

Buildings and Grounds Committee

June 11, 2015 – 7:00 a.m.

- Members Present Charles Hartmann, Mike Joas, Todd Olig
- Others Present Dr. Blankenheim, Ben Hill, Tom Beck, Ruthie Rumpff, Sheila Lefeber, Jack Lechler, David Friend
- Update Tom Beck provided an update on the maintenance list that was previously developed by Kevin Schwinn. The tractor was purchased for \$51,856 and has had a few minor hiccups. There was a blown O-ring, blown gasket which had a small cut during assembly. All issues have been documented.
- Tuckpointing The tuckpointing at the middle school was quoted and pulled as the original scope had increased. Doing the original scope keeps the job under budget and prevailing wage. The work will be done summer 2015.
- Work Truck There is not enough money left in the \$150,000 that was previously approved for projects therefore the work truck will be purchased in 2015.
- Window Wells This will be done with in-house repairs. The maintenance department will put in 1-2 sump pumps to help resolve the water issues in the middle school basement. \$3,000 will be spent in the summer of 2015 with an additional \$7,000 in the future.
- Maintenance Shed The roof on the maintenance shed is scheduled to be completed shortly with a steel roof. The maintenance staff will heat and insulate so they can utilize it for storage as well as a repair shop. Member Joas shared the following concerns:
- Vehicles need to be kept inside
 - No floor drain
 - Is it just a band aid
 - Allocate monies for future shed
 - Use for cold storage
 - Need to get rid of stuff in building
 - Community supports maintenance
 - A lot of issues that need addressing
- Tom Beck shared:
- Maintenance staff needs to work in all school as well as Mike Muhs going home to do stuff
 - Shed will cost approximately \$200,000
 - Not just heating and ventilating
 - Needs to be done correctly

- Do with next referendum
- Interim step will give something to the staff.....anything is better than nothing
- Looking into a portable heater, which will only be used when needed
- Building could stand for another 30 years
- The environmental building will be used for cold storage
- KFAA shed on hold until fall 2015
- Sporting equipment needs to be removed from the maintenance shed
- Site work for KFAA shed will be completed summer 2015
- Extra shed may be needed for athletics
- District blessed with green space
- Put a 10 car parking lot in front of KFAA shed
- Nice auxillary building for sports
- A lot of big maintenance projects in years 6 and 7
- Wonderful things have already been completed, but were completed with referendum monies and not the yearly budget
- KFAA looking to have T.E. help build the shed to save costs
- KASD could pay upfront and then bill KFAA
- What's best for district
- Pad needs to be put in summer 2015 for KFAA shed
- Follow up with building inspector
- Need to meet city requirements not state because of size

Tom then reviewed the project list:

- #18 signage at schools
 - Only HS compliant at this time
 - This is a legal issue
 - Mike Muhs to install, just need to purchase signs
- #19 Elevators
 - Safety issue
- #20 Table saw, etc
 - Basic equipment needs for maintenance staff

Committee members interested in expediting the purchase of a truck and tools for the maintenance department. Will ask the board for approval of up to \$25,000 for a new truck/van and tools.

- #21 Ag noise issues
 - Stand alone roof unit
 - Mannenbach will insulate to cut down on noise
 - 80% through duct work

Is this an issue with the architect/contractor? Tom said no as the roof top was discussed and cut due to money issues.

- #22 Epoxy Floor – Ag
 - Preventative maintenance
 - Was sealed and cured
 - 3 applications were completed on original floor....summer 2014
 - Floors need to be scrubbed good weekly
 - Will put on two additional criss cross coats every three years beginning summer 2015 for \$650
 - Member Joas asked why stains
 - Mr. Beck indicated that it is in the top of the concrete and good scrubbing would help this
 - Mr. Friend indicated that it is swept daily and mopped twice weekly. He also noted that it was in the original plan and pulled because of costs.
 - Member Joas expressed his concerns with cutting costs and doesn't understand the noise issues.
 - Mr. Beck noted that Mannenbach did bring up the noise issue
 - Not sure the architect was aware of the location of the welders
 - Remove welders from the wall

Pool

Mr. Beck shared referenced the preliminary pool report being done by Omni Engineering. The crack has been there for a very long time and has not changed. The north end has minimal water leakage and that would be the first place to address. Need to address codes for mechanicals. Ventilation is causing the rust issues.needs 24/7 ventilation. Look to remortar the entire pool.

