

Yellow Springs Schools: School Facilities Task Force
June 19, 2019 6-8 PM

Participants

Susan, Kat, Chad, Julia, Desiree, Chris, Ian
Ex Officio: TJ, Terri, Mike
Invited: David Roach

Operating Rules We Follow

- Keep the best interest of the students and teachers of Yellow Springs Schools AND the best interest of the Yellow Springs community in mind.
 - Best for today and for the long term.
- Welcome everyone's ideas.
 - Listen to find the value in what others are saying.
- Participate actively, and honestly share your perspective.
- Disagree without being disagreeable.
- Use headlines.
- Logistics: arrive on time, cell phones off, come prepared.
- Actively engage the community in making decisions
- Actively work toward building trust in the community
- Create clarity - clear problem list and clear solution options
- Address both campuses

Summary of Open Actions

- Ask the school district to identify the impact if we change the current income tax to be on earned income only. (question asked and provided to the Interim Treasurer)
- TJ will provide the list of past maintenance projects and future plans.
- TJ will check whether the plumbing has been scoped as David recommended. If yes, he will tell us what the results of the scoping recommended.
- All task force members should review the Guiding Principles and let Mel know what sequence you believe is best.

Alternative View of Problems and Possible Solutions for the Buildings

David Roach, a home inspector who has lived in the village since 1999 provided his perspective on how the district might address the different problems identified in the Fanning Howey assessment. David is also involved in commercial real estate development in addition to home inspection. He is not a specialist in public school design or maintenance.

Note that following David's presentation, TJ said some of his recommendations are in place today, with a Maintenance specialist that does act as a project manager to secure the best cost for repairs and improvements. Terri said that some of what he recommended is not permitted for public K-12 schools.

Task Force members thanked David for his time and efforts. They described their understanding of David's recommendations as an additional point of view that will be beneficial and will be considered with all of the other information we already have: the state facilities commission report, Mike's information on the 2018 design, the Fanning Howey report, the focus group results, our own building tours, and the perspectives of our task force members who are in the middle school/high school building daily.

David provided many specific recommendations that fell into some categories:

1. Increase the investment for building maintenance.
 - a. Move from reactive maintenance to proactive maintenance.
 - b. Have annual projects list.

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- c. Plan for future maintenance by saving money for large expenditures.
 - d. Have a maintenance project manager to secure best cost solutions.
 - e. Note that TJ advised items **a** through **d** are already in place at the district.
2. Consider alternative sources of components and services that may be lower cost than what was estimated by Fanning Howey (with many examples provided).
3. Consider our current buildings as assets to be improved.
4. Focus on making the buildings more welcoming and pleasant to be in.
5. Use the shoebox for the badly needed storage, reading rooms, or other low density activities.
6. His recommended schedule is:
 - a. Make the buildings pleasant and welcoming during the first two years
 - b. Accomplish bigger changes in the next 2-3 years after the cosmetic and comfort changes.
 - c. Accomplish major projects 10-12 years from starting the work.
7. Remind community members of the value of outstanding schools in retaining property values.

David's full presentation can be seen at:

<https://www.youtube.com/watch?v=LZRyGVf6abc>

Following David's presentation, the group discussed questions and topics raised by David.

- Should David be added to the task force to provide expertise? We agreed to include Craig Carter, Thomas Young, Mike, TJ, and Terri/Mario to participate actively in the discussion as we evaluate the individual recommendations from Fanning Howey. They will provide the expertise we need.
- **Action: TJ will provide the list of past maintenance projects and future plans.**
- **Action: TJ will check whether the plumbing has been scoped as David recommended. If yes, he will tell us what the results of the scoping recommended.**
- Mike noted there are professionals who specialize in maintenance and can serve as advisors to YS Schools.
- Desiree said that classroom teachers are responsible for their own low priority maintenance. For example, she has purchased her own paint and curtains and painted her own classroom.
- The district used to be able to hire summer student workers for maintenance at a lower cost, but that stopped about 10 years ago.
- David mentioned that the buildings were compliant with code at the time they were built, and it is not absolutely necessary to bring everything up to today's code. However, many current code requirements will benefit students, and we should consider compliance when evaluating the recommendations to determine our perspective on priorities.
- The lack of a sprinkler system could be a safety issue, but adding that also opens other possibilities. For example, if we open the roof to address the sprinklers, it suggests that we should update lighting and HVAC at the same time to prevent duplicated effort of opening the ceiling again at a later time.
- In looking at the Fanning Howey recommendations, we wondered why technology was included in the prioritization category of Critical.
- Maintenance was a very big issue in the community.
- We agree there are opportunities for intentional collaborations in some areas.
- Sustainability is very important.

Guiding Principles

We discussed the draft guiding principles. Chris suggested some improvements that other committee members supported. We agreed it will be beneficial to identify priorities within this list because we may find some decisions will require an understanding of what is really the most important.

Updated Guiding Principles are:

1. **Health, safety, security**
 - a. Safe environment/pests/HazMat

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- b. Air quality/HVAC
 - c. Proper plumbing
 - d. Building security/entry and cameras
 - e. Fire/Tornado
2. **Maintenance/Sustainment Plan** built in
3. **Affordable**
- a. What is “affordable?”
 - b. What is the community willing to pay for even if it is “affordable?”
 - c. Reflect Yellow Springs values
 - d. Address ongoing maintenance costs when considering affordability
4. **Designed for 21st century skills and learning**
- a. Warm and inviting environment
 - b. Proper layout
 - c. Proper technology
 - d. Room for adapting to rapid technological change
 - e. Accessibility
5. **YS Values**
- a. Environmental Sustainability
 - 1. Min waste
 - 2. Max efficiency
 - b. Healthy Meals
 - c. School facilities as community resources

Action: All task force members should review the guiding principles and let Mel know what sequence you believe is best.

Proposed Process Flow

Task force members agreed the proposal makes sense. However, Chad remains concerned that even with two rounds of community engagement; we will still hear that we did not engage enough. We hope that our plan to reach out to specific groups rather than just having public meetings will result in a perception that we have engaged enough. John provided a list of organizations when we started our work, and this will be the starting point for our outreach efforts.

Next Meeting

The next meeting is July 3. We will begin working our way through all of the items in the Fanning Howey spreadsheets with the assistance of Craig Carter (Maintenance), Thomas Young (IT), Mario/Terri, TJ, and Mike to provide expertise and help us understand what is meant in the different.