

Minutes of FACILITIES COMMITTEE
The Board of Trustees
Gull Lake Community Schools

A Facilities Committee meeting of the Board of Trustees of Gull Lake Community Schools was held on the 7th day of January 2026, beginning at 8:05 AM in the Christopher L. Rundle Administration Building.

Roll Call: Eddie Keene, Deputy Superintendent Lisa Anderson, Mike Yale, Superintendent Christopher Rundle, John McCann, Krystal Scott-Rhodes (arrived at 8:12 a.m.)

Guests: Derek Mathieu & Andrew Schipper from AVB, Shawn Parshall from TowerPinkster, Jim DeMaagd

1. Public Comments: None

2. Approval of Minutes: The December 3, 2025 minutes were approved.

3. Tennis Building Update

Shawn Parshall from TowerPinkster presented an update to the Committee, with input provided by Derek Mathieu and Andrew Schipper from AVB. The Committee reviewed architectural renderings, along with a narrative outlining the proposed facility. Utility considerations were discussed, including electric, water, sewer connections and methods for routing utilities to the building.

The project cost estimate was identified as a preliminary assessment. Jim DeMaagd and Shawn Parshall met previously to review the scope and received feedback that may allow for a potential cost reduction of approximately \$100,000–\$150,000. The possibility of bidding certain elements as alternates such as roofing and locker components was discussed. The Committee also reviewed design differentials and emphasized the goal of a low-maintenance facility.

The initial project budget is estimated at \$997,647, equating to \$416 per square foot. A detailed breakdown of architectural costs will be provided. Next steps were discussed, with a focus on the need for further financial review. Jim DeMaagd indicated his desire to discuss the financials with District Administration. Outreach opportunities with the community, PTOs, and Athletic Boosters were also discussed. Further discussion will be required at the Board level.

4. Filter First Proposal

Deputy Superintendent Anderson reviewed the Filter First Proposal for Professional Design Services from TowerPinkster with the Committee. The work addresses updates to drinking fountains in compliance with state mandates. The District received \$136,000 in grant funding to support this initiative. Walk-throughs have been conducted through the District to assess needs.

The District has contracted with A1 for a portion of the work. The proposed contract is not to exceed \$46,400; the Committee reviewed the scope of work and requested a comprehensive plan that encompasses all required work throughout the District.

The project is scheduled to take place during the summer. The Committee approved the proposal as presented.

5. Facility Planning Update

Superintendent Rundle and Deputy Superintendent Anderson met with Kingscott and Viridis Design Group and reviewed five preliminary plans for bond planning. A follow-up meeting is scheduled for January 15th with the Administrative Team to review the plans and receive their feedback.

The five plans will be presented to the Committee at the February Committee meeting, followed by a presentation to the full Board with the architects in attendance. Following Board review, the District will proceed with the development of a bond proposal.

Community engagement and feedback opportunities will then be incorporated into the process.

6. Director of Buildings & Grounds Update

A. Pathway of Pride

Mike Yale presented an update to the Committee regarding a walk-through conducted with Hazelhoff Builders at the Pathway of Pride. Preliminary concepts and renderings were reviewed, including proposed benches and a wall design intended to incorporate all existing bricks.

Discussion included the potential relocation of the Brad Horn memorial to a higher position on the wall. Committee members inquired about the number of inscribed bricks currently in place. Discussion took place on notifying the Sports Boosters.

B. Mike provided an update on the cold storage project at the Gull Lake Center for the Fine Arts (GLCFA), stating the fire alarm system tie-in was recently completed. It was reported that the maintenance building still needs to be made weathertight. Additionally, control systems for the heat pumps have not yet been installed and occupancy has not been granted.

7. Next Meeting: February 4, 2026 @ 8:05 a.m.