

Mr. Rasmus called the October 27, 2021 MASD Buildings and Grounds Meeting to order at 6:00 p.m.

Present were Joseph Rasmus, William Berger, Sue Farr, Susan Myers, Ed Sanders, Alicia Differ, Brent Crispell, and Kathy Musselman.

GREENHOUSE – AGRICULTURE LAB CLASSROOM:

Mr. Rasmus and Mr. Crispell assessed local greenhouse that was purchased and erected in 2016 by Williams Forestry. Williams Forestry used the greenhouse to propagate shrubbery to restore the ecosystem impacted negatively by the pipeline.

Christian Duffy, Williams Forestry Agricultural Scientist/Project Manager, forwarded Mr. Crispell information and specs from FarmTek, the greenhouse manufacturer. The original cost of the greenhouse was \$12,075.70 and \$16,000 including labor and installation expenses.

Mr. Rasmus approached Mr. Duffy, to ascertain his willingness to consult with MASD for the greenhouse project. Mr. Duffy, having children within the district, was excited about the project and offered his services free gratis.

The day after Mr. Rasmus and Mr. Crispell's assessment of the local greenhouse, Mr. Crispell contacted Andy Frontz, SBA Engineer and Architect, to assess the greenhouse and provide recommendations. Andy was planning to be in the area and would field survey the existing greenhouse at that time.

The PVC piping, irrigation lines, poly covering, and propane heaters will need replacing. Mr. Duffy suggested replacing the propane heaters with infrared Hot Dawg heaters. The growing tables, with the exception of one, will be included with the greenhouse.

Mr. Crispell was in contact with Chris Bower, Zoning Officer, and Steve Bielski, County COG. Mr. Bielski felt a permit was not needed. He did not have a concern as long as tables inside the greenhouse were for plant growing tables and students would not use educational tables and chairs inside the greenhouse.

Mr. Sanders, Zoning Officer for another municipality, stated usually permits are needed even if zoning is not an issue.

Brent will follow-up with local municipality and COG. Mr. Rasmus, along with Susan Myers and Bill Berger, felt something needed to be in writing, even if just an email.

Liability insurance will be obtained.

The question arose as to how the water and electric would exit our buildings in a safe manner. Brent will contact Andy to check on attachment points for electric, water, and propane.

An unknown source suggested offering the proprietor \$2000 for the greenhouse, that the money was not important to the proprietor. However, for the chance of insulting the proprietor, we do not want to low-ball the offer either.

Advisement by the committee to move forward after getting a handle on costs. Mr. Rasmus will reach out to the greenhouse proprietor(s). It was unclear if the proprietor was the only stakeholder or if brothers were involved.

HIGH SCHOOL SCIENCE WING ROOFING RESTORATION PROJECT

Mr. Marshal Kiessling, Tremco Roofing and Building Maintenance, joined the meeting via Zoom, providing project descriptions, pictures, and proposals.

## BASE PROPOSAL – Fifteen (15) year QA Plus warranty included:

1. Perform a roof scan and identify wet areas, removing identified wet or deteriorating insulation down to the metal decking.  
New insulation fastened to the steel deck matching the existing thickness.  
Roof patch installation with EPDM (ethylene propylene diene monomer) bonding adhesive.  
The perimeter of the roof patch will be tied into the existing roof system with seam tape.  
Strip in the perimeter of the roof patch with Permafab reinforcement embedded in AlphaGuard BIO base coat.
2. Install batten strip around the outside perimeter of the lower classroom roof and on the three sides of the upper classroom roof and an additional seven rows at thirty feet in length, as directed.  
Batten strips fastened through the existing roof and into the steel deck.  
Install EPDM primer and cover strip over newly installed batten. Strip in the batten cover strip with Permafab reinforcement embedded in AlphaGuard BIO base coat.
3. Roof surface cleaned with RoofTec cleaning system.
4. Remove existing drain rings, install new water block under the existing drain flashing, install a target patch at the drain location consisting of Permafab embedded in AlphaGuard BIO base coat at a coverage of 3 gallons per square. Target patch must extend under the clamping ring and to the edge of the membrane. Install AlphaGuard BIO Top Coat at a coverage of 1.5 gallons per square over the target patch. Paint drain rings and domes with Rustoleum Safety Yellow and reinstall after the coating has fully cured.
5. At any peeling roof coating area outside of the 40-inch perimeter clean all loose coating, primer with Geogard, install Alpha Guard Bio base coat with a fully embedded Permafab patch extending a minimum of three inches past repair area.
6. Install high performance, two component, Bio-based, non-reinforced polyurethane fluid applied membrane system.
7. Install metal storm collars over all existing pipe boots and field wraps.
8. Install new metal hoods over all existing pitch pockets.
9. Over completed restoration coating, install a high-performance polyurethane coating at roof access points.
10. Seal all seams with EPDM primer and seam tape.
11. Chimney repair to include repointing the top 5 feet of the chimney located on the lower classroom roof area, a new stainless steel chimney cap, power wash the chimney, and install Decktite WDS sealer to all exposed masonry on the chimney.

