The preference of the committee is to have them match, especially since the materials have already been purchased.

Dr. Blankenheim explained that the district has been trying to remedy this situation for a long time. Mr. Geigel noted that the bottom line is these need to be finished before the 2017 season. The committee members were informed that Amerequip gave a monetary donation of \$10,000. This information was later updated to reflect the actual donation amount of

\$3,000. Members do not want to compromise the partnership with them because of this situation. When would the contractor be available? The contractor is 4 weeks out and indicated they can complete the project within 2-3 weeks. Could this project be funded through Fund 21 (gift fund)? Mr. Geigel asked about support from the District. Dr. Blankenheim informed him she doesn't know where it would come from. Member Preissner spoke to finding a happy medium and not compromising the collaboration with Amerequip. Need to find a common ground. Is it possible to have Mr. Muhs complete one more with volunteers and then contract out the other two? The B&G committee requested a meeting with Sabrina to discuss how she solicited for volunteers. The ultimate goal is to get them done. Mr. Geigel left the meeting.

Zielanis Playground Mr. Hill updated the committee on the status of the playground equipment at Zielanis. Recently a bridge collapsed when a child was playing on it during a weekend. After this incident the playground equipment was inspected by Lee Recreation and our insurance company. Following the inspections the bridges were removed. Lee Recreation informed us that the equipment has reached its end of life. Our insurance expressed concerns and noted that repairs/upgrades are needed and it no longer meets code requirements. Mr. Hill shared quotes and drawings he obtained for new playground equipment. Due to the cost, this item should be added to the 5-year plan. Quotes included:

- Lee Recreation – just under \$100,000 leaving the existing base (which does not meet ADA requirements);
- Burke - \$111,000 installed – replace stone with wood fiber (additional \$16,000-\$18,000);
- Miracle - \$135,000 installed – recommend changing the base

None of these costs include removal of the old equipment. Mr. Hill will seek quotes for removal.

Mr. Ramminger shared how much the playground is utilized not only by the students, but Full Circle Care and the community at large. The issue for the district is safety. Even though the old equipment has been maintained over the years it is weathered. That being said, the district either needs to make significant modifications or replace it.

Each company provided options that include phasing in new pieces. Mr. Ramminger will be contacting the Zielanis PTP to share the proposed

designs and seek help with fundraising to support this initiative. What would be the cost to repair/replace what we currently have? \$5,000-7,000. Can we lock in the price even if we phase it in? We need to determine a path and build support from there. Present this to the PTP for their buy-in and fix what's necessary. Determine which elements need replacing first. Two of the pieces will be kept. Mr. Ramminger will report back to the B&G committee following his meeting with the PTP. Custodial staff will make the necessary repairs.

### Storage Shed

This item was referred back to the B&G committee by President Long. This item was not supported or recommended by the full board. Member Bonde asked what would be stored in the shed. Mr. Lechler provided a background on the shed:

- His participation on referendum committee
- He took pictures and shared how poorly items are maintained throughout the district
- Yellow shed
  - Disaster
  - Re-roofed
  - Cleaned and improved
  - Most issues got addressed
- KFAA storage shed
- Annual meeting 2014 – David Schnur informed board wrong to have mini bus sit outside
- Jack asked contractor to quote out a 40x105 shed drawn by Kevin Schwinn
  - No bids were sought
  - Charlie Hartmann pushing for shed
  - Ben Hill redid drawing
  - Met with Tom Beck
    - Shared shed drawing from Neenah
    - Todd Olig told him \$700,000
    - Gave names of contractors – all told him that was way too much money
    - Why bricks and toilets

Dr. Blankenheim explained that what was quoted was not just a storage shed, it was for maintenance also. She is not supportive of the shed as there are other priorities. Mr. Hill noted that all lawnmowers, tractors, etc are inside. What would be affected by building/not building a shed:

- 3 suburbans (special ed)

- Maintenance van
- Pick up truck
- Mini bus
- Seasonal equipment

The shed would be insulated with minimal heat, a wall separating the maintenance area, air ventilation, flammable storage area (paint, etc). Member Bonde inquired about the need to insulate where the vehicles will be kept. Member Preissner has concerns with the need to build a storage shed, so people don't have to scrap windows. Mr. Lechler asked who else was solicited for bids. Mr. Hill told him Diamond Doors and couldn't recall the other company's name. Mr. Lechler expressed his concerns about his pricing of \$100,000 to the district's \$500,000 and our bidding process. Member Bonde said if it is not a district priority, we need to table it. Mr. Lechler agreed.

Other Items not  
on the Agenda

Mr. Hill provided committee members with an overview of the 5-year plan and status of the M&O budget. With remaining monies a zero-turn lawnmower was purchased. Ms. Rumpff explained the 15/16 budget and how additional monies afforded Mr. Hill the ability to complete some 16/17 projects with the left over monies. Mr. Hill shared that he looks at the exterior items such as: roofs, windows, tuckpointing, etc. each year with a contractor to determine any needs. Ms. Rumpff explained the funding formula and the need for the district to expend all funds, so we do not get penalized. Mr. Hill will share the 5-year maintenance plan at the next meeting.

Ms. Rumpff explained Fund Balance and the difference between Funds 41 and 46. The board approved and established a Fund 46 in 2015. This money becomes available 5 years from the date it was established. Each year the board will determine if there are any dollars left over to put into this fund.

Member Preissner asked if Mr. Hill would investigate having fans installed in the gym. The gym is used for many purposes such as: concerts, orientation, athletic events, graduation, etc. Mr. Hill explained issues found with existing duct work during the installation of air conditioning in the theater.

Dr. Blankenheim shared that a community committee has been working on a proposal for a new auditorium. They will present their ideas at the next B&G meeting.

Member Preissner briefly shared the request of track coaches for another shot putt and discus area. Mr. Hill noted that it would cost approximately \$14,000 to add.

The committee briefly discussed the addition of parking stalls in the front of the high school. Mr. Hill shared two drawings; one for 28-30 stalls costing approximately \$60,000 and one for 45-50 stalls costing approximately \$100,000.

Adjourn

On Motion of Member Bonde, seconded by Member Preissner the meeting adjourned at 11:45 a.m.