

Buildings and Grounds Committee

February 23, 2017

8:00 a.m.

Members Present Dan Dietrich, Jill Preissner, Todd Olig

Others Present Dr. Blankenheim, Ben Hill, Ruthie Rumpff, Sheila Lefebber

Auditorium Contract Dr. Blankenheim provided background on the contract received from Hoffmann. In September, the Board supported a request from the auditorium committee to develop an R.F.P. for an architect to provide designs in order for the committee to begin fund raising efforts towards a new auditorium. The R.F.P. was sent out in November and 7 proposals were submitted. The committee reviewed all of the R.F.P.s and selected Hoffmann.

Hoffmann developed a contract based on phases that includes work beginning with initial designs through possible referendum work. The contract requires an upfront cost of \$5,000 for the design work allowing the committee to go out and fund raise. The auditorium committee has asked the district to cover the initial \$5,000 cost with the intent of paying it back from their fund raising efforts.

Jody cautioned them on construction costs which are increasing at a rate of 10%-20%. Hoffmann will charge 5.25% for design services after an approved referendum. These design fees would include: schematic designs, oversight of complete project, supervision, budget, scheduling, etc.

Can local contractors be used? Yes, as much as desired by the district. Need to qualify in the bid process why not using low bid. Billing, change orders, etc. would go through Hoffmann and payments to subcontractors would be made by KASD. Jody could not guarantee current fee costs if only given a portion of phases. There would be no additional costs beyond the \$5,000 if a referendum doesn't pass.

The B&G members discussed their options and the consensus was to recommend to the full board to pay the \$5,000 upfront costs for the auditorium designs. They will also communicate to the committee members the need for them to fund raise as much money as possible and not limit it to a specific amount. This contract does not tie the Board to a

referendum. Jody is anticipating a cost of approximately \$5-6 million for a new auditorium.

5-Year Plan

Dr. Blankenheim referenced the 5-year maintenance plan and that some of the items can be covered through the M&O budget. The list of projects exceeds monies available. There were several unexpected projects this year so at this time Mrs. Rumpff was unable to provide a dollar amount that may be available at the end of the year. Last year the B&G department purchased a lawn mower as well as putting \$15,000-\$20,000 into Fund 46.

Mr. Hill explained that this year he met with each of the administrators and created a priority list identifying projects with safety concerns being addressed first. Mr. Hill referenced the need for another mini van/truck for the custodial department. The current truck is used from 8-11 for mail and senior center. In the afternoon Al and Ray use it the majority of the time. Dr. Blankenheim informed the B&G members that she is not supportive of this purchase as there are many other needs throughout the district. B&G committee did not support this purchase.

Questions were asked about the request for another utility tractor. There are two that would be traded-in (2001 Kabota and the ZES tractor with a broom). This would provide the district with 3 vehicles for snow removal.

Next the committee discussed the need to replace the Zielanis shelter roof. Mr. Hill was directed to follow up with Mr. Ramminger about the use of the shelter.

Can the list be reduced by completing some of these projects with end of year monies? Yes, if monies are available.

Zielanis Flooring

Mr. Hill updated committee members on the Zielanis gym roof and floor. Due to a lot of rain in January the Zielanis gym roof leaked causing water issues to the gym floor. Walsdorf Roofing was contacted immediately and repairs were made. One to two weeks later the floor started to lift. At first the insurance company denied the claim and recently they reversed that decision. Each year Walsdorf Roofing inspects all roofs in the district. This roof is a ballast roof and is 17 years old and will cost \$9,000 to repair and \$19,000 to replace. Another option is a rubber roof at an approximate cost of \$29,000 with a 10-year warranty. The B&G committee will

recommend to the full board replacing the roof at an approximate cost of \$19,000.

MS Sub-Basement

Mr. Hill shared the quotes he obtained to address the water issues in the middle school sub-basement. The quotes included adding sump pumps and pits, power to the pumps, and the purchase of a commercial dehumidifier at an approximate cost of \$28,000. Committee members will be recommending to the full board approval to complete this project.

What about the electrical panel? Mr. Hill mentioned an approximate cost of \$1,000,000 to move the electrical panel. He shared that an alarm was previously installed.

All of these projects will be funded with either end of year monies and/or fund balance, if needed.

Adjourn

On Motion of Member Olig, seconded by Member Preissner the meeting adjourned at 10:30 a.m.