

BUILDINGS & GROUNDS COMMITTEE MEETINGS

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Buildings & Grounds Committee - 5:30 pm - Jeremy LeBlanc, Amanda Lecy, Ron Winter

- August 19, 2026
- September 23, 2026
- November 4, 2026
- December 2, 2026
- February 3, 2027
- April 7, 2027

Threshold authority for building construction project change orders as follows:

- Up to \$25,000: approved by the Superintendent;
- \$25,000-\$100,000: approved by the Buildings & Grounds Committee;
- Over \$100,000: approved by the full board; After a cumulative amount of \$1,000,000 in change orders from the superintendent and Buildings & Grounds Committee, thresholds will be re-examined and/or reapproved.

August 19, 2026

1. Construction budget update (in person) - Preston Euerle, RA Morton.
 - a. Review again after we get BP5 results
2. Questions about the mezzanine concession stand and possibly upgrading
3. Making a list of projects to add to this list
4. BP 5
 - a. Irrigation for practice field
 - b. Ask Jim Wilson, Wendel to review with the board
5. PR 5 - à la carte & student store room
 - a. [PR 5 Technical Info](#)
 - b. [PR 5 Pricing](#) - \$75,354.56
 - c. Needs B & G approval
 - d. Can be delayed for a later decision
 - e. Concerns about staffing and operation
 - f. How much did ala carte earn?
 - g. Find out about plumbing (Preston will check on it)
6. PR 6 - state plan review comments and updates including plumbing, HVAC, door hardware and masonry
 - a. [PR 6 Technical Info](#)
 - b. [PR 6 Pricing](#) - \$143,194.54
 - c. Needs full board approval???? **Meeting next week?**
7. PR vetting process discussed
 - a. Preston explained their process
8. PR 7 - Utility revisions
 - a. [PR 7 Technical Info](#)
 - b. [PR 7 Pricing](#) - Duininck - \$8,140.00
9. Currently working on PR 8
10. RFI's by project:
 - a. Maintenance building = 9
 - b. Additions & Remodeling = 31
11. 4th Street water services and connection (from the city):
 - a. As discussed before, the city would get bids to you for terminating the abandoned water services located on 4th St. Both bids include patching the pavement. The results are as follows:

- i. Crow River: \$12,325
 - ii. Action Company: \$14,925
 - b. With Crow River coming in cheaper, the city would recommend going with them, but ultimately, it is up to the school. Both contractors said they believe they could get it done before school started.
 - c. Approved
12. New water main connections (from the city):
- With the new location of the water main connection, it simplified the "2nd water feed" project. However, the school asked if the city would be willing to buy materials for the hook up. Seeing as this part of the project won't happen until next spring, it gives us some time to go through the proper channels. I will get a price for the materials that will be required for the hook up. Once I have that price, I will submit it to city council for them to decide.
13. Intersection of 7th Avenue & 4th Street (from the city):
- With the increase in heavy equipment operated on the streets around the school, we have noticed quite a bit of damage to the pavement. The intersection of 7th Ave & 4th St. and the entrance to the old school parking lot on 4th St. are the most notable. Seeing as we are only in phase 1 of 3, I imagine the damage will be quite significant by the time construction is completed. With this being said, the city would like to start discussing plans for road repair once the school project is complete.
14. Maintenance building tin (standing seam or corrugated):
- a. Samples from Kranz
 - b. Cost savings of 40,000 if we use corrugated tin
 - c. Approved corrugated tin
15. Sanitary sewer reroute cost (from Ryan Schwab):
- Duinink just did something like this in Willmar last year. Here is the cost they had at that time. From what I see on the drawings, the nearest sanitary is at least 500', so the forcemain would be at least \$21,000. If it's something you guys wanted to explore further, I would need to talk to Todd to see if we can tie into the sanitary without adding a structure. If they cannot bore this in, then there would be a significant increase to the cost to dig the trench; the cost of \$42 per foot is trenchless.

When discussing with your board, I would use \$150,000 as the baseline number; any rocks or unknown issues could drive the price up.

- a. Tank and piping to building. \$8140.00. This is the PR#7 pricing that Wendel and Larson are currently reviewing.
 - b. Grindor / Lift station: \$99,190.00
 - c. 1.25" Flushing valve: \$4,840.00
 - d. 1.25" Curb stop: \$1,058.00
 - e. 1.25" forcemain (trenchless): \$42.00 per lineal foot. (not sure where the tie in would be for this one.)
16. What other project questions do you have?
17. Parking & bus arrival/dismissal for fall 2026
- a. Since I made our plan in July, the contractors (mainly Duinink and Wells) would like to be able to close 7th Avenue between Kilowatt Drive and 4th Street
 - i. Need approval from the city to allow traffic through the KCC parking lot
 - b. Morning plan:
 - i. Buses drop at activity entrance
 - ii. MS/HS - parents drop at any of the 3 entrances
 - iii. BRE - parents at front of BRE:
 - 1. Drop off on south side of 7th Avenue
 - 2. Walk-in parking on north side of 7th Avenue & KCC parking lot

- c. Afternoon plan:
 - i. Buses line up along 9th Avenue towards the west (starting at the AG entrance parking lot)
- 18. Staff parking - may run out of space for staff parking resulting in walking from further distances.
- 19. Concession stand ([LINK](#)):
 - a. Option A was chosen
 - b. Patio is about 15' wide, drop is 6-7' down, alternative of canopy, alternative of a retaining wall on the slope.
- 20. Gym layout
 - a. Main gym:
 - i. Black bleachers
 - ii. Black ceiling
 - iii. Grey walls
 - iv. Maroon stripe
 - v. Maroon mats
 - b. Elementary gym (similar to auxiliary gym except bleachers):
 - i. Black bleachers
 - ii. White ceiling????
 - iii. Grey walls
 - iv. Maroon stripe(s)
 - v. Black Daktronics scoreboard
- 21. Parking lot update
 - a. Curb and gutter starting Wednesday
 - b. Supposed to have it complete by the end of next week
- 22. Path along north side of 7th Avenue - should we consider paving it?
- 23. Sheds on track property (1 is intended to go to the corner to replace the tennis shed, tennis shed moves further east, other shed to the space at the entrance to the parking lot)
 - a. Is the tennis shed needed? Sealed bid?
- 24. Gas piping on the east side of the auxiliary gym will be painted
- 25. Hallway & gym locker colors
 - a. Burgundy, black, grey
 - b. Can have the frame a different color from the doors
 - c. Can choose up to 2 different colors by hallway or region
 - d. Hallways: SH - black, LH - mix 2 colors or whatever the designer says, others - black
 - e. Gym lockers: TK - black with gray or vice versa
- 26. Should we sell the containers after we finish the maintenance building? Storage for the transition
- 27. Boardroom recording cameras & microphones - [quote](#) (NOTE: all tech expenses for the project will come out of the FF&E budget or our own CO budget)
- 28. CB Insurance account balance - \$28,928.69
- 29. Dan Moravets discussion - after the rebuild, he is suggesting no left turn onto 9th Avenue from the school parking lot
- 30. Sharon Hansen ('74 tree moved to another spot)
- 31. Keith Raney - wishes to get the Bert Raney Elementary letters from the east side of BRE
- 32. Guertin/Bakken Property - surveyor
- 33. Next meeting - September 23, 2026