



Buildings & Grounds Committee Meeting Minutes

Location: Board Room, Administration Office

Date: Wednesday, May 31, 2023

Time: Noon

- I. **Call to Order:** Al Bieber called the meeting to order at 12:02 p.m.
 - II. **Attendance:** Al Bieber (Chair), Maegan McConnell, Dan Nowak, Rick Warren, Alanna Huck, Rob Kreger, Jeremy Byrd, Amy Coots, Karen Farrer
 - III. **Old business -** ✓ **Middle School Renovations progress; (Rick Warren)**
 1. A preliminary schedule for the summer has been completed by the contractors and a discussion regarding the lead time for supplies was also discussed. It is expected the windows and HVAC will arrive in October/November time frame.
 2. The sprinklers and fire alarms will continue to work during the project.
 3. It is anticipated the nurses office, admin offices, life skills classroom will be completed over the summer.
 4. A dumpster has been ordered for the clean out of the middle school and boxes have been provided for teachers to use as they box up their rooms.
 5. Abatement will begin as soon as next week along with some exterior concrete work. Some HVAC/Electrical will be started on June 19th.
 6. The building will be closed from June 10th – a date in August which will be determined based on the contractors.
- ✓ **Update on HS Green House project; (Rick Warren)**
1. Rick and Melanie met to discuss the issues.
 2. Rick reached out to the Sun Rooms Rep (builder of the greenhouse) to inquire about dampers, vents, and other improvements.
 3. Discussion ensued regarding the pouring of a concrete pad for better accessibility to the entrance to the current greenhouse.
 4. The topic of storage was briefly discussed with a suggestion to take some items from the greenhouse by the HS to the other greenhouse to free up square footage. Also

the suggestion of rotating materials between greenhouses was mentioned.

√ **Have bids gone out for High School roof project? (Rick Warren)** Not at this time as Sam Scarantino has been on vacation. Al Bieber provided a feasibility study that was completed in 2009 regarding various roofing mediums. There was also discussion regarding going back to the original installer of the roof to make them re-do the roof. A suggestion was made to reach out to an attorney that specializes in construction. Mrs. Huck suggested that she needed to call Attorney Lantz before reaching out to another attorney. Mr. Kreger noted that Attorney Lantz had looked into this issue last year. It was noted that Attorney Bill Warren represented WASD during the previous litigation regarding the roof. Attorney Lantz stated the statute of limitations is up for this type of litigation.

IV. New business - √ **Can Buildings & Grounds Committee be invited to Middle School Construction meetings?** Mrs. Huck suggested that one person from the building and grounds committee could be the representative at the construction meetings. She also mentioned she would be sharing the construction meeting minutes during her Superintendent report at the business meetings each month. Mrs. Huck asked the committee about a motion on the agenda regarding her authority to authorize change orders that are not in excess of \$3,000 so the project does not come to a halt waiting for a board meeting. All change orders will be brought to the board. The committee approved the recommendation to put the motion on the agenda.

√ **After school is out, what is the date for Walk-Thru (Rob Kreger)** Mr. Kreger noted that he had not set up a date yet. He did discuss an issue that has been found on the first floor of the HS with communication. This area of the building has no cell service and no two-way radio capability. Rob has spoken with a company regarding a fix for this, however, he is awaiting some additional information. The rough estimate to fix this issue is approximately \$47,000. This solution would put an amplifier at the HS and a dish on the roof of the building. Rob also discussed moving forward with GPS enabled radios for the busses. The cost of this improvement is \$38,347. Mrs. Coots noted that \$22,000 is available from grant money to assist with this project bringing it down to \$16,347. Mr. Warren asked about a maintenance agreement for the base radio units and antennas.

√ **Accountability & responsibility of contractors of building inspection on High School roof?** Please see roof discussion above.

Other business: Bathrooms for the stadium were discussed. Rick presented a 3-stall option with an increase to the price, however, it would not increase the footprint by a lot. This would be a project for summer of 2024.

V. Adjournment: The meeting was adjourned at 12:58 p.m.

Minutes Respectfully Submitted by Alanna R. Huck