Board of Education

Mesa County Valley School District 51

Board Special Meeting Minutes ***April 14, 2021***

Board Special Meeting Minutes

School District 51
MESA COUNTY VALLEY
Every student, every day, learning for life!

A - Doug Levinson
B - Paul Pitton
C - Trish Mahre
D - Tom Parrish
E - Amy Davis

Board of Education
Mesa County Valley School District 51
Board Special Meeting: April 14, 2021
Adopted: May 25, 2021

	A	B	C	D	E	AGENDA ITEMS	ACTION
Present Absent	x	x	x	x	x	BOARD WORK SESSION ➢ The meeting was held in the main gymnasium at Grand Junction High School. ➢ Mr. Parrish was excused absent. 1. Grand Junction High School Construction Discussion ➢ The Board received information from various individuals on different aspects of the proposed construction for a new Grand Junction High School (GJHS). • GJHS Head Boy, Max Nikkari, and Head Girl, Amanda Moran, reflected on their experience attending the school and the need for a new school. Both students are active in school and sports. They spoke about noticing structural cracking, having to share gym lockers and the tennis courts needing repaired or replaced. • Grand Junction High School's principal, Mrs. Meghan Roenicke, and staff members, Ms. Christine Spillane, Ms. Megan Fromm, Ms. Jen Campbell-Wilson, Mr. Coady Shawcroft, and Mr. Justin Whiteford, shared information about themselves and GJHS. They shared information on the many accomplishments of the students and the benefits and programs offered at GJHS. They stated GJHS staff is prepared to support and promote a bond regardless of the design option selected, noting at a recent staff meeting many staff members were in support of keeping the existing gyms. They requested everyone come together and support the chosen design and assist in getting a bond passed to build a safe, functional and fiscally responsible high school for the students of Grand Junction. • Campaign Advisory Committee co-chairs, Ms. Sarah Schrader, Bonsai Design Owner, and Mr. Tim Foster, Colorado Mesa University President, gave a brief overview of the activities of the committee. The committee, comprised of community members and business/political leaders spent many hours reviewing various options to find a fiscally responsible design. Mr. Foster shared his experience and knowledge of renovating older buildings and working with political groups in getting a tax passed. He shared information on cost savings in retaining and renovating the main and auxiliary gyms. Ms. Schrader noted this bond process has been different from others she has worked on in the past. She feels there is a lot of political muscle along with community support behind the ideas of the committee. She stated the decision the Board makes, will not only be a decision on the building design but also a political decision. The committee believes taxpayers will feel the Board is being respectful with funding in renovating rather than replacing the gyms. • Peter Icenogle, Blythe Group + Co Architect, and Greg Cromer, DLR Group Architect, displayed some conceptual site diagrams. They reviewed the process and history of how the architectural designs were developed. The designs showed an option for total new construction and options for construction around saving the existing gyms. The initial effort was to establish guidance and principals to tie educational intentions with architectural solutions. The initial design, option one, was submitted with a	5:34 p.m.

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Building Excellent Schools Today (BEST) grant application. Mr. Cromer noted initial discussion of placing the new building to the north would allow for a consolidated athletic field creating a safe sight zone. He reminded everyone that consideration of items, such as parking lots and pedestrian traffic, must be a part of developing sight plans. He answered questions regarding conduit still being needed in the gymnasium to run new electrical, the possible need to add additional restrooms should the gyms remain as a stand-alone building and other updates needed to meet code. Mr. Icenogle noted they are currently in the preliminary designing stage and can make any plan work, whether saving the gym and/or building the main building with two or three stories. At this time, they are looking for direction from the Board.

[Recess 7:10 p.m. Resume 7:22 p.m.]

- Mr. Daniel Lambert, Lambert and Associates, reviewed information on soil conditions at Grand Junction High School. With modern foundation techniques, he has no concerns in constructing a new building on the site. If retaining the existing gyms, the foundation would need to be stabilized, and stabilization factors considered, during construction if adjoining a new structure to the existing structure.
- Mr. Eric Nilsen, Maintenance, Operations and Ground Director, shared the District has had success with renovations in the past, when doing complete renovations, which included new electrical and new plumbing. Other renovations, when not replacing plumbing and electrical have not been as successful and have required extensive repairs. He pointed out the amount of conduit showing on the gym walls shows the amount of electrical upgrades over the years. To save costs down the road, due to system failure costs, the electrical and plumbing need to be completely replaced and not just upgraded. He questioned the ability, given the limited spacing, to be able to redesign the locker room areas and office areas to meet the needs of students and staff.
- Mr. John Potter reported the District would be looking at a $4 million savings if the gyms were completely gutted and new plumbing, electrical, roof and interior renovations made, barring any unforeseen costs.
- Mr. Tim Leon, Safety & Security Director, shared his thoughts on the safety issues with the three scenarios. He did express concerns with having two separate buildings and a road running between the buildings. He likes the idea of having the gym on one end of the building to allow for public access without interfering with the remainder of the school.
- Ms. Kari-elin Mock, Mr. Todd Vandenburg and Mr. Sean Molloy, Cunningham and Group, joined virtually to share information from a facilities study conducted in 2018 on GJHS. Mr. VandenBurg reported, at the time the building was constructed, calibration of foundations and soil conditions were not at the levels they are today. The study showed areas where the masonry walls are separating and cracking has occurred around some windows, which has allowed moisture to get into the walls. He

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shared information on new state codes and requirements for structures to allow for greater safety of the occupants and emergency sheltering requirements. Mr. Malloy showed photos of areas of concern and items needing consideration if keeping the existing gyms. Photos showed cracking of interior and exterior brick walls, cracking around windows, cracking and bulging where steel beams attach to a brick wall, separation of walls from bearing walls and separation in a floor slab. He noted the gyms were in better condition than other parts of the building but today there are risk factors that must be considered when designing buildings. Some items not meeting today's codes might be grandfathered in, but some may not be. He highlighted a portion of a letter sent to Mr. Tim Foster regarding items needing addressed with the gyms. Items included reinforcement of the existing foundation systems, under pinning of footing foundations, reconstructing a wall and rebuilding or leveling interior slabs. He recommended the Board make sure all possible items of remediation, and the cost associated with the remediation, be considered when looking at cost savings.

- Ms. Colleen Kaneda, Dynamic Program Management, introduced Ms. Julie Fitzpatrick with the BEST Grant. Ms. Fitzpatrick attended virtual and answered questions regarding what effect the changing the building design would have on the BEST Grant application. Ms. Fitzpatrick explained the building costs, which are excluded from consideration such as sports fields, performing arts areas, furniture and fixtures. She noted changing building design plans, at this time, would be challenging. The printed materials, including design plans, are ready to present to the BEST Grant Board. A revised set of building plans and cost estimate would have to be resubmitted. District 51 is currently scheduled to present before the BEST Board on May 19. Conceptual changes are normal in the process, but major changes would require review by the BEST Board. This year there are fewer applications and a chance additional funding will added to the fund.

Adjourn 9:10 p.m.

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Bridget Story, Secretary
Board of Education