

Board Members Present:

Mark Penrod, Eric Gerber, Chris Wyne, George Frasier, DeeDee Thomas, David Goracke, Charley Wolff.

Employees Present:

Brian Gardner, Superintendent; Celeste Van Cleave, Deputy Clerk; Susan Beaudin, Board Secretary; Bart Rothenberger, Director of Facilities.

Others:

Tim Smith, Tim Debban, Connie McManus

The purpose of the work session was to discuss repair and/or replacement of district facilities.

Review of the Work Done

Facilities Committee - Superintendent Gardner reviewed the recommendations from the last meeting of the District's Facility Committee for the Board.

- Move bus shop from Brownsville to behind the vo-ag building at the high school. *Currently the district is in the process of making this move.*
- Replace groundskeeping barn at the elementary school or contract out services. *With the retirement of the district's groundskeeper the Board compared costs and chose to contract services.*
- Repair or replace the high school track. The track has been assessed and found that it needs to be replaced; not enough underlayment. *Status quo at this time.*
- Recommended the dangerous trees on the Brownsville property be removed and repurpose the building for community use. *Currently, the trees have not been removed and the district office will be moving back to the high school campus this spring. The gym is used by the rec center and community.*
- Recommended building a new high school. *Status quo at this time.*
- Regarding the elementary school it was the recommendation to build a K-12 school if the district could justify it financially and educationally, if not, make repairs to current elementary building. *Status quo at this time.*

Review Hill Report

In brief, the Hill report recommended replacing the high school and repairing the elementary school. It was felt the report did not fully address the issues of the 80+ year old elementary building. For example, the report recommended just replacing the plumbing fixtures not the pipes. At the high school if roof was to be repaired/replaced Superintendent was concerned for the substructure. The report noted the continual steam pipe leaks have caused severe deterioration to steel components in the sub floor structure and severe cracking in many masonry walls; concern for weight of new roof on poor structure.

Community Meetings

There were three community meetings held last spring. Many of the same people attended all three meetings. The major theme heard from these meetings was to use the land we have and repair what we have. There was skepticism the district was taking care of its' facilities. Superintendent Gardner thought we were seeing improvement in that area. He referenced in 2011-12 the district spent \$60,000 in contracted services and \$109,000 in utilities; 2012-13 \$55,000 contracted services and \$178,000 in utilities; and 2013-14 \$120,000 in contracted services and \$170,000 in utilities. Director Penrod suggested we break out the capital construction costs from the capital repair costs.

Board Poll

The results of a poll taken of the seven school board members as to the individual member's choice on how to proceed with district facilities were:

First Choice	Second Choice
K-12 @ New Site or CLHS	CLES – Repair CLHS – New
K-12 @ New Site or CLHS	CLES – Remodel CLHS – Remodel
New CLES @ CLES New CLHS @ CLHS	CLES – Remodel CLHS – Remodel
New CLES @ CLES New CLHS @ CLHS	K-12 @ CLHS
K-12 @ CLHS	CLES – Remodel CLHS - New or remodel
K-12 @ New Site	CLES – Remodel CLHS – New
New CLES @ CLES New CLHS @ CLHS	CLES – Repair CLHS – Repair

Superintendent Gardner reminded the Board the Facilities Committee recommendation was to remodel the elementary school or build a new K-12 school but money/costs would make that decision. The views from the community meetings held last spring were largely to: 1) Remodel the elementary school and build a new high school on the current high school site; 2a) Repair and Get By; 2b) New K-12 at the current high school site.

District Office

The boiler in the Brownsville building quit and was decommissioned this past summer as it was too costly to repair. That part of the building has been closed off since last summer. The district office staff will be relocated to the high school campus later this spring. Superintendent Gardner shared the idea of selling the Brownsville property with specific direction on how the property could be used. One idea was to have Habitat for Humanity develop housing on the property while donating the gym and conference area property for recreation center and/or community use. There is enough property to build 14-16 houses. The thought would be to increase the tax base and increase student enrollment. The process could take up to three years to complete. He did state Habitat for Humanity was not interested in demolishing the old part of the building.

The Board discussed demolishing the older part of the building and the costs involved. One bid quoted \$80,000 plus cost of abatement and the District does not have the finances to take on this project. One thought was to deed the west portion of the property to the city and sell the east portion outright. Depending on how it was zoned could we profit enough to demolish the building? The district will need to check its abatement plan and the removal of possible underground oil tank. The Board requested a draft resolution for working with Habitat for Humanity for the April Board meeting.

Schools

Board members participated in an exercise for determining how to spend a \$5 million bond; \$10 million bond and \$15 million bond. Each board member was given sets of project cards (each set the same) that indicated needed repairs and estimated costs. Each member was to determine how they would like to see those dollars spent by prioritizing their cards by project, cost and for each school, for each bond amount. Outcomes of this exercise are attached to these meeting notes.

Next Steps

Discussed if the district spent \$10 million to do repairs at the high school the repairs would only last 10-15 years. If it spent \$15 million on repairs at the high school repairs would last 20 years. The value over time is not enough to do just repairs and it is not advancing educational goals. Discussed at length repairs versus building new and how large of bond that would take. Board members requested a summary of the exercise be available at next board meeting, plans and costs for building K-12 school or a grade 6-12 school and costs to repair the elementary school.

Consensus of the Board to move forward with the Superintendent meeting with an architect to discuss floor plans, with thought to projected numbers and input from staff on how the new educational model works and how to utilize space and obtain cost estimates. Meeting adjourned at approximately 8:55 p.m.



Susan Beaudin, Board Secretary
Board Secretary



David P. Goracke, Chairman

4-13-15

Date Approved

	CLES Interior		CLES	CLES	CLES	CLES Paving	CLES Card	CLHS Roof		CLHS New	CLHS	CLHS	CLHS	CLHS	CLHS	CLHS	CLHS	CLHS Card	CLHS	
Roof	Waterpipe	CLES Floors	Ceilings	Windows	Plumbing	and New	Lock	System	CLHS Heating	Water Line	Electrical	CLHS Selsmc	Plumbing	Interior	CLHS Track	Windows	Flooring	Drainage	Lock	Science
10,000	\$600,000	\$700,000	\$525,000	\$103,000	\$290,000	Pick-up	System	\$1,600,000	\$1,000,000	\$1,000,000	Upgrades	\$2,500,000	\$380,000	Water Lines	\$450,000	\$200,000	\$910,000	\$60,000	\$225,000	Lab
					Fixtures	Fixtures							Fixtures						System	Furniture
7	3	1						7	5	1	1	1								
7	7	5						7	7	5	4	5	3	5						
7	7	7	7	6	7	5	5	7	7	7	7	6	7	7	5	6	7	6	4	6

COSTS UNKNOWN
CLHS

Sewer Lines

Structural Beams

Ag Building Walls