## ALTERNATE 1 PROPOSAL – Twenty (20) year QA Plus warranty included:

1. Install a fully reinforced AlphaGuard BIO roof system in lieu of the AG Bio NR System, to include a high performance, two component, Bio-based, reinforced polyurethane fluid applied membrane system, primed surfaces with Geogard primer, two component, bio-based polyurethane base coat, one ply Permafab reinforcement fully embedded in base coat, two component, bio-based polyurethane topcoat.

#### ALTERNATE 2 PROPOSAL

1. Duct wrap replacement by removing the existing duct wrapping and insulation, install new 2" insulation fastened to the duct work, install white membrane wrap on the duct work adhered with LV bonding, seal seams with EPDM primer and seam tape, install T-patches and corner patches as required, terminate flashings with termination bar.

After discussion, the committee felt the best proposal recommendation would be the base proposal and alternate 2 proposal.

Project expected to start and complete during the summer of 2022.

#### ELEMENTARY AND SECONDARY FITNESS ROOM EQUIPMENT

A paraprofessional alerted Brent that the fitness equipment was not operational. We have a service agreement with Fitness Headquarters. Brent and Joe met with Chris, Fitness Headquarters, on campus, to assess the equipment. The equipment is a mix of institutional and residential equipment. Equipment found to be unrepairable, unsafe, and unfit for use. For safety, the doors of the fitness rooms will be locked.

Fitness Headquarters will provide a written assessment and quote for school appropriate equipment that supports the needs of all students.

Equipment addressing IEP's can be subsidized with ACCESS funding and fitness equipment can be subsidized with ESSERS III. Capital money funding use not allowable.

Strive for approval at the November board meeting to discard obsolete equipment. Thereafter, the fitness rooms will be cleared of equipment and clutter. Brent will draw a schematic of the fitness rooms to allow for best placement of the new equipment for safety and PT student sessions.

Fitness Headquarters offered to purchase the unusable equipment for parts. Advisement not to give the equipment away for liability reasons.

#### HIGH SCHOOL SIGNAGE

Parents and guests visiting the high school building have difficulty determining access for entrance to the building. Mr. Rasmus corresponded with Ken Kryder, CMAVTS Director. CMAVTS will undertake the signage project.

Signage suggestions included a flat sign on the blank exterior wall and above the entrance doorway, directional signage, and lighting. Ms. Differ will provide a "mock-up".

Suggestion to move the digital sign from the park side of the building to the entrance side. It was decided to keep the digital sign where currently located due to more traffic and sight access.

#### COVID-19 PROTOCOL CLEANING

Sunday sanitizing continues to occur utilizing ESSERS funds, as well as, mitigation strategies.

#### JR/SR HIGH SCHOOL AUDITORIUM/MUSIC-BAND ROOM RENOVATION PROJECT

Denny Sones will be on site this Saturday to apply vertical pine tongue and groove to the auditorium stage front fascia. Buck will be here to allow access to the building. Custodial staff will apply either stain or clear coat to the fascia.

Hopefully, flooring replacement will occur before the concerts. Auditorium flooring replacement before the band room.

PLUMBING MODIFICATIONS IN RESPONSE TO WATER ISSUE

Plumbing modifications are needed to rectify broken water pipes. Close proximity of outside rain leaders, septic and chiller require hand digging. Consulting with Seth Eyer for solutions. As time allows, Wayne will replace inside lines with Pex tubing.

FACILITIES CONDITIONS ASSESSMENT

Willingness to move forward with McClure to submit a defined scope and fee schedule to assess facilities conditions. After discussion, decided to wait, regroup, and revisit after the first of the year.

In the next couple of months, Brent will meter test the air quality to analyze how well the bi-polar ionization system and filtration is working and report back to the committee.

AGRICULTURE CLASSROOM MODIFICATION REQUESTED

Water access is not available in the current classroom and a sink is necessitated for classroom projects. No basement under classroom. Possibility of an up flush pump. Hot and cold-water access is no problem, however, drainage is. Change in classroom location is not an option. The current classroom has easy access to the greenhouse.

ADJOURNMENT

The meeting adjourned at 8:00 p.m.

Kathy Musselman  
Assistant Board Secretary