Newmann pools will provide the following:

- Energy efficient pumps
- Sensor fuel tank
- Acid and chlorine separated
- Labeling and signage on deck

The pool roof will be inspected annually by Walsdorf Roofing. The current roofs are rubber ballasted which is not the best option. These will be updated in the near future. The equipment, heater, and roof could be completed with the \$140,000.

Member Joas indicated that the community is upset over being told the pool would have to be shut down and people wanted the option to repair. It's about meeting the needs of KASD.

Member Olig noted that as a board we need to communicate about the pool once the report has been finalized. We need to let the public know what we were advised and stay the course.

Look at an option to add TV's in the cafeteria for pool spectators.

Dr. Blankenheim reminded the committee that the 2012 referendum was about safety issues with the observation deck, the survey did provide an option for the pool to be repaired and the community did not support that option.

Member Hartmann asked how much is in the budget for maintenance? Mrs. Rumpff indicated that it depends on Tom's plan. Mr. Beck informed the committee that the district did not previously look at budgeting the way he is recommending.

Jack Lechler asked about hand feeding of chemicals. Mr. Beck informed him that this will be corrected as well as the heater and boiler. Kiel is a pay as you go district and then when there is no additional monies projects are delayed.

Member Joas noted that the district said it was going to do the pool observation deck and epoxy floor and then didn't. These are contractor issues that are costing the taxpayers dollars. Mr. Beck reminded the committee that contractors don't maintain the facilities, the B&G Director does. The five-year plan will make the district more aware of upcoming issues/projects. Everyone needs to speak positively about the board, district, and school as a whole.

Need a steam cleaner and floor scrubber for the pool as well as the Ag area. The B&G committee will recommend the purchase of a steam cleaner and floor scrubber from the referendum pool monies.

Member Joas asked if all referendum issues have been resolved. Yes, with the pool being finalized. Some of the pool monies will be used on a structural engineer, chemical feeds, pumps, and signage.

Mr. Beck asked how much is budgeted for facilities. The district is currently behind six months as the following things should be worked on now:

- Measuring of projects
- Meet with vendors
- Obtaining quotes

#8 – Football bleachers - \$32,830

- Structurally fine

- Head entrapment issues
- Additional railings needed
- Can't be done in house due to custom cuts, etc

Member Joas asked that Schuttes in Manitowoc and Kevin Hahn (Gemini) be contacted about this work.

Mr. Beck informed committee members that once you are aware of the issues, you need to address them. The district is not compliant with spacing and ADA. What is the cost of new ones.....approximately \$225,000.

#13 – Zielanis Fencing

- Put white fencing with slats around stairs
- Member Joas has no concerns with the way the generator is
- Its not just the generator it's the stairwell
- Mr. Lechler said there are other issues (shrubs, gas piping, etc)
- Member Joas feels there are other areas in more need

#14 – more time needed in pool and ag areas

- Purchase large automatic scrubber to help with custodial time

#15 – Scrubber for Zielanis

- Help custodial staff be more efficient

#17 – Landscaping @ Zielanis

- \$1,800 from Berg
- Crown needs to be cut down
- Drainage issues

Member Hartmann asked about the core needs and exactly how much is needed. Mr. Beck indicated \$220,000-\$230,000/year

The B&G committee will recommend to the full board the use of \$250,000 from fund balance for maintenance projects as well as setting up a Fund 41 for future needs. Mrs. Rumpff agrees with the need to set up a fund for future projects, but it's the route to get there. Fund 41 impacts the revenue cap.....it takes monies from the general fund, which means cuts will need to be done elsewhere. Mrs. Rumpff would prefer to set up a Fund 46 as this would allow the district to use end of year monies and transfer them from the General Fund to Fund 46. This would also have no impact to future bond ratings. If the district sets up a Fund 46, we would not be allowed to touch it for five years.

Mr. Beck also shared his thoughts in regards to the Director of Buildings and Grounds position and that the individual needs to be looking ahead, creating plans, etc. and not doing physical work.

Next Meeting

The next meeting has been scheduled for July 9, 2015 at 7:00 a.m.

Adjourn

The meeting adjourned at 10:00 a.m.