

Buildings and Grounds Committee

November 5, 2015

7:00 a.m.

Members Present Charles Hartmann, Todd Olig

Others Present Dr. Blankenheim, Ben Hill, Tom Beck, Ruthie Rumpff, Sheila Lefeber, Jack Lechler

The meeting was called to order by Member Olig. Member Joas was unable to attend the meeting, but left a voice message containing the following questions:

- 1) Is Mr. Hill still doing plumbing work? *Answer:* With Mr. Hill's promotion to Director of Buildings and Grounds he will have limited availability to do any plumbing work; however, he does do projects and will continue to do plumbing within his capacity.
- 2) Mr. Hill was provided a \$2,000 stipend for his plumbing license. If he is no longer doing plumbing he should not be receiving this stipend. *Answer:* This stipend was removed when Mr. Hill was promoted.
- 3) Zielanis carpeting. This project was over the cost that could be approved by Dr. Blankenheim, why was Board approval not required. *Answer:* This project was completed summer 2015 and was on the list of projects approved by the B&G committee. Dr. Blankenheim followed appropriate procedures as outlined in board policy. These were two separate projects and both were bid out.
- 4) Middle School sidewalk.....not necessary. *Answer:* This project was completed in Summer 2015 and was on the list of projects approved by the B&G committee. Work needed to be completed to provide a safe passage from the back of the middle school to the front.

Mr. Lechler inquired about hiring people who bring value to the district with having specific skills. Dr. Blankenheim informed the committee that hiring people with specific skill sets is the process being used by the District.

Pool Update Three vendors were brought in to conduct a walk through of the pool (Neuman, Omni, Matt Huber). All three vendors had the same opinion about the crack and none felt that it was a major concern at this time. All vendors feel that the crack has been there for 35-40+ years and just needs to be monitored.

The pool will be drained in March 2016 for the following repairs:

- Filter replacement
- Variable speed pump
- Pool masonry gutter repair
- Removal of pool observation window

A recommendation will be sent to the full Board on November 18th to support these repairs being completed by Neuman Pools at a cost of \$75,949.42. This cost would be covered by referendum monies.

Communication about the pool being closed for this work will be done via the website, skyward messenger, and the paper.

5-Year Plan

Ben updated the members on the noise issue in the Ag room. The previously completed work has taken care of most of the noise issues. The last item needing to be addressed is the removal of the welding booths from the wall. Mr. Schneider is having the students build adjustable welding tables and once they are completed the welding booths will be removed from the wall.

Ben and Tom briefly talked about the 5-year plan and how it is a working document that will continuously be updated. Things will get added/deleted/moved as necessary.

Member Olig asked about KABA supporting the refinishing of the gym floors. KABA does not support this project. KABA donates to scoreboards, backboards, etc.

The playground structure at Zielanis is in need of replacement. This item has been added to the 5-year plan but the District also needs to look into possible grants and fund raising help from the PTO. This playground is not only used during the school day. Dr. Blankenheim will update the Parent Advisory Council seeking their input. If a fund raiser has a specific purpose people are more willing to donate towards it. Perhaps we could fund raise for the installation versus the equipment. Ben will meet with vendors and conduct a walk through to meet code requirements, ADA requirements, fall protections, etc. Look into possible naming rights?

Walsdorf Roofing did a walk through on all the roofs with Ben. A small section of the Middle School roof will need to be repaired in 2017-18. All other roofs are out 5-6 years. Can we start to set money aside for roof repairs? Put any extra end of year monies into Fund 46 for future repairs. Walsdorf is developing a “Roof Maintenance Program” for the district.

Member Hartmann asked about a maintenance program for our air ducts. Mr. Hill indicated no, but that filters are changed out on a regular schedule. The middle school ducts were replaced in 1999-2000.

Project Development

Member Hartmann inquired about building a maintenance shed. Mr. Beck shared that he has one from Neenah and would be willing to share. Member Hartmann wants to see the proposal. Dr. Blankenheim indicated it’s a good idea, but would need to go to referendum as the District has other needs such as giving CPI to staff. Member Hartmann said the public is concerned about major maintenance issues. We need to look at priorities district-wide. Member Olig shared how the current staff spent personal time fixing up the other shed to meet their needs and Mr. Lechler wanted to know how that impacts the education of our students. Again, Member Olig expressed his concerns with spending a half million dollars on a shed when the district had to close a school for low enrollment and costs and couldn’t give staff a CPI increase because of cost. How would we communicate to teachers, no increase and then we spend a half a million dollars on a shed. Mr. Hill was directed to get a proposal for a new shed to share with members.

Mr. Beck shared how Kiel has more equipment than most district’s and now has a heated area to work in.....it’s a start. Mr. Lechler shared how the public doesn’t like the mini bus being left outside. Dr. Blankenheim informed the group that the Parent Advisory Council will be discussing facilities at their next meeting asking for information on the track, pool, and football field. Mr. Beck indicated that a new shed should be part of Phase 2---the 10-year plan. Mr. Lechler expressed is frustration over the shed being a disaster for years and nothing getting done. Mr. Beck reminded him that is why you need a Director of Buildings and Grounds as

well as support from the superintendent and board. Dr. Blankenheim also noted that we are making progress and need to continue moving forward.

Member Olig asked about taking the difference between the salary increase and putting that into a fund designated for projects.....Fund 46.

Discussed the need to communicate to the public what we have been doing to maintain facilities. A list was included in the first newsletter.

Member Hartmann likes the 5-year plan, but doesn't want to fall back.

Mr. Beck briefly spoke about tracking energy costs. He reminded the committee that you need plans, records, etc to make informed decisions.

Committee members gave Ben the authorization to proceed with project development for 2016-17.

Other Items not on Agenda The following items were not listed on the agenda, but brought up:

Jack Lechler

- PR – getting out materials promoting KASD to businesses
- Football bleachers and issues with having to do it
- Will be writing a letter to the editor about maintenance things that have been completed
- Issues with baseball screen and approach at high school
- Grapevines
- Trench behind school

Todd Olig

- Local contractors
 - Utilize as many local as possible
 - Support of other board members

Adjourn

The meeting adjourned at 8:39 a.m.