

Buildings and Grounds Committee

August 16, 2016

6:00 p.m.

Members Present

Dan Dietrich, Randall Bonde, Jill Preissner

Others Present

Dr. Blankenheim, Ben Hill, Ruthie Rumpff, Sheila Lefeber, Chad Ramminger, Jon Delray, Scott Weir, Courtney Eberle, Todd Scholz

Auditorium

Dr. Blankenheim provided an overview about a community group gathering to seek options for a new auditorium. Jon Delray, HS vocal music instructor, reviewed the committees work to date including:

- How the committee was formed
- Committee members
- Concerns with the current auditorium
- Community concerns with the current auditorium/school setup
- Is an expansion/renovation of the current auditorium possible or practical
- Committee recommendation
- Committee vision for the future
- Actual and projected timeline
- Proposals submitted by architect and construction company
- If a new auditorium is built, what becomes of the current auditorium
- School uses for a new auditorium
- Community uses for a new auditorium
- Benefits of a new auditorium

Q&A

- What about the air conditioning that was just installed
 - Dr. Blankenheim explained that the air conditioning issue was brought up by the Kiel Area Youth Theater group
 - Mr. Delray indicated that it was not a waste as the auditorium is used all the time and should not impede a district need.
- Microphone issues and lights are outdated (incandescent vs LED)
- Limitations to current space
 - Shows based on stage size
 - Turning students away
 - KMB cannot perform as too small a space
 - Student learning

- Cannot experience learning to perform on stage
 - No backstage (lack of stage crew)
 - No outside help due to stage size
- P.E. classes
 - Displaced from gym for set-up and performances
 - Student traffic re-routed as hallways are closed off for daytime performances
- Office Space
 - No space for theater director/manager
 - Lack of operational space
- Parking
 - Lack of parking for large events

Would some upgrades work now? What is the number of times the auditorium is being used?

Mr. Delray explained how they would like to search for corporate sponsors. At this time the committee is seeking the blessing of the Board to continue work on this project. The committee is recommending working with Abacus Architects with the no fee option for the pre-referendum work. The new auditorium would not only be for school uses, but community use as well. He believes the new building would be a crown jewel for Kiel and feels the community as a whole needs this.

Member Preissner asked about the timeline and if the committee had a goal.....\$1,000,000. Will you be seeking grants? Yes. Member Dietrich mentioned that we need to get the best deal in terms of a contractor, etc. The project will be bid out as outlined in board policy. Dr. Blankenheim referenced having any future referendum in conjunction with retiring debt.

Member Bonde noted that class sizes are smaller and eSchool is increasing so is this a want vs a need? Mr. Delray indicated that there is not a decrease in the utilization of this space. The appearance is that it is school debt. We need more financial support and need to make the connections such as Kiel Municipal Band, etc. Possible corporate donors, naming rights, advertising, etc. Mr. Delray expressed his concern with going out to solicit without a plan.

Chair Dietrich asked committee members if they had any more questions....none were expressed. He asked if they would support them

coming and presenting to the Board on September 7. Member Preissner felt that more numbers were needed....tighten things up (donors, grants, etc). The committee cannot move forward until board approval. Dr. Blankenheim referenced moving ahead with soliciting reminding the committee that the Board makes the final referendum determination.

The auditorium group will present their plan at the September 7th board meeting.

The auditorium group members left the meeting at 7:02 p.m.

Zielanis Playground Mr. Ramminger updated the committee on his meeting with the PTP in regards to updating the old vs new equipment. The committee is supportive of new equipment. The PTP will have a subcommittee to drive the fund raising efforts for new playground equipment. The committee is recommending a 3-year phase in plan. The overall cost is approximately \$76,836. Lee Recreation provides the opportunity for the district to participate in a dual installation that will reduce overall costs.

