

Buildings and Grounds Committee

August 12, 2015 – 7:00 a.m.

Members Present

Charles Hartmann, Mike Joas, Todd Olig

Others Present

Dr. Blankenheim, Ben Hill, Tom Beck, Ruthie Rumpff, Sheila Lefebber, Jack Lechler

Facilities Update

Tom Beck and Ben Hill updated the committee on the following facility items:

- Maintenance Shed
 - Ceiling will be dry walled by Mike and Jim with the walls to be completed at a later date
- Environmental Building
 - This building will be used for cold storage (hurdles, etc.)
 - The doors have been fixed and are now lockable
- Ag Sound Issues
 - New roof top unit installed on 8/11/15
 - CD Smith will be onsite the week of August 10 to insulate between the walls at no cost
 - Door gaskets will be replaced on all doors
 - Sound batts will be hung by Mike Muhs the week of August 17
 - The welding class will remove the welding booths from the wall
 - The floor will receive two additional layers of sealant the week of August 10. This will be a total of five coats applied to the floor.
- Project List Update
 - \$110,000 reserved for pool repairs
 - \$2,700 will be used on a structural engineer

Omni Pool Report

Omni reviewed previous reports as well as conducting an onsite visit. The preliminary report indicates that nothing needs to be repaired now. The crack occurred during the initial fill of the during after construction and there is very minimal leakage as a result of the crack. The pool was built as design at the time. Omni is recommending that the deck drains and window be repairs. Looking to complete this project in March 2016 as the pool will need to be shut down for 3-4 weeks to complete the repairs. Ben will obtain two proposals prior to November to share with the committee. It is also suggested that we replace three bleachers (3 high). Monies will be put into the 2016/17 budget for this purchase.

The next step would be to investigate the heating. Member Hartmann inquired about going back to the Board for an additional \$50,000 to allow the district to

put the pool on its own boiler. Mr. Beck suggested the district look at a Design/Building with Mannenbach Mechanical. He referenced using in-house vendors as the preferred vendor for projects. They have the most knowledge of our existing systems, which greatly helps to troubleshoot problems. Have them design the project and then the District can choose to bid the project out. The dollars could range between \$50,000-\$70,000 for the boiler and domestic heater. Look at possible rebates from Focus on Energy for additional items with Mannenbach (boiler choices, heat exchanger). Need to work with Quality Controls also. Member Olig was comfortable asking the Board for an additional \$100,000 from fund balance to cover this project. Following discussion, the committee agreed to put on the August 19th agenda a recommendation to use \$100,000 from fund balance and override the policy on bidding for this project. Mr. Beck shared that he is only aware of two pre-qualified bidders for pool repairs.

Mr. Beck suggested that the District request labor rates yearly and then select vendors to provide maintenance.

The committee also discussed how to communicate to the public/community regarding the pool.

Miscellaneous Projects Member Olig inquired about air conditioning for the theater and what it would take. Mr. Beck indicated approximately \$100,000+ for the air exchanges and meeting building codes. He would look to incorporate this item into the 5-10 year plan.

Mr. Beck shared that the District should consider utilizing in-house contractors as preferred vendors because of their knowledge of our systems. Member Olig requested that the District use in-district vendors as much as possible and Members Hartmann and Joas agreed.

Mr. Lechler shared that the current baseball screen needs paint and has broken pipes. The approach to the high school driveway needs work also. He asked Mr. Hill about the middle school tree situation. Mr. Hill will follow up on this.

Meeting Schedule

Mr. Beck shared the following meeting schedule for B&G:

August – Review status of summer projects and discuss needs for the next year

November – Review/update 5-year plan and authorize recommended projects for the next school year prior to bid development

February – Accept bids for summer work

May – Review summer project list

Next Meeting

The next meeting will be scheduled in November.

Adjourn

The meeting adjourned at 8:44 a.m.