

GENERAL SERVICES MEETING

08/26/2024 [04:00 PM-05:00 PM] @ Board of Directors Room

1. Call to Order

Minutes

Mrs. Renz called the meeting to order at 4:00 p.m.

2. Roll Call

Minutes

Members in Attendance: Robert Bennett, Joshua Cysyk, Jennifer Renz, and Ericka Schmidt

Members Absent: None

Citizen Advisors in Attendance: None

Citizen Advisors Absent: Elizabeth Claypoole, and Nicholas Stoops

Non-Voting Members in Attendance: Michele Agee, Mindy Bell, John Fready, and Stacy Winslow

Staff and Public in Attendance: Anthony Colestock, Lindsay Drew, Traci Landry, Stewart McCarver, Jared Nicholson, Jason Reifsnyder, Honesta Romberger and Aaron Shuman

3. Approval of Summary Minutes

Minutes

Following a motion by Dr. Cysyk and a second by Mrs. Schmidt, the Minutes were approved.

4. Unfinished Business

4.a. Summer Project Update/Review - Mr. John Fready

Minutes

Mr. Fready shared the following updates with the committee:

- 322 Concession Stand Project is complete
- The district transitioned platforms from School Dude to FMX for facility and work order requests
- Turf and Track Project will be completed tomorrow; Turf is complete
- Middle School Roofing Project is substantially complete with a final inspection scheduled next Thursday
- High School painting project with carpet replacement (six classrooms in D-wing) and LED lighting upgrade in the gym
- Middle School painting and carpeting in six classrooms in the A-wing also completed the renovation of the nurse's shower area to a restroom
- Elementary School - replaced carpet in the Steam Lab and a section in the library
- ECC a retractable wall was replaced with a fixed permanent wall that has a door on the left side - will provide improved egress at dismissal
- All buildings - pressure washed and the windows washed, fresh mulch
- High School entrance - installed large planters, flowers, and shrubs
- Sinkholes - four in all over the last several months, all have been addressed and completed with a final overlay of blacktop

The plan it to continue with improvements each year and to pick up where it was left off.

4.b. Elementary Design Presentation - Crabtree (Anthony Colestock)

Minutes

Anthony Colestock of Crabtree, Rohrbaugh & Associates gave an update on the Elementary Project:

- Educational Program
 - determine building size -
 - total gross floor area, grossing factor 1.6 = 286,776 SF
 - seating capacity=1800 seats (utilization factor 90%) = educational capacity of 1620 seats and based on 25 students per classroom
 - 5-year projected enrollment 1312 plus 10%, planned student capacity =1443
 - education capacity exceeds planned capacity by 177 students
 - DOA program- total gross floor area, grossing factor 1.5 = 28,793 SF
 - combining both the elementary and DAO = 315,569 SF
 - Options
 1. New stand-alone ES and renovate portion of ECC into DAO. Demolish ES after construction of new ES
 2. New stand-alone ES and DAO. Demolish ES and ECC after construction of new ES
 3. New ES connected to ECC and phased demolition of existing ES. Renovate portion of ECC to be new DAO
 4. New ES and DAO with phased demotion of ECC and ES
 - Preliminary Cost Estimates
 - Total Project Cost Estimate components
 1. Construction Cost Estimate
 - General Construction
 - HVAC Construction
 - Plumbing Construction
 - Electrical Construction
 2. Construction Soft Cost Estimate
 - Construction Contingency
 - Regulatory Agency Review
 - Testing and Inspections
 - Commissioning
 - Construction Manager
 3. Soft Cost Estimate
 - Design Professional Fees
 - Land and Traffic Surveys
 - Geotechnical Investigation
 - Financing
 - Furniture, Fixtures & Equipment
 - Options Total Project Cost Range
 1. Option 1 \$117,528,879 - 128,771,150
 2. Option 2 \$118,770,466 - 130,159,995
 3. Option 3 \$121,367,184 - 133,399,273
 4. Option 4 \$121,083,277 - 132,957,242
 - Next Steps:
 - September 9 - Board Presentation
 - September 30 - Community Meeting @ Elementary School