Phase 1 will include the main unit on the north side. Cost of installation would be \$7,500 for one day or \$2,000 for two days with help. The existing bed of pea gravel would remain. There are options to upgrade it to wood fibers, tires, etc. PTP feels they would be able to support \$15,000 towards with phase with monies from the color run fundraiser. The fund raising committee would solicit major business for additional support. Member Bonde noted that the equipment has been grossly neglected over the years and should have been treated yearly. Mr. Ramminger reminded him that the committee discussed the option of maintaining the original equipment, but did not support it. What type of maintenance is required with the new equipment. There is very little maintenance as the color goes all the way through each piece as well as a warranty. Mr. Ramminger noted that two of the pieces will be kept as they were recently donated by the Nye family. Mr. Ramminger shared that the designs will be ready to share with families at open houses. Mr. Hill explained that three companies provided designs, costs, etc and Lee Recreation was the most user friendly. Mr. Ramminger inquired about support from KASD? Dr. Blankenheim explained that it was built into the 5-year plan, but that the district cannot commit at this time, but could possibly look at end of year monies, which would require full board approval. This will be reported out at the September 7th board meeting.

Mr. Hill noted that removal fees are not included in these costs. He did obtain a quote for approximately \$1,800. Member Dietrich asked if there were any other questions and none were expressed.

Facility
Accommodations

Dr. Blankenheim updated the committee on progress of facility accommodations as requested by a family. Dr. Blankenheim and Mr. Hill toured the high school and determined an area to accommodate the student as a short-term solution and areas where long-term changes could be made. The existing private office area for Phy. Ed. teachers will be updated to accommodate the locker room issue. A connecting door will be eliminated, the hardware changed out, old lockers will be install and a bench will be added at a cost of \$1,000. C.D. Smith provided additional options:

- 1) Utilizing the official's locker room at a cost of approximately \$5,500.
- 2) Bathrooms by the auditorium. This option includes turning them into single stall family bathrooms that are ADA compliant. Each bathroom would cost \$31,200. The cost of these upgrades could come from fund balance as it would be a one-time cost.
- 3) Teachers' lounge. Build a wall and add a door at an approximate cost of \$12,300. Member Preissner was not supportive of this option as it would take away from teachers.

Member Bonde feels this needs full board discussion and Dr. Blankenheim reminded him that they had already discussed it and the work for the locker room area is currently being done. Member Preissner did not feel they needed to discuss other options at this time. Member Dietrich indicated we need to proceed with caution. What happens if parents aren't happy? It comes back to the full board for further discussion. She doesn't feel the family will be hard to work with. Work will be completed before school starts.

Member Bonde inquired about what they're suppose to do with this information and Dr. Blankenheim referenced that minimal costs for changes was supported by the board but any other options were to be presented to the B&G committee. Member Bonde wants it to go back to the full board and Member Preissner does not recommend doing the family bathroom by the auditorium or in the teachers' lounge due to financial costs and staff morale purposes.

Gym Fans

This request was brought up at the previous B&G meeting. Mr. Hill had Mannenbach Mechanical perform an air quality check at the high school. The current intake louvers and turning vanes are 95% plugged and there are no access panels to allow for cleaning. Therefore, the ducts have not been cleaned since the high school was built. The bearings are original and valves are leaking causing the boiler to try an heat. The overall cost of \$10,400 would include adding access doors, cleaning louvers, replacing bearings and balancing. There is an additional cost of \$1,500 to remove 3 unit heaters that do not run. The cost to install fans is \$5,000/fan and not a viable option at this time. The B&G committee supports having this work completed and will report out to the full Board on September 7.

Facilities Plan

Mr. Hill reviewed the 5-year facilities plan noting that things get added/deleted and pushed back as necessary. This plan contains large ticket items such as: roofs, boilers, tuckpointing, air handlers, etc. which are not part of the M/O budget. Is there a master list.....no. The dollars listed on the spreadsheet are not built into the budget. No additional questions were asked.

Agenda Items

The committee will discuss the high school Tech Center at their next meeting.

Adjourn

On Motion of Member Bonde, seconded by Member Preissner the meeting adjourned at 8:25 p.m.