

MPSD Buildings and Grounds Committee Meeting Minutes August 19, 2019

The meeting was called to order at 4:00 p.m. by Catherine Shallue.

Committee members present: Catherine Shallue, Elizabeth Williams and Lisa Johnston. Also present were Board President Dave Longmeyer, Superintendent Mark Holzman, Buildings and Grounds Director Chris Dupre' and Operations Supervisor Austin Block.

Grade Alignment Move Update -

- The moves went extremely well. Much credit goes to the B&G staff and teachers who staged boxes and furniture to make Anchor Moving Systems job much easier. Anchor is also helping us move surplus equipment/furniture at the end of summer as well.
- We utilized a local business (Plate Enterprises) with the free removal of surplus desk, chairs, upright pianos, and old electronics as well. This saved a lot of time, effort and financial resources.
- We struggle to provide teacher staff with their preferred student work stations; desks versus tables. We also realized that not all classrooms are equipped with adequate book shelf units. We did our best to shuffle these resources throughout the district to help make all staff feel good about their classroom set up/furnishings. The staff requests do outweigh the financial resources. Priorities were determined and needs were filled with this mindset. For example the maintenance staff installed approximately 30 new whiteboards in rooms that were lacking them, with many still wanting more installed in their classrooms.
- The playgrounds were also part of the discussion in terms of wanting to provide for recess activities for all ages. Gaga ball pits continue to be the rage. One was installed at Riverview with plans for a second. Basketball goals also have been requested at two locations. We will be partnering with PTA/PTO's and building level funding sources to purchase and install these requested items.

McKinley Building Tour - a tour of the facility was taken to see the overall condition of McKinley Building. The building was built 1891, with additions/remodels in 1899, 1907, 1938 and elevator addition in 2001. The building size is 38,580 square feet and has three levels. The property is 2.463 acres. The committee is expressing interest in exploring the process of selling the property. This will be brought to the full board for further discussion at the September 10, 2019 Board Meeting.

Lincoln HS Third Floor Update - Hamann will be completed with the third floor construction/renovation, finishing in Room 306. This room was used to store and shuttle material in and out during the renovation process. This room also had new windows installed. Unfortunately, we did not know at the time that the window installation would take a month. We were informed that material was needed to be added to the window opening to be able to secure the new windows properly. If and when we decide to complete a window project, we will be better prepared knowing this. The room was ready for occupancy on Wednesday August 28th.

Capital Improvements -

- Most of the building and grounds regular budget funds were targeted for grade realignment costs. However, there was one project that needed attention this summer.
- Seiler Brothers Construction rebuilt a small portion of the service drive adjacent to the HS cafeteria. The heavy rains a year ago opened up a seam about thirty feet long and eight inches wide. The new work is all concrete and has been secured to existing concrete already in place to help prevent this from sliding downhill. You will also know this area because it has new fencing and a substantial concrete curb.
- We have a quote for a replacement steam boiler (one of two) at Washington Middle School. The boiler was put in approximately 25 years ago by Schaus Mechanical. They have submitted a quote to replace with like steam boiler and make all necessary connections. In addition to this, we also have a quote to replace a water feed tank that is failing/leaking. Maintenance has patched and repaired this unit and it looks like this should be replaced along with the boiler. The cost for the boiler is \$79,000 and the water feed tank is \$11,900. Upon approval, Schaus will order and get this project started and it is estimated to be completed by mid to late November. We still have one steam boiler that should be able to keep up with heating needs of a typical November, so our operations are not anticipated to be negatively affected.

Future Potential Capital Improvement Projects -

- Jackson playground concrete retaining wall is need of replacement. The retaining wall is failing and patching does not seem like a viable option. No quotes have been obtained at this time
- Washington Middle School cornice stone is stable now, but is in need of much repair. We did receive a quote; minor replacement was approximately \$150,000 and the entire length of Cornice stone on the front of the building is \$400,000.
- Tucking pointing is needed district-wide. Some areas of significant concern due to water incursion exists at the Lincoln Auditorium and Room 223, Washington and Wilson Middle Schools also have extensive tuck-pointing needs.
- Water incursion exists at Washington Middle School as well as Madison Elementary. It is believed to be faulty foundation cracks or other sources near the foundation. Exploration into options would be the first step in determining a course of action to keep the water out.
- Minor roof repairs are needed district-wide.
- Updating the facility surveys (roofs, walls, and hard-scapes) are also needed.

Rubick Field Overview - The grass practice facility has been reseeded in full and/or partially due to a few significant rain storms last fall. Thanks to the partnership with Rettler and associated contractors, the grass field has come in very nicely. We have refrained from any athletic teams using this field until this coming spring. That was to allow the grass plants to mature and get thick enough to endure the stress of use. Special thanks goes to Mr. Don Coons, Washington Middle School grounds keeper. He has provided necessary water and routine mowing which is vital for healthy turf grass. We still have several outside groups interested in using our facility.

Grounds Equipment Update - New Lincoln HS grounds keeper Mike Tessier was asked to be a part of locating and trying out different lawn mowers to help safely mow the hills at Lincoln. These hills, as you are aware, are severe and pose a safety risk with conventional equipment. A John Deere mower was tried out and purchased after successfully navigating the hills. It is a special 4-wheel drive model.

The meeting was adjourned at 5:14 p.m. on a motion from Elizabeth Williams, seconded by Lisa Johnston.