- October 7 - Consideration of the Board approval of a Conceptual Design

The administration and core team favor and recommend option 1. They are in favor of maintaining the ECC and having the district office move into the one wing and maintain the other wing of the ECC for future uses. It's very important to them through this process to have minimal disruption for students that is provided by options 1 and 2 but 3 and 4 do not. On a motion by Dr. Cysyk, followed by Mrs. Schmidt with a second, the committee approved Crabtree Rohrbaugh and Associate to begin the schematic design process for the academic wing due to this wing being the same in all four options.

5. New Business

5.a. Capital Plan Update - Development Plan

Minutes

Dr. Winslow share the following update on the Capital Plan and Development:

- Had not approved a capital plan in June with the full budget
- Capital Planning -
 - Elementary Schools-
 - Facility Study - complete
 - Architect - in process
 - ECC Walk in - complete
 - Middle School
 - Auditorium Upgrades - some elements fixed but system not updated
 - Library Dehumidification - complete
 - High School
 - Traffic Assessment - complete
 - Traffic Assessment follow-up - on hold
 - Sinkhole Remediation - complete
 - Stormwater Management Basin Capacity Analysis and Memorial Field & Softball Field Topographic Surveys - complete
 - Memorial Field Drainage Improvements - on hold
 - Softball Field Parking Lot Improvements - on hold
 - Gym Floor Refinish - complete
 - Safety & Security - complete
 - Athletic Facilities
 - Concession Stand Addition - complete
 - Turf Replacement & Track Resurfacing - complete
 - Granada Building
 - Masonry Work - on hold
 - Transportation
 - Bus Replacements - complete
- Contacted Devopar to help us to outline our Capital Plan while we don't have a business manager. Hoping to have the plan presented to the board in the next month and a half.

5.b. AmeriChem Contracts - Recommended Changes

Minutes

Mr. Freedy shared his findings of the AmeriChem Contracts:

- currently leasing seven custodial floor care equipment pieces with varying payments ranging from \$375-500 a month each in a four-year contract - includes periodic servicing
- at the end of the four-year lease, AmerChem will provide the district a new piece of equipment with a new contract
- this is a cost of \$24,000 at the end of the four years of \$500 a month

- to purchase this equipment the cost is \$25,000 (\$1000 more) the equipment is ours if purchased
- the recommendation is that beginning the 25-26 budget year, continue leasing but look into purchasing one piece of equipment a year until all are replaced over the next several years and then service them as needed - this will eventually eliminate the monthly lease payment

On a motion by Dr. Cysyk, followed by a second from Mr. Bennett, the committee approved moving forward with the change to the AmeriChem contract to the full board for buying the equipment in a phased approach over 8 years.

5.c. Stadium Discussion

Minutes

Dr. Winslow shared the following on the stadium:

- In policy 913.1 It is the designated responsibility of General Services Committee to determine whether or not we want to accept advertising of any sort with projects on campus
- In looking at the potential stadium project, one piece is if we want to fundraise and options for that
 - one way of promoting community for bringing people together with fundraising bricks and they'd then be in the entrance way for families to see as they enter
 - another is sponsorship advertising, i.e. a scoreboard which is then displayed with their name on the scoreboard
 - with altruistic fundraising, we may or may not get anything
- There are capital reserve funds to build out the stadium, do we consider fundraising options to offset costs
- Having direction ahead of time is valuable
- The committee is in agreement of the selling bricks type of fundraising and against sponsorship advertising

6. Public Comment

Minutes

There were no citizens with comments or questions for the committee.

7. Adjournment

Minutes

The meeting was adjourned at 5:12 p.m. with a motion from Dr. Cysyk followed by a second from Mrs. Schmidt.